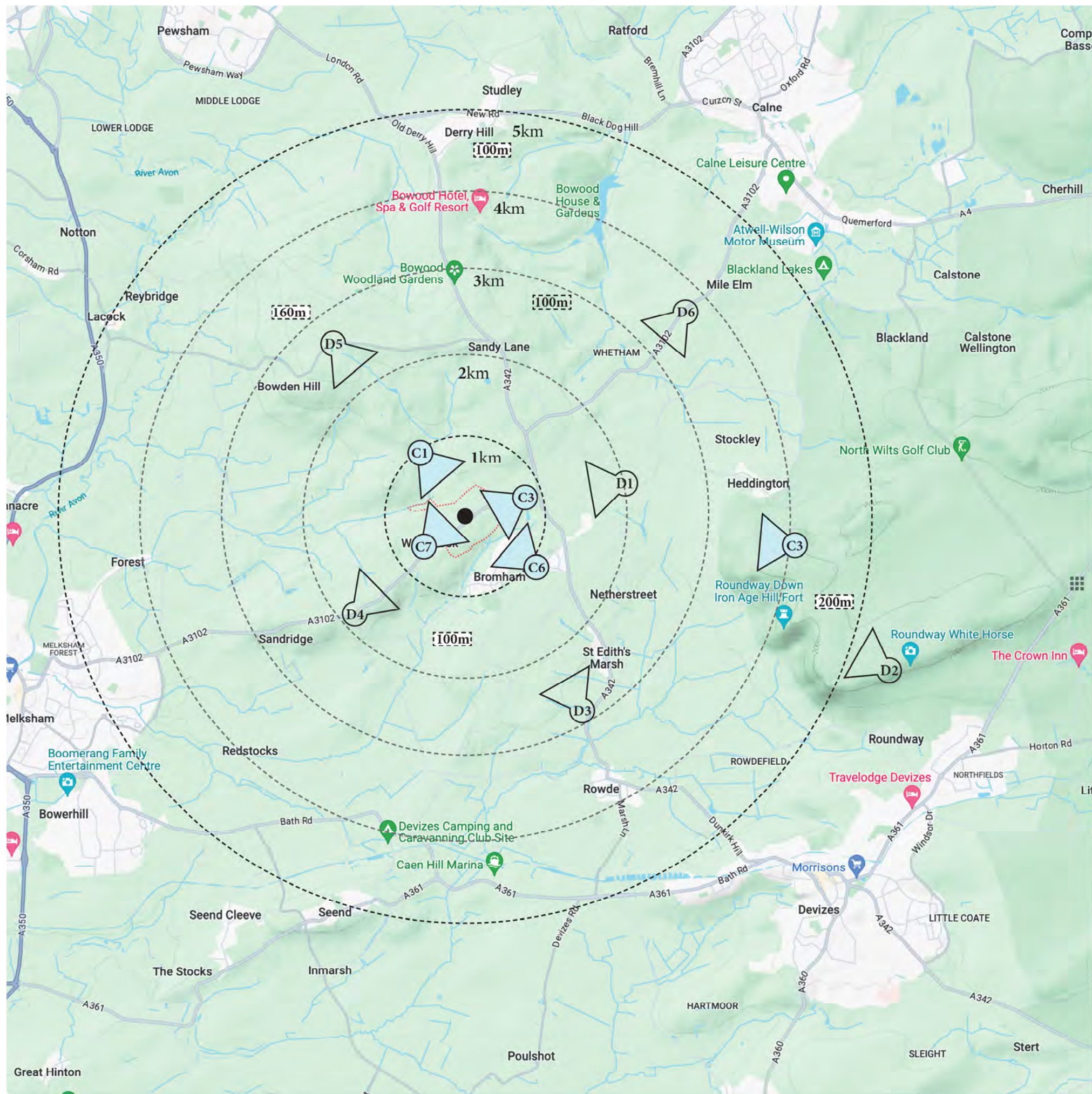




LEGEND

- SN15 2ED : Postcode Boundary [109m AOD]
- 1km Distance : Zone of Visual Influence
- 5km Distance : Zone of Horizon (ground vantage)
- Counted Viewpoint (Possible Visual Impact)
- Discounted Viewpoint (No Visual Impact)
- Semi / Public Place
- Ancient Scheduled Monument

ASSESSMENT KEY

- C1 Hamlet of Chittoe 1km [100m AOD]
Public Footpath - Line of Site
- C2 Nonsuch Nurseries 0km [100m AOD]
Physical Geological Obstruction - No Line of Site
- C3 Westbrook Road - East 0km [100m AOD]
Public Highway - Line of Site
- C4 Roundway Fort 3km vantage point [200m AOD]
Public Footpath - Line of Site
- C5 Village of Bromham 0.5km [100m AOD]
Public Footpath - Line of Site
- C6 Highfield of Bromham 1km [100m AOD]
Public Open Space - Line of Site
- C7 Nonsuch - RoW (1) 0km [100m AOD]
Right of Way Across from the Site (Looking East)
- C8 Nonsuch - RoW (1) 0km [100m AOD]
Right of Way Across from the Site (Looking South)
- D1 Path to Heddington 1km [90m AOD]
Physical Geological Obstruction - No Line of Site
- D2 Roundway White Horse 6km [200m AOD]
Physical Geological Obstruction - No Line of Site
- D3 St Edith's Marsh 3km [80m AOD]
Physical Geological Obstruction - No Line of Site
- D4 Sandridge / Westbrook Hamlet 2km [100m AOD]
Physical Geological Obstruction - No Line of Site
- D5 Bowden Hill 3km [160m AOD]
Physical Geographical Obstruction - No Line of Site
- D6 Mile Elm 4km [100m AOD]
Physical Geological Obstruction - No Line of Site

Counted + Discounted Viewpoints

Nonsuch House : Zone of Influence



N
0 100 200 300 400 500 1:5000

Public & Semi Private Site Viewpoints

LEGEND

- SN15 2ED : Nonsuch Boundary [109m AOD]
- 1km Distance : Zone of Visual Influence
- 5km Distance : Zone of Horizon (ground vantage)
- Public Right of Way (RoW)

- Counted Viewpoint
- Discounted Viewpoint
- Semi / Public Place
- Ancient Scheduled Monument

ASSESSMENT KEY

- S1** Nonsuch House 0km [109m AOD]
Public Footpath RoW (Looking East towards Roundway Fort)
- S2** Nonsuch House 0km [109m AOD]
Public Footpath RoW (Looking West towards the Welcome Barn)
- S3** Nonsuch House 0km [100m AOD]
Public Footpath RoW (Looking North towards Nonsuch House)
- S4** Nonsuch House 0km [100m AOD]
Public Footpath RoW (Looking North East)
- C1** Hamlet of Chittoe 1km [100m AOD]
Public Footpath - Line of Site
- C2** Nonsuch Nurseries 0km [100m AOD]
Physical Geological Obstruction - No Line of Site
- C3** Westbrook Road - East 0km [100m AOD]
Public Highway - Line of Site
- C4** Roundway Fort 3km vantage point [200m AOD]
Public Footpath - Line of Site
- C5** Village of Bromham 0.5km [100m AOD]
Public Footpath - Line of Site
- C6** Highfield of Bromham 1km [100m AOD]
Public Open Space - Line of Site
- C7** Nonsuch - RoW (1) 0km [100m AOD]
Right of Way Across from the Site (Looking East)
- C8** Nonsuch - RoW (1) 0km [100m AOD]
Right of Way Across from the Site (Looking South)

Nonsuch House : Zone of Influence



D2 Roundway White Horse
Viewpoint D2. view from Roundway White Horse east end of the site

Grid coordinates: 51°22'35.0"N 1°58'40.8"W
Date and Time: 10-01-24 @ 13.18GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: NW
Distance: 5.7km
aOD: 207m
Focal length: 50mm

SUMMARY:

This location is 5.7kms away from the site. Although it is within the Zone of theoretic visability (ZTV) the site is not visible from the location of the Roundway White Horse. This chalk horse was carved in 1999.

There is no impact on this locations views or landscape.



TABLE 2: VISUAL SCRUTINY CRITERIA	
HIGH	
MEDIUM	
LOW	
TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE	
HIGH	
MODERATE	
LOW	
NEGLIGIBLE	
TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS	
HIGH	
MODERATE	
LOW	
NEGLIGIBLE	
TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA	
HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLIGIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C1.1 Hamlet of Chittoe
Viewpoint C1.1 view from Hamlet of Chittoe public footpath

Grid coordinates: 51°23'57.5"N 2°03'15.5"W
Date and Time: 10-01-24 @ 14.00GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: S
Distance: .64km
aOD: 119.25m
Focal length: 50mm

SUMMARY:

The view from the Hamlet of Chittoe is from a public footpath that runs across the field from Chitoe Heath looking southwards to the northern boundary of the site.

There is significant established planting along the horizon line blocking the view of the site and any of the proposed buildings.

The proposed Welcome Building has been dashed into the proposed photograph to demonstrate that there is no visual impact.

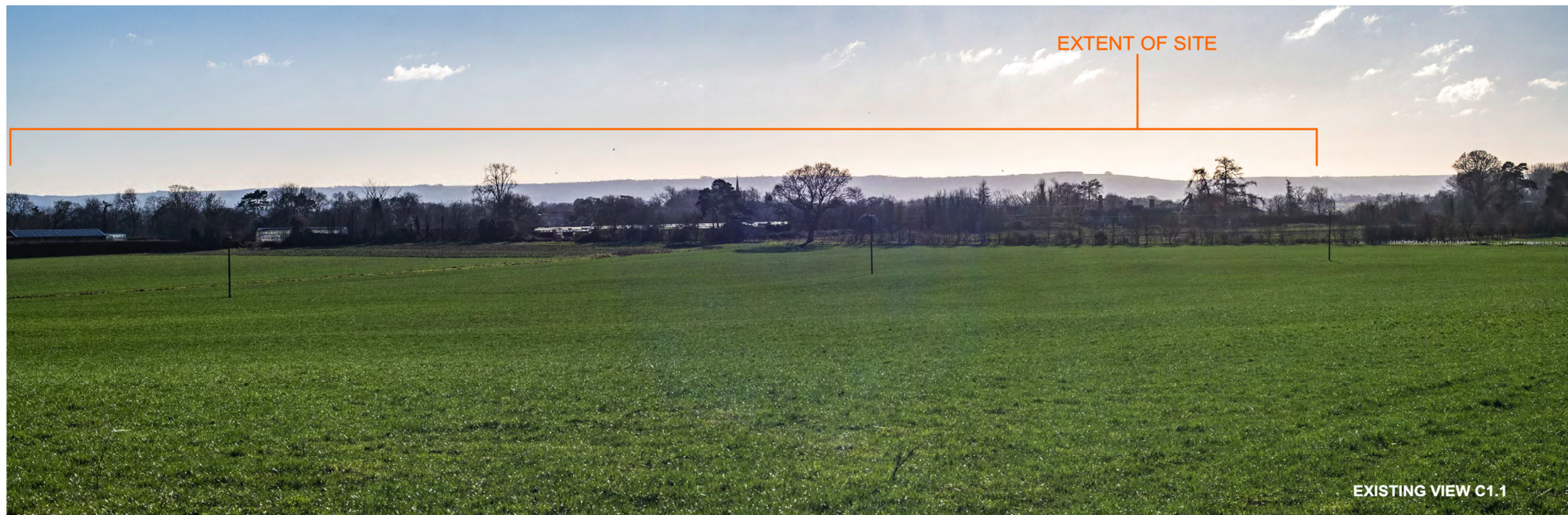


TABLE 2: VISUAL SCRUTINY CRITERIA	
HIGH	
MEDIUM	
LOW	

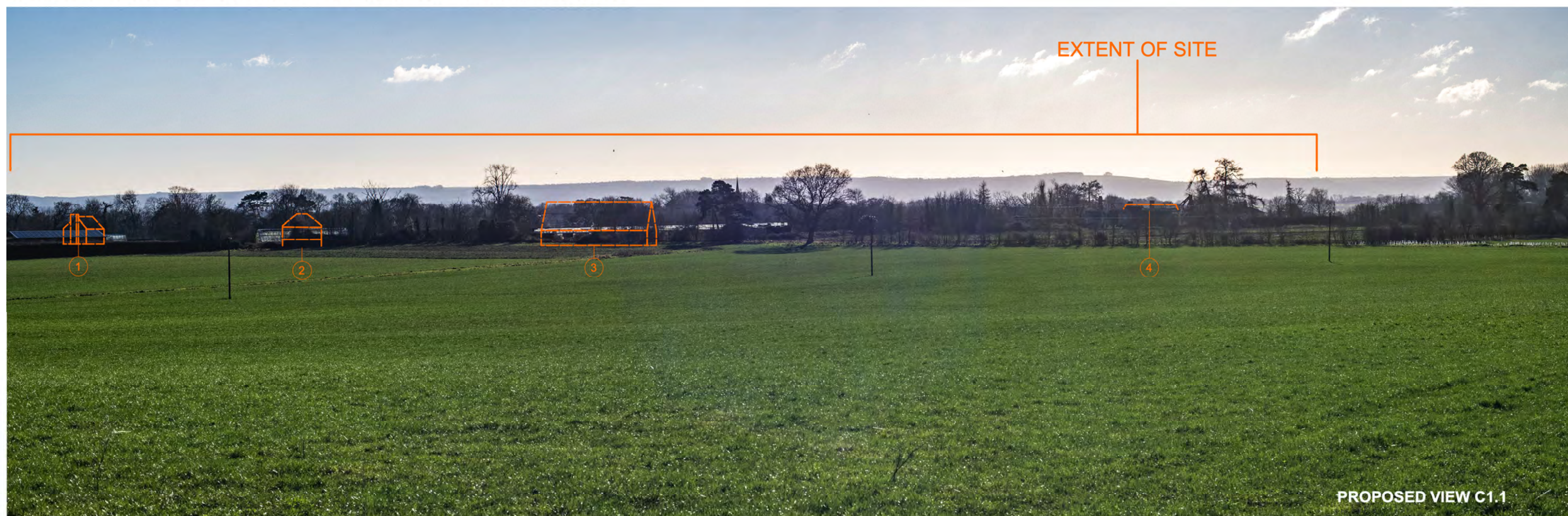
TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE	
HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS	
HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA	
HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C1.1 Hamlet of Chittoe - Viewpoint C1.1 view from Hamlet of Chittoe public footpath





C1.2 Hamlet of Chittoe
Viewpoint C1.2 view from Hamlet of Chittoe public footpath

Grid coordinates: 51°23'52.8"N 2°03'12.6"W
Date and Time: 10-01-24 @ 14.02GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: S
Distance: .54km
aOD: 111.8m
Focal length: 50mm

SUMMARY:

The view from the Hamlet of Chittoe is from a public footpath that runs across the field adjacent to Manor Farm southwards towards the northern boundary of the site.

There is significant established planting along the horizon line blocking the view of the site and the proposed buildings. This photograph has been taken in January and the roofline of the buildings on site sit along the horizon

There will be glimpses of the proposed Welcome Building roof in this view. The design of the barn follows the pattern and scale of the existing buildings, taking reference from the vernacular architecture.

In this view the green houses of Nonsuch Nurseries are visible in front of the proposed Barn 3. This further reduces the impact of the proposal on this view.



TABLE 2: VISUAL SCRUTINY CRITERIA	
HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE	
HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS	
HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA	
HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C1.2 Hamlet of Chittoe - Viewpoint C1.2 view from Hamlet of Chittoe public footpath





C1.3 Hamlet of Chittoe
Viewpoint C1.3 view from Hamlet of Chittoe public footpath

Grid coordinates: 51°23'44.5"N 2°03'22.0"W
Date and Time: 10-01-24 @ 14.09GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: SW
Distance: .235km
aOD: 110m
Focal length: 50mm

SUMMARY:

The view from the Hamlet of Chittoe is from a public footpath that runs across the field adjacent to Manor Farm southwards towards the northern boundary of the site.

The established hedgerow hides the view of the existing buildings on site.

There is no impact on this view.

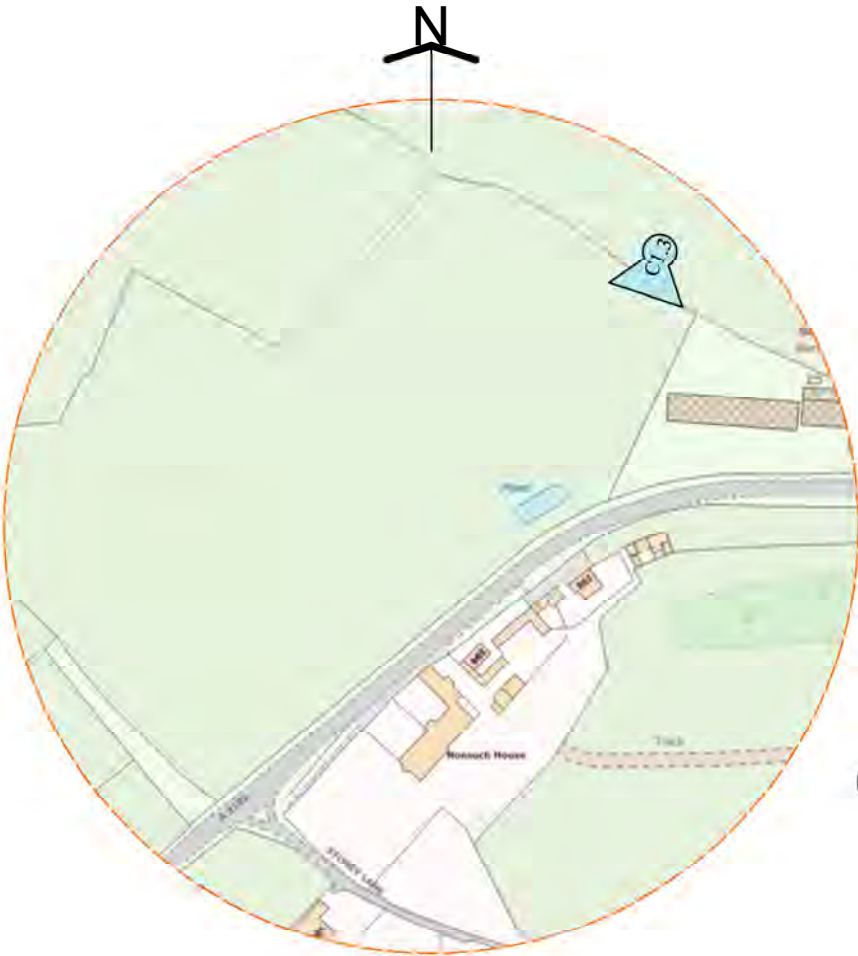


TABLE 2: VISUAL SCRUTINY CRITERIA	
HIGH	
MEDIUM	
LOW	
TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE	
HIGH	
MODERATE	
LOW	
NEGLECTIBLE	
TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS	
HIGH	
MODERATE	
LOW	
NEGLECTIBLE	
TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA	
HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C1.3 Hamlet of Chittoe - Viewpoint C1.3 view from Hamlet of Chittoe public footpath





C1.4 Hamlet of Chittoe

Viewpoint C1.4 view from Hamlet of Chittoe public footpath

Grid coordinates: 51°23'44.5"N 2°03'22.0"W
Date and Time: 10-01-24 @ 14.15GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: S
Distance: .256km
aOD: 112m
Focal length: 50mm

SUMMARY:

The view from the Hamlet of Chittoe is from a public footpath that runs across the field adjacent to Manor Farm southwards towards the northern boundary of the site.

The established hedgerow hides the view of the existing buildings on site. As part of the proposal Nonsuch House will be restored. The roof will be visible in this view but this is considered to be a positive as its restoring the listed building. This is being built to the original design.



TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C1.4 Hamlet of Chittoe - Viewpoint C1.4 view from Hamlet of Chittoe public footpath





EXISTING VIEW C2.1



PROPOSED VIEW C2.1

C2.1 Nonsuch Nurseries

Viewpoint D1.1 view from Nonsuch Nurseries

Grid coordinates: 51°23'39.9"N 2°03'09.1"W

Date and Time: 10-01-24 @ 16.19GMT

Projection: Cylindrical

Horizontal Field of View: 90°

Height of camera: 1.6m

Make, model, sensor: Nikon D850, BSI CMOS

Direction of view: W

Distance: 0km

aOD: 109m

Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. The receptors will have difficulty seeing in the proposal as they will be turning onto a fast road and the proposed buildings are behind thick and established hedgerow.

The impact on the landscape receptor will be beneficial as the landscape strategy includes additional planting that will be visible as it matures. The hedgerow will also be maintained as a green corridor.

The overall view from this location will be negligibly affected. The Welcome Building will not protrude above the established hedgerow.

The proposal will enhance the natural landscape from this view and any buildings will be in scale with the wider landscape.

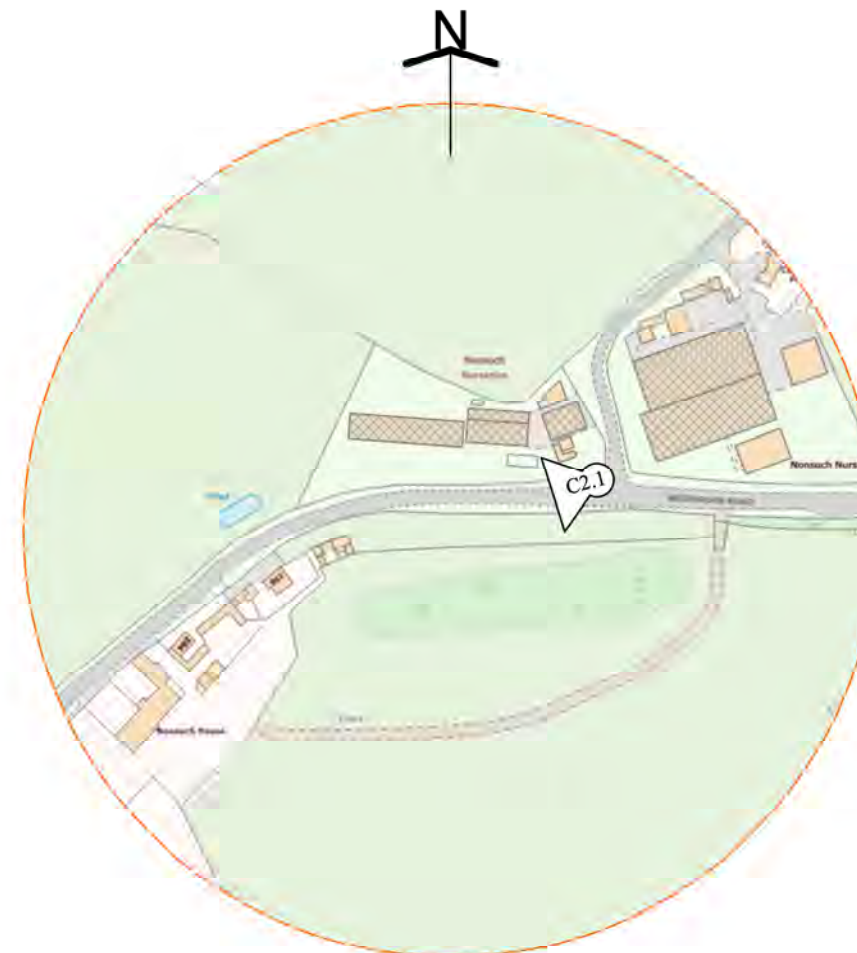


TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	
LOW	Beneficial
NEGIGIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGIGIBLE	Negligible

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGIGIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW C2.2



PROPOSED VIEW C2.2

C2.2 Nonsuch Nurseries

Viewpoint C2.2 view from Nonsuch Nurseries of foot style of right of way public footpath

Grid coordinates: 51°23'39.9"N 2°03'09.1"W

Date and Time: 10-01-24 @ 16.21GMT

Projection: Cylindrical

Horizontal Field of View: 90°

Height of camera: 1.6m

Make, model, sensor: Nikon D850, BSI CMOS

Direction of view: S

Distance: 0km

aOD: 109m

Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.



TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW C3.1



PROPOSED VIEW C3.1

C3.1 Westbrook Road East

Viewpoint C3.1 view from Westbrook Road along northern boundary of site

Grid coordinates: 51°23'39.8"N 2°03'00.7"W

Date and Time: 10-01-24 @ 15.26GMT

Projection: Cylindrical

Horizontal Field of View: 90°

Height of camera: 1.6m

Make, model, sensor: Nikon D850, BSI CMOS

Direction of view: W

Distance: 0km

aOD: 109m

Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.



TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	Beneficial
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW C3.2



PROPOSED VIEW C3.2

C3.2 Westbrook Road East

Viewpoint C3.2 view from Westbrook Road along northern boundary of site

Grid coordinates: 51°23'39.9"N 2°03'04.4"W
Date and Time: 10-01-24 @ 15.32GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: W
Distance: 0km
aOD: 109m
Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.



TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	Beneficial
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW C3.3



PROPOSED VIEW C3.3

C3.3 Westbrook Road East

Viewpoint C3.3 view from Westbrook Road along northern boundary of site

Grid coordinates: 51°23'39.9"N 2°03'04.3"W
 Date and Time: 10-01-24 @ 15.26GMT
 Projection: Cylindrical
 Horizontal Field of View: 90°
 Height of camera: 1.6m
 Make, model, sensor: Nikon D850, BSI CMOS
 Direction of view: W
 Distance: 0km
 aOD: 109m
 Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.



TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	Beneficial
LOW	
NEGIGIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGIGIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGIGIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C4 Roundway Fort
Viewpoint C4. view from Roundway Fort to south of the site

Grid coordinates: 51°22'54.1"N 2°00'01.1"W
Date and Time: 10-01-24 @ 11.48GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: W
Distance: 4.1km
aOD: 205m
Focal length: 50mm



SUMMARY:

The view is from 4.1km away from the site. The receptors will have difficulty seeing in the proposal from this location. There is no national designation on the site, however this view is from Roundway Fort.

The overall view from this location has got a common pattern, with mixed use and building typology. This is important because even though the site is rural in nature, the wider context consists of large scale houses, ribbon development and industrial buildings evident in this photograph.

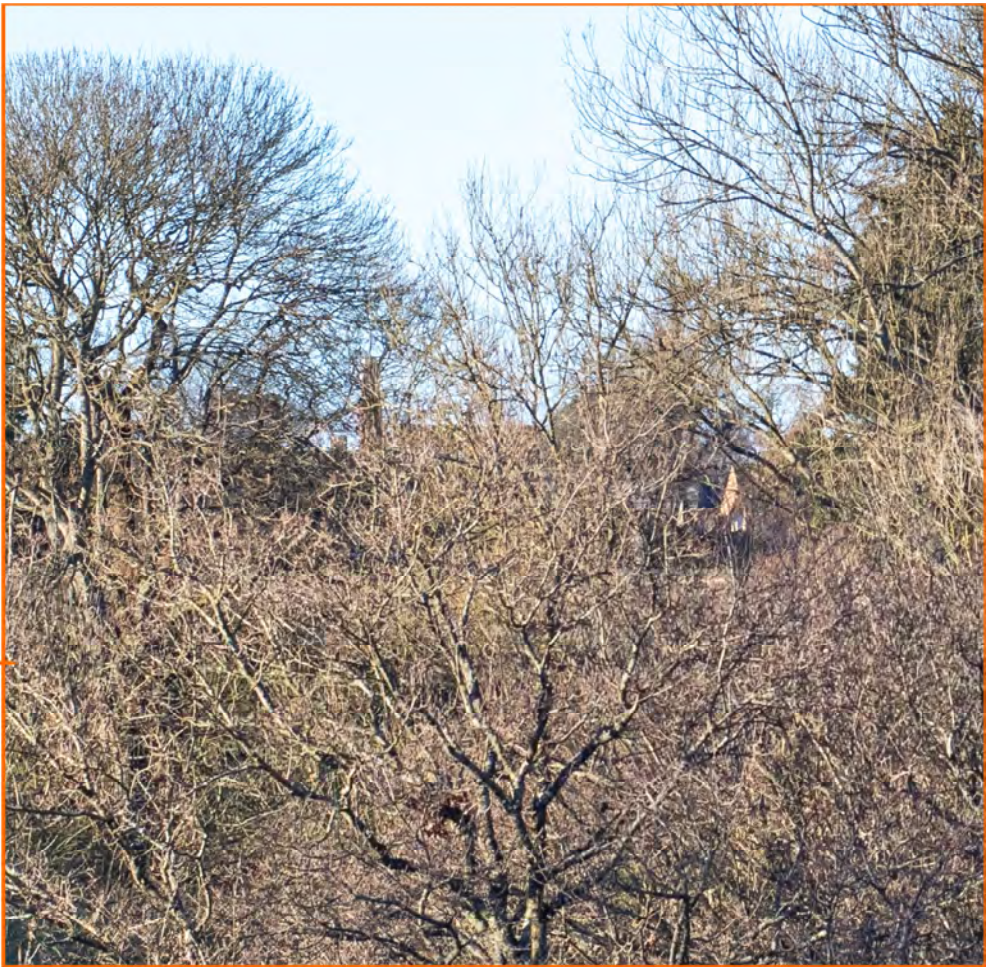
The proposal will enhance the natural landscape from this view and any buildings will be in scale with the wider landscape.

TABLE 2: VISUAL SCRUTINY CRITERIA	
HIGH	
MEDIUM	
LOW	
TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE	
HIGH	
MODERATE	
LOW	Beneficial
NEGIGIBLE	
TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS	
HIGH	
MODERATE	
LOW	Beneficial
NEGIGIBLE	
TABLE 5: LANDSCPAE AND VISUAL EFFECT CRITERIA	
HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGIGIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C4 Roundway Fort - Viewpoint C4. view from Roundway Fort to south of the site





C5.1 Village of Bromham
Viewpoint C5.1 view from public footpath on Greystones

Grid coordinates: 51°23'24.4"N 2°03'05.4"W
Date and Time: 10-01-24 @ 15.51GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: NW
Distance: .476km
aOD: 100m
Focal length: 50mm

SUMMARY:

The view from the rear of the houses on greystones is obscured by trees. The view from Greystones to the south of the site is across a steeply sloping terrain resulting in the site and Greystones being at the same AOD.

The site photographs have been taken in January when there is no foliage on the trees. The visibility of the site is minimal and therefore any changes to site would have a minimum impact on the receptors (inhabitants on Greystones).



TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

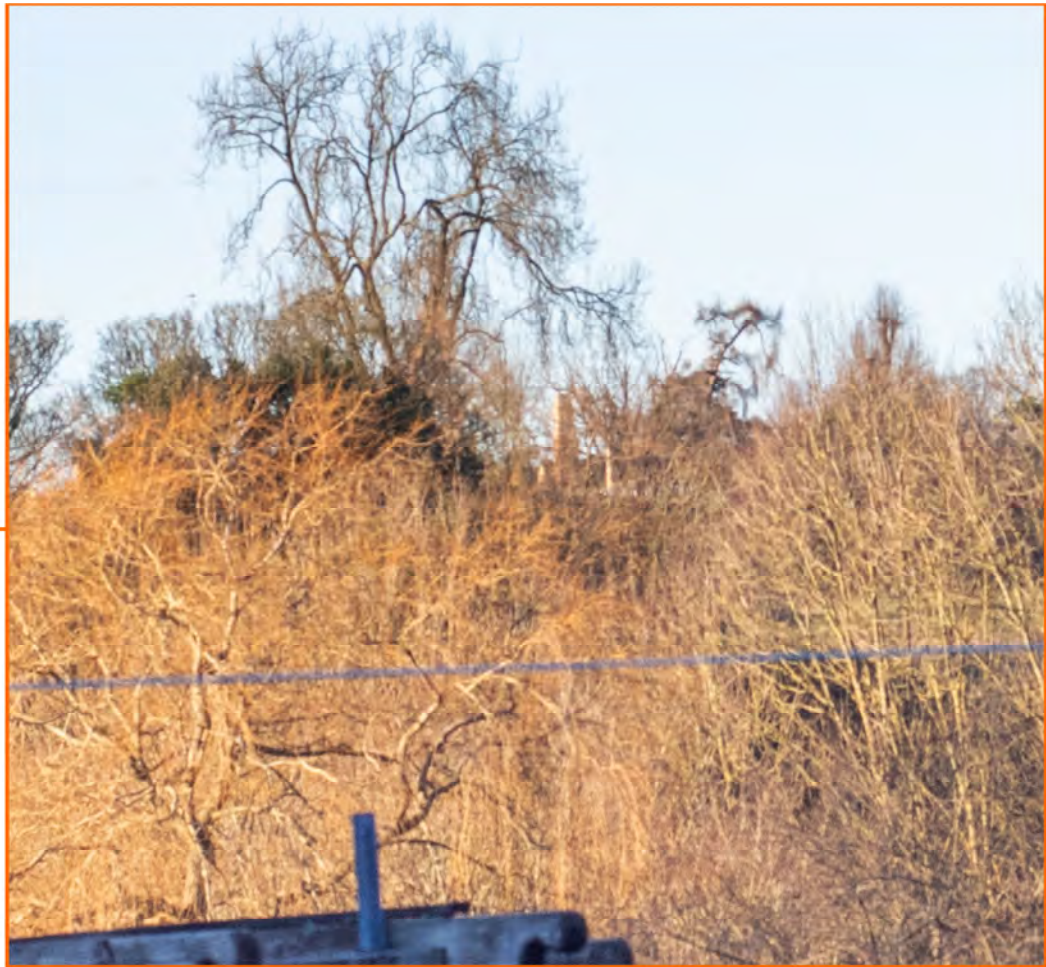
HIGH	
MODERATE	
LOW	Beneficial
NEGLIGIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLIGIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLIGIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C5.2 Village of Bromham
Viewpoint C5.2 view from public footpath on Horsepool

Grid coordinates: **51°23'20.7"N 2°03'06.9"W**
Date and Time: **10-01-24 @ 15.58GMT**
Projection: **Cylindrical**
Horizontal Field of View: **90°**
Height of camera: **1.6m**
Make, model, sensor: **Nikon D850, BSI CMOS**
Direction of view: **NW**
Distance: **.557km**
aOD: **100m**
Focal length: **50mm**

SUMMARY:

There is no designation on the site. From this view the features are locally important (the landscape views, foliage and terrain). The local policy looks to conserve and protect, conserve and where possible enhance landscape character .

The views are predominantly from residential properties. However, the visual susceptibility is low. The visual composition following the proposed development will be in harmony with the existing.

The proposed changes will retain existing key features and only enhance the context by rehabilitating the woodland on the site.

The magnitude for change will be negligible on the views.



TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	
LOW	Beneficial
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



D6.1 Village of Bromham
Viewpoint C6.1 view from Highfield Road

Grid coordinates: 51°23'22.2"N 2°02'31.9"W
Date and Time: 10-01-24 @ 16.11GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: NW
Distance: 1.05km
aOD: 97.8m
Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.



TABLE 2: VISUAL SCRUTINY CRITERIA	
HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE	
HIGH	
MODERATE	
LOW	Beneficial
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS	
HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA	
HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW C7



PROPOSED VIEW C7

C7 Westbrook Road west
Viewpoint C7 view from the west of site along the north boundary of Westbrook Road

Grid coordinates: 51°23'39.9"N 2°03'09.1"W
Date and Time: 10-01-24 @ 16.19GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: E
Distance: 0km
aOD: 109m
Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.

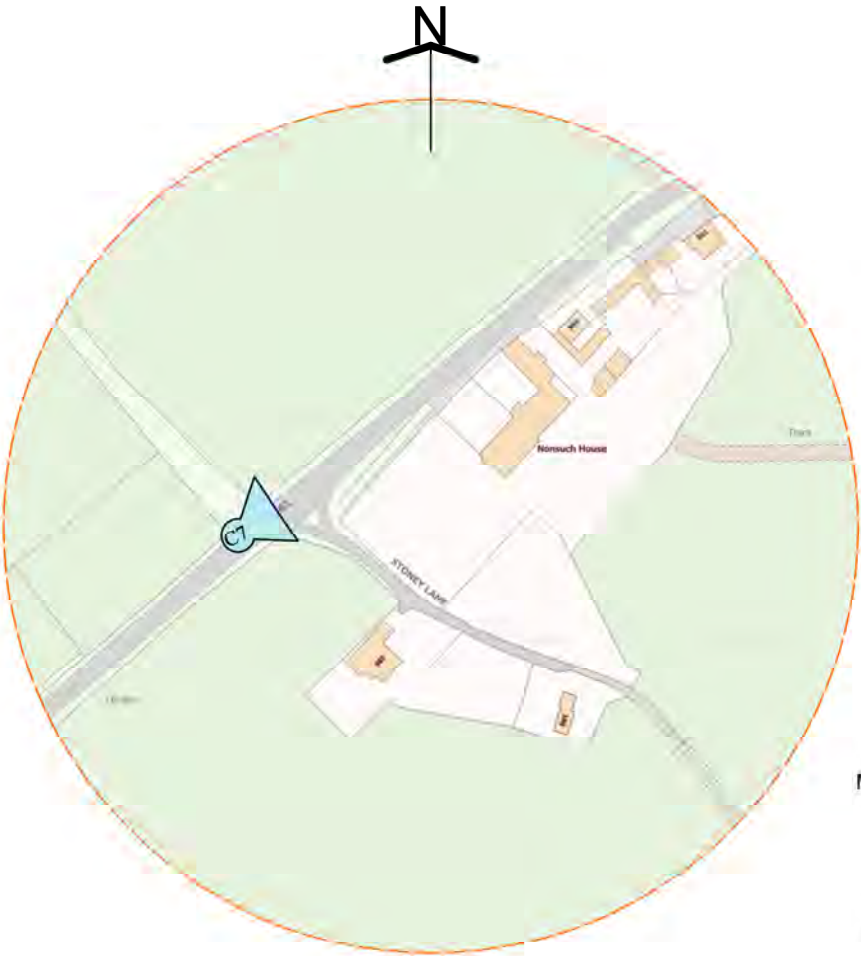


TABLE 2: VISUAL SCRUTINY CRITERIA	
HIGH	
MEDIUM	
LOW	
TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE	
HIGH	
MODERATE	
LOW	Beneficial
NEGLECTIBLE	
TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS	
HIGH	
MODERATE	Beneficial
LOW	
NEGLECTIBLE	
TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA	
HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C8.1 Westbrook Road west
Viewpoint C8.1 view from the west of site to the junction of Westbrook Road and Stoney Lane
Grid coordinates: 51°23'39.9"N 2°03'09.1"W
Date and Time: 10-01-24 @ 16.19GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: E
Distance: 0km
aOD: 109m
Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.

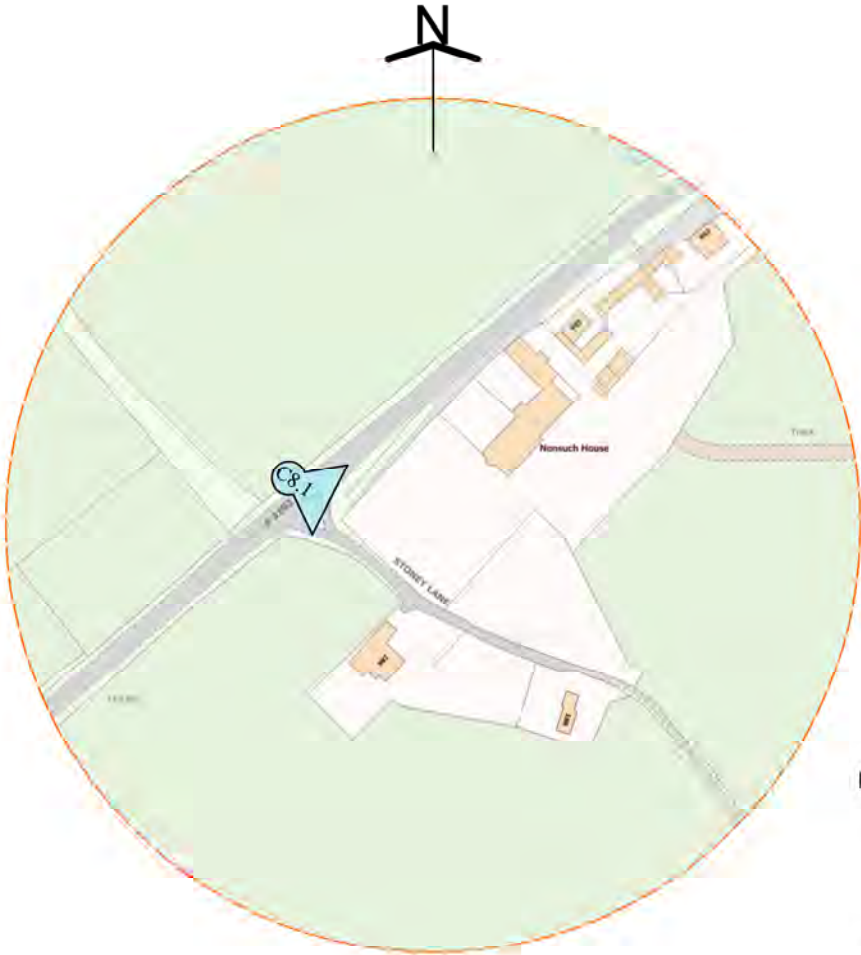


TABLE 2: VISUAL SCRUTINY CRITERIA	
HIGH	
MEDIUM	
LOW	
TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE	
HIGH	
MODERATE	
LOW	Beneficial
NEGLIGIBLE	
TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS	
HIGH	
MODERATE	Beneficial
LOW	
NEGLIGIBLE	
TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA	
HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLIGIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW C8.2

C8.2 Westbrook Road west
Viewpoint C8.2 view along public footpath to the north of Westbrook Road
Grid coordinates: 51°23'35.2"N 2°03'27.4"W
Date and Time: 10-01-24 @ 16.19GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: E
Distance: 100km
aOD: 113m
Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.

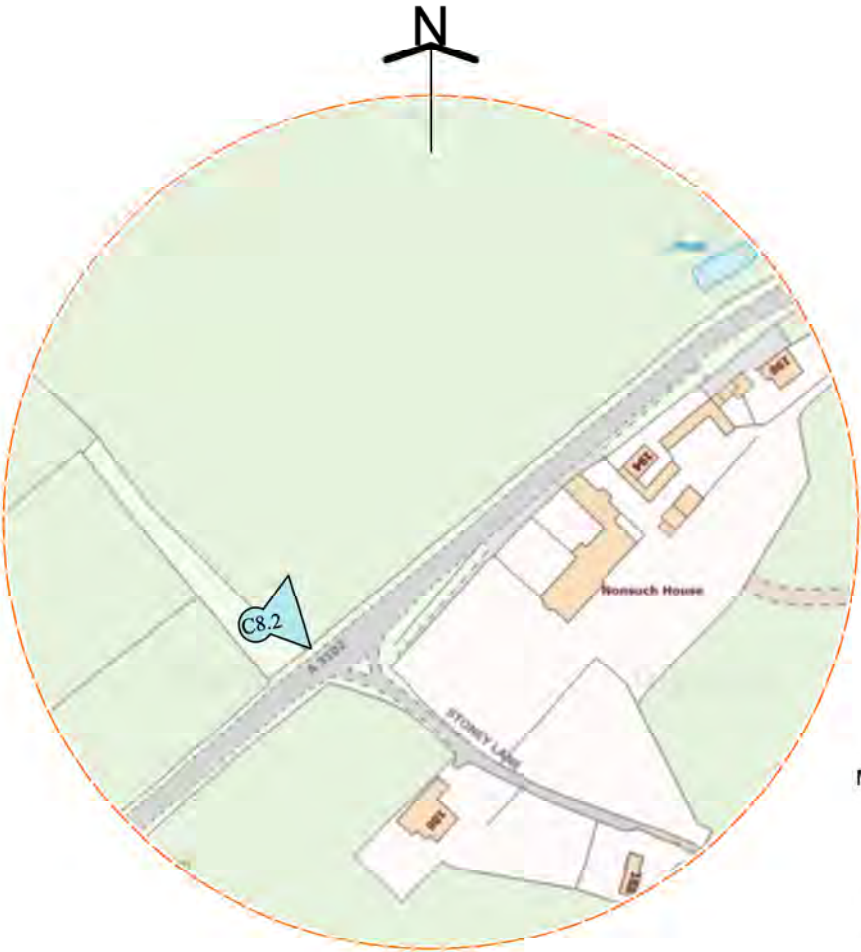


TABLE 2: VISUAL SCRUTINY CRITERIA	
HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE	
HIGH	
MODERATE	
LOW	
NEGLIGIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS	
HIGH	Beneficial
MODERATE	
LOW	
NEGLIGIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA	
HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLIGIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW C8.2

C8.2 Westbrook Road west - Viewpoint C8.2 view along public footpath to the north of Westbrook Road



PROPOSED VIEW C8.2



C8.3 Westbrook Road west

Viewpoint C8.3 view along public footpath to the north of Westbrook Road

Grid coordinates: 51°23'36.2"N 2°03'28.1"W

Date and Time: 10-01-24 @ 16.19GMT

Projection: Cylindrical

Horizontal Field of View: 90°

Height of camera: 1.6m

Make, model, sensor: Nikon D850, BSI CMOS

Direction of view: E

Distance: 125km

aOD: 114m

Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.

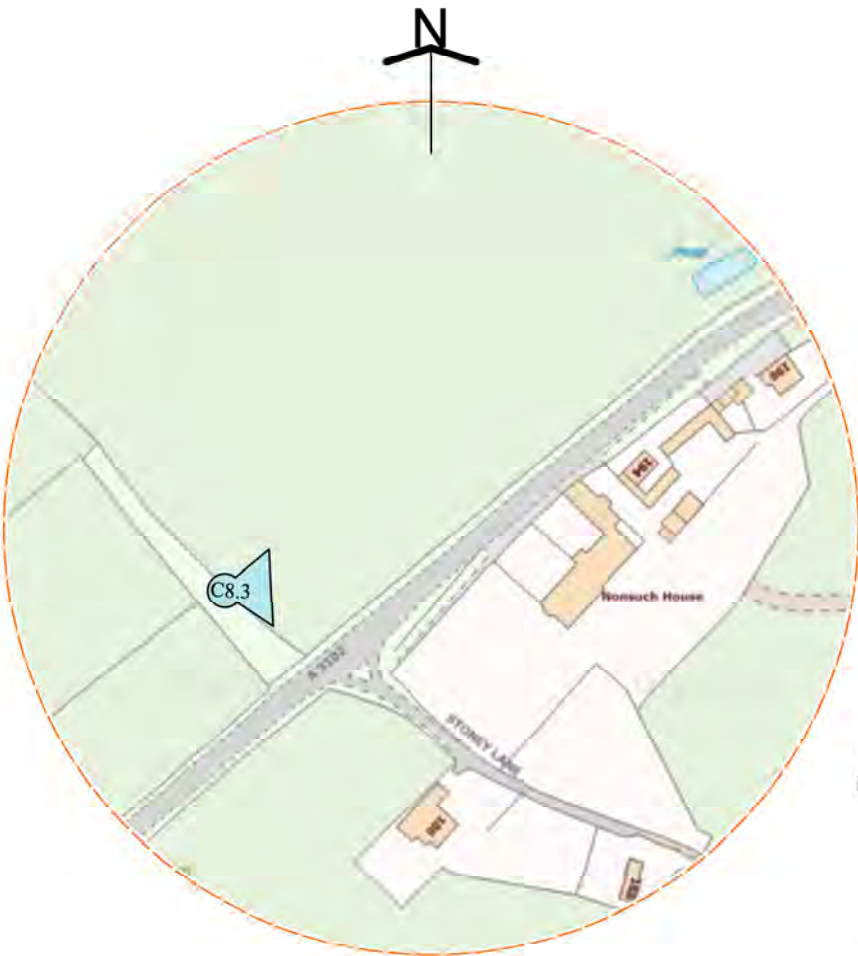


TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	Beneficial
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C8.3 Westbrook Road west - Viewpoint C8.3 view along public footpath to the north of Westbrook Road





C8.4 Westbrook Road west
Viewpoint C8.4 view along public footpath to the north of Westbrook Road
Grid coordinates: 51°23'38.4"N 2°03'31.7"W
Date and Time: 10-01-24 @ 16.19GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: E
Distance: 198km
aOD: 113m
Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.

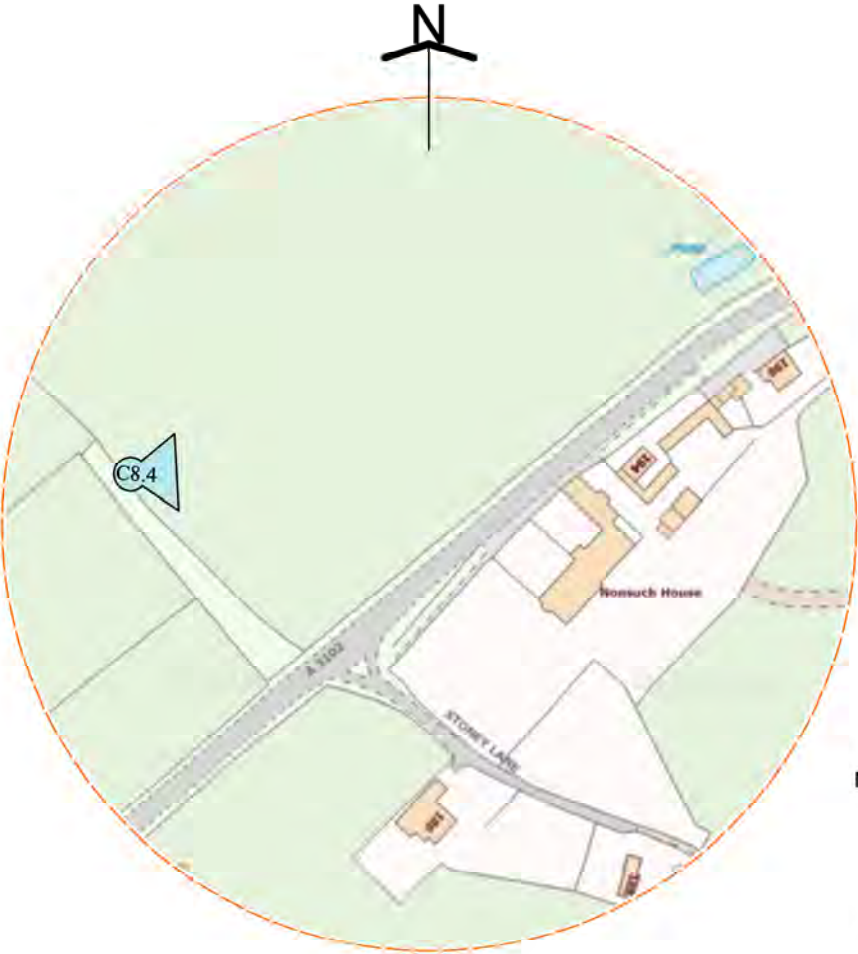


TABLE 2: VISUAL SCRUTINY CRITERIA	
HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE	
HIGH	
MODERATE	
LOW	
NEGLIGIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS	
HIGH	Beneficial
MODERATE	
LOW	
NEGLIGIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA	
HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLIGIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



C8.4 Westbrook Road west - Viewpoint C8.4 view along public footpath to the north of Westbrook Road





EXISTING VIEW S1



PROPOSED VIEW S1

S1 Nonsuch House site
Viewpoint S1 Public footpath RoW looking east towards Roundway Fort

Grid coordinates: 51°23'38.9"N 2°03'09.1"W
Date and Time: 10-01-24 @ 15.40GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: E
Distance: 0km
aOD: 102m
Focal length: 50mm

SUMMARY:

View S1 is from just inside the boundary on the public right of way. This includes a view of the Gatehouse. This building has been strategically designed for a number of reasons. there is a yard of vehiles and scrap to the south (visible in the photographs). This building will reduce the negative impact on the visual receptors.

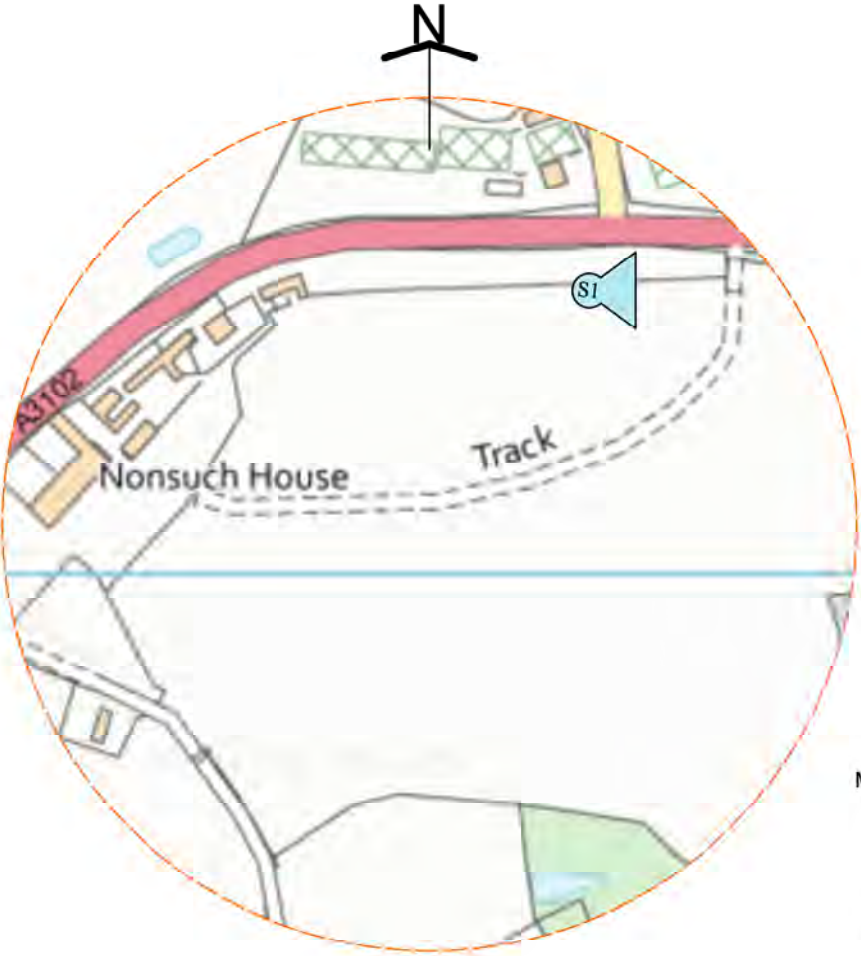


TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	Beneficial
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW S2



PROPOSED VIEW S2

S2 Nonsuch House site
Viewpoint S2 Public footpath RoW looking west towards Welcome Barn

Grid coordinates: 51°23'38.9"N 2°03'09.1"W
Date and Time: 10-01-24 @ 16.19GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: W
Distance: 0km
aOD: 102m
Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.

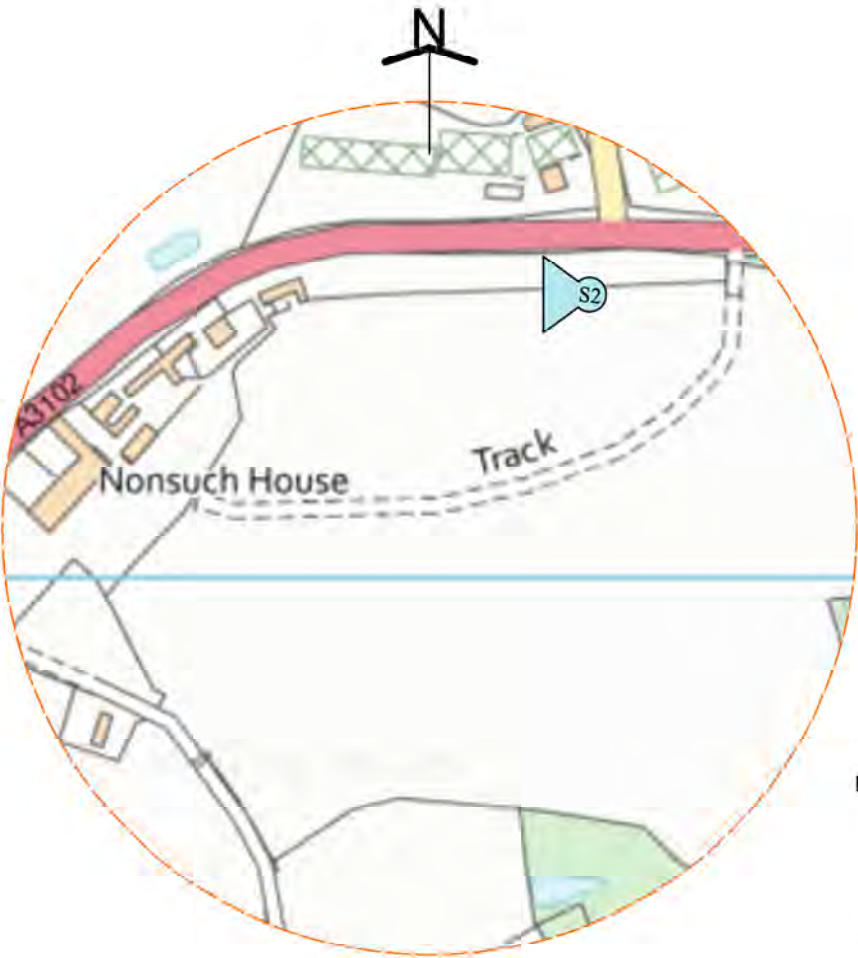


TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	Beneficial
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW S3.1



PROPOSED VIEW S3.1

S3.1 Nonsuch House site

Viewpoint S3 Public footpath RoW looking north towards Nonsuch House

Grid coordinates: 51°23'39.9"N 2°03'04.3"W

Date and Time: 10-01-24 @ 15.51GMT

Projection: Cylindrical

Horizontal Field of View: 90°

Height of camera: 1.6m

Make, model, sensor: Nikon D850, BSI CMOS

Direction of view: N

Distance: 0km

aOD: 102m

Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.

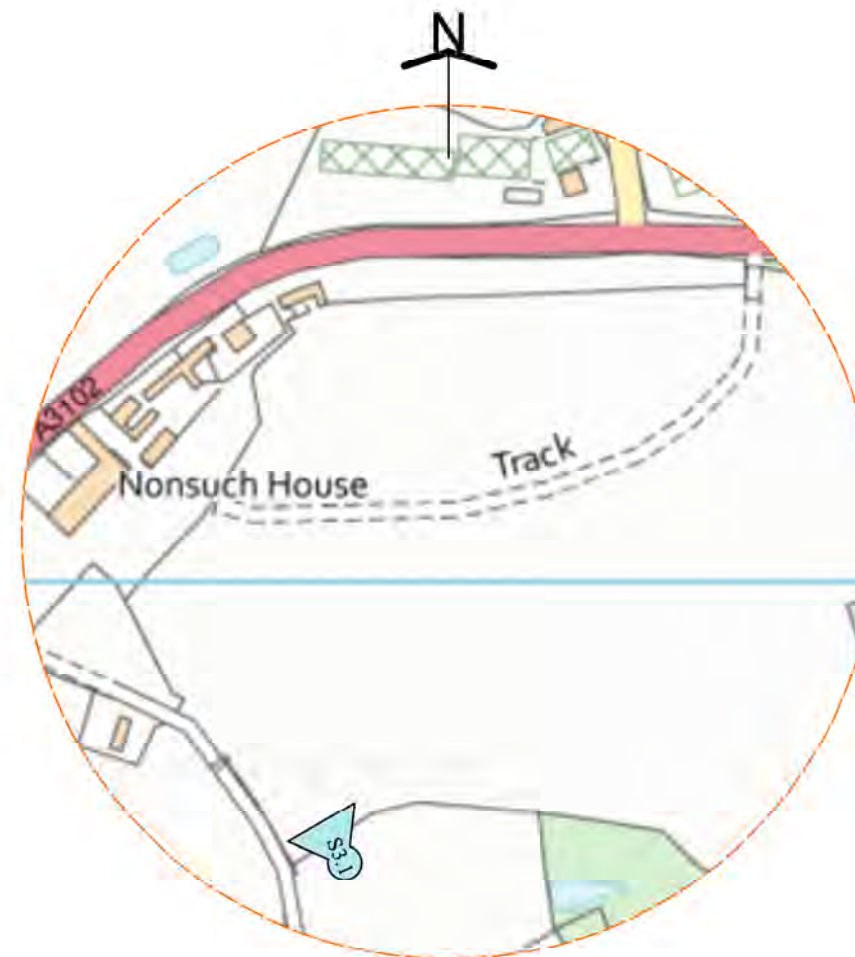


TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	Beneficial
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW S3.2



PROPOSED VIEW S3.2

S3.2 Nonsuch House site
Viewpoint S3.2 Public footpath RoW looking north towards Welcome Barn

Grid coordinates: 51°23'30.8"N 2°03'16.2"W
Date and Time: 10-01-24 @ 15.50GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: N
Distance: 0km
aOD: 102m
Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.

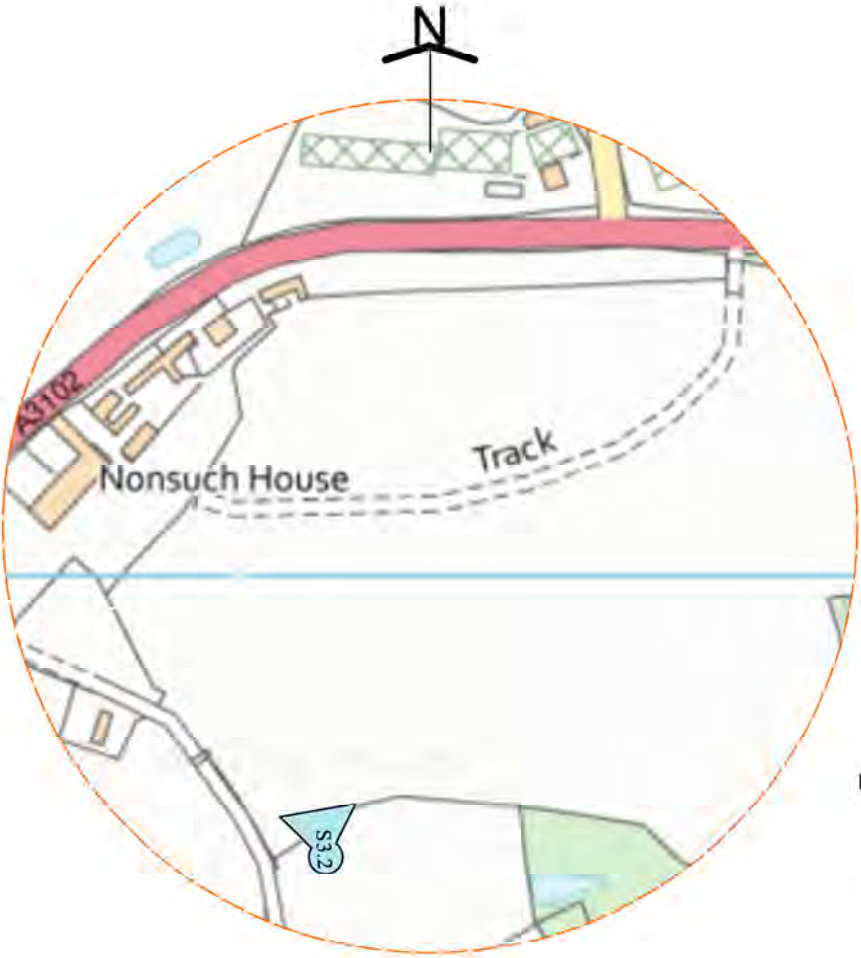


TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	Beneficial
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	



EXISTING VIEW S4



PROPOSED VIEW S4

S4 Nonsuch House site
Viewpoint S4 Public footpath RoW looking north east

Grid coordinates: 51°23'30.8"N 2°03'16.2"W
Date and Time: 10-01-24 @ 15.51GMT
Projection: Cylindrical
Horizontal Field of View: 90°
Height of camera: 1.6m
Make, model, sensor: Nikon D850, BSI CMOS
Direction of view: W
Distance: 0km
aOD: 102m
Focal length: 50mm

SUMMARY:

The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site.

The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy.

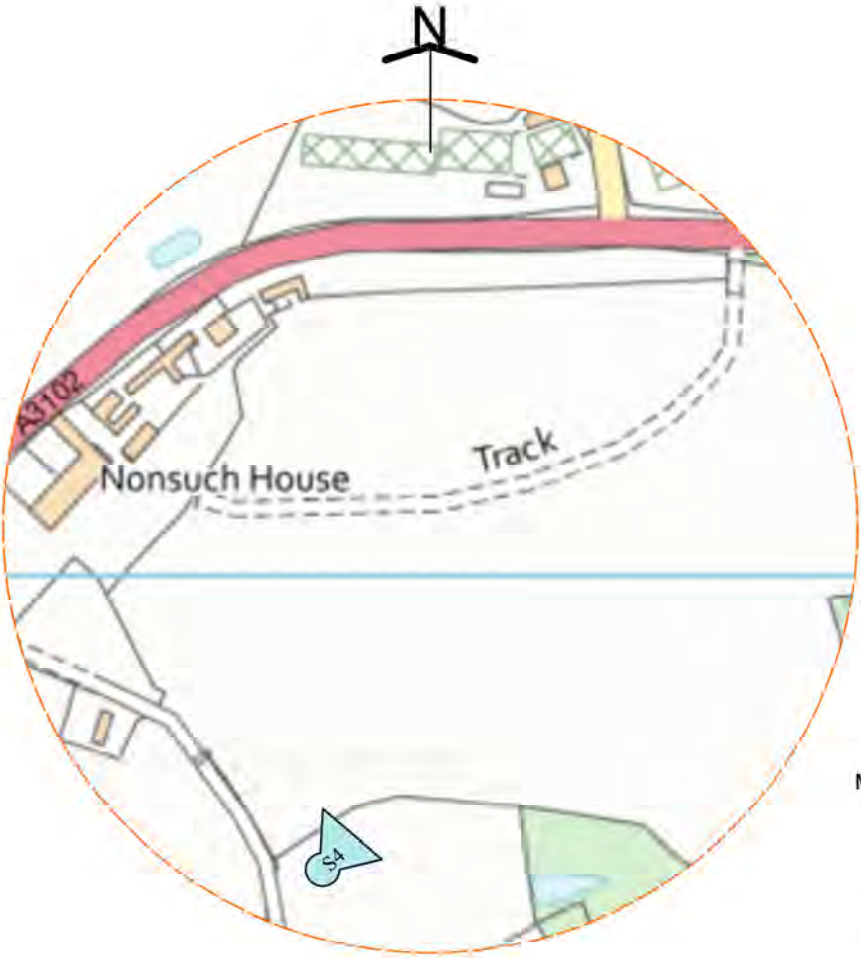


TABLE 2: VISUAL SCRUTINY CRITERIA

HIGH	
MEDIUM	
LOW	

TABLE 3: MAGNITUDE OF CHANGE CRITERIA - LANDSCAPE

HIGH	
MODERATE	Beneficial
LOW	
NEGLECTIBLE	

TABLE 4: MAGNITUDE OF CHANGE CRITERIA - VIEWS

HIGH	
MODERATE	
LOW	
NEGLECTIBLE	

TABLE 5: LANDSCAPE AND VISUAL EFFECT CRITERIA

HIGHLY BENEFICIAL	
MODERATE BENEFICIAL	
MINOR BENEFICIAL	
NEGLECTIBLE	
MINOR ADVERSE	
MODERATE ADVERSE	
HIGH ADVERSE	

