




















**KEY**

-  Assessment parcels - potential developable area
-  Proposed development area
-  Cranbrook Phase 1

View from footpath	View from railway	View from road	View from settlement / employment	
				Open view
				Partial view
				Glimpse
				No view

**Methodology:**

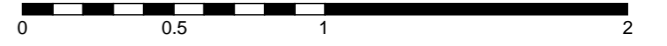
The visual assessment is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding areas. There is, in any visual assessment, a continuity of degrees of visibility, from not visible, to fully open in views. To indicate the degree of visibility of the site from any location, that continuum has been divided into four categories:

- 1. Open view:** a clear view of a significant proportion of the site within the wider landscape;
- 2. Partial view:** a clear view of part of the site, a partial view of it; or a distant view in which the site forms a relatively small proportion of the wider view;
- 3. Glimpse:** a transient view; or a distant view of part of the site in the context of the wider landscape;
- 4. No view:** no view, or difficult to perceive.

**NOTE:** This plan assesses views of the proposed built development and not views of open space or retained agricultural land within the proposed development parcels.



1:25,000 at A3 - kilometres:



CLIENT: Savills  
 PROJECT: Cranbrook LS  
 TITLE: Visibility at construction  
 SCALE AT A3: 1:25,000  
 DATE: November 2017

838.1 / 29 **HDA 14**

Based on Ordnance Survey mapping with permission of Her Majesty's Stationery Office  
 Licence no. AR187372  
 © hankinson duckett associates  
 The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA  
 t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

**Landscape Architecture  
 Masterplanning  
 Ecology**

