



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 10 years after completion, when the proposed landscape strategy has established. The plan does not assess 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:
Residual visibility of the proposals
SCALE AT A3:
1:25,000
DATE:
November 2017

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

