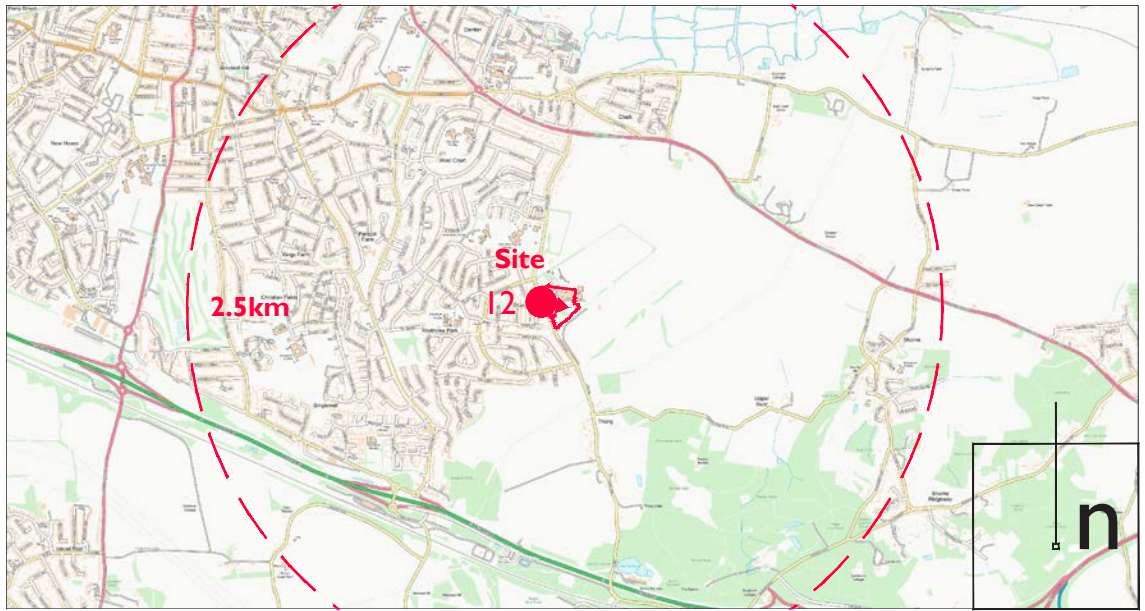




VIEWPOINT 12 DATA	
View Looking From	Junction leading into Whinfell Way off Thong Lane
Grid Reference	E 566908 N 171699
Distance from Site	20m
Bearing to Site	101°
Viewpoint Elevation	58m
PHOTOGRAPH	
Horizontal Field of View	53.5° (Planar Projection)
Camera Height	1.6m above ground
Camera Type	Sony Alpha 7 III
Camera Lens	50mm fixed prime
Weather Condition	Overcast
Time Taken	11.12am
Date	16.11.22
Paper Size	A1 sheet 841mm x 594mm
Correct Printed Image Size	820x250mm
CLASSIFICATION OF RECEPTOR	
Receptors	Drivers, pedestrians & residents,
Sensitivity	Medium

VIEW FLAT AT A COMFORTABLE ARMS LENGTH
IF VIEWING THIS IMAGE ON A SCREEN, ENLARGE TO FULL SCREEN HEIGHT VIEWPORT

COMPONENTS OF EXISTING VIEW	
FOREGROUND	
The foreground elements comprising the road T-junction, dominate the view. The view is foreshortened by the palisade boundary fence to the Site which runs parallel with Thong Lane, and by the row of mature trees that run along its inside length.	
MIDDLE GROUND	
Though the middle ground view is visually disrupted by the existing fence and trees, it is still possible to see the children's play area and vehicles on the access road, located within the Site. Some of the buildings that make up the existing leisure centre complex can be discerned, together with the existing public house.	
FAR DISTANCE	
There are no far distance views due to the combined screening effects of features that comprise the foreground and middle ground view	

COMPONENTS OF PROPOSED VIEW		
	DURING CONSTRUCTION	FOLLOWING COMPLETION OF WORKS
DESCRIPTION OF VIEW	The western facade of the proposed building will effectively replace the current view towards the public house, which is to be demolished.	The western facade of the proposed building, located on the former main car park, will be discernible though partially screened by intervening landscape elements. These include the existing palisade fence and mature trees lining the eastern side of Thong Lane together with the features that comprise the proposed play area. Existing buildings will be replaced with a car park which, itself, will be planted with trees and shrub to mitigate any adverse effects. The ridgeline of the proposed building will be apparent, to some degree, through existing trees canopies though the latter will visually soften the former.
	Construction activities may be apparent from this viewpoint though they will be set well within the Site, and visually disrupted by the existing palisade fence, mature trees (arranged in rows along the boundary with Thong Lane and the Site's internal access road) and play equipment. The movement of construction vehicles within the Site and on Thong Lane, together with Site crane's, will be apparent during the construction phase.	Overall, the Proposed Development will be somewhat visible but perceived as a more considered, improved upgrade to the existing architecture and facilities, with no adverse effects on visual amenity, relative to baseline conditions
MAGNITUDE OF IMPACT	Low	Low
	Short-term duration	Long-term duration
SIGNIFICANCE OF IMPACT	Minor Negative	Minor Positive