

## Full public realm impact of the rear elevation, seen from the only public view.



This view, from a neglected and unfrequented hillock, is the only public realm view of the rear of the site. This is a physical fact; not a point of view, an opinion or a matter of personal or 'planning' judgement. It is demonstrably true.



# No other public views of the rear elevation are physically possible.

The rear of the site is completely surround by other buildings, walls, trees, railway infrastructure and geographical features that obstruct all possible public views of the the rear elevation; aside from a materially irrelevant view from the neglected hill feature on Wayne Kirkham Way.



*The site cannot be seen from Mill Lane here...*



*...from anywhere on Mill Lane Bridge,*



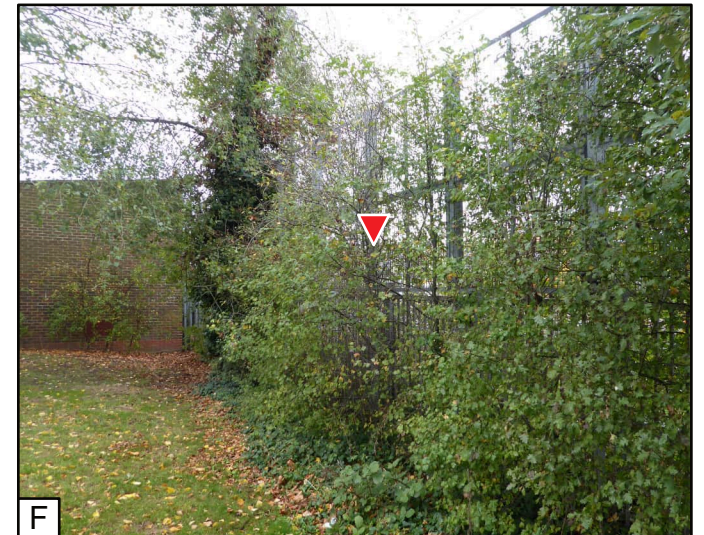
*...or here at the end of the bridge.*



*Nor can it be seen walking down the gantry...*



*...or in normal views from Wayne Kirkham Way.*



*There are no views from Maygrove Peace Park either, or anywhere else at all.*



# No public realm views, of any material planning significance even exist.

The rear of the site is entirely enclosed by other buildings, walls, trees, railway infrastructure, and geographical features. This complete obstruction of the rear elevation, in line with many properties backing onto this railway, ensures that no materially significant public views are even possible.

In appeal statement 3281530, Inspector K Stevens largely justified her refusal with the claim that **"I saw that public views of the rear of the appeal site were limited."** This statement conceals the truth by omission. In fact, there is only one public view, from the hill shown in Pics E, G, and H, and it is of no material planning significance at all.

The second statement, that **"...those further away would likely see the appeal site as part of the wider townscape, there would nonetheless be views of it. Just because public views would be limited does not mean the development is not capable of causing harm."** is also very misleading. With regard to public views, this is a demonstrably false claim. There are no such views, whether limited or in any other context.

These public "views" exist only in the imagination of those who refuse, for whatever reason, to acquaint themselves with the actual facts.





The only possible public realm view or of the rear elevation is from this hill, 120m away through a zoom lens, on a neglected hill, strewn with rubbish, broken glass and dog mess.



**G** This strange neglected hill has the only public view of the site.



**I** Zoomed in view across the railway track from the hill feature.



**H** Page 1 photograph [A] was taken from here.