

9.4

Representative Winter Views - December 2025

Visual Assessment

Zone of Theoretical Visibility

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It has been determined through a visual inspection of the Site and its context from roads, public rights of way and properties. Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The viewpoint photography was completed on 8th August. Summer views have therefore been provided.

Figure 4.1 provides a Zone of Theoretical Visibility (ZTV) map, based on initial assumed development parameters of up to 4 storeys high (6m), as worst case. Subsequent to the digital mapping being carried out, it is understood that 2-3 storeys will likely be proposed. For the ZTV mapping, it has been assumed that:

- Woodland on Site and within the surrounds are to be retained
 - Existing buildings at a generic 9m height
 - Existing woodland at a generic 5m height
- Representative viewpoints from the study area are presented on Figure 5.1, with the degree of openness identified. Photographs from each location, along with a description of each view, are then provided.

The photographs have been taken in line with the Landscape Institute's Technical Guidance Note 6/19 Visual Representation of Development Proposals (Landscape Institute, 2019) and are presented at the same scale and resolution, with viewpoint location plans for reference.

The Landscape Institute's Technical Guidance Note 2/19 Residential Visual Amenity Assessment (Landscape Institute, 2019) has informed the approach to the assessment of residential visual amenity.

- Site boundary
- Zone of theoretical visibility

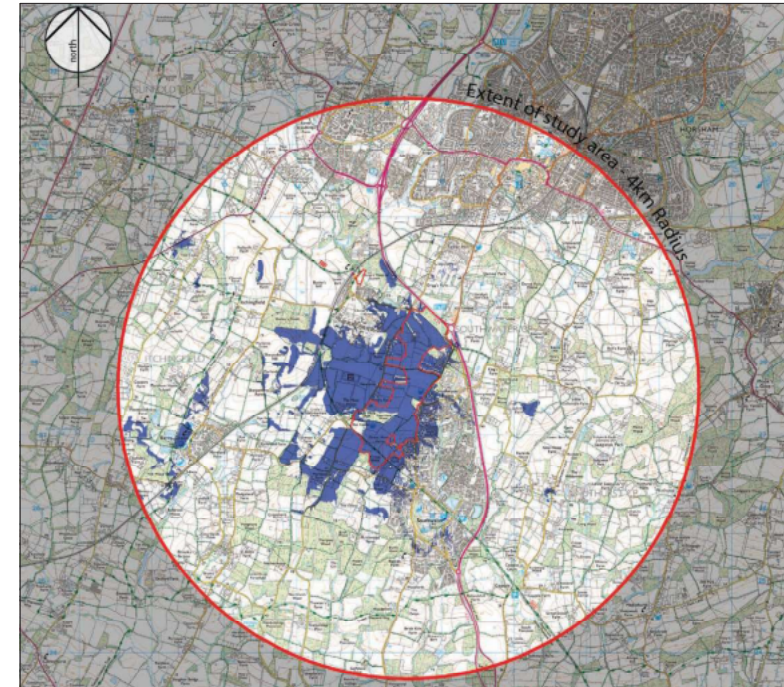


Figure 4.1 - Zone of Theoretical Visibility (Munro Studio, 2026)

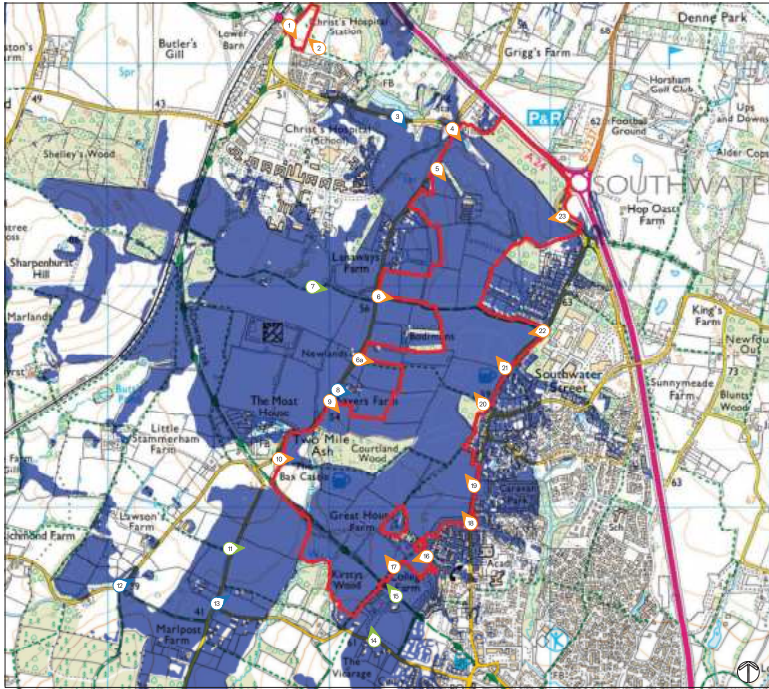


Figure 4.2 – Visual Summary from local area (fabrik, 2026)

- Site boundary
- Zone of theoretical visibility
- Open view location (the whole site / much of the site is visible, or where the Site forms much of the view)
- Partial view location (some of the Site is visible, or where the Site forms a small part of the wider view)
- Truncated view location (the Site is obscured by intervening elements, or is difficult to perceive)

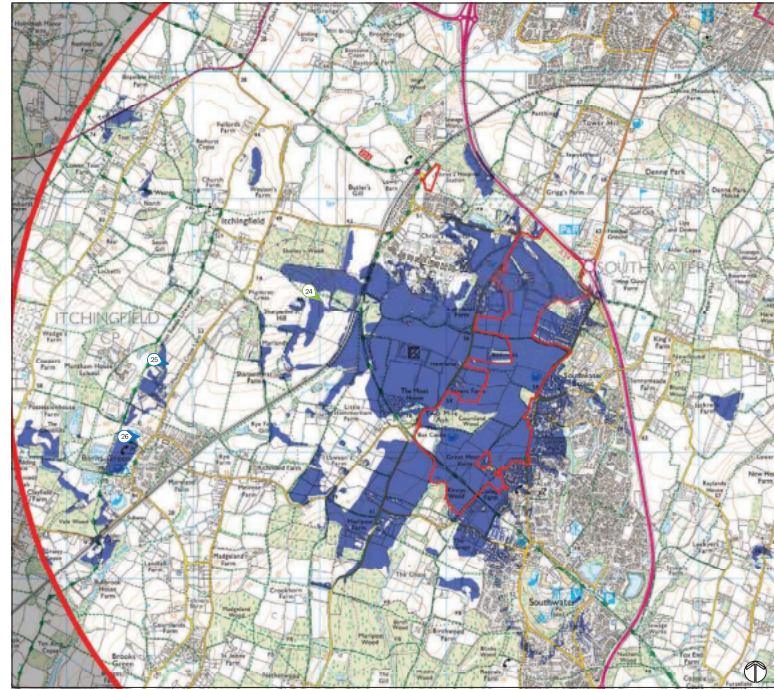


Figure 4.2 – Visual Summary from wider area (fabrik, 2026)

- Site boundary
- Zone of theoretical visibility
- Open view location (the whole site / much of the site is visible, or where the Site forms much of the view)
- Partial view location (some of the Site is visible, or where the Site forms a small part of the wider view)
- Truncated view location (the Site is obscured by intervening elements, or is difficult to perceive)



Viewpoint 1			
Receptors	Elevation	Distance from site	Description of view
Those using Christ's Hospital Station and carpark	43m AOD	<5m	View looking southeast from Christ's Hospital Station and car park towards the Christ's Hospital Parcel of the Site. There are open views of the boundary vegetation, mature trees, vegetation and open grassland within the Site.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view

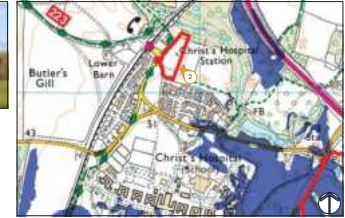


Viewpoint 2			
Receptors	Elevation	Distance from site	Description of view
Residential / Those using Rhon SOW-1628-3	46m AOD	50m	View looking northwest from SOW-1628-3 towards the Christ's Hospital Parcel of the Site. There are open views across the whole parcel, including the mature trees, vegetation and open grassland.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view





Receptors	Elevation	Distance from site	Description of view
Those travelling along transport corridor Christ's Hospital Road and users of Bluecoat Sports centre	46m AOD	300m	View looking northeast from Christ's Hospital Road. Views of the Site are truncated due to the intervening layers of vegetation.

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



Receptors	Elevation	Distance from site	Description of view
Those travelling along transport corridor Two Mile Ash Road	47m AOD	<10m	View looking southeast from Two Mile Ash Road. There are open views of the northwestern Site boundary vegetation, and glimpsed views of the Site's internal fields - particularly field 2 closest to Two Mile Ash Road.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view





Viewpoint 5			
Receptors	Elevation	Distance from site	Description of view
Those travelling along transport corridor Two Mile Ash Road, adjacent to the Dairy Farm's entrance	52m AOD	<10m	View looking southeast from Two Mile Ash Road, adjacent to the Dairy Farm's entrance. There are open views of the Site entrance to the farm and partial views of the adjacent field parcel. Mature hedgerow limits wider views of the Site to the north.

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



Viewpoint 6			
Receptors	Elevation	Distance from site	Description of view
Those using PROW SOW-1662	58m AOD	100m	View looking east from SOW-1662 to the immediate west. There are open views of the mature trees and hedgerow along the Site boundary and internal vegetation within the northwest of the Site.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view





Viewpoint 6a			
Receptors	Elevation	Distance from site	Description of view
Those using PRow SOW-1660	55m AOD	10m	View looking east from SOW-1660, across the fields in the west of the Site. Boundary hedgerows and trees are apparent. Smithy's Copse and Courtland Wood (both Ancient Woodland) form prominent features on the treed skyline.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



Viewpoint 7			
Receptors	Elevation	Distance from site	Description of view
Those using PRow SOW-1662 within the grounds of Christ's Hospital School	54m AOD	400m	View looking east from PRow SOW-1662 within the grounds of Christ's Hospital School. There are partial views of the western boundary vegetation and internal woodland - Courtland Wood Ancient Woodland, which combined, contribute to a treed skyline and verdant character.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view





Viewpoint 8			
Receptors	Elevation	Distance from site	Description of view
Those travelling along Two Mile Ash Road, adjacent to Sayers Farm	55m AOD	35m	View looking east from Two Mile Ash Road, adjacent to Sayers Farm. Views of the Site are truncated due to the intervening layers of vegetation and built form associated with Sayers Farm.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



Viewpoint 9			
Receptors	Elevation	Distance from site	Description of view
Those travelling along transport corridor Two Mile Ash Road	54m AOD	<5m	View looking northwest towards the Site from Two Mile Ash Road. There are open views of part of the western boundary vegetation and glimpses of the field parcel within proximity. This contributes to the rural character.

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view





Viewpoint 10			
Receptors	Elevation	Distance from site	Description of view
Those using P9W SOW-1650	53m AOD	<5m	View looking northeast from P9W SOW-1658 towards the Site. There are open views of Courtland Wood Ancient Woodland and the southwestern field parcel. Wider views of the Site are truncated by the intervening layers of vegetation.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



Viewpoint 11			
Receptors	Elevation	Distance from site	Description of view
Those travelling along Maripost Road	48m AOD	25m	View looking northeast from Maripost Road. There are partial views of the southwestern boundary vegetation, contributing towards a wooded character.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view





Viewpoint 12			
Receptors	Elevation	Distance from site	Description of view
Those travelling along Two Mile Ash Road	40m AOD	750m	View looking northeast from Two Mile Ash Road. Views of the Site are truncated due to the intervening layers of vegetation.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



Viewpoint 13			
Receptors	Elevation	Distance from site	Description of view
Those travelling along Bonfire Hill	42m AOD	450m	View looking northeast from Bonfire Hill Road. Views of the Site are truncated due to the intervening layers of vegetation.

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view





Viewpoint 14			
Receptors	Elevation	Distance from site	Description of view
Those travelling along Church Lane, and visiting Grade II Listed Holy Innocents	56m AOD	150m	View looking northwest from Church Lane, beside Grade II Listed Holy Innocents Church. There are partial views of the southern Site boundary vegetation, in between the roadside vegetation.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



Viewpoint 15			
Receptors	Elevation	Distance from site	Description of view
Those using PRoW SOW-1568 and the Downs Link, beside Southwater Sports Club. There are views of the Downs Link, within the Site. The Downs Link is enclosed by woodland / hedgerow, which informs the character of the View and truncates wider views of the Site from this location.	56m AOD	100m	



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view





Viewpoint 16			
Receptors	Elevation	Distance from site	Description of view
Those travelling along Chessell Avenue	53m AOD	<5m	View looking southwest towards the Site from Chessell Avenue. There are open views of part of the eastern Site boundary vegetation. Beyond, there are glimpsed views of Grade II Listed College Farm and the woodland / trees within the Site.



Contextual wider panoramic extent of the view

- Site boundary
- ① Viewpoint location - open view
- ② Viewpoint location - partial view
- ③ Viewpoint location - truncated view



Viewpoint 17			
Receptors	Elevation	Distance from site	Description of view
Those using PRow SQW-1656	56m AOD	<5m	View looking northwest from PRow SQW-1656. There are open views of the Site's field parcel within proximity to the adjacent sports pitches, to the immediate east of the Site. The hedgeway and wooded features beyond the field further inform the character of the view.



Contextual wider panoramic extent of the view

- Site boundary
- ① Viewpoint location - open view
- ② Viewpoint location - partial view
- ③ Viewpoint location - truncated view





Viewpoint 18			
Receptors	Elevation	Distance from site	Description of view
Residential / Those travelling along Worthing Road at the junction with Cheshall Avenue	55m AOD	<10m	View looking southwest towards the Site from Worthing Road. There are open views of part of the eastern Site boundary vegetation. Beyond there are glimpsed views of the woodland / trees within the south of the Site.



Contextual wider panoramic extent of the view

- Site boundary
- ① Viewpoint location - open view
- ② Viewpoint location - partial view
- ③ Viewpoint location - truncated view



Viewpoint 19			
Receptors	Elevation	Distance from site	Description of view
Residential / Those travelling along Worthing Road	57m AOD	<5m	View looking southwest towards the Site from Worthing Road. There are open views of part of the eastern Site boundary vegetation, seen within the context of the road corridor and those existing homes at the settlement edge.



Contextual wider panoramic extent of the view

- Site boundary
- ① Viewpoint location - open view
- ② Viewpoint location - partial view
- ③ Viewpoint location - truncated view





Viewpoint 20			
Receptors	Elevation	Distance from site	Description of view
Those using P90W S2W-1600, travelling along Worthing Road	60m AOD	<5m	View looking northwest towards the Site from Worthing Road, opposite the entrance to Footpath S2W-1600. There are open views of part of the eastern Site boundary vegetation, which in turn truncates wider views of the Site.



- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



Viewpoint 21			
Receptors	Elevation	Distance from site	Description of view
Residential and those travelling along Worthing Road and Roberts Close	60m AOD	<5m	View looking west towards the Site from Worthing Road and Roberts Close. There are open views of part of the eastern boundary hedgerow, and beyond this, trees within the Site are apparent on the skyline, together with the water tower at Christ's Hospital.



- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



Viewpoint 22			
Receptors	Elevation	Distance from site	Description of view
Those using PRow / SOW-4662 travelling along Worthing Road	61m AOD	<5m	View looking over from Worthing Road and PRow SOW-4662. There are open views of part of the eastern Site boundary vegetation and the field parcel with a proximity is apparent, in between gaps in the trees and hedgerow. This contributes to a verdant character.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



Viewpoint 23 - summer view (location inaccessible on foot in December 2025)			
Receptors	Elevation	Distance from site	Description of view
Those travelling along Worthing Road / roundabout junction to the A24	66m AOD	<10m	View looking southwest from Worthing Road / roundabout junction to the A24. There are open views of the northern field parcels. The mature hedgerow and trees within the Site, as well as the large scale agricultural buildings are also apparent and contribute to the rural character of the view.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view





Vegetation within the west of the Site

Viewpoint 24			
Receptors	Elevation	Distance from site	Description of view
Those using P10W ITC-1551	80m AOD	2950m	View looking southeast from P10W ITC-1551 to the west of the Site. There are partial views of the western boundary vegetation and internal woodland / hedgerow within the west of the Site. The visible vegetation within the Site contributes towards a well-treed and verdant mid-ground, with the South Downs National Park ridgeline informing the distant skyline to the southeast.



Contextual wider panoramic extent of the view

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view



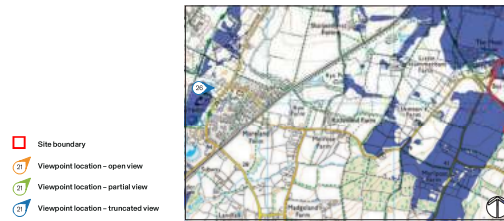
Viewpoint 25			
Receptors	Elevation	Distance from site	Description of view
Those using the West Sussex Library Trail / P10W ITC-1596	69m AOD	2540m	View looking southwest towards the Site from the West Sussex Library Trail (P10W ITC-1596) to the southwest of the Site. Views of the Site are difficult to discern due to the intervening layers of vegetation and undulating topography.

- Site boundary
- Viewpoint location - open view
- Viewpoint location - partial view
- Viewpoint location - truncated view





Viewpoint 26			
Receptors	Elevation	Distance from site	Description of view
Those using P10W ITC-1600	42m AOD	2590m	View looking east towards the Site from P10W ITC-1600, to the west of the Site. Views of the Site are truncated due to the intervening layers of vegetation.



9.5

Representative Summer Views - August 2025