

5.0

VISUAL ASSESSMENT

5.1

INTRODUCTION

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from 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 fieldwork was completed on 14<sup>th</sup> March 2024.

Representative viewpoints are presented, with locations and degree of openness summarised in plan form on Figure 5.1, followed by the photographs from each location and description of each view.

5.2

VISUAL SUMMARY

The viewpoints shown on the plan opposite have been selected to illustrate the degree of visibility of the site from publicly accessible locations. Overall, views of the Site are limited to those in close proximity to the north and south due to the nature of the vegetation enclosing the site.

Open views of the Site boundary vegetation occur from properties on Centenary Road and Heasman Place, immediately adjacent to the northern Site boundary, from PRoW 2804 adjacent to the southern boundary of the Site, and PRoW 2815/Sussex Diamond Way further south. The nature of these views are summarised below.

VIEWS FROM RESIDENTIAL RECEPTORS

Open views of the Site’s boundary vegetation occur (which in turn filters views of the ground plane of the Site) from the residential receptors to the north of the Site on Centenary Road and Heasman Place (Viewpoints 1-5). The tree tops of the poplar plantation within the Site are visible.

VIEWS FROM TRANSIENT RECEPTORS USING THE ROAD CORRIDORS

Open views of the Site boundary vegetation occur from those receptors using Centenary Road (Viewpoints 1 and 2) and Heasman Place (Viewpoints 3 and 4), to the north of the Site. Views from the A24 are wholly obscured by the vegetation to the east of the Site (Viewpoint 33).

VIEWS FROM TRANSIENT RECEPTORS USING THE PROW NETWORK

Views of the Site from surrounding PRoWs are limited due to the combination of undulating topography and the intervening vegetation within the surrounding landscape to the south, west and east, and by the intervening built form to the north.

There are open views of the Site boundary vegetation and the tops of the poplars within the Site from PRoW 2804 adjacent to the southern boundary of the Site (Viewpoints 6-8) and partial views from PRoW 2815/Sussex Diamond Way further south (Viewpoints 12, 13, 17 - 19).

VIEWS FROM RECEPTORS USING OPEN SPACES

There are open views of the northern boundary vegetation and poplars within the site from the open space along Centenary Way within the recently constructed development immediately north of the Site (Viewpoint 1).



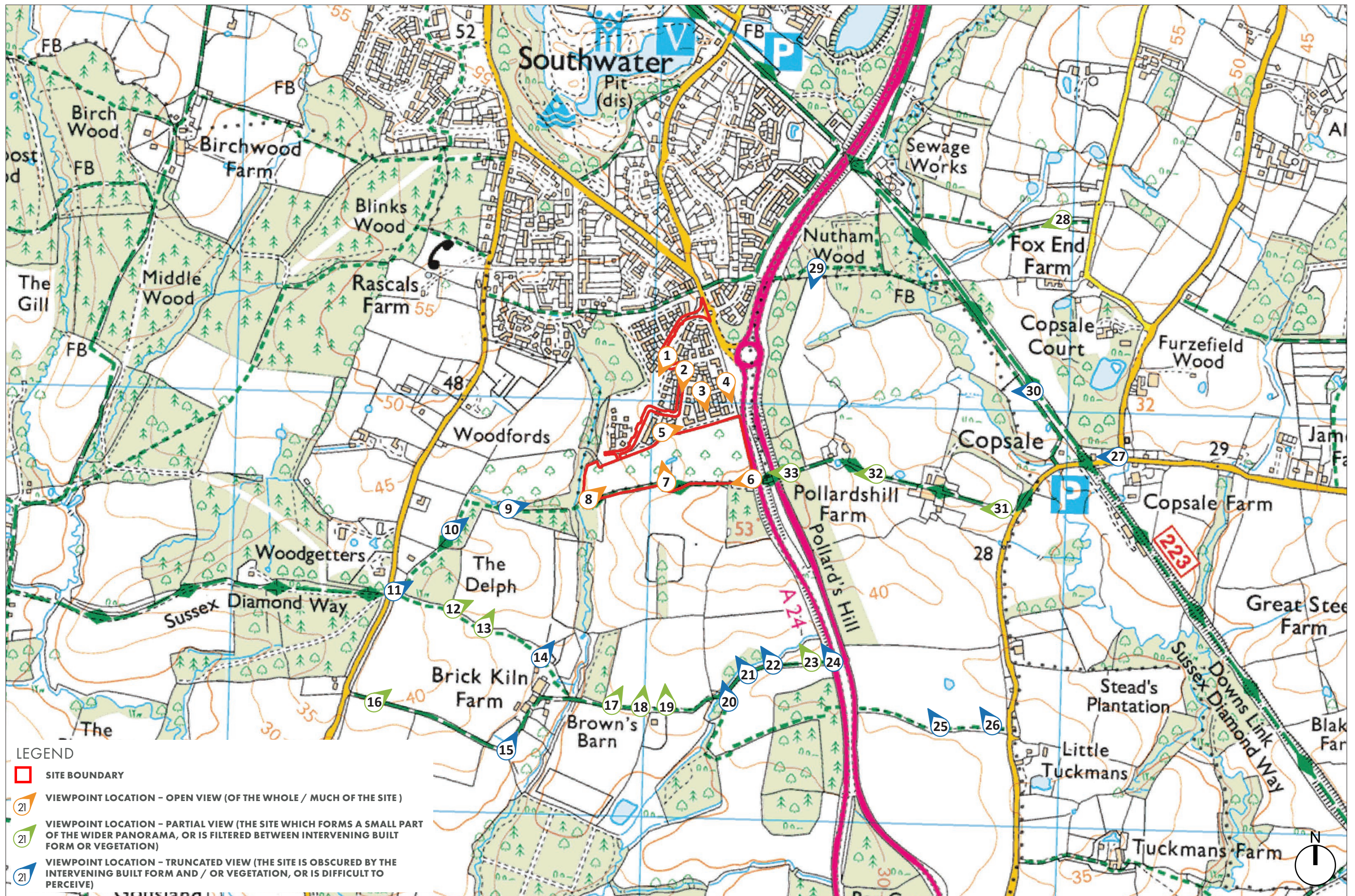


FIGURE 5.1 – VISUAL SUMMARY FROM LOCAL AREA (FABRIK, 2024)

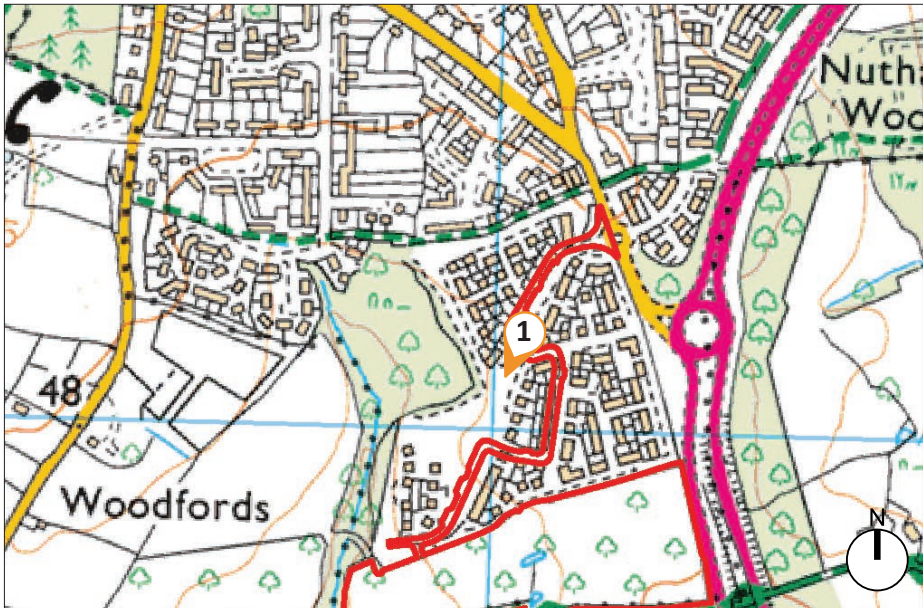




VIEWPOINT 1			
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
USERS OF CENTENARY ROAD AND RESIDENTS OF PROPERTIES ON CENTENARY ROAD	47M AOD	200M	VIEW FROM CENTENARY ROAD, LOOKING SOUTHWEST ALONG THE GREEN CORRIDOR TOWARDS THE SITE. THE OAK TREES ON THE NORTHERN BOUNDARY AND THE POPLAR PLANTATION WITHIN THE WESTERN HALF OF THE SITE ARE VISIBLE FROM THIS LOCATION. THE VIEW IS CHARACTERISED BY THE EXISTING HOUSES AND PUBLIC OPEN SPACES, SET WITHIN A TREED FRAMEWORK. THERE ARE PARTIAL VIEWS OF THE RIDGELINE WITHIN THE SOUTH DOWNS NATIONAL PARK WHERE GAPS IN THE INTERVENING VEGETATION ALLOW.

LEGEND

- SITE BOUNDARY
- OPEN VIEW
- PARTIAL VIEW
- TRUNCATED VIEW



VIEWPOINT LOCATIONS





VIEWPOINT 2			
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
USERS OF CENTENARY ROAD AND RESIDENTS OF PROPERTIES ON CENTENARY ROAD	48M AOD	65M	VIEW FROM CENTENARY ROAD, LOOKING SOUTH ALONG THE ROAD CORRIDOR TOWARDS THE SITE. THE OAK TREES ON THE NORTHERN BOUNDARY AND THE POPLAR PLANTATION WITHIN THE SITE ARE VISIBLE FROM THIS LOCATION ALONG THE ROAD CORRIDOR BETWEEN THE EXISTING PROPERTIES. THE VIEW IS CHARACTERISED BY THE EXISTING HOUSES SET AGAINST A WELL TREED BACKDROP.

LEGEND

- SITE BOUNDARY
- 21 OPEN VIEW
- 21 PARTIAL VIEW
- 21 TRUNCATED VIEW



VIEWPOINT LOCATIONS





VIEWPOINT 3			
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
USERS OF HEASMAN PLACE AND RESIDENTS OF PROPERTIES ON HEASMAN PLACE	49M AOD	65M	VIEW FROM HEASMAN PLACE, LOOKING SOUTH ALONG THE ROAD CORRIDOR TOWARDS THE SITE. THE OAK TREES ON THE NORTHERN BOUNDARY AND THE POPLAR PLANTATION WITHIN THE SITE ARE VISIBLE FROM THIS LOCATION ALONG THE ROAD CORRIDOR BETWEEN THE EXISTING PROPERTIES. THE VIEW IS CHARACTERISED BY THE EXISTING HOUSES SET AGAINST A WELL TREED BACKDROP.

LEGEND

SITE BOUNDARY

21

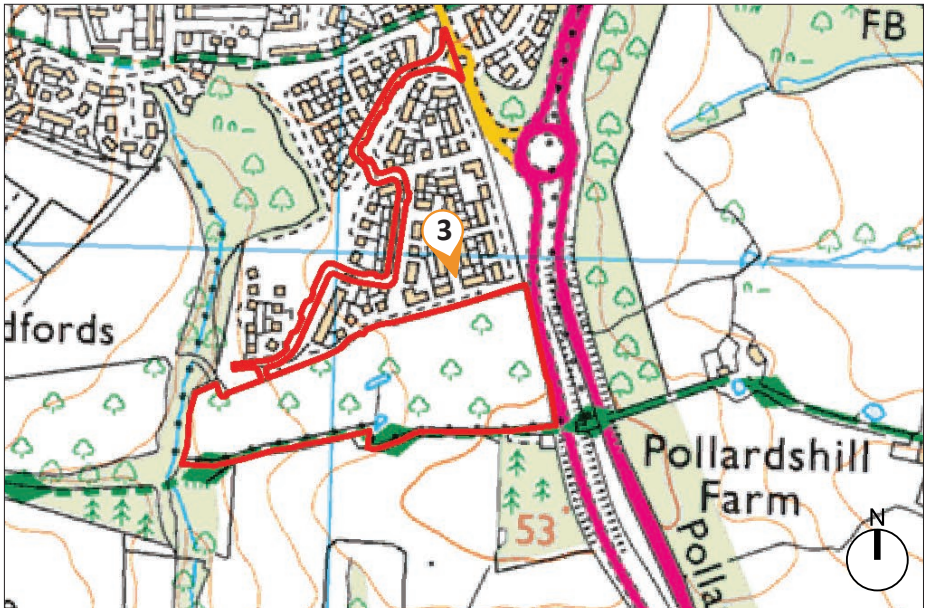
OPEN VIEW

21

PARTIAL VIEW

21

TRUNCATED VIEW



VIEWPOINT LOCATIONS