

4.0

BASELINE CONDITIONS

4.6

INTERNAL VISUAL SURVEY

A visual inspection of the Site was conducted on 30th June 2021. The photos on the following page illustrate the existing site conditions and characteristics.

LEGEND



SITE BOUNDARY



VIEWPOINT LOCATION

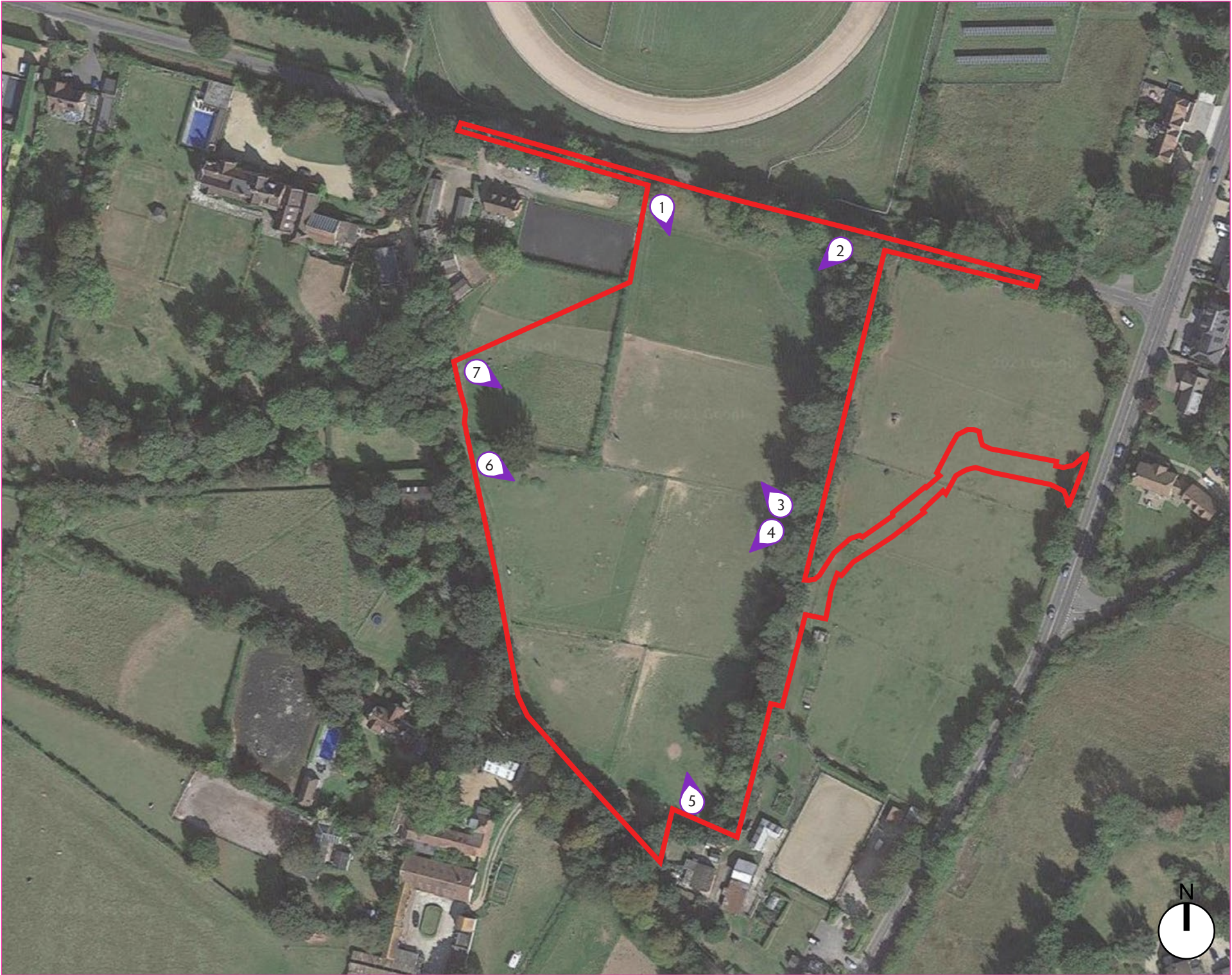


FIGURE 4.8 – PLAN ILLUSTRATING INTERNAL SITE PHOTOGRAPH LOCATION POINTS (FABRIK, 2021)



PHOTOGRAPH – VIEWPOINT 1
VIEW LOOKING SOUTH-EAST ACROSS THE PASTURELAND FROM THE NORTH-WESTERN CORNER OF THE SITE. THE EXISTING HORSE PADDOCKS AND ELECTRIC FENCE DOMINATES THE FOREGROUND VIEWS. A CLIPPED NATIVE HEDGEROW FRAMES THE VIEW TO THE WEST. THE DENSE BOUNDARY HEDGEROW / TREEBELT WITH UNDERSTORY SCRUB ALONG THE NORTHERN, EASTERN SOUTHERN AND SOUTHWESTERN BOUNDARIES CAN BE SEEN IN THE MID AND BACKGROUND. THE BOUNDARY VEGETATION FORMS A VERDANT BACKDROP AND WOODED SKYLINE .



PHOTOGRAPH – VIEWPOINT 2
VIEW LOOKING SOUTH-WEST ACROSS THE PASTURELAND FROM THE NORTH-EASTERN CORNER OF THE SITE. THE EXISTING HORSE PADDOCKS AND ELECTRIC FENCE DOMINATES THE FOREGROUND VIEWS. THE DENSE BOUNDARY VEGETATION ALONG THE EASTERN SOUTHERN AND WESTERN BOUNDARIES CAN BE SEEN IN THE MID AND BACKGROUND. NORTHFIELD FARM IS BARELY DISCERNIBLE THROUGH THE SOUTHERN BOUNDARY VEGETATION. A CLIPPED NATIVE HEDGEROW AND WOODEN FENCING IS EVIDENT TO THE NORTH-WEST, WITH OPEN VIEWS OF THE ADJACENT DWELLING AT BAYARD STABLES.



PHOTOGRAPH – VIEWPOINT 3
VIEW LOOKING NORTH-WEST ACROSS THE PASTURELAND FROM THE CENTRAL-EASTERN SITE BOUNDARY. DENSE BOUNDARY VEGETATION ALONG THE EASTERN BOUNDARY FRAMES THE VIEW. BEYOND THE HEDGEROW/WOODLAND FOLLOWS THE NORTHERN BOUNDARY AND FURTHER ALONG LEVEL MARE LANE. A CLIPPED NATIVE HEDGEROW AND WOODEN FENCING IS EVIDENT TO THE NORTH-WEST, WITH OPEN VIEWS OF THE ADJACENT DWELLING AND OUTBUILDINGS ASSOCIATED WITH BAYARD STABLES. PARTIAL VIEWS OF NORTHFIELD COUNTRY HOUSE OCCUR BEYOND INTERVENING VEGETATION.



PHOTOGRAPH – VIEWPOINT 4
VIEW LOOKING SOUTH-WEST ACROSS THE PASTURELAND FROM THE CENTRAL-EASTERN SITE BOUNDARY. THE EXISTING HORSE PADDOCKS AND ELECTRIC FENCE DOMINATES THE FOREGROUND VIEWS. A CLIPPED NATIVE HEDGEROW TO THE WEST AND THE DENSE BOUNDARY VEGETATION ALONG THE EASTERN SOUTHERN AND WESTERN BOUNDARIES FRAME THE VIEW. NORTHFIELD FARM IS JUST DISCERNIBLE THROUGH THE SOUTHERN BOUNDARY VEGETATION



PHOTOGRAPH – VIEWPOINT 5
VIEW LOOKING NORTH-WEST ACROSS THE PASTURELAND FROM THE SOUTH-EASTERN CORNER OF THE SITE. DENSE BOUNDARY VEGETATION ALONG THE BOUNDARY FRAMES THE VIEW. THE CLIPPED ‘L’ SHAPED NATIVE HEDGEROW AND SPECIMEN EVERGREEN TREE IS EVIDENT TO THE NORTH-WEST, WITH PARTIAL VIEWS OF THE ADJACENT DWELLING AND OUTBUILDINGS ASSOCIATED WITH BAYARD STABLES. GLIMPSED VIEWS OF A TELECOMMUNICATION MAST AND THE SURROUNDING LANDSCAPE OCCUR THROUGH GAPS IN BOUNDARY VEGETATION TO THE NORTH



PHOTOGRAPH – VIEWPOINT 6
 VIEW LOOKING SOUTH-EAST ACROSS THE PASTURELAND FROM THE CENTRAL-WESTERN SITE BOUNDARY. THE EXISTING HORSE PADDOCKS AND ELECTRIC FENCE DOMINATES THE FOREGROUND VIEWS. THE CLIPPED 'L' SHAPED NATIVE HEDGEROW AND SINGLE PINE TREE FRAMES THE VIEW TO THE LEFT. THE DENSE BOUNDARY VEGETATION ALONG THE EASTERN SOUTHERN AND WESTERN BOUNDARIES FRAME THE VIEW TO THE RIGHT AND FORM THE MID/BACKGROUND.



PHOTOGRAPH – VIEWPOINT 7
 VIEW LOOKING SOUTH-EAST ACROSS THE PASTURELAND FROM THE NORTH-WESTERN SITE BOUNDARY. THE EXISTING HORSE PADDOCKS AND ELECTRIC FENCE DOMINATES THE FOREGROUND VIEWS. THE CLIPPED 'L' SHAPED NATIVE HEDGEROW FORMS THE MID GROUND WHICH ALONG WITH THE DENSE BOUNDARY VEGETATION IN THE BACKGROUND BEYOND. THERE ARE PARTIAL VIEWS OF THE ADJACENT DWELLING AND OUTBUILDINGS ASSOCIATED WITH BAYARD STABLES TO THE LEFT OF THE VIEW.

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 the 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 plans that follow show the actual visual summary of the existing Sites from the immediate environs. The photographs 1-19 then describe each of these views. The range of views includes:

- a **Open Views:**
An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.
- b **Partial Views:**
A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;
- c **Truncated Views:**
No view of the site or the site is difficult to perceive.

Photographs were taken at 1.57m height above ground with a Nikon DSLR camera with a 35mm lens (and a 2/3rds sensor) to achieve an equivalent 52.5mm focal length.

The visibility of the Site is influenced by the topography of the surrounding area, together with the presence of built form and vegetation. The topography of the area is illustrated in Figure 4.1. The visual assessment was carried out on 30th June 2021 and the assessment therefore represents a summer view with deciduous species in leaf.

5.2 VISUAL ASSESSMENT FROM RECEPTORS

The key visual receptors are set out in the following sections. The character and amenity of these views are described in the captions to each photograph. Fieldwork established that the Site is well-screened and that public views of the Site (it's boundary vegetation and internal pastureland) are only possible from the immediate environment along Level Mare lane (north of the Site), the A29 (east of the Site) and Northfield Farmhouse (south of the Site). Views of the Site begin to diminish and become difficult to distinguish further away from the local environment due to a combination of intervening vegetation, built form and undulating topography. Subsequently, views of the Site from both local and distant environment are truncated.

It should be noted that views of the Site from immediate and local receptors to the east will diminish over time as the newly approved planning scheme, Land West of Fontwell Avenue (to the immediate east) develops.

5.2.1 VIEWS FROM PUBLIC RIGHTS OF WAYS

Viewpoint 1 is representative of views from those receptors using Public Footpath 315 to the west of the Site, within the local landscape, and where views of the Site are due to intervening mature hedgerow / treebelts and built form.

Views of the Site from receptors using Public Rights of Way in the wider landscape and within the South Downs National Park are difficult to discern and truncated due to the combination of intervening topography and layers of vegetation (refer to viewpoints 15 -19).

5.2.2 VIEWS FROM TRANSPORT CORRIDORS

Views of the Site from immediate and local receptors using transport corridors vary from open, to partial and truncated. Viewpoints 5 and 6 are representative of views gained by users of Level Mare Lane within the immediate environment directly north of the Site. Open views of the northern Site boundary, with partial views of in internal area of the Site are experienced from these locations. The mature boundary vegetation limits direct views into the Site. Viewpoint 4 is located, to the north-west of the Site, along Level Mare Lane. Partial views of the Site boundary vegetation are experienced from this location. However, the northern Site boundary vegetation is difficult to discern and the internal areas of the Site are truncated due to intervening layers of vegetation and the built form associated with Bayard Stables. Views of the Site further along Level Mare Lane to the north-east begin to diminish and are truncated due to the intervening layers of vegetation and built form (refer to viewpoint 3).

Viewpoints 12, 13 and 14 are representative of views gained by those receptors visiting Northfield Farmhouse and Northfield Farm Cottages within the immediate environment directly south of the Site. Open views of the southern and south-eastern Site boundaries, which in turn allow for partial views of in internal area of the Site are experienced from these locations. The mature boundary vegetation limits wider views into the Site.

Views of the Site from local receptors using the A29, Fontwell Avenue range from open to partial. Viewpoint 7 is representative of views gained at the junction of the A29 and Level Mare Lane. Open views of the south-eastern boundary vegetation are apparent at this location. Views of the remaining site boundary and internal areas of the Site are wholly truncated by intervening vegetation. Further south along the A29, open views of the eastern Site boundary are apparent, which in turn truncate wider and interal views of the Site (refer to viewpoint 8). These views will diminish over time as the newly approved planning scheme, Land West of Fontwell Avenue (to the immediate east of the Site) develops. Viewpoint 11 is representative of views along the A29, Fontwell Avenue facing the entrance to Northfield Farmhouse and Northfield Farm Cottages. There are open views of the south-eastern boundary vegetation from this view, whihc in turn truncate internal views of the Site. Views of the remaining Site boundary and internal area are wholly truncated by intervening vegetation and built form.

The visual appraisal confirms that due to the intervening layers of vegetation and built form, views of the Site are obscured from the following the following representative viewpoints from transport corridors within the local landscape: 1, 2, 3, 9 and 10.

6.2.3 VIEWS FROM PRIVATE RESIDENTIAL RECEPTORS

Views to the Site are possible from a number of surrounding properties - notably those immediately adjacent to the Site along the A29, Level Mare Lane and Northfield Farmhouse.

Open views across the Site are available from the property at Bayard Stables, along Level Mare Lane to the immediate north-east the Site (refer to internal viewpoints 2 and 3). To the immediate south, views of the southern Site boundary are predicted from the entrance driveway to Northfield House are open (refer to viewpoint 14). It is therefore predicted, that views from the properties at Northfield Farmhouse itself will range from partial to truncated due to the intervening vegetation along the access road Northfield Farmhouse.

Views of the Site from viewpoint 12 are representative of views gained by Northfield Farm cottages to the immediate south-east of the Site. Partial views of the south-eastern Site boundary occur through intervening layers of vegetation from this location.

Viewpoint 7 is representative of views gained by private residents located at the junction of the A29 and Level Mare Lane. Open views of the eastern boundary vegetation are apparent at this location, in turn limiting views of the internal arrangements of the Site. These views will diminish over time as the newly approved planning scheme, Land West of Fontwell Avenue (to the immediate east of the Site) develops.

The visual appraisal confirms that due to the intervening layers of vegetation views of the Site are obscured from the following the following representative viewpoints from private residents within the local landscape: 3, 9 and 10)

5.2.4 VIEWS FROM SCENIC VIEWPOINTS

Views of the Site from receptors at the scenic viewpoints of Halnaker Mill and Folly Hill at elevated locations within the South Downs National Park to the north are difficult to discern due to the combination of intervening topography and layers of vegetation (refer to viewpoints 15 and 18).

5.3 VISUAL ANALYSIS CONCLUSION

At the immediate and local level, views into the Site vary from open to partial and where these views are often of the boundary vegetation, which in turn obscures views of the internal arrangements of the Site itself.

Views from within the local and distant landscape are truncated. Even from the highest view points, on top of Folly Hill and Halnaker Hill, within the South Downs National Park, views of the Site are truncated (refer to viewpoints 15 and 18). It can be concluded that the Site is difficult to discern and overall visually well contained within the wider landscape.

As such, and given the Site's location, surrounding boundary vegetation and built form, it is concluded that the Site is visually well contained in the local and wider landscape.

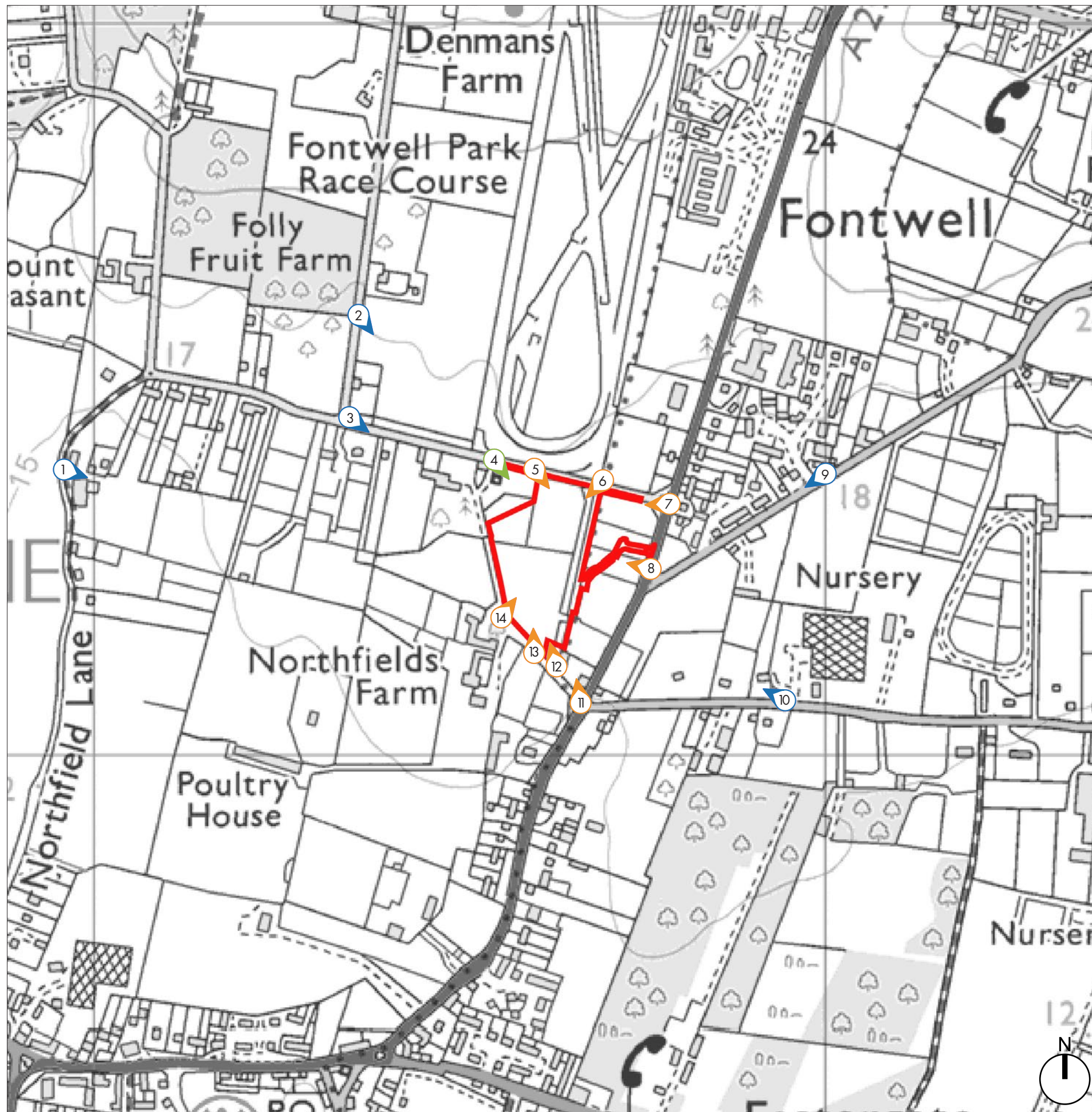


FIGURE 5.1 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM THE IMMEDIATE AND LOCAL LANDSCAPE (FABRIK, 2021)

LEGEND

-  SITE BOUNDARY
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



VIEWPOINT 1
VIEW LOOKING EAST TOWARDS THE SITE FROM PUBLIC FOOTPATH 315 ALONG NORTHFIELD LANE, ADJACENT TO THE Paddock. VIEWS OF THE SITE ARE FULLY OBSCURED BY THE INTERVENING VEGETATION AND BUILT FORM.



VIEWPOINT 3
VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM LEVEL MERE LANE. VIEWS OF THE NORTHERN SITE BOUNDARY VEGETATION ARE DIFFICULT TO DISCERN AND THE INTERNAL AREA OF THE SITE IS TRUNCATED DUE TO INTERVENING LAYERS OF VEGETATION AND BUILT FORM.



VIEWPOINT 2
VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM DENMANS LANE. VIEWS TOWARDS THE SITE ARE FULLY TRUNCATED DUE TO INTERVENING LAYERS OF MATURE VEGETATION AND BOUNDARY FENCING.



VIEWPOINT 4
VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM LEVEL MERE LANE AND ADJACENT PROPERTY BAYARD STABLES. PARTIAL VIEWS OF PART OF THE NORTHERN SITE BOUNDARY VEGETATION ARE DIFFICULT TO DISCERN AND THE INTERNAL AREA OF THE SITE IS TRUNCATED DUE TO INTERVENING LAYERS OF VEGETATION AND BUILT FORM.



CUT LINE

VIEWPOINT 5
VIEW LOOKING SOUTH TOWARDS THE SITE FROM LEVEL MERE LANE. OPEN VIEWS OF THE SITE'S NORTHERN BOUNDARY VEGETATION AND FENCING ARE APPARENT FROM THIS LOCATION WHICH IN TURN TRUNCATE WIDER VIEWS OF THE SITE. THE INTERNAL PASTURELAND, ELECTRIC FENCING, EASTERN AND SOUTHERN SITE BOUNDARY HEDGEROW ARE PARTIALLY VISIBLE THROUGH GAPS IN THE NORTHERN BOUNDARY VEGETATION.



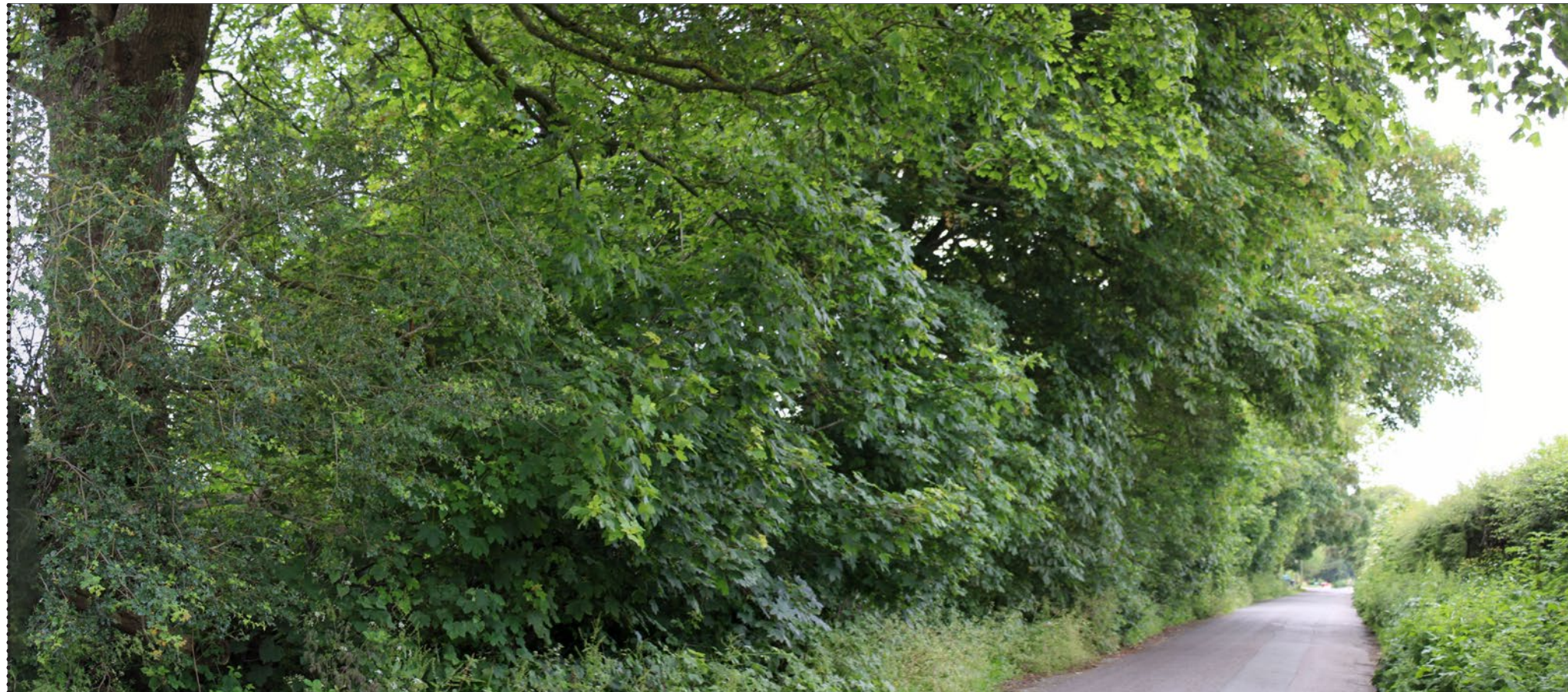
CUT LINE

VIEWPOINT 6
VIEW LOOKING SOUTH-WEST TOWARDS THE SITE FROM LEVEL MERE LANE AT THE FIELD ENTRANCE GATE. OPEN VIEWS OF THE SITE'S NORTHERN BOUNDARY VEGETATION AND THE INTERNAL ARRANGEMENTS OF THE SITE OCCUR FROM THIS LOCATION.

CUT LINE



CUT LINE





VIEWPOINT 7
VIEW LOOKING SOUTH-WEST TOWARDS THE SITE FROM THE EDGE OF THE A29, FONTWELL AVENUE, WHERE LEVEL MARE LANE JOINS THE A29. OPEN VIEWS OF PART OF THE EASTERN BOUNDARY VEGETATION OCCUR T FROM THIS LOCATION WHICH IN TURN TRUNCATES VIEWS OF THE INTERNAL SITE ARRANGEMENTS. VIEWS OF THE NORTHERN AND NORTH-EASTERN SITE BOUNDARY ARE DIFFICULT TO DISCERN THROUGH INTERVENING LAYERS OF VEGETATION.



VIEWPOINT 8
VIEW LOOKING WEST TOWARDS THE SITE FROM THE JUNCTION AT WANDLEY'S LANE AND THE A29. OPEN VIEWS OF THE EASTERN BOUNDARY VEGETATION ARE APPARENT FROM THIS LOCATION WHICH IN TURN TRUNCATE INTERNAL VIEWS OF THE SITE. VIEWS OF THE SITE WILL DIMINISH OVER TIME AS THE NEWLY APPROVED PLANNING SCHEME LAND WEST OF FONTWELL AVENUE DEVELOPS.



EASTERN SITE
BOUNDARY

CUT LINE



VIEWPOINT 9
VIEW LOOKING WEST TOWARDS THE SITE FROM THE JUNCTION AT WANDLEY'S LANE AND WANDLEYS DR. VIEWS OF THE SITE ARE FULLY OBSCURED BY THE INTERVENING VEGETATION AND BUILT FORM.



VIEWPOINT 11
VIEW LOOKING NORTH-WEST TOWARDS THE SITE FROM THE EDGE OF THE A29, FONTWELL AVENUE. PARTIAL VIEWS OF THE SOUTH-EASTERN BOUNDARY VEGETATION ARE APPARENT FROM THIS LOCATION WHICH IN TURN TRUNCATE INTERNAL VIEWS OF THE SITE. VIEWS OF THE REMAINING SITE BOUNDARY AND INTERNAL AREA ARE WHOLLY TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM.



APPROXIMATE
LOCATION OF SITE

VIEWPOINT 10
VIEW LOOKING NORTH-WEST TOWARDS THE JUNCTION OF EASTERGATE LANE. VIEWS OF THE SITE ARE FULLY OBSCURED BY THE INTERVENING VEGETATION AND BUILT FORM.



SOUTHEASTERN SITE
BOUNDARY

VIEWPOINT 12
VIEW LOOKING NORTH-WEST TOWARDS THE SITE FROM THE ACCESS ROAD TO NORTHFIELD FARMHOUSE AND NORTHFIELDS FARM COTTAGES. OPEN VIEWS OF PART OF THE SITE'S SOUTHERN AND EASTERN BOUNDARY VEGETATION ARE APPARENT FROM THIS LOCATION, WHICH IN TURN TRUNCATE INTERNAL VIEWS OF THE SITE. MORE EXTENSIVE VIEWS OF THE SITE ARE TRUNCATED BY A COMBINATION OF BUILT FORM AND LAYERS OF VEGETATION.



CUT LINE

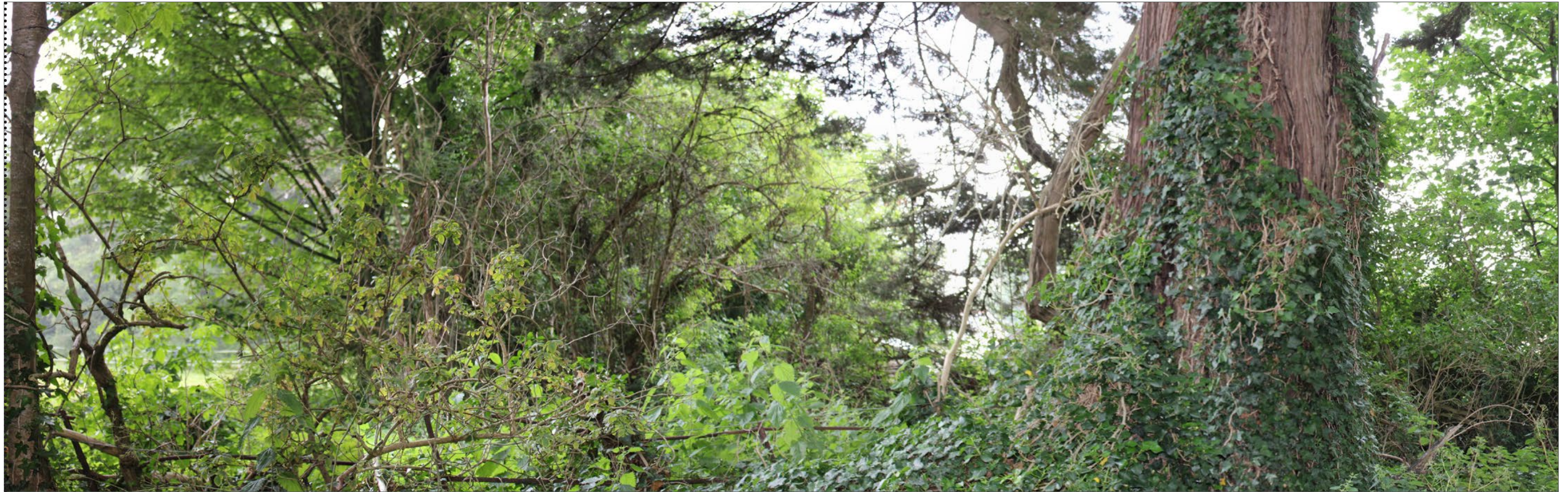
VIEWPOINT 13
VIEW LOOKING NORTH-WEST TOWARDS THE SITE FROM THE ACCESS ROAD TO NORTHFIELD FARMHOUSE. OPEN VIEWS OF THE SITE'S SOUTHERN BOUNDARY VEGETATION AND FENCING ARE APPARENT FROM THIS LOCATION. THE INTERNAL PASTURELAND, ELECTRIC FENCING, EASTERN AND SOUTHERN SITE BOUNDARY HEDGEROW ARE DISCERNED THROUGH GAPS IN THE BOUNDARY VEGETATION.



CUT LINE

VIEWPOINT 14
VIEW LOOKING NORTH-EAST TOWARDS THE SITE FROM THE ACCESS ROAD TO NORTHFIELD FARMHOUSE. OPEN VIEWS OF THE SITE'S SOUTHERN BOUNDARY VEGETATION AND FENCING ARE APPARENT FROM THIS LOCATION . THE INTERNAL PASTURELAND, ELECTRIC FENCING, EASTERN AND SOUTHERN SITE BOUNDARY HEDGEROW ARE DISCERNED THROUGH GAPS IN THE BOUNDARY VEGETATION.

CUT LINE



CUT LINE

