

Viewpoint 1 from A27 Moorhill Road at junction with public footpath no. 241/506/1 looking east

Date: 25.03.22 **Distance from Site:** 7m **Elevation:** 70m AOD

Existing View: Following recent demolition of former agricultural buildings there is currently an open view across the entrance and access road within the area of land recently granted planning permission. However, there are only partial views into the field due to the evergreen hedge H1 and levels within the field are between 3-17m lower than levels on the A27.

Visual Receptors: A transient view for travellers on A27 Moorhill Road and pedestrians on public footpath where it joins the A27.

Anticipated Change in View: The off-site road works on the A27 include a new 1.8m wide footway on both sides of the road, new pedestrian crossing with refuge island and road widening to create central lane for turning into the site. Three category ‘C’ trees will be removed as part of the works (one Scots Pine and two Sycamore). These will be replaced as part of the proposed screen planting along the road frontage. After redevelopment of the brownfield site in the foreground (two storey buildings, storage of caravans for sales and repairs, tree/hedge planting along the road frontage, improved entrance and vehicular access) there will only be a narrow view into the Site immediately adjacent to the entrance on Moorhill Road. At Year 1 the entrance and access road to the field will be visible and there will be a narrow view into the field and potential glimpsed views of a few of the proposed touring caravans. Although the site will be open all year round, it is anticipated that there will be few caravans in Winter with the site mainly in use from Spring to Autumn.

During construction there would be a large negative visual effect due to the off-site road works and movement of construction vehicles to and from Site during the overall works.

Mitigation: N/A.
Screen planting along the road boundary to be carried out as part of a separate planning permission.



Location of viewpoint

Sensitivity of visual receptors: moderate

Pedestrians and travellers on main A road and public footpath.

Magnitude of visual effects at Year 1: Minor adverse

The main change will be the off-site road works. However, only a very small part of the proposed touring caravan development may be visible.

Year 1
Degree of Visual Effects: Slight negative

Year 15
Degree of Visual Effects: Slight negative

Sensitivity of Visual Receptor	Magnitude of Visual Effects (Beneficial or Adverse)				
	No change	Negligible	Minor	Medium	Major
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large
Moderate	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral	Neutral or Slight	Slight	Slight or Moderate

Table C: Summarising the Degree of Visual Effects at Year 1

project

THORNEYDOWN FARM

title

FIGURE 9

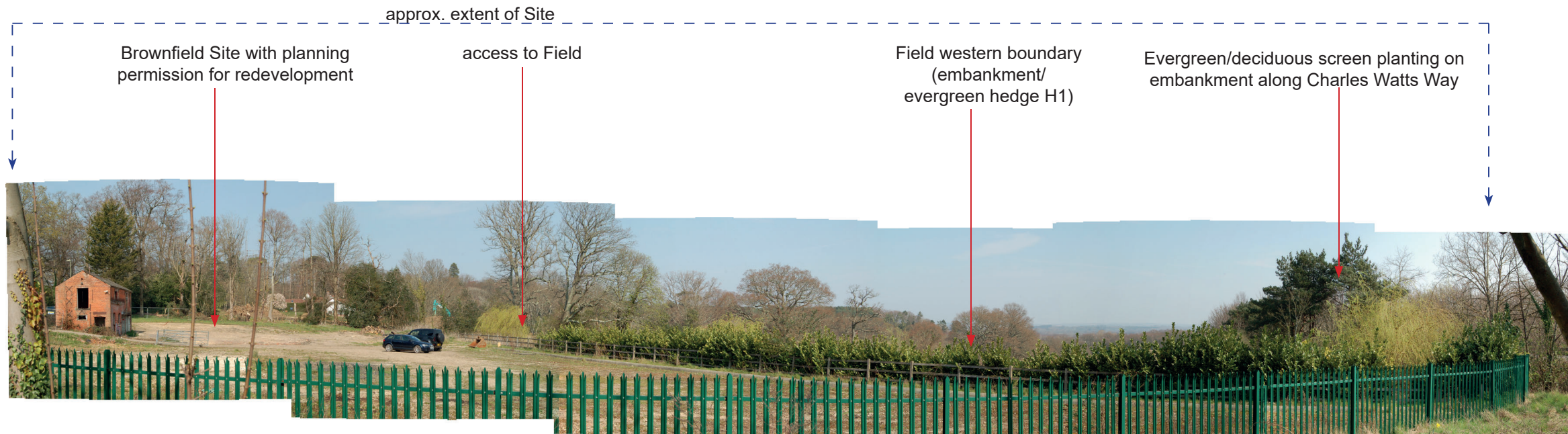
VISUAL APPRAISAL PHOTOGRAPH

VIEWPOINT 1

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Location of viewpoint

Viewpoint 2 from Kanes Hill Roundabout at junction with A27 and A334 looking north-east

Date: 25.03.22 **Distance from Site:** 30m **Elevation:** 69m AOD

Existing View: Following recent demolition of former agricultural buildings there is currently an open view across the area of land recently granted planning permission. However, views into the field are screened by the evergreen hedge H1 and levels within the field are between 2-17m lower than levels on the A27.

Visual Receptors: A transient view for travellers on A27/A334 at Kanes Hill roundabout and pedestrians on footway.

Anticipated Change in View: After redevelopment of the brownfield site in the foreground (two storey buildings, storage of caravans for sales and repairs, tree/hedge planting along the road frontage) and replacement of hedge H1 with native screen planting, there may be filtered views of a small part of the proposed development at Year 1.

During construction there would be a slight negative visual effect due to the movement of construction vehicles to and from Site during the overall works.

Mitigation: N/A.
Screen planting along road boundary to be carried out as part of a separate planning permission.

Sensitivity of visual receptors: low

Pedestrians and travellers on main A roads at Kanes Hill roundabout

Magnitude of visual effects at Year 1: Minor adverse

There may be filtered views of a small part of the proposed development.

Year 1
Degree of Visual Effects: Slight negative

Year 15
Degree of Visual Effects: Neutral

Sensitivity of Visual Receptor	Magnitude of Visual Effects (Beneficial or Adverse)				
	No change	Negligible	Minor	Medium	Major
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large
Moderate	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral	Neutral or Slight	Slight	Slight or Moderate

Table C: Summarising the Degree of Visual Effects at Year 1

project

THORNEYDOWN FARM

title

FIGURE 10

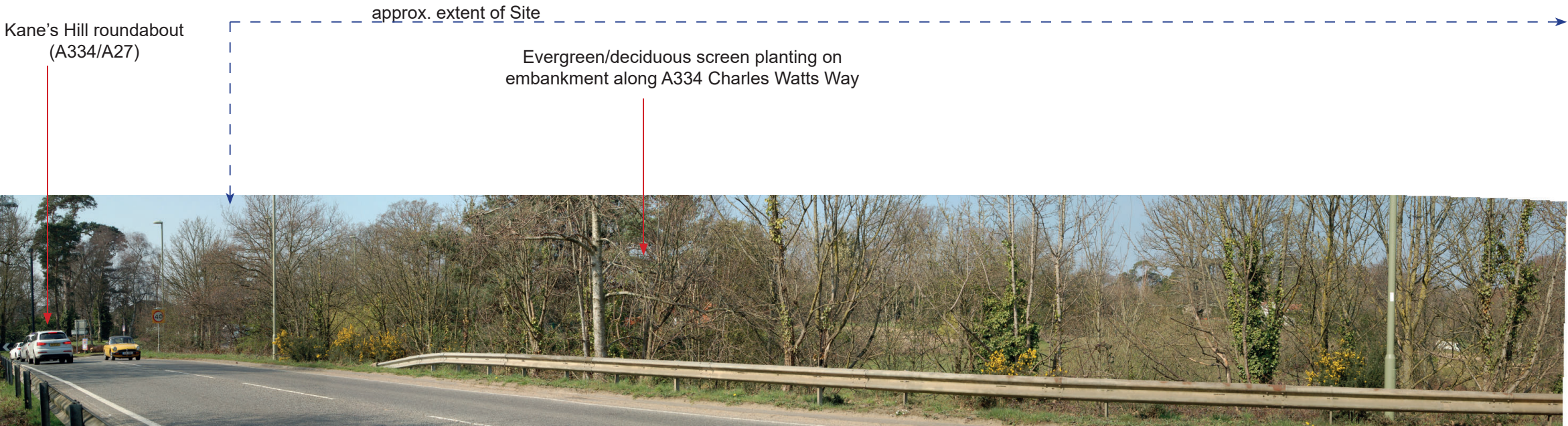
VISUAL APPRAISAL PHOTOGRAPH

VIEWPOINT 2

12.09.22

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Location of viewpoint

Viewpoint 3 from A334 Charles Watts Way looking north-east

Date: 25.03.22 Distance from Site: 30m Elevation: 69m AOD

Existing View: This is a representative oblique view from the A334 adjacent to the Site. There are filtered views into parts of the Site through the mature screen planting of evergreen and deciduous species along the road embankment (the entire length of the Site). During the summer, with trees in leaf, views into the Site will be screened by vegetation.

Visual Receptors: A transient view for travellers on A334 Charles Watts Way (no footway for pedestrians)

Anticipated Change in View: During the winter, at Year 1, there would be filtered views of the single storey amenity building roof and touring caravans, set at a lower level than the road. However, it is unlikely that there will be many touring caravans using the Site during the winter. During the summer at Year 1, views into the Site will be screened by dense vegetation on the embankment.

During construction there would be a moderate negative visual effect.

Mitigation: N/A.
No additional screen planting required along the boundary.

Sensitivity of visual receptors: low

Travellers on main A road.

Magnitude of visual effects at Year 1: Minor adverse

The proposed scheme would constitute a minor component of the view. However, during the summer at Year 1, views into the Site will be screened by dense vegetation on the embankment.

Year 1
Degree of Visual Effects: Slight negative

Year 15
Degree of Visual Effects: Slight negative

Sensitivity of Visual Receptor	Magnitude of Visual Effects (Beneficial or Adverse)				
	No change	Negligible	Minor	Medium	Major
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large
Moderate	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral	Neutral or Slight	Slight	Slight or Moderate

Table C: Summarising the Degree of Visual Effects at Year 1

project

THORNEYDOWN FARM

title

FIGURE 11

VISUAL APPRAISAL PHOTOGRAPH

VIEWPOINT 3

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