

BDW are correct, the outline planning application and Parameter Plans were based on the 2017 Rydon LVIA. In their penultimate paragraph, they say . . . *"I hope you agree that the visual shows that the proposed development will comprise glimpses of roofs over existing vegetation . . ."*

New information submitted in BDW's LVIA as part of the detailed reserved matters application, also supported by their detailed technical drawings, shows the hedgerow to be between 3m and 4m high. Certainly not capable of achieving the claim above.

If you compare images of the site (below) taken from the bridge in November 2016 when Rydon were doing their infiltration, you can compare the height of the rig with the vegetation at the time Rydon's LVIA was written. The scaling of the dwellings in this visual has been made on the assumption the vegetation (hedgerow) was as described by Rydon's LVIA.



BDW Photo.

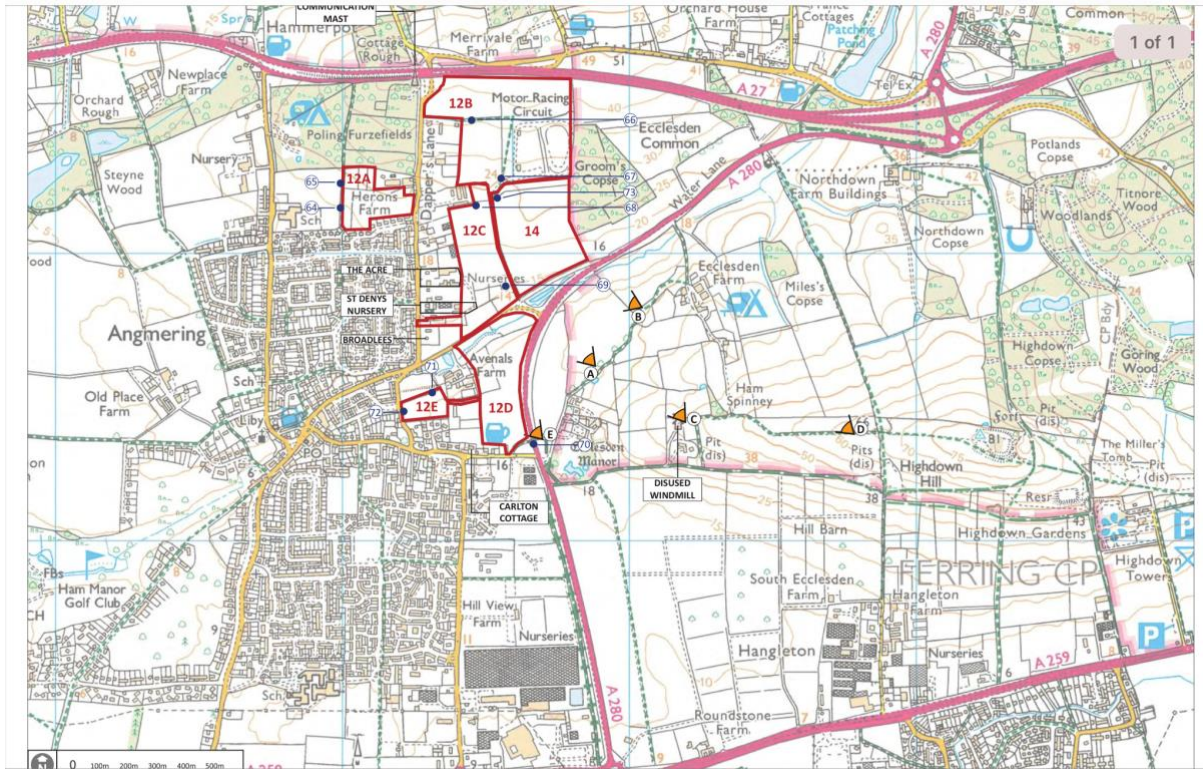


APC Photo 31.01.21

It is obvious the elevated views from the footbridge will give open views of the development, which we would all agree would be impossible to mitigate. Please see a photograph taken 31.01.21 to show the actual view.

This is what the proposed tree planting as part of the site layout (most of it now removed) was supposed to break up.

The controversial views are from the other 4 viewpoints (see below) in the revised LVIA submitted to the EiP (Examination in Public), which were to satisfy the concerns raised by the Inspector and persuade him to include the site in the Arun Local Plan subject to mitigation based on the fact that **existing vegetation** would restrict views of the development from the SDNP to just glimpses of roofs.



Therefore Angmering Parish Council's objection and grave concern remains about the impact that the site will have on the views to and from the South Downs National Park.