

Appendix 11.2

Visual Impact Table

Viewpoint	Location and National Grid Reference	Approx. Distance to Site Boundary (km)	Landscape Character Area of Viewpoint	Landscape Planning Designation	Direction of View to Site	Description of Baseline View	Type of View and Number of Users	Description of Change	Mitigation	Magnitude of Impact	Type and Nature of Impact	Sensitivity of Receptor	Significance of Impact
1	Rowan Way, west of A29 roundabout Grid ref.: SU 939 014 Elevation: Below 5m AOD	0.15km	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	None	North-east	Local view of south-west corner of site. Buildings on adjacent trading estate and derelict buildings at Oldlands Farm visible. Mature hedgerows along A29 screen western part of site. Distant trees visible beyond site.	Open view for many motorists on the approach into Bognor Regis and few pedestrians.	During Construction: New retail store building work and construction plant clearly visible in the southern part of the site. On Completion: Development on the site seen as an extension of the urban area. New retail store will curtail views of development on rest of site. 20 Years after Planting: Views of new retail store softened by new planting.	Planting between new retail store and roundabout softens views.	Major Adverse	Adverse Medium term	Low	Moderate Minor
2	Western end of Oldlands Farm access, at junction with Steyning Way Grid ref.: SU 941 014 Elevation: Below 5m AOD	Adjacent to site boundary	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	None	North	Local view across flat featureless site, with mature hedgerow along A29 central reservation screening properties in Shripney. Boundary hedgerow and mature tree line partially screen views from adjacent Southern Cross Trading Estate. Glasshouses on Sack Lane visible 1km from site. Distant views to South Downs.	Open view for moderate number of motorists and few pedestrians.	During Construction: New building work and construction plant clearly visible across whole of site. On Completion: Development on the site seen as an extension of the urban area. New retail store will curtail views of development on rest of site and distant views towards the South Downs. 20 Years after Planting: Views of development softened by enhanced hedgerow along southern boundary and new planting within site.	Existing hedgerow along southern boundary enhanced and supplemented. New planting within development area.	Major Adverse	Adverse Medium term	Low	Moderate Minor
3	Oldlands Farm access track (private access to farmhouse) Grid ref.: SU 942 014 Elevation: Below 5m AOD	On site boundary	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	Employment Policy	North	Local view across flat site, with traffic visible on A29. Caravan site and properties in Shripney screened by mature hedgerows and trees. Glasshouses on Sack Lane visible. Distant views to South Downs.	Open view for few users of access track.	During Construction: New building work and construction plant clearly visible across whole of site. On Completion: New retail store dominates the south-western part of the site. New employment buildings up to three-storeys high clearly visible across store car park. Narrow vista to South Downs retained. 20 Years after Planting: Views of development softened by enhanced hedgerow along southern boundary and new planting within site.	Existing hedgerow along southern boundary enhanced and supplemented. New planting within development area.	Major Adverse	Adverse Medium term	Low	Moderate Minor
4	A29 Shripney Road Grid ref.: SU 941 015 Elevation: Below 5m AOD	On site boundary	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	Employment Policy	East	Local view across site. Mature vegetation partially screens line of railway and properties in Shripney. Buildings on Southern Cross Trading Estate clearly visible. Medium distant views of glasshouses and properties on Sack Lane. Distant views to South Downs.	Open view for many motorists on one of the principal approach roads into Bognor Regis.	During Construction: New building work and construction plant clearly visible across whole of site. On Completion: New retail store and car parking dominate the south-western part of the site. New development seen as an extension of the urban area. Distant panoramic views to South Downs.	New hedgerow along A29 with tree planting. New planting within development area.	Major Adverse	Adverse Medium term	Low	Moderate Minor
5	Sack Lane Grid ref.: SU 944 027 Elevation: 5m AOD	1.0km	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	None	South	Medium distant view towards site, with upper part of buildings at Southern Cross Trading Estate visible. Low-lying site partially obscured by slightly higher ground south of Sack Lane. Hedgerows along railway visible east of site.	Open view for few motorists and walkers.	During Construction: New building work and construction plant visible. On Completion: New development visible in front of existing industrial area, partially obscured by slightly higher ground south of Sack Lane.	New planting along northern site boundary.	Slight Adverse	Adverse Medium term	Medium	Minor

Terminology for Visual Impact:

Magnitude of Impact: Major, Moderate, Slight, Negligible, Neutral, No Change
Nature of Impact: Long-term, Medium-term, Short-term, Direct, Cumulative
Impact Type: Adverse, Benefit, Neutral, No Impact

Sensitivity of Visual Receptor: High, Medium, Low
Significance: Major, Moderate (Significant), Minor (Moderately Significant), Minor/Negligible (Not Significant)
Type of View: Glimpsed, Open, Oblique, Framed
Number of Viewers: Few, Moderate, Many

Abbreviations:

CA: National Landscape Character Area
LCA: County Landscape Character Area
AONB: Area of Outstanding Natural Beauty

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Viewpoint	Location and National Grid Reference	Approx. Distance to Site Boundary (km)	Landscape Character Area of Viewpoint	Landscape Planning Designation	Direction of View to Site	Description of Baseline View	Type of View and Number of Users	Description of Change	Mitigation	Magnitude of Impact	Type and Nature of Impact	Sensitivity of Receptor	Significance of Impact
	Elevation: Below 5m AOD							20 Years after Planting: Filtered views of new development partly screened by existing hedgerows and new planting along eastern site boundary.		Negligible Adverse	Adverse Long-term	Medium	Negligible
11	Public footpath east of railway Grid ref: SU 948 017 Elevation: Below 5m AOD	0.45km	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	Strategic and Local Gaps	West	Local view across open farmland. Buildings on trading estate clearly visible. Derelict buildings at Oldlands Farm just visible above intervening hedgerows.	Filtered view above hedgerows for few walkers.	During Construction: New building work and construction plant visible above existing hedgerows. On Completion: New buildings visible above existing hedgerows. 20 Years after Planting: New development partly screened by existing hedgerows and new planting along eastern site boundary.	New planting along eastern site boundary.	Moderate Adverse Moderate Adverse Slight Adverse	Adverse Medium-term Adverse Medium-term Adverse Long-term	Medium Medium Medium	Moderate Minor Moderate Minor Minor
12	Public footpath east of railway Grid ref: SU 948 015 Elevation: Below 5m AOD	0.40km	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	Strategic and Local Gaps	South-west	Local view across open farmland. Site partially screened by hedgerows along railway line. Roundabout on A29 and southern part of site visible.	Filtered view above hedgerows for few walkers.	During Construction: New building work and construction plant visible above intervening hedgerows. On Completion: New buildings visible through intervening hedgerows. 20 Years after Planting: Filtered views of new development partly screened by existing hedgerows and new planting along eastern site boundary.	New planting along eastern site boundary.	Moderate Adverse Moderate Adverse Slight Adverse	Adverse Medium-term Adverse Medium-term Adverse Long-term	Medium Medium Medium	Moderate Minor Moderate Minor Minor
13	Halnaker Hill Grid ref: SU 920 098 Elevation: 110m AOD	8.0km	CA 125: South Downs, and West Sussex LCA: Western Downs	Sussex Downs AONB	South-east	Distant view towards site from high ground on South Downs. Site obscured by intervening vegetation. High rise flats on Steyne Street and Butlins in Bognor Regis evident.	Open view for moderate number of walkers.	During Construction: Distant, glimpsed views of new building work and construction plant. On Completion: Distant, glimpsed views of new development. Taller buildings discernible. 20 Years after Planting: New development further screened by new planting on and around the site.	None visible.	Negligible Adverse Negligible Adverse Negligible Adverse	Adverse Medium-term Adverse Medium-term Adverse Long-term	High High High	Negligible Negligible Negligible
14	Moving train on Bognor to Barnham railway line Approx. grid ref: SU 946 017 Elevation: Below 5m AOD	0.35km approx.	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	None	South-west	Local view across open farmland. Site and buildings at Oldlands Farm clearly visible.	Fleeting glimpsed views for large number of train passengers.	During Construction: Open/filtered view of new building work and construction plant across farmland. On Completion: Open/filtered view of new buildings across farmland. 20 Years after Planting: New development partly screened by planting along eastern site boundary.	New planting along eastern site boundary.	Moderate Adverse Moderate Adverse Slight Adverse	Adverse Medium-term Adverse Medium-term Adverse Long-term	Low Low Low	Minor Minor Minor Negligible

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COOPER
PARTNERSHIP

Oldlands Farm, Bognor Regis
Chapter 11 of Environmental Statement
LE/PM/1982-05/06

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6	Public footpath on Old Canal, east of Lidsey Grid ref.: SU 946 033 Elevation: 5m AOD	1.75km	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	None	South	Medium distant view. Site obscured by coalescing vegetation and buildings and marginally higher ground near Sack Lane. Distant views of tall buildings in Bognor Regis.	Filtered view for few walkers and very few other users of track.	20 Years after Planting: New development partly screened by new planting along northern and eastern boundaries. During Construction: Glimpsed views of new building work and construction plant through intervening hedgerows. On Completion: New development partially obscured by slightly higher ground near Sack Lane and existing vegetation. Possible densely filtered views of taller buildings.	New planting along northern site boundary.	Negligible Adverse	Adverse Long-term	Medium	Negligible
7	Public footpath on Old Canal, south of Barnham Grid ref.: SU 946 038 Elevation: 5m AOD	2.25km	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	None	South-west	Distant view across flat landscape. Site largely screened by intervening hedgerows, particularly along the railway line. Distant views of tall buildings in Bognor Regis.	Open view for few walkers and local residents.	During Construction: Glimpsed views of new building work and construction plant through intervening hedgerows. On Completion: Distant, filtered views of taller buildings on new development. 20 Years after Planting: New development further screened by new planting along northern and eastern boundaries.	New planting along northern site boundary.	Negligible Adverse	Adverse Medium-term Adverse Medium-term Adverse Long-term	Medium Medium Medium	Negligible Negligible Negligible
8	Public footpath (and South Coast Cycle Route) north-east of site Grid ref.: SU 955 020 Elevation: Below 5m AOD	1.20km	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	None	South-west	Medium distant view across open farmland. Buildings on trading estate barely discernible. Site screened by hedgerows and trees on golf course.	Filtered view for few walkers and cyclists.	During Construction: New building work and construction plant visible on skyline. On Completion: New buildings visible on skyline. 20 Years after Planting: Filtered views of new development partly screened by planting along eastern site boundary.	New planting along eastern site boundary.	Slight Adverse Slight Adverse Negligible Adverse	Adverse Medium-term Adverse Medium-term Adverse Long-term	Medium Medium Medium	Minor Minor Negligible
9	Public footpath on golf course east of railway Grid ref.: SU 951 016 Elevation: Below 5m AOD	0.75km	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	Strategic and Local Gaps	West	Local view across golf course. Filtered views of site and buildings on adjacent trading estate partially screened by intervening trees and hedgerows.	Filtered view for moderate number of golfers and walkers.	During Construction: New building work and construction plant visible through intervening hedgerows. On Completion: New buildings visible through intervening hedgerows. 20 Years after Planting: Filtered views of new development partly screened by existing hedgerows and new planting along eastern site boundary.	New planting along eastern site boundary.	Moderate Adverse Moderate Adverse Slight Adverse	Adverse Medium-term Adverse Medium-term Adverse Long-term	Medium Medium Medium	Moderate - Minor Moderate - Minor Minor
10	Public footpath across Phase 2 site Grid ref.: SU 946 019	0.40km	CA 126: South Coast Plain, and West Sussex LCA: Chichester to Shoreham Coastal Plain	Reserve Employment Policy	South-west	Local view across grassland. Buildings at Oldlands Farm just visible. Site partially screened by intervening trees and hedgerows.	Filtered view for few walkers.	During Construction: New building work and construction plant visible through intervening hedgerows. On Completion: New buildings visible through intervening hedgerows.	New planting along eastern site boundary.	Slight Adverse Slight Adverse	Adverse Medium-term Adverse Medium-term	Medium Medium	Minor Minor

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