

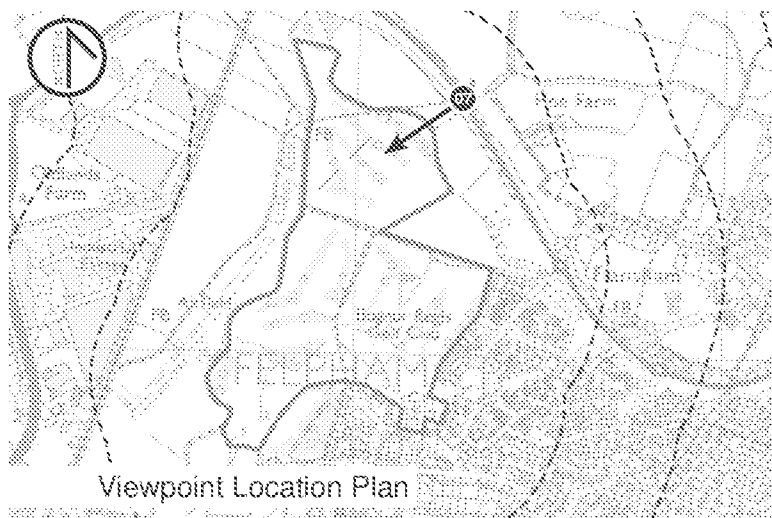


07 View west into site from PRoW (YAP/153/1)

Location PRoW (YAP/153/1)
 Co-ordinates SU 95292 01700
 Elevation 0m AOD
 Distance 0.13 km
 Bearing to Site North
 Date of View 21st October 2021
 Receptor Type Residents/Road & PRoW Users

Viewpoint Description

Viewpoint from PRoW at junction with the Felpham Relief Road. The road is busy and aligned with a footpath and lamp posts. The eastern boundary of the site is visible beyond intervening arable farmland and associated vegetation for the near full extent of the scene, predominantly lined with dense vegetation and screening or heavily filtering the interior of the golf course. To the right of the view and beyond the site, warehouses are visible.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
Construction: The upper levels of construction activity may be visible above existing vegetation for works associated with the care home and housing to the eastern edge. It may be possible also to discern construction, heavily filtered through vegetation in winter months.	High	Minor adverse	Minor adverse
Year 1: It may be possible to see the roofline of the care home development above existing vegetation and generally the facade would be heavily filtered through existing vegetation. A maintained break in vegetation would reveal a section of the building more fully to the eastern edge. In addition, the north eastern extent of housing may be glimpsed through existing intervening boundary vegetation. Such development would be seen at mid distance and within the context of recent modern neighbouring housing developments.	High	Minor adverse	Minor adverse
Year 15: The reinforced boundary planting would have matured to improve the screening potential, further softening views and aiding assimilation of the development.	High	Minor adverse	Minor adverse



Site A - Bognor Golf Club
 Landscape Strategy and Visual Appraisal

drawn by	checked by	date
CY	SF	Dec 21
job/FIG no	scale	paper size
171-Figure 15	NTS	A3