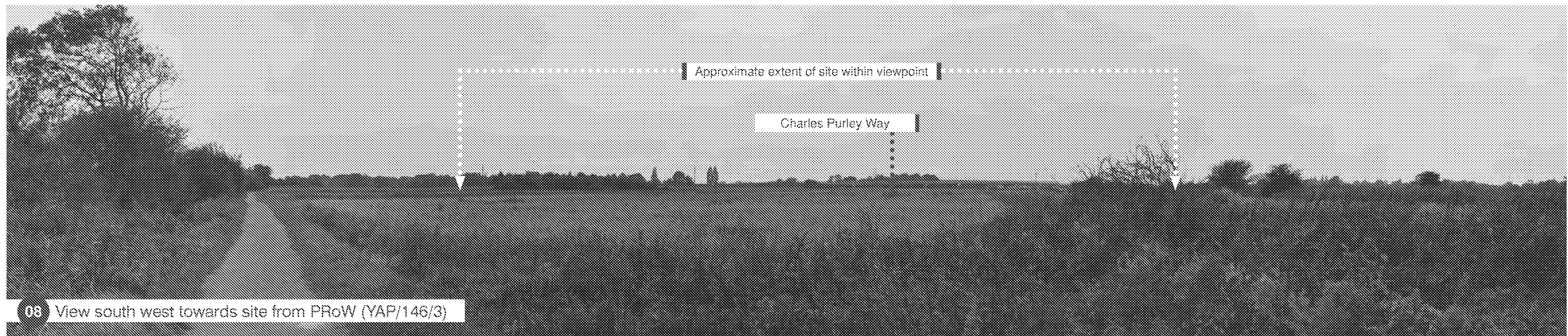


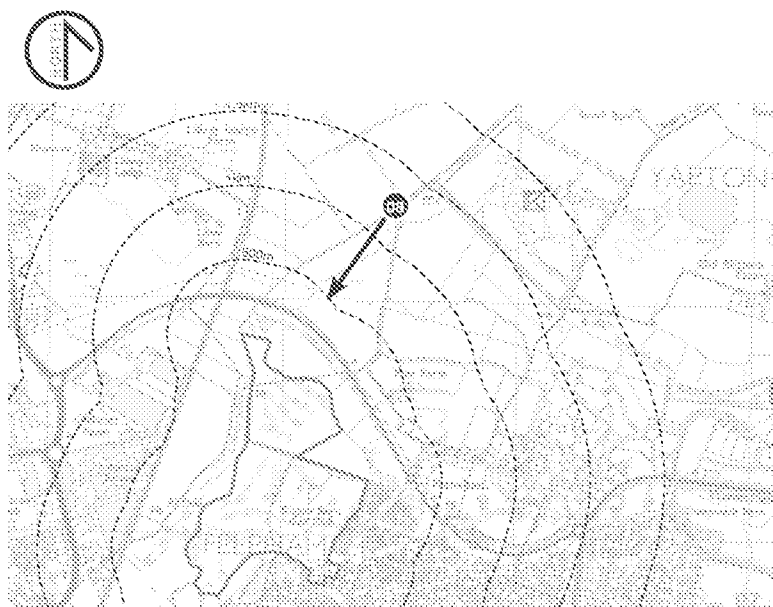


08 View south west towards site from PRoW (YAP/146/3)

Location PRoW (YAP/146/3)
 Co-ordinates SU 95490 02382
 Elevation -2m AOD
 Distance 0.79 km
 Bearing to Site North East
 Date of View 21st October 2021
 Receptor Type PRoW Users

Viewpoint Description

The north eastern boundary vegetation of the site is visible at distance across arable landscape. The boundary vegetation screens the interior of the site. Pylons are visible within the scene and the bridge of the relief road is prominent.



Viewpoint Location Plan

Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
Construction: If discernible, the upper levels of activity associated with ecological enhancement only, would be visible in the immediate context of the relief road and bridge. This would represent only a marginal and temporary component of the scene.	High	Minor adverse	Minor adverse
Year 1: It is not anticipated that built form would be perceptible in summer months. If visible, it would likely be limited to the sections of the care home roof line, representing a small component of the scene and not the focus of it. During winter months, further aspects of the care home may be seen revealed through the intervening dense boundary vegetation, however, owing to the distance and the density of the vegetation, it would likely be difficult to discern.	High	Minor adverse	Minor adverse
Year 15: By year 15 supplementary boundary vegetation would have matured and the building materials on site would have weathered. If views of built form remain visible, the materials themselves would be better integrated into the wider scene.	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 16	NTS	A3