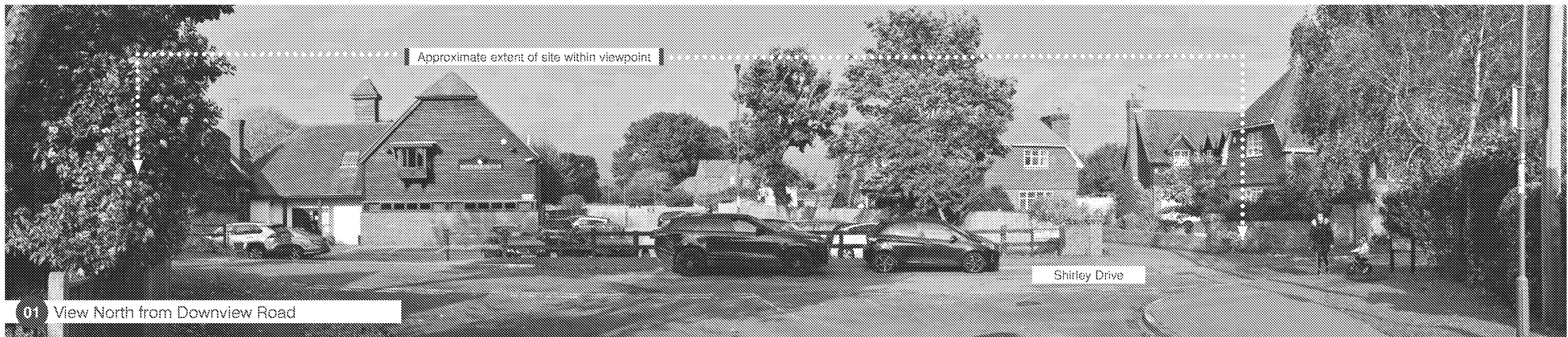
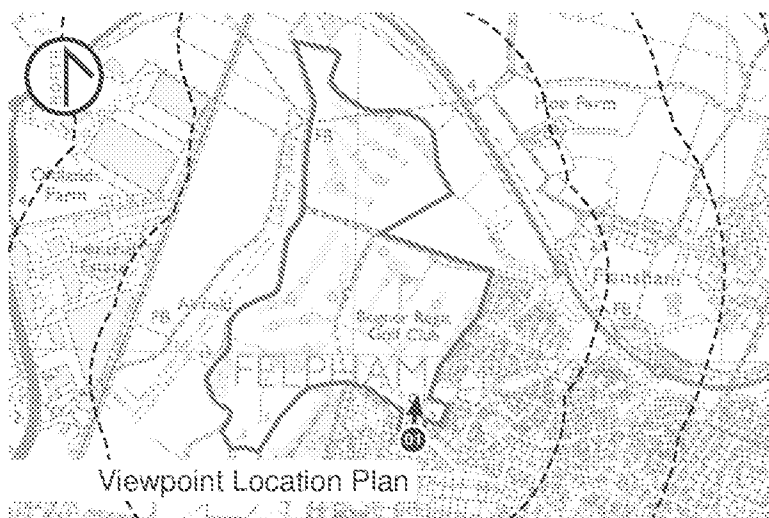




Location Downview Road
 Co-ordinates SU 95174 00774
 Elevation 2m AOD
 Distance 0.054 km
 Bearing to Site South
 Date of View 21st October 2021
 Receptor Type Road Users

Viewpoint Description

View north towards southern boundary of golf club. The club house is framed by Downview Road and is the focus of the view, seen across the road and in the context of housing. The two storey building is set beyond the vehicular entrance to the site and amongst car parking serving it. Trees punctuate the view, with large specimens located within the grounds, visible as backdrop, within close proximity to modern housing to the east.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
Construction: Activity within the immediate context of the club house, to include the construction of a revised access road, would be clear and operations to the east of the site would be visible. Such activity would be prominent for the duration of the construction. Similarly, construction traffic would utilise this route for the entirety of the project.	Moderate	Minor adverse	Minor adverse
Year 1: The existing clubhouse would remain, repurposed for community functions. The revised access road to the side would be visible, whilst car parking to the foreground would be replaced with green space. Housing to the south east of the site would be clear, infilling the current break in built form, a natural extension to the modern neighbouring residential area. The remainder of development within the site would be screened by existing and proposed built form.	Moderate	Minor adverse	Minor adverse
Year 15: Planting associated with the access route and green open space to the south would have matured to soften and filter the visible built form, further assimilating the proposals with context.	Moderate	Negligible	Negligible



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 9	NTS	A3