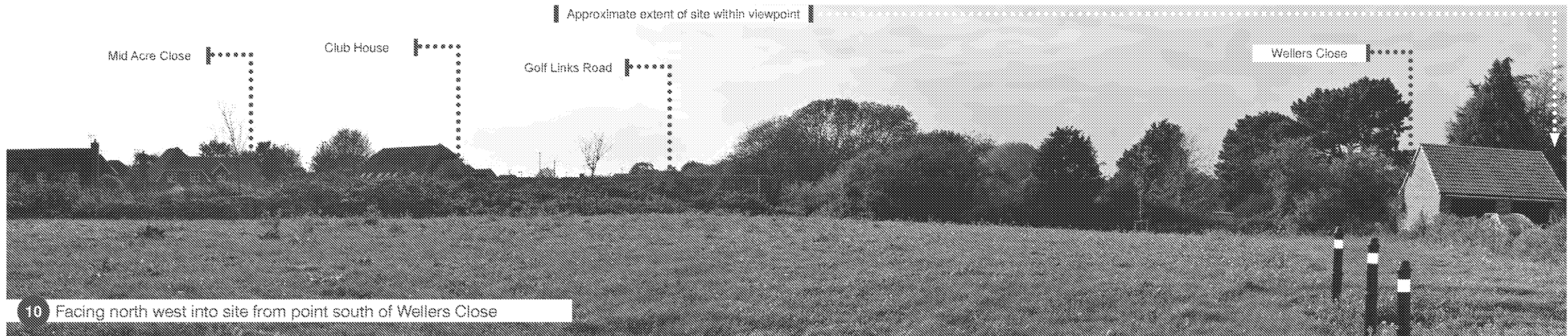


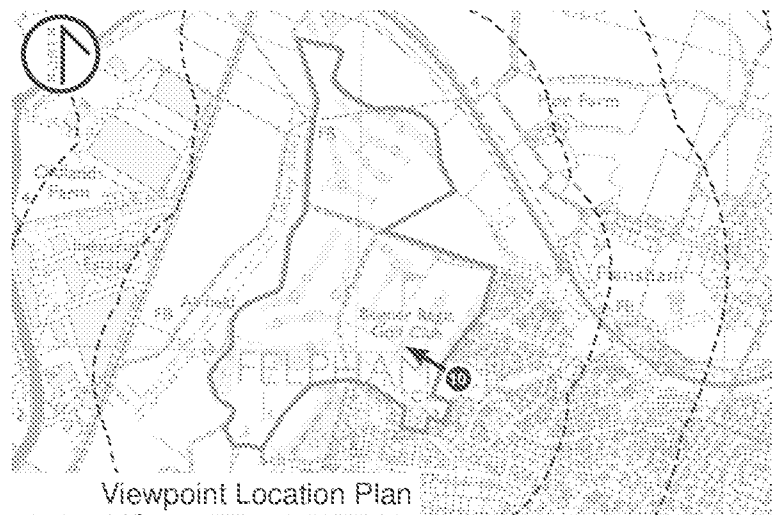


10 Facing north west into site from point south of Wellers Close

Location South of Wellers Close
 Co-ordinates SU 95243 00900
 Elevation 3m AOD
 Distance 0.036 km
 Bearing to Site East
 Date of View 21st October 2021
 Receptor Type Residents

Viewpoint Description

Elements of the site are framed between housing on Mid Acre Close and Wellers Close, across a public open space. The club house building is prominent and specimen trees are visible to the right of the scene. Small areas of golf course is seen through gaps in planting, but the interior of the site is mostly obscured by intervening vegetation. The rear of the bungalows on Golf End Close can be seen across the site.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
Construction: The upper levels of activity and traffic would be visible within the vicinity of the site access and to the southern and south eastern most sections of the site.	High	Moderate adverse	Major-moderate adverse
Year 1: The proposed path and green space network promotes a stronger connection between the site and the viewpoint location, therefore views of the play area and immature planting context are likely to be clear. Additionally, new housing to the southern edge of the site would be visible, together with properties to the south east. The housing to the southern edge would break the skyline and replace views of the bungalows. The housing to the south east would be seen above and filtered through existing boundary vegetation. The two sections would combine to create a continuous line of built form across the scene, linking to Mid Acre Close and Wellers Close.	High	Moderate adverse	Major-moderate adverse
Year 15: Maturing planting associated with the public open space and boundaries, would increasingly soften and screen new properties to the south east and entirely obscure new development to the south. Therefore, the view would appear greener in character and the built line across the scene would likely be broken. Housing seen upon the site in this context would appear congruous in relation to neighbouring land use.	High	Moderate adverse	Major-moderate 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 18	NTS	A3