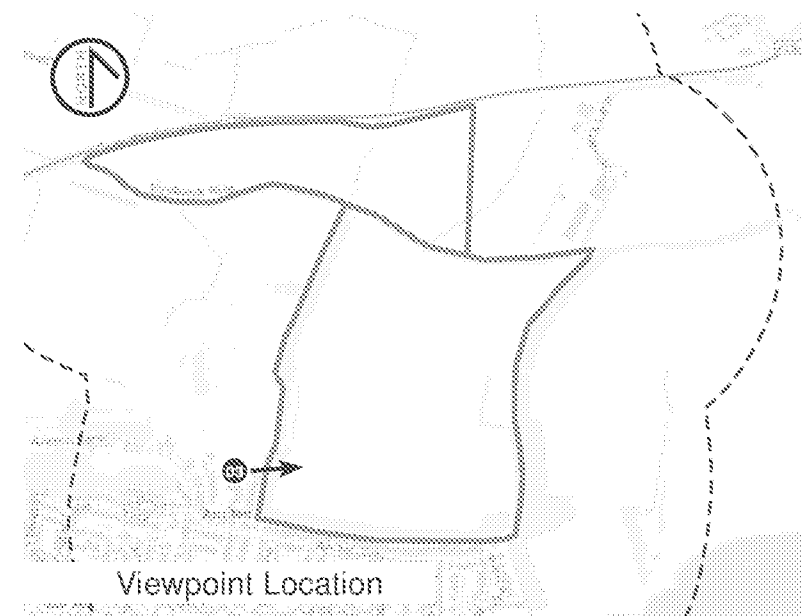




Location PRoW (MOS/165/1)
 Co-ordinates SU 98421 00653
 Elevation 5m AOD
 Distance 0 km
 Bearing to Site North
 Date of View 20th October 2021
 Receptor Type Residents & PRoW Users

Viewpoint Description

The PRoW runs within woodland and views towards the interior of Site B are largely screened throughout. Heavily filtered views are possible on occasion through vegetation, revealing flat arable field.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
Construction: Visible construction activity would be limited to the southern field, heavily filtered through existing vegetation. Construction activity would typically relate to manipulation of landform and planting. Activity within the remainder of the site would be obscured by vegetation.	High	Minor adverse	Minor adverse
Year 1: The immediate setting of the PRoW would remain. Filtered views of open arable farmland to the east, would be replaced with a sections of manicured golf course, framed with associated immature structure planting.	High	Minor adverse	Minor adverse
Year 15: New structure planting associated with the golf course would have matured to reduce the scale of view available from this location.	High	Minor adverse	Minor adverse



Site B - Land to the North of Ancton
 Landscape Strategy and Visual Appraisal

drawn by	checked by	date
CY	SF	Dec 21
job/FIG no.	scale	paper size
171-Figure 28	NTS	A3