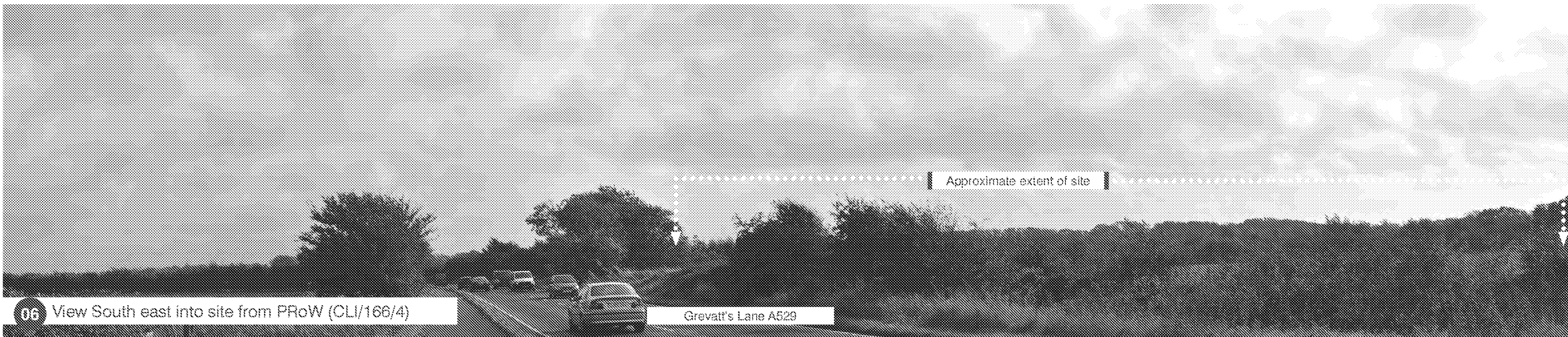




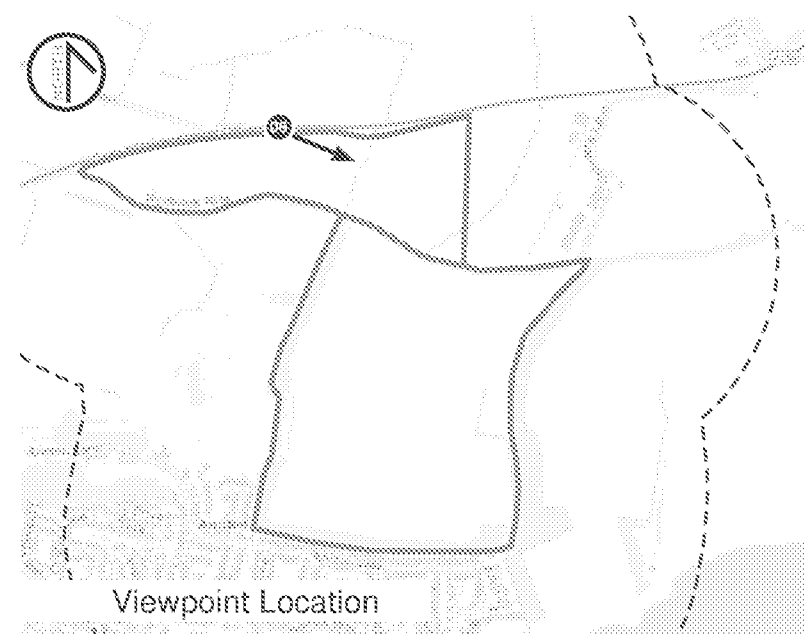
06 View South east into site from PRow (CLI/166/4)

Grevatt's Lane A529

Location PRow (CLI/166/4) / Grevatt's Ln
Co-ordinates SU 98541 01532
Elevation 3m AOD
Distance 0.16 km
Bearing to Site South East
Date of View 20th October 2021
Receptor Type Road + PRow Users

Viewpoint Description

View from Grevatt's Lane at junction of PRow facing south east towards the site. The northern boundary vegetation is clearly seen across the road. Breaks to the boundary allow views of the site interior, as farmland, to the north western parcel of land and structural vegetation is seen aligning the PRow crossing the site.



Viewpoint Location

Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
Construction: Activity related to the access road would be clear and associated vegetation removal may reveal construction of facilities to the north east of the site. Operations within the north west of the site relating to landform and planting would be seen. The construction of the club house may be apparent above existing vegetation.	High	Minor adverse	Moderate adverse
Year 1: The access road would be clear and sections of land beyond and farmland currently visible to the north west would be replaced with a golf course and associated facilities.	High	Minor adverse	Moderate adverse
Year 15: Boundary planting to the north west would have matured to screen activity within this field. Similarly, planting offset from the vision splay of the new access road and associated with the new car park, would screen development within the site.	High	Negligible	Minor adverse



Bognor Golf Club (Relocated Site)
Landscape Strategy and Visual Appraisal

drawn by	checked by	date
CY	SF	Nov 21
job/FIG no.	scale	paper size
171-Figure 31	NTS	A3