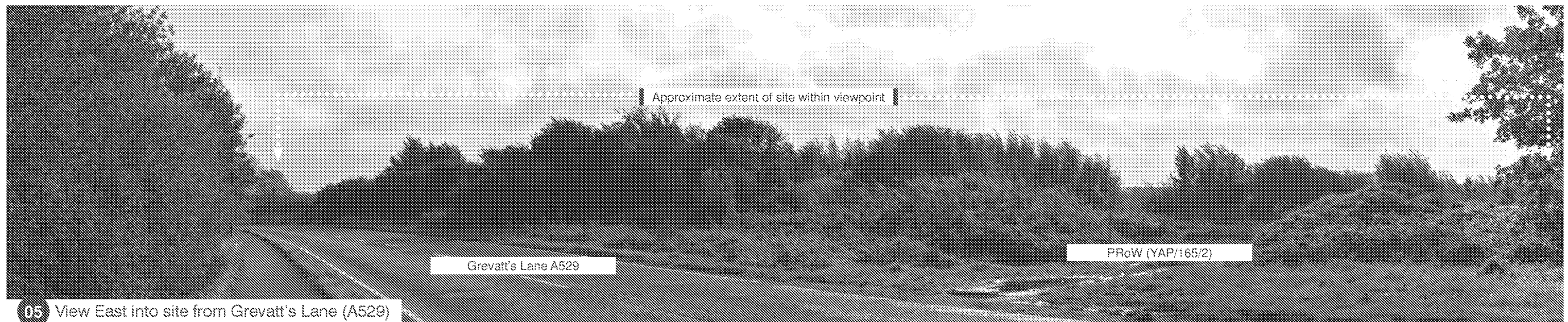


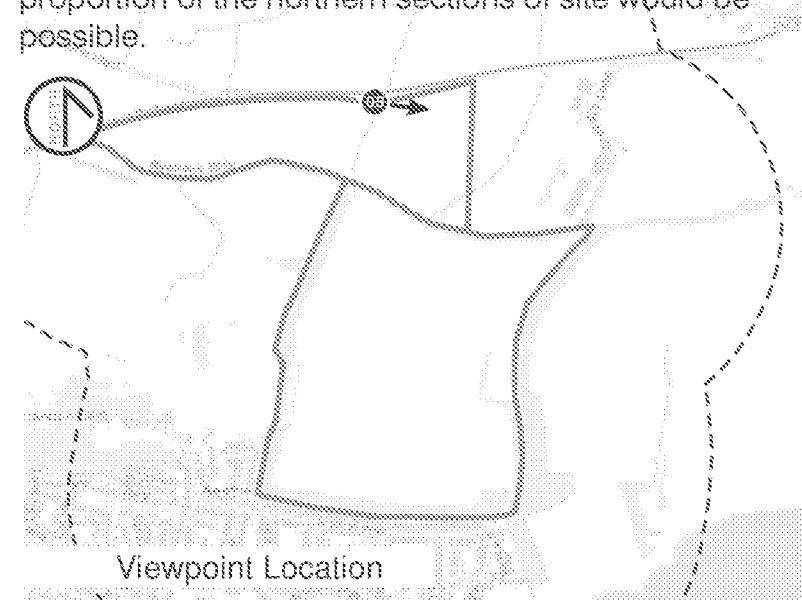


05 View East into site from Grevatt's Lane (A529)

Location Grevatt's Ln.
 Co-ordinates SU 98677 01530
 Elevation 3m AOD
 Distance 0.021 km
 Bearing to Site South
 Date of View 20th October 2021
 Receptor Type Road & PRoW Users

Viewpoint Description

View along Gravatt's Lane (A259) towards the northern boundary of Site B. The existing structural vegetation can be clearly seen defining the boundary and obscuring the majority of the interior of the site. A break in vegetation coincides with the start of the PRoW, which runs through site, and reveals views of scrub and trees within. During winter months, filtered views towards a greater proportion of the northern sections of site would be possible.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
Construction: During construction, owing to the loss of vegetation associated with the improved vehicular entrance, it is anticipated that the majority of activity within the north eastern parcel of the site would be visible. In addition, the implementation of the course to the north west would be seen above and heavily filtered through existing vegetation, as may activity within the central field. Construction activity would typically relate to manipulation of landform, planting and implementation of roads and car parking. It may also be possible to appreciate the construction of the clubhouse from this position. Activity within the southern fields would be obscured by vegetation.	Low	Moderate adverse	Minor adverse
Year 1: The screened boundary would be removed and immature planting would be set back from the improved vehicular entrance. The removal of the mature boundary would allow views into the north western parcel of the site and appreciation of the access road, car park and golf course. The upper levels of the clubhouse may also be apparent above intervening vegetation.	Low	Moderate adverse	Minor adverse
Year 15: The new access road to the boundary would remain clear, however, the replacement planting aligning the edge of the vision splays would have matured to screen the majority of the interior of the site.	Low	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 30	NTS	A3