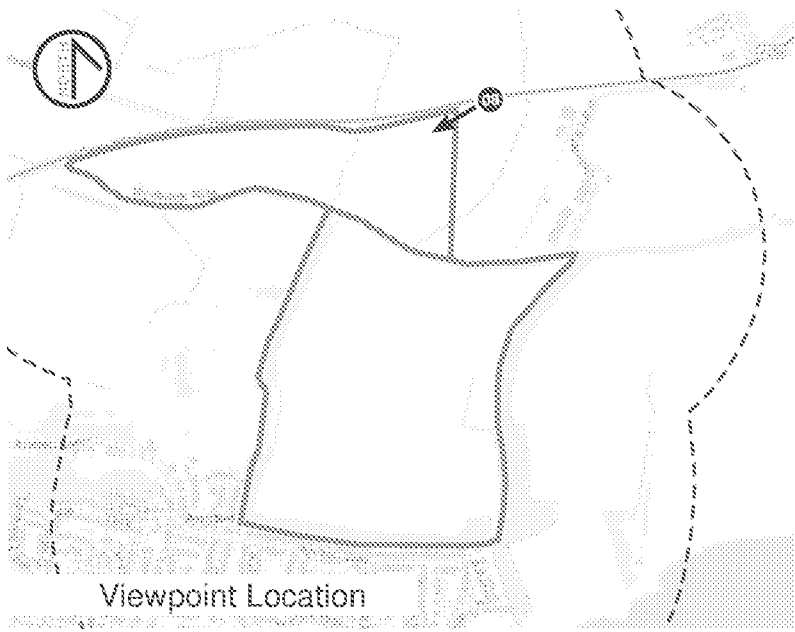




Location Grevatt's Lane (A529)
Co-ordinates SU 99113 01605
Elevation 2m AOD
Distance 0.14 km
Bearing to Site South West
Date of View 20th October 2021
Receptor Type Residents/Road

Viewpoint Description

View from footpath aligning Grevatt's Lane. The northern boundary of the site is visible across the road and includes scrub and specimen trees. Beyond the arable interior of the north eastern parcel of the site is clear, seen between and filtered through intervening vegetation. Hedgerow subdividing the site is visible as a backdrop.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
Construction: Operations within the north eastern parcel of the site would be clear through gaps in vegetation and would include manipulation of landform, planting and construction of the maintenance area, car park and access road. The construction of the new road entrance would require the clearance of vegetation and would be prominent within the view. The upper sections of activity may be seen at mid distance within the central and north western parcels.	Low	Moderate adverse	Minor adverse
Year 1: The removal of vegetation to accommodate the access road would increase visibility of the site interior to the north east, which would now include car parking and the maintenance compound associated with the golf course, all replacing open arable land. Glimpsed views of the club house may be possible, seen filtered through vegetation and at mid distance. The most prominent effect of development would be the entrance to the access road itself and the associated vision splay, requiring a break within the continuous line of vegetation current along the route.	Low	Moderate adverse	Minor adverse
Year 15: Planting associated with the reconfigured boundary to the site would have matured to largely screen the interior, including sight of the maintenance compound, car parking and club house. The entrance layout to the access road itself would remain a change to the baseline view.	Low	Minor adverse	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 33	NTS	A3