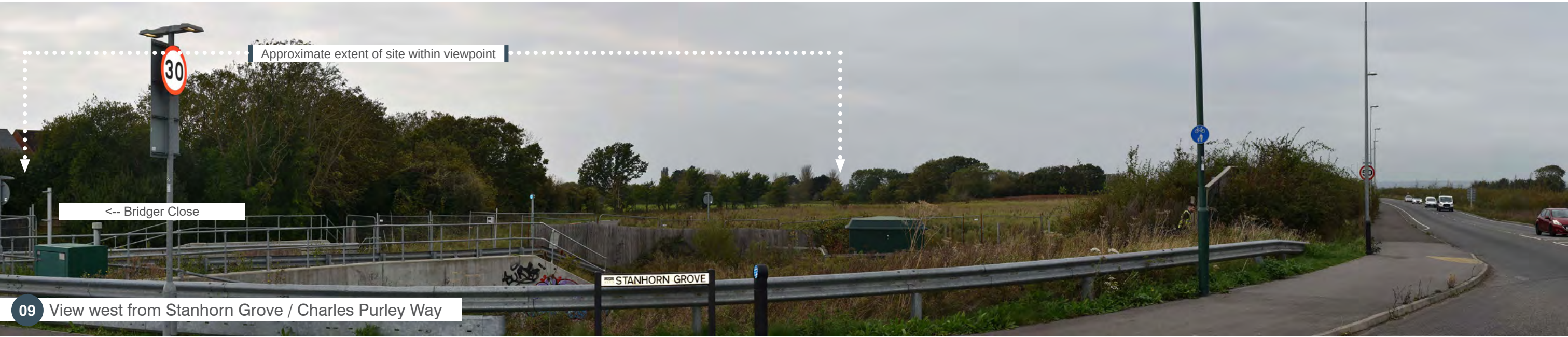
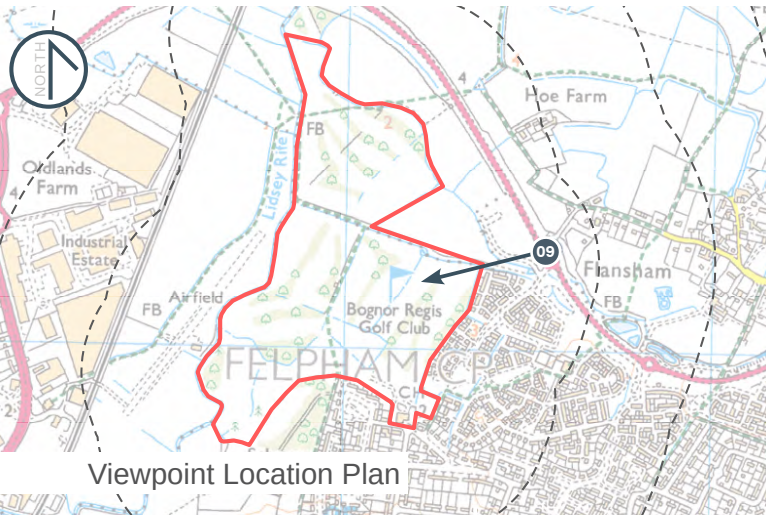




Location	Stanhorn Grove / Charles Purley Way
Co-ordinates	SU 95515 01208
Elevation	1m AOD
Distance	0.15 km
Bearing to Site	East
Date of View	21st October 2021
Receptor Type	Residents/Road

Viewpoint Description
View from footpath next to roundabout towards eastern edge of the site, across farmland and works associated with new housing. Boundary vegetation to the eastern edge of the site is visible to the northern portion of the site. During winter months the interior of the site and the warehouses beyond may be visible. The interior of the southern portion is screened by intervening housing and vegetation.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
Construction: From High Leys, construction activity would be visible within the central and northern sections of the site, filtered through/seen above the existing boundary vegetation. Construction activity would be screened from Rectory Fields and Manor Farm.	Low	Minor adverse	Minor adverse
Year 1: The sports field would be apparent beyond the existing vegetation, as would associated built form. Beyond, a small number of houses would be visible at mid distance, in front of the existing High Leys Farm complex. The new access would be visible. Development within Rectory Fields and Manor Farm would be screened by existing built form and vegetation.	Low	Minor adverse	Minor adverse
Year 15: Planting to the boundary would have matured to screen views of the interior of High Leys during summer, which may be heavily filtered in winter. The road would become more enclosed in character. The new access would remain visible. Development within Rectory Fields and Manor Farm would be screened by existing built form and vegetation.	Low	Minor adverse	Minor 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 17	NTS	A3