

VIEWPOINT 13 - Annotated viewpoint photograph

To be viewed **digitally at 125% enlargement** - see notes below.



Panoramic view looking east-northeast from Footpath YAPTON I55, near the northeastern corner of the Bilsham Farm Solar Farm.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

Instructions for viewing digitally: All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

Viewpoint location Panoramic view looking east-northeast from Footpath YAPTON 155, near the northeastern corner of the Bilsham Farm Solar Farm. Latitude / Longitude 50.814280, -0.631862 Approximate elevation 4m AOD. Approximate distance to closest edge of Site 970m to the southwestern corner of the Site. Landscape Designations at viewpoint None. Comments Adjacent to an Arun District Council ‘Biodiversity Opportunity Area’ which is located on the solar park.	Description of Existing View View from Drove Lane (also Footpath Yapton 155), looking across the adjacent agricultural fields towards Yapton. To the left of the view, a line of trees is seen, which marks the approach to South Barn. High ground within the South Downs National Park forms the horizon line in the distance behind the trees. Further right is Drove Lane Farm, with housing on the western edges of Yapton seen beyond; and the Heras fencing around the boundaries of the approved SD7 site just discernible in the foreground. To the right of the view, the hedgerow / tree line along the southeastern boundary of the foreground field restricts views, however the reservoir is seen through the vegetation in winter and glimpsed in summer, with the fence surrounding the reservoir breaking the skyline. Once built, housing within the approved SD7 site will be seen in front of the housing seen on the western edges of Yapton. The Site is located beyond the hedgerow / tree line and the reservoir to the right of the view. Angle of View The Site is located at approximately 70 degrees to the direction of travel when heading north-northeast along the Footpath.	Sensitivity of Visual Receptors The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape. Focus would generally be on the track and on the views of the surrounding landscape, and would be largely transient, with a low number of receptors experiencing the viewpoint. With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on their setting, their Susceptibility to Change would be HIGH; and as they are within a landscape judged to be of moderate or good strength of character the Value of the view would be MEDIUM. <u>The overall Sensitivity of Visual Receptors is therefore HIGH.</u> Reversibility Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible, although any effects would soften as mitigation planting along the western boundary and within the Site establishes.
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Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

Seen from this location the proposed housing would be located behind the reservoir and the adjacent intervening vegetation.

In all periods the proposed development would be screened in **summer**.

In **winter** rooftops may just be glimpsed over the intervening vegetation in the short term, but the proposals would be scarcely appreciated in the overall view (particularly when seen in the context of the SD7 site) and would have little effect on the scene. In the longer term once the proposed mitigation planting has fully established the majority of glimpses would fall away.

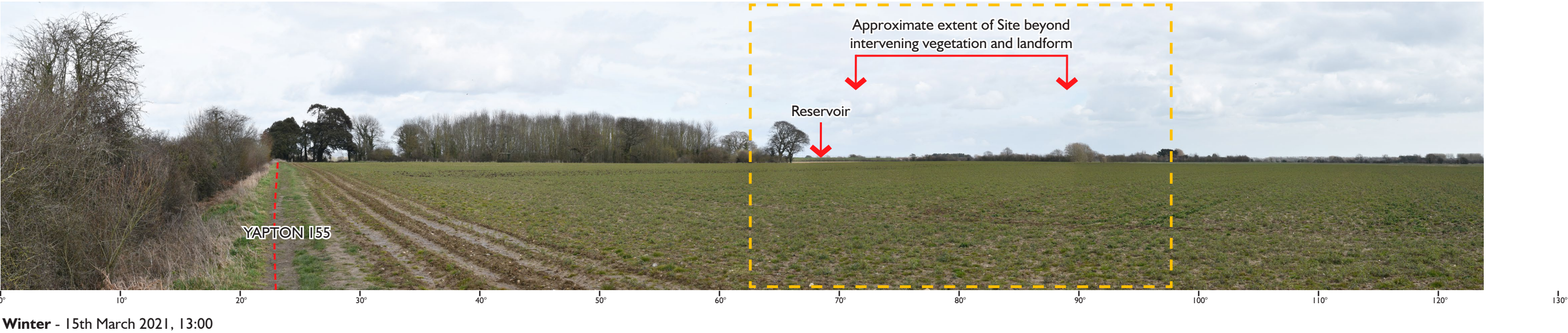
The **Magnitude of Visual Effects** would be NEUTRAL in all periods.

Significance of Visual Effects (sensitivity x magnitude of effect)

	Year 1	Year 7	Year 15
Summer	NEUTRAL	NEUTRAL	NEUTRAL
Winter	NEUTRAL	NEUTRAL	NEUTRAL

VIEWPOINT 14 - Annotated viewpoint photograph

To be viewed **digitally at 125% enlargement** - see notes below.



Panoramic view looking northeast from Footpath YAPTON I55, adjacent to the Bilsham Farm Solar Farm.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

Instructions for viewing digitally: All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

Viewpoint location Panoramic view looking northeast from Footpath YAPTON 155, adjacent to the Bilsham Farm Solar Farm. Latitude / Longitude 50.810858, -0.634843 Approximate elevation 2m AOD. Approximate distance to closest edge of Site 1.16km to the southwestern corner of the Site. Landscape Designations at viewpoint None. Comments Adjacent to an Arun District Council ‘Biodiversity Opportunity Area’ which is located on the solar park.	Description of Existing View View across the foreground agricultural field from Footpath Yapton 155 which runs along its western boundary. A dense hedgerow to the left of the Footpath screens views to the west, and a block of woodland is seen approximately 20 degrees to the right of the Footpath. The reservoir to the northwest of Bilsham is seen behind the woodland, with the fence surrounding the reservoir breaking the skyline. Vegetation along field boundaries screens longer views, however there is a small glimpse of Bilsham Croft on Bilsham Lane to the right of the view. The Site is located beyond the reservoir and layers of intervening vegetation in the centre of the view. Angle of View The Site is located at approximately 55 degrees to the direction of travel when heading north-northeast along the Footpath.	Sensitivity of Visual Receptors The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape. Focus would generally be on the path and on the views of the surrounding landscape, and would be largely transient, with a low number of receptors experiencing the viewpoint. With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on their setting, their Susceptibility to Change would be HIGH; and as they are within a landscape judged to be of moderate or good strength of character the Value of the view would be MEDIUM. <u>The overall Sensitivity of Visual Receptors is therefore HIGH.</u> Reversibility Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible, although any effects would soften as planting in the Biodiversity Improvement Area and along the western Site boundary establishes.
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Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

The Site is largely screened by the reservoir and intervening vegetation.

In all periods the proposed development would be screened in **summer**.

In **winter** in the short term the development may just be glimpsed through the vegetation in the middle distance, but on balance the proposals would be scarcely appreciated in the overall view and would have little effect on the scene. In the longer term once the proposed mitigation planting has fully established the majority of glimpses would fall away.

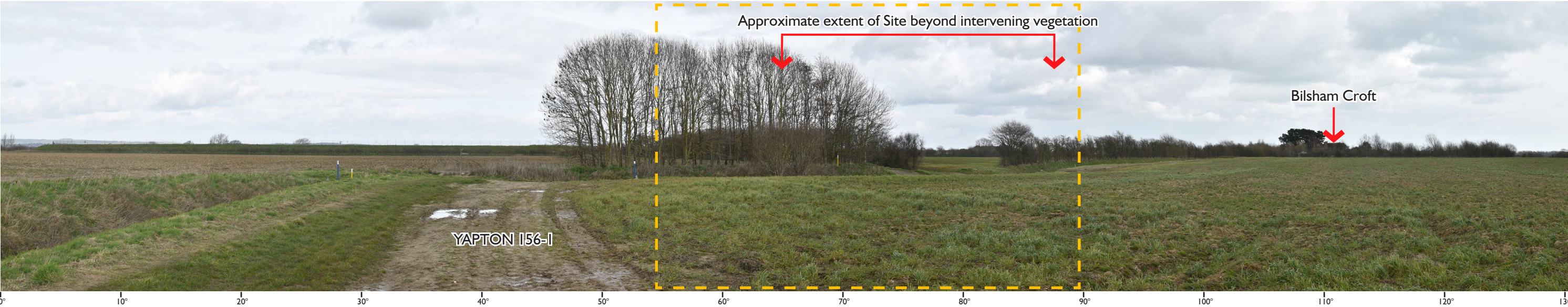
The **Magnitude of Visual Effects** would be NEUTRAL in all periods.

Significance of Visual Effects (sensitivity x magnitude of effect)

	Year 1	Year 7	Year 15
Summer	NEUTRAL	NEUTRAL	NEUTRAL
Winter	NEUTRAL	NEUTRAL	NEUTRAL

VIEWPOINT 15 - Annotated viewpoint photograph

To be viewed **digitally at 125% enlargement** - see notes below.



Winter - 15th March 2021, 12:48



Summer - 16th July 2021, 11:09

Panoramic view looking northeast from Footpath YAPTON I56-I.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

Instructions for viewing digitally: All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

Viewpoint location Panoramic view looking northeast from Footpath YAPTON 156-1. Latitude / Longitude 50.810638, -0.629057 Approximate elevation 3m AOD. Approximate distance to closest edge of Site 765m to the southwestern corner of the Site. Landscape Designations at viewpoint None. Comments	Description of Existing View View from Footpath Yapton 156-1 which runs along the edge of an agricultural field to the west of Bilsham. To the right of the view (in winter), Bilsham Croft can be seen in amongst the vegetation along its curtilage boundary. Hedgerows / tree lines along field boundaries and along the edge of the Footpath restrict views to the northeast in both summer and winter. To the left of the view, the reservoir to the northwest of Bilsham is seen with the fence surrounding the reservoir breaking the skyline; and in the distance high ground within the South Downs National Park is seen on the horizon. The Site is located behind the layers of foreground vegetation in the centre of the view. Angle of View The Site is located at approximately 45 degrees to the direction of travel when heading north-northeast along the Footpath.	Sensitivity of Visual Receptors The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape. Focus would generally be on the path and on the views of the surrounding landscape, and would be largely transient, with a low number of receptors experiencing the viewpoint. With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on their setting, their Susceptibility to Change would be HIGH; and as they are within a landscape judged to be of moderate or good strength of character the Value of the view would be MEDIUM. <u>The overall Sensitivity of Visual Receptors is therefore HIGH.</u> Reversibility Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible, although any effects would soften as planting in the biodiversity improvement area and along the western Site boundary establishes.
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Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

The Site is largely screened by foreground and other intervening vegetation.

In all periods the proposed development would be entirely screened in **summer**.

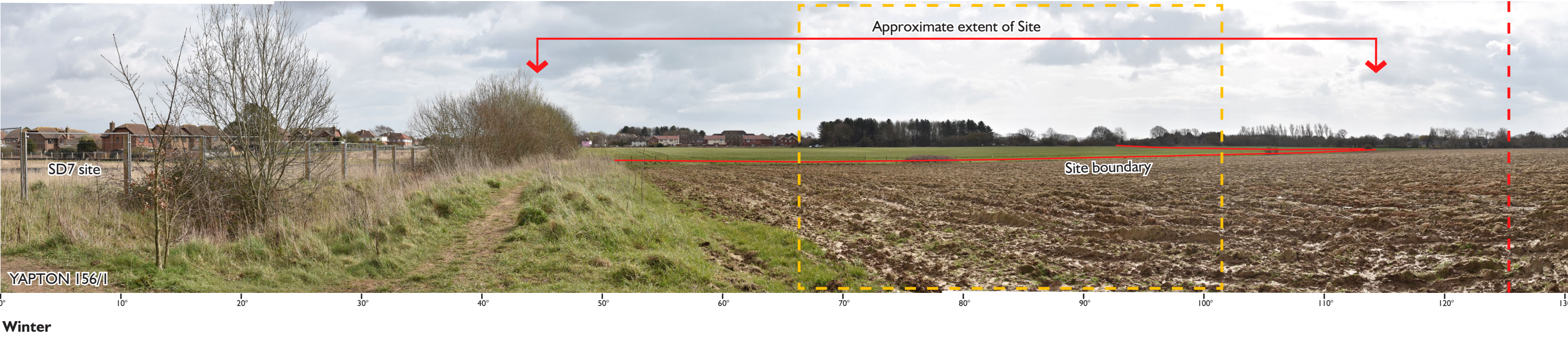
In **winter** in the short term the development may just be glimpsed through the vegetation seen through the field access to the northeast of the viewpoint, but on balance the proposals would be scarcely appreciated in the overall view and would have little effect on the scene. In the longer term once the proposed mitigation planting has fully established the majority of glimpses would fall away.

The **Magnitude of Visual Effects** would be NEUTRAL in all periods.

Significance of Visual Effects (sensitivity x magnitude of effect)

	Year 1	Year 7	Year 15
Summer	NEUTRAL	NEUTRAL	NEUTRAL
Winter	NEUTRAL	NEUTRAL	NEUTRAL

To be viewed **digitally at 125% enlargement** - see notes below.



Panoramic view looking southeast from Footpath YAPTON I56/I.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

Instructions for viewing digitally: All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.



Panoramic view looking southeast from Footpath YAPTON I56/I.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

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Viewpoint location Panoramic view looking southeast from Footpath YAPTON 156/1. Latitude / Longitude 50.815340, -0.618031 Approximate elevation 6m AOD. Approximate distance to closest edge of Site 100m to the northwestern corner of the Site. Landscape Designations at viewpoint None. Comments The viewpoint is on the boundary of the SD7 site.	Description of Existing View View from Footpath Yapton 156/1 looking across the adjacent field towards the Site. To the left of the view, housing on the southern edge of Yapton is seen (off Mill View Road, Bilsham Road and Taylors Close), with the Heras fencing on the boundaries of the approved SD7 site seen in the immediate foreground. The Ryebank Rife is seen separating the two foreground fields, marked by some low shrubs and a few poles, and beyond, a block of trees (to the northwest of the allotments) is seen to the south of Taylors Close. To the right of the scene the view across the foreground field looks towards field boundaries marked by hedgerows and trees. Looking south, glimpses of properties within Bilsham are seen amongst the vegetation in winter, including properties at Bilsham Manor Barns (Bilsham Barn, Old Granary, and Manor Barn), The Chapel (Grade II Listed Building), and Sheepfold. These properties are almost completely screened in summer. To the right of the view, Footpath Yapton 156/1 follows the western boundary of the field. Once built, housing within the SD7 site will be seen in the relative foreground in front of the housing off Mill View Road, however, it will be set back from this location by green space within the SD7 site. The Application Site is located to the south (right) of the SD7 site, and consists of the northern two-thirds of the field beyond the Ryebank Rife (green in the winter image presented). The remaining third of the field would be used as the Biodiversity Improvement Area. Angle of View The Site is located at 90 degrees to the direction of travel when heading in either direction along Footpath Yapton 156/1.	Sensitivity of Visual Receptors The primary activity of receptors in this location would be people using the Footpath for dog walking and for local access. Focus would generally be on the path but with some appreciation of the surrounding landscape, and would be largely transient, with a moderate number of receptors experiencing the viewpoint. With reference to the methodology in Appendix B, as the majority of receptors will be viewers whose focus is not primarily on their setting, but who may value the setting as part of the activity in which they are involved, their Susceptibility to Change would be MEDIUM; and as they are within a landscape judged to be of moderate or good strength of character the Value of the view would be MEDIUM. <u>The overall Sensitivity of Visual Receptors is therefore MEDIUM.</u> Reversibility Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible, although effects would soften as mitigation planting along the northwestern boundary and within the Site establishes.
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Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

Year 1:

From this location the view looks across the foreground field towards the Application Site, where buildings would be set back behind an area of public open space in the northwestern corner and further greenspace along the western Site boundary, which follows the Ryebank Rife.

In both **summer** and **winter** the proposed development would be clearly visible across the foreground field, screening the existing buildings at Taylors Close.

No important elements would be lost from the scene; no views of heritage assets would be affected; the complexity of the scene would not change significantly (as housing is already visible within the scene); there would be no change in the scale of landscape or built elements seen in the view; and visual enclosure experienced along this section of the Footpath would not be effected to a significant degree as the foreground field would be left as existing; however, additional housing would be seen closer to the viewpoint and to the south, breaking the skyline.

At this stage the new planting proposed on Site would be immature and would have little effect on any changes to the view.

Overall, the general composition of the view looking southeast from Footpath Yapton 156/1 would experience some change. Although the proposed housing is set back some 145+m from the viewpoint, it would form an immediately obvious element in the scene across the field in both **summer** and **winter** extending development towards the viewpoint and across the scene to the south (although new housing within the SD7 site would in fact be closer to the viewpoint), and having a moderately detrimental effect on the character of the scene.

The Magnitude of Visual Effects at Year 1 would be MEDIUM ADVERSE in both summer and winter.

NOTE: During construction effects would be significant for receptors using this part of the Footpath. Whilst these effects would be relatively short term it would be important to minimise them by erecting good (ideally printed) construction hoardings around the Site boundary.

Year 7:

By year 7 the planting proposed within the Site would have had time to become well established. Hedgerows would provide dense screening / filtering at low level, particularly in summer; individual trees would be well established with greater height (5.5 - 7.5m) and increased density of canopy; and the woodland areas proposed would form a solid visual barrier at ground level in summer (2 - 5m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage in **summer** the hedgerow (and tree planting) along the western edge of the Site would screen the lower parts of the development, however, the upper floors and roofs of the proposed houses would remain visible between and over the proposed trees and woodland areas. In **winter** more of the development would be visible, seen over the boundary hedgerow and through / between the proposed trees.

Seen against the SD7 development, in **summer** the proposals would form a clearly apparent part of the scene, having an appreciably detrimental effect on its character.

In **winter** (when the hedgerow / trees are out of leaf) the proposals would continue to be more immediately obvious, having a moderately detrimental effect on the character of the scene.

The Magnitude of Visual Effects at Year 7 would be MEDIUM-LOW ADVERSE in summer, and MEDIUM ADVERSE in winter.

Year 15:

By year 15 the mitigation planting on Site would be maturing. Hedgerows would be fully established and provide dense screening in both summer and winter at low level; individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter; and woodland areas would form a solid visual barrier at ground level in summer (4 - 8m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage in **summer** the proposed housing would be filtered / screened by the hedgerow and tree planting proposed along the western edge of the Site and would be integrated into the wider scene; however, the proposals would continue to form a visible element in the scene, having a slightly detrimental effect on its overall character.

In **winter** filtered views of the housing would remain, having an appreciably detrimental effect on the character of the scene.

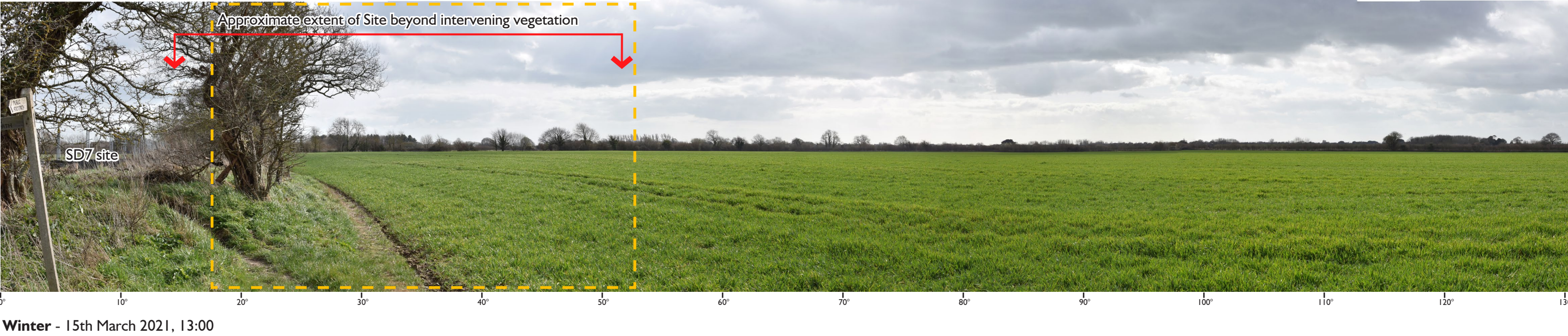
The Magnitude of Visual Effects at Year 15 would be LOW ADVERSE in summer and MEDIUM-LOW ADVERSE in winter.

Significance of Visual Effects (sensitivity x magnitude of effect)

	Year 1	Year 7	Year 15
Summer	MODERATE ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	VERY SLIGHT ADVERSE EFFECT
Winter	MODERATE ADVERSE EFFECT	MODERATE ADVERSE EFFECT	SLIGHT ADVERSE EFFECT

VIEWPOINT 17 - Annotated viewpoint photograph

To be viewed **digitally at 125% enlargement** - see notes below.



Panoramic view looking southeast from Footpath YAPTON I57-I.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

Viewpoint location Panoramic view looking southeast from Footpath YAPTON 157-1. Latitude / Longitude 50.817396, -0.620144 Approximate elevation 6m AOD. Approximate distance to closest edge of Site 360m to the northwestern corner of the Site. Landscape Designations at viewpoint Comments The viewpoint is on the boundary of the SD7 site.	Description of Existing View View from the corner of Footpath Yapton 157-1, which runs along the southwestern edge of the approved SD7 site. To the left of the view, trees along the field boundary constrain the view, however the Heras fencing on the boundary of the SD7 site can be seen. Rooftops of housing on the southwestern edge of Yapton are just discernible beyond in winter. The remainder of the view looks across an open agricultural field towards hedgerows / trees along its boundaries. Once built, housing within the approved SD7 site will be seen between the trees to the left of the view. The Site is located beyond the tree line / hedgerow to the east of the foreground field. Winter glimpses of the ground plane on Site are possible through the intervening vegetation. Angle of View The Site is located at approximately 20 degrees to the direction of travel when heading southeast along the Footpath. <td> Sensitivity of Visual Receptors The primary activity of receptors in this location would be people using the Footpath for dog walking and for local access. Focus would generally be on the path but with some appreciation of the surrounding landscape, and would be largely transient, with a moderate number of receptors experiencing the viewpoint. With reference to the methodology in Appendix B, as the majority of receptors will be viewers whose focus is not primarily on their setting, but who may value the setting as part of the activity in which they are involved, their Susceptibility to Change would be MEDIUM; and as they are within a landscape judged to be of moderate or good strength of character the Value of the view would be MEDIUM. <u>The overall Sensitivity of Visual Receptors is therefore MEDIUM.</u> Reversibility Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible, although effects would soften as mitigation planting along the western boundary and within the Site establishes. </td>	Sensitivity of Visual Receptors The primary activity of receptors in this location would be people using the Footpath for dog walking and for local access. Focus would generally be on the path but with some appreciation of the surrounding landscape, and would be largely transient, with a moderate number of receptors experiencing the viewpoint. With reference to the methodology in Appendix B, as the majority of receptors will be viewers whose focus is not primarily on their setting, but who may value the setting as part of the activity in which they are involved, their Susceptibility to Change would be MEDIUM; and as they are within a landscape judged to be of moderate or good strength of character the Value of the view would be MEDIUM. <u>The overall Sensitivity of Visual Receptors is therefore MEDIUM.</u> Reversibility Given the nature of the proposals the change is considered to be permanent, unavoidable, and largely irreversible, although effects would soften as mitigation planting along the western boundary and within the Site establishes.
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Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15

Year 1:

From this location the view looks across the field to the south of the Footpath, with the approved SD7 site seen to the left of the view. Based on the approved Outline scheme and the undetermined Reserved Matters drawings properties within the SD7 Site would be set back from the boundary by internal roads and shrub, tree and meadow planting.

Housing proposed on the Application Site would be seen beyond the hedgerow / tree line seen across the foreground field (particularly in winter), with the buildings located some 415m from the viewpoint at the closest point.

No important elements would be lost from the scene; no views of heritage assets would be affected; the complexity of the scene would not change (as housing is already part of the scene (assuming the SD7 site is built)); there would be no change in the scale of landscape or built elements seen in the view; and there would be no effect on visual enclosure experienced along the Footpath; however, additional housing would be seen beyond the hedgerow / tree line in the middle ground, breaking the skyline in places.

At this stage the new planting proposed on Site would be immature and would have little effect on any changes to the view.

Overall, the general composition of the view looking along the Footpath would experience limited change. The SD7 site, adjacent trees and foreground field would continue to dominate the scene, and whilst the proposals would be visible beyond the hedgerow / treeline (extending development seen in the view to the south), given the existing housing present in the view this would have a limited effect the scene.

From this location in **summer** the proposals would form a visible element in the scene, having a slightly detrimental effect on its overall character. In **winter** the development would be more clearly apparent, having an appreciably detrimental effect on the character of the scene.

The Magnitude of Visual Effects at Year 1 would be LOW ADVERSE in summer and MEDIUM-LOW ADVERSE in winter.

Year 7:

By year 7 the planting proposed within the Site would have had time to become well established. Hedgerows would provide dense screening / filtering at low level, particularly in summer; individual trees would be well established with greater height (5.5 - 7.5m) and increased density of canopy; and woodland areas would form a solid visual barrier at ground level in summer (2 - 5m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage the trees and woodland planting proposed in the northwestern corner / along the western boundary of the Site may be visible in summer, but is unlikely to have any significant effect on the view.

Overall the effects would remain similar to those experienced in year 1. In **summer** the development would form a visible element in the scene, having a slightly detrimental effect on its overall character.

In **winter** (when the foreground hedgerow / intervening trees are out of leaf) the proposals would remain more clearly apparent, having an appreciably detrimental effect on the character of the scene.

The Magnitude of Visual Effects at Year 7 would remain LOW ADVERSE in summer and MEDIUM-LOW ADVERSE in winter.

Year 15:

By year 15 the mitigation planting on Site would be maturing. Hedgerows would be fully established and provide dense screening in both summer and winter at low level; individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter; and woodland areas would form a solid visual barrier at ground level in summer (4 - 8m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage in **summer** the proposed housing would be filtered / screened by the existing planting and by the woodland and tree planting proposed in the northwestern corner / along the western boundary of the Site and would be integrated into the wider scene. Glimpses of rooftops may remain, but the proposals would scarcely be appreciated in the view.

In **winter** some filtered views of the housing would remain, and the proposals would continue to have a slightly detrimental effect on the character of the scene.

The Magnitude of Visual Effects at Year 15 would be NEUTRAL in summer and LOW ADVERSE in winter.

Significance of Visual Effects (sensitivity x magnitude of effect)

	Year 1	Year 7	Year 15
Summer	VERY SLIGHT ADVERSE EFFECT	VERY SLIGHT ADVERSE EFFECT	NEUTRAL
Winter	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	VERY SLIGHT ADVERSE EFFECT