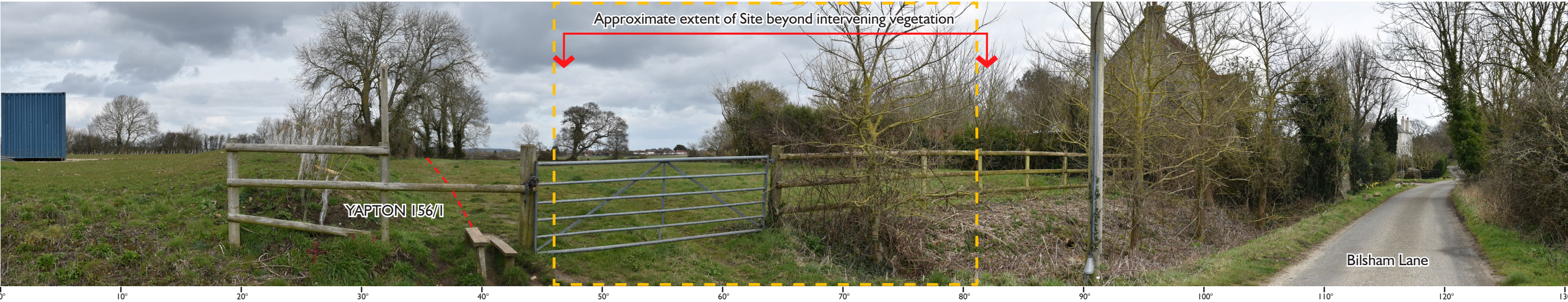


VIEWPOINT 8 - Annotated viewpoint photograph

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



Winter - 15th March 2021, 12:37



Summer - 16th July 2021, 10:58

Panoramic view looking northeast from Bilsham Lane opposite the stile for 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 Bilsham Lane opposite the stile for Footpath YAPTON 156/1. Latitude / Longitude 50.810095, -0.621990 Approximate elevation 2m AOD. Approximate distance to closest edge of Site 345m to the southwestern corner of the Site. Landscape Designations at viewpoint None. Comments	Description of Existing View View from Bilsham Lane at the point Footpath Yapton 156/1 meets the lane. To the left of the view is a glimpse of a shipping container associated with the new build property ‘Sheepfold’, which has young hedgerow plants around its boundaries. Looking over the gateway and stile straight ahead of the view, housing on the southern edge of Yapton can be seen, with the Heras fencing along the boundaries of the SD7 site just discernible in the foreground. To the right of the view, The Chapel (Grade II Listed Building) and its garden boundary are seen, and looking down Bilsham Lane, the southern elevation of Bilsham Manor (also Grade II Listed) is also seen. Once built, housing within the approved SD7 site will be seen in front of the existing housing on the southern edge of Yapton. The Site is located in front of the SD7 site, and is partly screened by the vegetation surrounding The Chapel. Angle of View The Site is located at approximately 20 degrees to the direction of travel when heading north-northeast along Footpath Yapton 156/1.	Sensitivity of Visual Receptors The primary activity of receptors in this location would be people using rural lanes for the experience and enjoyment of the landscape and for accessing residential properties, and people located in the setting of a heritage asset (Listed Buildings). Focus would generally be on the lane and on the views of the surrounding landscape, and would generally be transient, with a fairly 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 the setting of a Listed Building, the Value of the view would also be HIGH. <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 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 foreground field and through an intervening hedgerow towards the Application Site (where buildings are set back some 100m from the southwestern corner of the Site).

In both **summer** and **winter** the Site is partially screened by an oak tree set within the intervening hedgerow, but the proposed development would be clearly visible in the background, replacing views of the existing buildings on the southern edge of Yapton.

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 there would be no effect on visual enclosure experienced along the lane; however, additional housing would be seen closer to the viewpoint, breaking the skyline seen through / beyond the intervening hedgerow.

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

Overall, the general composition of the view looking north from the lane would experience some change. Whilst the view looking along the lane would be largely unaffected, seen to the side of the lane and looking along the public Footpath the proposals would be clearly visible beyond the hedge and the intervening field (extending development towards the viewpoint).

In both **summer** and **winter**, despite the presence of the existing development in the scene and the SD7 site (once built), the proposals would form a clearly apparent part of the scene, having an appreciably detrimental effect on the view.

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

Year 7:

By year 7 the planting proposed within the Site and the Biodiversity Improvement Area 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 in both **summer and winter** the hedgerow and tree planting along the western edge of the Site, and the hedgerow along the western edge of the Biodiversity Improvement Area would screen / largely screen the lower parts of the development, however, in places the upper floors and roofs of the proposed houses would remain visible past the intervening hedge and proposed tree and woodland planting.

In both **summer and winter** the proposals would remain a visible element in the scene, having a slightly detrimental effect on its character.

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

Year 15:

By year 15 the mitigation planting on Site (and offsite) 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 both **summer and winter** the proposed housing would be entirely or largely screened by both the foreground existing vegetation, and by the hedgerow, tree and woodland planting proposed along the western edge of the Site and along the western edge of the Biodiversity Improvement Area. At this stage the proposals would have little effect on the scene.

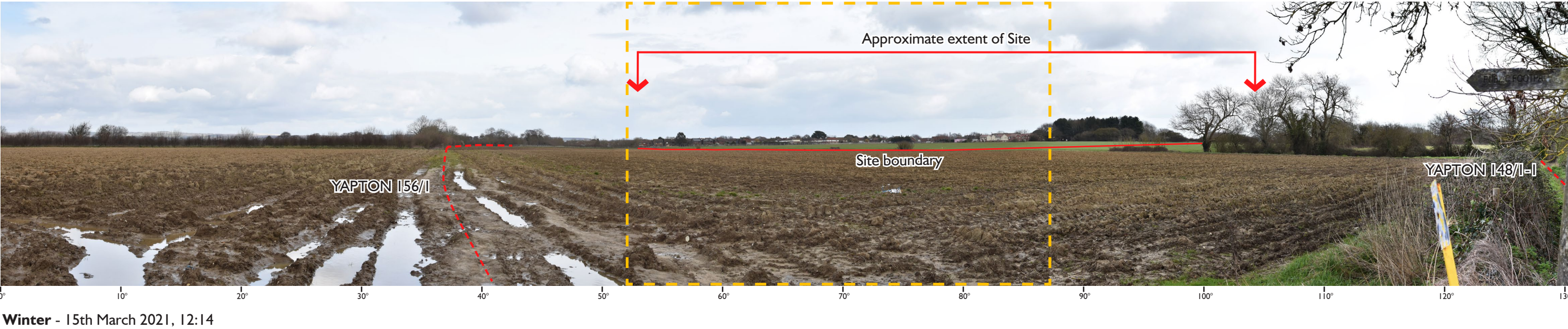
The Magnitude of Visual Effects at Year 15 would be NEUTRAL in both summer and winter.

Significance of Visual Effects (sensitivity x magnitude of effect)

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

VIEWPOINT 9 - Annotated viewpoint photograph

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



Panoramic view looking northeast from the junction of Footpaths YAPTON 156/I and YAPTON 148/I-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 the junction of Footpaths YAPTON 156/I and YAPTON 148/I-I. Latitude / Longitude 50.811426, -0.621103 Approximate elevation 4m AOD. Approximate distance to closest edge of Site 210m to the southwestern corner of the Site. Landscape Designations at viewpoint None. Comments	Description of Existing View View across foreground agricultural fields towards Yapton. Housing on the southern edges of the settlement can be seen in the middle distance (off Mill View Road, Bilsham Road and Taylors Close), with the Heras fencing on the boundaries of the approved SD7 site just discernible in the foreground. Footpath Yapton 156/I crosses the foreground field, and Footpath Yapton 148/I-I is seen to the right of the view. The Ryebank Rife is seen separating the two foreground fields, marked by some low shrubs. To the left of the view, high ground within the South Downs National Park is seen over the top of the intervening hedgerow. Once built, housing within the approved SD7 site will be seen in front of the housing off Mill View Road / Bilsham Road. Housing on Taylors Close will remain visible. The Site is located in front of the SD7 site, and consists of the northern two-thirds of the field beyond the 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 approximately 35 degrees to the direction of travel when heading north-northeast along Footpath Yapton 156/I.	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 transient, with a fairly 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 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

Year 1:

From this location the view looks across the foreground field towards the Application Site (where buildings are set back some 100m from the southwestern corner of the Site).

In both **summer** and **winter** the proposed development would be clearly visible across the foreground field, replacing views of the existing buildings on the southern edge of Yapton.

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 there would be no effect on visual enclosure experienced along this section of the Footpath as the foreground field would be left as existing; however, additional housing would be seen closer to the viewpoint, breaking the skyline.

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

Overall, the general composition of the view looking north along Footpath Yapton 156/I would experience some change. Although some 300m from the viewpoint to the nearest houses, the proposed housing would form an immediately obvious element in the view seen across the field in both **summer** and **winter** (extending development towards the viewpoint).

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 and the adjacent Biodiversity Improvement Area 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; scrub areas would form further good filtering to full screening of views at low level in summer (1.5 - 3.5m in height) and filtering of views in winter (depending on depth of planting); 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 in **summer** the hedgerow and tree planting along the northwestern edge of the Site, and the hedgerow and scrub planting within the Biodiversity Improvement Area to the south of the Site would screen the lower parts of the development, however, in places the upper floors and roofs of the proposed houses would remain visible past the proposed planting. In **winter** more of the development would be visible, seen over the boundary hedgerow and through the proposed tree canopies.

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 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; scrub 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); 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 largely screened by the hedgerow and tree planting proposed in the southern open space and along the western edge of the Site, and by the hedgerow and scrub planting within the Biodiversity Improvement Area to the south of the Site, and would be integrated into the wider scene. At this stage whilst the proposals would form a visible element in the scene, they would only have 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	MAJOR ADVERSE EFFECT	MODERATE ADVERSE EFFECT	SLIGHT ADVERSE EFFECT
Winter	MAJOR ADVERSE EFFECT	MAJOR ADVERSE EFFECT	MODERATE ADVERSE EFFECT

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



Panoramic view looking east from the junction of Footpaths YAPTON I56/I and I48-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 east from the junction of Footpaths YAPTON I56/I and I48-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.

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Viewpoint location Panoramic view looking east from the junction of Footpaths YAPTON 156/1 and 148-1. Latitude / Longitude 50.812860, -0.620238 Approximate elevation 4.5m AOD. Approximate distance to closest edge of Site 140m to the southwestern corner of the Site. Landscape Designations at viewpoint None. Comments	Description of Existing View View across foreground agricultural fields towards Yapton (left of the view), and Bilsham (right of the view). Footpath Yapton 156/1 joins the two settlements. Looking left, housing on the southern edges of Yapton can be seen (off Mill View Road, Bilsham Road and Taylors Close), with the Heras fencing around the boundaries of the approved SD7 site just discernible in the foreground. The Ryebank Rife is seen separating the two foreground fields, marked by some low shrubs, and beyond, trees along the B2132 Bilsham Road are seen to the south of Taylors Close. To the right of the view, properties at Bilsham Manor Barns (Bilsham Barn, Old Granary, and Manor Barn) and Sheepfold are seen through intervening vegetation, and the rooftop of The Chapel (Grade II Listed) is just discernible in-between. Once built, housing within the approved SD7 site will be seen in front of the housing off Mill View Road / Bilsham Road. Housing on Taylors Close will remain visible. The Site is located in front of the SD7 site, and consists of the northern two-thirds of the field beyond the 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 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 transient, with a fairly 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 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 foreground field towards the Application Site, where buildings would be set back behind 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, replacing views of the majority of the existing buildings on the southern edge of Yapton.

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, breaking the skyline.

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

Overall, the general composition of the view looking east from Footpath Yapton 156/1 would experience some change. Although some 180+m from the viewpoint to the nearest houses, the proposed housing would form an immediately obvious element in the scene across the field in both **summer** and **winter** (extending development towards the viewpoint).

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

Year 7:

By year 7 the planting proposed within the Site and the adjacent Biodiversity Improvement Area 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 in **summer** the hedgerow and tree planting along the western edge of the Site would screen the lower parts of the development, however, in places the upper floors and roofs of the proposed houses would remain visible past the proposed tree planting. In **winter** more of the development would be visible, seen over the boundary hedgerow and through the proposed tree canopies.

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 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. Whilst the proposals would form a visible element in the scene, they would only have 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.

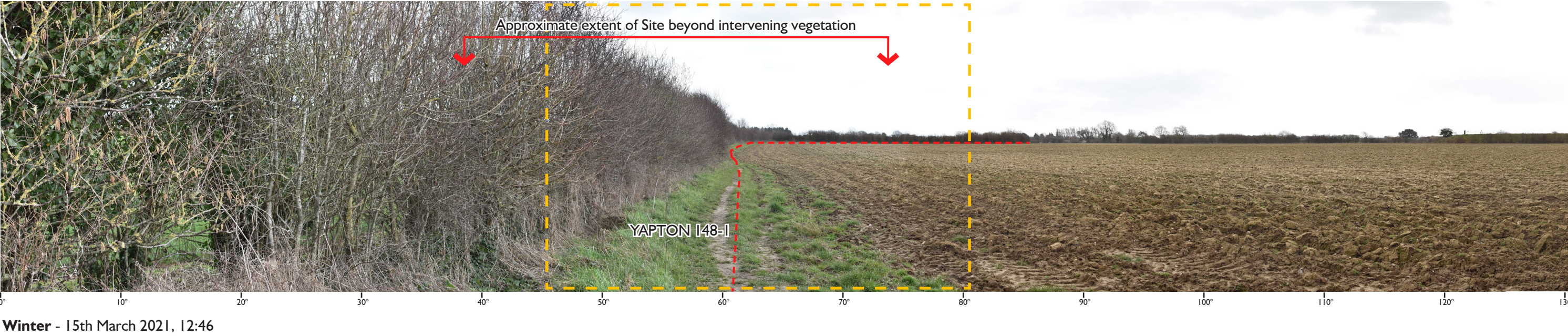
Significance of Visual Effects (sensitivity x magnitude of effect)

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

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.

VIEWPOINT 11 - Annotated viewpoint photograph

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



Panoramic view looking east-southeast from Footpath YAPTON 148-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 east-southeast from Footpath YAPTON 148-1. Latitude / Longitude 50.816021, -0.625646 Approximate elevation 4m AOD. Approximate distance to closest edge of Site 605m to the northwestern boundary of the Site. Landscape Designations at viewpoint None. Comments	Description of Existing View View from Footpath Yapton 148-1, looking across the foreground agricultural field towards a bend in the field boundary hedgerow. In the distance to the right of the hedgerow, a couple of rooftops of properties within Bilsham can be glimpsed in winter, and further right, the reservoir to the northwest of Bilsham is seen. The Site is located behind intervening hedgerows. Angle of View The Site is located directly ahead of the direction of travel when heading east-southeast along Footpath Yapton 148-1.	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 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 intervening hedgerows along the foreground field boundary and to the west of Footpath Yapton 156/1.

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

In **winter** a few rooftops may just be discernible over the foreground hedgerow in the short term, but 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 12 - Annotated viewpoint photograph

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



Panoramic view looking east-southeast from the junction of Drove Lane (Footpath YAPTON 155) and Footpath YAPTON 148-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 east-southeast from the junction of Drove Lane (Footpath YAPTON 155) and Footpath YAPTON 148-1. Latitude / Longitude 50.817093, -0.627101 Approximate elevation 2.5m AOD. Approximate distance to closest edge of Site 750m to the western boundary of the Site. Landscape Designations at viewpoint None. Comments	Description of Existing View View from Drove Lane (also Footpath Yapton 155), at the end of Footpath Yapton 148-1. To the left of the view, barns within Drove Lane Farm are seen, and vegetation surrounding Drove Lane Farmhouse is seen in the middle ground, to the right of Drove Lane. Looking down the lane and beyond the vegetation surrounding the Farmhouse, housing on the western edges of Yapton is seen, with the Heras fencing around the boundaries of the approved SD7 site seen in the foreground. In the centre of the view, intervening vegetation and the crop in the field contains views in summer; however, housing on the southern edges of Yapton can just be glimpsed through the vegetation in winter. To the right of the view the reservoir to the northwest of Bilsham is just discernible beyond the foreground field boundary vegetation. Once built, housing within the SD7 site will stretch from in front of the housing on the western edge of Yapton (left of the view), to in front of the housing on the southern edge of Yapton seen through the intervening vegetation (centre of the view). The Application Site is located in front of the housing glimpsed along the southern edge of Yapton, but beyond the hedgerow / tree line in the centre of the view. Angle of View The Site is located at approximately 25 degrees to the left of the direction of travel when heading southeast along Footpath Yapton 148-1.	Sensitivity of Visual Receptors The primary activity of receptors in this location would be people using the Footpaths 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 fairly 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

Year 1:

From this location the view looks along Footpath Yapton 148-1 and across the field to the north, with the approved SD7 site seen to the north of the field. Based on the approved Outline scheme and the undetermined Reserved Matters drawings, properties within the SD7 Site would be set back slightly from the boundary by a road, swale, and woodland and wildflower planting.

Housing proposed on the Application Site would be glimpsed beyond the hedgerow / tree line seen across the foreground field (particularly in winter).

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); 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 glimpsed slightly closer to the viewpoint, and may break 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. Drove Lane Farm, the SD7 site and the 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 slightly), given the existing housing present in the view this would have a limited effect the scene.

From this location (depending on the crop in the foreground field)¹ in both **summer** and **winter** the proposals would form a visible element in the scene, having a slightly detrimental effect on its overall character.

The Magnitude of Visual Effects at Year 1 would be LOW ADVERSE in both summer and 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 tree planting proposed along the western boundary of the Site would be visible in summer, but is unlikely to have any significant effect on the scene.

Overall the effects would remain similar to those experienced in year 1. Assuming the crop is low, in both **summer** and **winter** the development would form a visible element in the scene, having a slightly detrimental effect on its overall character.

The Magnitude of Visual Effects at Year 7 would remain LOW ADVERSE in both summer and 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 the tree planting proposed along the western boundary of the Site would be clearly visible, largely screening views of the buildings in **summer** and providing additional filtering in **winter**.

Overall, at this stage in both **summer** and **winter**, the development would scarcely be appreciated in the scene.

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

Significance of Visual Effects (sensitivity x magnitude of effect)

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

¹ This assumes the crop in the foreground field does not truncate the view. A larger crop (such as that shown in the image presented opposite) will truncate the view in summer, resulting in NEUTRAL effects.