

Rampion 2 Wind Farm

Category 6:

Environmental Statement

Volume 4, Appendix 18.5: Residential Visual Amenity Assessment

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1. Residential Visual Amenity Assessment

1.1 Introduction

- 1.1.1 This Appendix sets out the Residential Visual Amenity Assessment (RVAA) for the onshore elements of the Proposed Development which is also summarised in **Chapter 18: Landscape and visual impact, Volume 2** (Document Reference: 6.2.18) of the ES.
- 1.1.2 The assessment of effects on settlements, tourist facilities such as camping and caravan sites and RVAA resulting from the onshore substation at Oakendene and existing National Grid Bolney substation extension is provided in **Chapter 18: Landscape and visual impact, Volume 2** (Document Reference: 6.2.18) of the ES and therefore not repeated in this Appendix, with a summary of the effects on the onshore cable corridor and landfall detailed in this Appendix.

1.2 Structure of this Appendix

- 1.2.1 The remainder of this Appendix is structured as follows:
- **Section 1.3:** RVAA Methodology;
 - **Section 1.4:** Scope of assessment;
 - **Section 1.5:** Design and mitigation;
 - **Section 1.6:** Stage 1: Visual assessment
 - **Section 1.7:** Stage 2: Residential visual amenity assessment;
 - **Section 2:** Glossary of terms and abbreviations;
 - **Section 3:** References; and
 - **Annex A:** RVAA.

1.3 RVAA methodology

- 1.3.1 Residential amenity is a planning matter that involves a wide number of effects (such as noise and shadow flicker) and benefits, of which residential *visual* amenity is a single component. The RVAA is limited to the consideration of visual effects on the residential amenity of residential properties. Peoples visual amenity is defined in guidelines for Landscape and Visual Assessment – Third edition 2013 (GLVIA3) as: *‘the overall pleasantness of the views they enjoy of their surroundings’* and *‘Residential Visual Amenity means: the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage. Residential Visual Amenity is one component of ‘Residential Amenity’* (Landscape Institute, 2019).

- 1.3.2 Planning law contains a widely understood principle that the outlook or view from a private property is a private interest and not therefore protected by the UK planning system. However, the planning system also recognises situations where the effects on residential visual amenity are considered as a matter of public interest. This matter has been examined at a number of public inquiries in the UK where the key determining issue was not the identification of significant effects on views, but whether the Proposed Development would have an effect on the residential visual amenity through an ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ effect resulting in unsatisfactory living conditions, leading to a property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live.
- 1.3.3 Consequently, the RVAA methodology provides for a much more detailed assessment of the closest residential properties to the Proposed Development. This allows the assessor and consequently the determining authority to make a judgement as to whether the residents at these residential properties would be likely to sustain unsatisfactory living conditions which it would not be in the public interest to create. Reviews of decisions demonstrate that significant visual effects or changes to the views available from a residential property and its curtilage are not the decisive consideration, rather it is the residential amenity and, in this case, residential visual amenity that is determinate.
- 1.3.4 The methodology for RVAA accords with the advice in the Landscape Institute’s *Residential Visual Amenity Assessment Technical Note 2/19*, 15 March 2019. This approach has been used to assess other developments, notably onshore wind farm planning applications in the UK. It involves a two-stage process as follows:
- **Stage 1:** Undertake a visual assessment to identify the geographical extent of likely significant effects and provide a short-list of residential properties within this area where the views from these receptors are likely to be significant; and
 - **Stage 2:** Undertake a Residential Visual Amenity Assessment (RVAA) covering the following four steps from the Landscape Institute’s *Residential Visual Amenity Assessment Technical Note 2/19*, 15 March 2019:
 - ▶ *“Step 1: Define study area and Identify properties to be assessed.”*
 - ▶ *Step 2: Evaluate baseline visual amenity of properties.*
 - ▶ *Step 3: Assess change to visual amenity of properties and identify properties requiring further assessment.*
 - ▶ *Step 4: Detailed assessment of individual properties identified.”*

1.4 Scope of Assessment

- 1.4.1 Based on the above guidance (**paragraph 1.3.4**) and the results of the viewpoint assessment (**Appendix 18.2: Viewpoint analysis, Volume 4** (Document Reference: 6.4.18.2)) a Study Area of 1km distance from the Proposed Development has been selected for the RVAA (**Figure 18.1, Volume 3** (Document Reference: 6.3.18.1)). Only those residential properties within the 1km Study Area, which can be identified on the Ordnance Survey (OS) 1:25,000 scale map, and are

overlapped by the Zone of Theoretical Visibility (ZTV) are included in the assessment.

- 1.4.2 The RVAA has been informed by site visits, observing the residential properties from public locations and through the examination of publicly available aerial and ground level photography as well as map-based data, the production of ZTV plots and visualisations such as wirelines. None of these private residential properties have been visited as part of the RVAA. As such, the RVAA represents an informed judgement of the likely visual effects and the consequential effects on residential visual amenity.
- 1.4.3 The assessment has allowed for the screening effects of vegetation with the following considerations:
- forestry screening is subject to forestry management and the assessment allows for either no forestry screening or maximum forestry screening, representing the two extremes likely during the construction phase; and
 - woodland, individual trees, hedgerows and garden vegetation screening – Where this includes mature vegetation a degree of permanence has been assumed in the assessment.
- 1.4.4 The RVAA considers the likely views from the ground floors of residential properties and main garden areas but excludes upper floors and other land that may relate to the property and is not part of the main living areas.
- 1.4.5 The sensitivity of individual residential receptors is assessed as *High* in each case.
- 1.4.6 Other factors affecting residential amenity such as noise and vibration are not considered as part of this assessment and can be found in **Chapter 21: Noise and vibration, Volume 2** (Document Reference: 6.2.21) of the ES.

1.5 Design and mitigation

- 1.5.1 The design of the Proposed Development has taken account of residential properties as part of the design evolution process and the development of the **Outline Landscape and Ecological Management Plan (LEMP)** (Document Reference: 7.10), including the **Indicative Landscape Plan (Appendix D, Indicative Landscape Plan)** within the **Design and Access Statement (DAS)** (Document Reference: 5.8) for the onshore substation at Oakendene and the existing National Grid Bolney substation extension.
- 1.5.2 Due to the linear nature of the onshore cable corridor and the settlement pattern across the Study Area, a small group of residential properties are unavoidably close to the onshore cable route. Whilst the possibility of significant visual effects occurring during the construction phase, a commitment to additional environmental measures will be employed to ensure that the residential visual amenity is not affected. These environmental measures will be developed specifically for each residential property and are likely to include the following:
- Environmental measure C-33 to minimise temporary disturbance to residential properties with the provision of measures to protect environmental receptors. (see **Section 2.6 of Outline Code of Construction Practice (CoCP)** (Document Reference: 7.2));

- site specific detailed consideration given to the positioning and use of construction plant and materials / soil storage, working hours, construction lighting, and construction periods within the overall programme (see **Section 4 of Outline Code of Construction Practice (CoCP)** (Document Reference: 7.2); and
- provision of temporary or permanent, boundary screen fencing and gates.

1.5.3 The additional environmental measures will be developed and confirmed during the pre-construction phase, in consultation and agreement with local residents where possible.

1.6 Stage 1: Visual Assessment

1.6.1 The results of the viewpoint assessment (**Appendix 18.2: Viewpoint analysis, Volume 4**) (Document Reference: 6.4.18.2) indicate that significant visual effects are likely to be limited to within one of two fields or 1km with the open downs of the South Downs National Park (SDNP). As a result, a review of residential properties and groups of residential properties within the 1km Study Area, which can be identified on the OS 1:25,000 scale map, and are overlapped by the ZTV are screened and listed in **Table 1-1** to produce a short-list of approximately 21 residential properties and/or groups of residential properties where significant effects on the views from these residential properties are likely as a result of the onshore cable corridor and the onshore substation at Oakendene.

1.6.2 No residential properties are likely to be significantly affected as a result of the existing National Grid Bolney substation extension and consequently none are included in the RVAA.

1.6.3 This includes a range of residential properties which have either little or no screening and/or open views from their main residential living areas (including gardens) towards the Proposed Development and/or are the closest to the Proposed Development.

1.6.4 Whilst it is possible that the views from other residential properties not included in the RVAA may be significantly affected in terms of visual effects on their view and visual amenity, this assessment has targeted those residential properties most affected and as such provides a series of 'worst case' assessments.

1.7 Stage 2: Residential Visual Amenity Assessment

1.7.1 A summary of the RVAA is provided in **Table 1-2**.

1.7.2 The RVAA of the 18 residential properties and/or groups of residential properties is set out in detail for each property in **Annex A**.

1.7.3 The experience of a significant view of the Proposed Development is not the same as an unacceptable effect on the visual or residential amenity. The RVAA has considered all those residential properties included in the visual assessment and in particular those where a significant visual effect has been identified.

1.7.4 The RVAA has concluded that none of the residential properties, included in the assessment will be affected by the Proposed Development in terms of their

residential visual amenity during construction, operation and maintenance or decommissioning phases. This is due largely to combinations of intervening distance, partial screening, and use / orientation of the property, such that the living standards would not be affected, and the residential property would not be adversely affected to the extent that it would become an unattractive place to live when judged objectively and in the public interest, on an individual basis or cumulatively. In addition, it should be noted that the effects of the construction phase will be temporary.

1.7.5 Additional environmental measures are outlined in **Section 1.5**.

Table 1-1 Stage 1: Screening of residential properties and groups of residential properties within 1km

Residential property	Approximate distance to Proposed Development ¹	Screening for significant visual effects	Include in RVAA?
Residential properties within 1km and the ZTV			
Settlement: Atherington and Climping	125m	See visual assessment (Appendix 18.4: Visual assessment, Volume 4 (Document Reference: 6.4.18.4)) residential properties screened by mature vegetation / trees, with no significant visual effects.	<input checked="" type="checkbox"/>
Residential properties at Clymping including Kent's Farm and Brookpits	125m	Residential properties screened by mature garden and roadside vegetation and trees, with no significant visual effects.	<input checked="" type="checkbox"/>
1. Climping Caravan Park (GR: 501002, 102098)	100m	See visual assessment (Appendix 18.4: Visual assessment, Volume 4 (Document Reference: 6.4.18.4)) single storey residential properties (mobile homes) contained and partly screened by enclosing low bund and shrubs. Significant effect.	<input checked="" type="checkbox"/>
Settlement: Littlehampton	250m	See visual assessment (Appendix 18.4: Visual assessment, Volume 4 (Document Reference: 6.4.18.4)) residential properties screened by industrial development and mature vegetation and trees along roads / fields and riverside, with no significant visual effects.	<input checked="" type="checkbox"/>
Settlement: Ford inc. Church Farm	250m	See visual assessment (Appendix 18.4: Visual assessment, Volume 4 (Document Reference: 6.4.18.4)), residential properties screened by	<input checked="" type="checkbox"/>

¹ Note: Approximate distance to the Proposed Development records the closest distance from the residential property to the proposed Development Consent Order (DCO) Order Limits.

Residential property	Approximate distance to Proposed Development ¹	Screening for significant visual effects	Include in RVAA?
		farm buildings and mature vegetation, with no significant visual effects.	
Residential properties at Ford Station	750m	Residential properties screened by layers of mature vegetation and trees, with no significant visual effects.	<input checked="" type="checkbox"/>
Settlement: Wick including Court Wick Park	50m	See visual assessment (Appendix 18.4: Visual assessment, Volume 4 (Document Reference: 6.4.18.4)), perimeter residential properties screened by successive layers of intervening vegetation, with no significant visual effects.	<input checked="" type="checkbox"/>
Tourist / Visitor: Brookside Caravan Park	50	See visual assessment (Appendix 18.4: Visual assessment, Volume 4 (Document Reference: 6.4.18.4)) caravans largely screened by enclosing treebelt with no significant visual effects.	<input checked="" type="checkbox"/>
Brook Barn Farm	100m	Residential properties screened by farm buildings with no significant visual effects.	<input checked="" type="checkbox"/>
Settlement: Lyminster	50m	See visual assessment (Appendix 18.4: Visual assessment, Volume 4 (Document Reference: 6.4.18.4)), perimeter screened by mature vegetation, no significant visual effects, except for two residential properties.	<input checked="" type="checkbox"/>
2. Lullyng Cottage, Lyminster (GR: 502494, 104634)	60m	Open views to onshore cable corridor likely to have a significant visual effect.	<input checked="" type="checkbox"/>
3. Residential property on Orchard Lane, Lyminster (GR: 502641, 104658)	50m	Open views to onshore cable corridor likely to have a significant visual effect.	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development ¹	Screening for significant visual effects	Include in RVAA?
Harvest View, Polling Corner	70m	Residential property on southern edge of Polling Corner partly screened by mature vegetation / trees with no significant visual effects.	<input checked="" type="checkbox"/>
Rowandean, Polling Street, Polling	25m	Residential property on southern edge of Polling Corner partly screened by tall hedge with no significant visual effects.	<input checked="" type="checkbox"/>
Settlement: Polling	100 – 750m	See visual assessment (Appendix 18.4: Visual assessment, Volume 4 (Document Reference: 6.4.18.4)), mostly outside ZTV and screened by mature vegetation with no significant visual effects.	<input checked="" type="checkbox"/>
15No. residential properties at The Vinery	80-150m	Group of residential properties with oblique views to onshore cable corridor, partly screened by garden vegetation, hedges, fences and outbuildings with no significant visual effects, excepting the southernmost residential property.	<input checked="" type="checkbox"/>
4. The Vinery , southern residential properties (GR: 505354, 105518)	80-150m	Open / partly screened views to onshore cable corridor with likely significant visual effect.	<input checked="" type="checkbox"/>
Note: Orchard Rough, Chestnut Tree House, and Newplace Farm non-residential.			<input checked="" type="checkbox"/>
Note: Residential properties at Angmering, Hammerpot and along Dover Lane, Dapper's Lane, Arundel Road, Selden Lane, and Angmering Park are outside the ZTV and will have no view of the Proposed Development.			<input checked="" type="checkbox"/>
5. Group of residential properties at Green Lodge (GR: 506208, 105859 and GR: 506199, 105793)	45-125m	Open / partly screened views to onshore cable corridor and Trenchless Crossing (TC)-10 with likely significant visual effect.	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development ¹	Screening for significant visual effects	Include in RVAA?
6. Colt Bungalow (GR: 506251, 106004)	45-125m	Open / partly screened views to onshore cable corridor and TC-10 with likely significant visual effect.	<input checked="" type="checkbox"/>
7. Residential property north of Hammerpot (GR: 506678, 105812)	50m	Open views to onshore cable corridor and TC-11 with likely significant visual effect.	<input checked="" type="checkbox"/>
8. Swillage Cottages, Swillage Lane (GR: 507173, 106108)	200m	Open views to onshore cable corridor and TC-11 with likely significant visual effect.	<input checked="" type="checkbox"/>
Norfolk House, Swillage Lane	40-100m	Residential property with large garden and views likely to be partly screened by mature vegetation and trees with no significant visual effects.	<input type="checkbox"/>
Michelgrove	280m	Residential property with large garden and views likely to be partly screened by mature vegetation and trees with no significant visual effects. Note: construction access passes close to southern boundary of the residential property.	<input type="checkbox"/>
Myrtle Grove Farm	280m	Group of residential properties within large farm complex, views likely to be partly screened by landform, farm buildings, mature vegetation and trees with no significant visual effects. Note: construction access passes close to southern boundary of house.	<input type="checkbox"/>
Lower Barpham	580m	Residential properties with open views likely to be partly screened by landform and trees with no significant visual effects.	<input type="checkbox"/>

Residential property	Approximate distance to Proposed Development ¹	Screening for significant visual effects	Include in RVAA?
<p>Note: Residential properties at Longfurlong Farm, Cobden Farm, The Chanery, Rowdel, Home Farm Cottages, Sullington, Rock, Rock House, Tilley's Farm / House / Cottages, Walnut Tree Cottage, Greencommon House, Rokers, and much of Washington are outside the ZTV and will have no view of the Proposed Development.</p>			<input checked="" type="checkbox"/>
Barns Farm	580m	Residential properties with open views likely to be partly screened by landform and trees with no significant visual effects.	<input checked="" type="checkbox"/>
Clayton Farm	580m	Residential properties with open views likely to be partly screened by landform and trees with no significant visual effects.	<input checked="" type="checkbox"/>
Warren Hill	580m	Residential properties with open views likely to be partly screened by landform and trees with no significant visual effects.	<input checked="" type="checkbox"/>
Settlement: Washington	Trenchless crossing	See visual assessment (Appendix 18.4: Visual assessment, Volume 4 (Document Reference: 6.4.18.4)), Trenchless crossing, with longer views screened by mature vegetation with no significant visual effects.	<input checked="" type="checkbox"/>
Green Farm House, The Pike	50m	Two residential properties screened by mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
Poplars Cottages, Lock's Farm	200m	Two residential properties with views likely to be partly screened by garden vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
Lock's Farm, The Pike, Washington	430m	Residential property screened by farm buildings with no significant visual effects.	<input checked="" type="checkbox"/>
Lower Chancton Farm	50m	Residential property with views likely to be screened by landform and mature garden vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
9. Shirley House (GR: 514208, 113430)	75m	Residential property with views likely to be partly screened by mature garden vegetation and trees with no significant visual effects from	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development ¹	Screening for significant visual effects	Include in RVAA?
		house and garden although there may be significant visual effects from the tennis court, viewing towards the onshore cable corridor and TC-18.	
Butchers Farm	80-200m	Group of residential properties screened by successive layers of mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
Note: Residential properties at Winston and along Hole Street, Fair Oak Farm, Weppons, Model Cottages, Bushovel Farm, The Falconers, Housebrook Cottage, New Barn, Calcot Farm, Guesses Farm, Spithand's Nursery, Beggar's Kennels, Housebride House, and Ashurst are outside the ZTV and will have no view of the Proposed Development.			<input checked="" type="checkbox"/>
Bunton Manor Farm	100m	Residential property screened by successive layers of mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
10. Old School House (GR: 515000, 113752)	70m	Open westward views to onshore cable corridor and TC-11 with likely significant visual effect.	<input checked="" type="checkbox"/>
Upper Bunton House	180m	Residential property screened by successive layers of mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
Guessgate Farm	270m	Residential property screened by successive layers of mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
College Wood Farm	200m	Residential property screened by outbuilding, hedge and mature trees with no significant visual effects.	<input checked="" type="checkbox"/>
11. Dove's Farm (GR: 516920, 114849)	80m	Open views to onshore cable corridor with likely significant visual effect.	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development ¹	Screening for significant visual effects	Include in RVAA?
Residential properties along B2135 including Blakes Farm, New Wharf Farm and Wellen's Farm	40-250m	Residential properties screened by mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
12. Southview, Wellen's Farm (GR: 518014, 115911)	100m	Open views to onshore cable corridor with likely significant visual effect.	<input checked="" type="checkbox"/>
13. Sinclair House (GR: 518107, 116153)	50m	Open views to onshore cable corridor with likely significant visual effect.	<input checked="" type="checkbox"/>
Eatons Farm and properties east of the River Adur including Lashmars Hall, Great Bently Farm and Gibses Cottage	250-1km	Residential properties screened by mature vegetation and trees and by successive layers of mature vegetation with no significant visual effects.	<input checked="" type="checkbox"/>
Note: Yokenclose Barn and New Barn are non-residential.			<input checked="" type="checkbox"/>
14. Merrion Cottages (GR: 518756, 116767)	15m	Proposed DCO Order Limits located very close to property with likely significant visual effect.	<input checked="" type="checkbox"/>
Bines Green along B2135 including Merrion Farm, Holly Tree Cottage and Martinsland Farm	130-300m	Residential properties screened by successive layers of mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development ¹	Screening for significant visual effects	Include in RVAA?
Bines Farm	130m	Residential property screened by farm buildings and mature vegetation with no significant visual effects.	<input checked="" type="checkbox"/>
15. Brightham's Farm (GR: 519601, 117799)	30m	Open views to onshore cable corridor with likely significant visual effect.	<input checked="" type="checkbox"/>
Note: Residential properties west of the onshore cable corridor including Pinlands Farm, Moat Farm, Homelands Farm, Partridge Green, including Dunstan's Farm and to the east of the onshore cable corridor and the A281 including Shermanbury and related residential properties including Fairacre, Wychwood Farm, The Hangers, Ewhurst Manor and Cottages, Furzefield Harm, Pooks Farm and Oaklands Farm are outside the ZTV and / or well screened by intervening layers of mature vegetation and trees.			<input checked="" type="checkbox"/>
Shermanbury Grange	85-200m	Group of residential properties screened by successive layers of mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
16. North Lodge , B2116 (GR: 520214, 119290)	90m	Open views to onshore cable corridor with likely significant visual effect.	<input checked="" type="checkbox"/>
Wymarks and The Barracks, A821	100-200m	Group of residential properties screened by successive layers of mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
Moreley	50m	Residential property, 80m south of TC-24 and screened by stables and outbuildings and mature garden vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
Note: Properties north of the onshore cable corridor including Little Parkminster, Parkminster Farm and Monastery, Gratwicke, Dragon's Farm, Baldwins, Eastland's Farm, Bankfield Grange, Oakendene Manor, are outside the ZTV and/or well screened by intervening layers of mature vegetation and trees.			<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development ¹	Screening for significant visual effects	Include in RVAA?
17. Woodbarn / Maryland (GR: 520922, 120226)	10m	Proposed DCO Order Limits are very close to property with likely significant visual effect.	<input checked="" type="checkbox"/>
Lower Barn	125m	Residential property screened by successive layers of mature vegetation and trees with no significant visual effects.	<input type="checkbox"/>
18. Crateman's Farm (GR: 521805, 121063)	75m	Partly open view to onshore cable corridor with likely significant visual effect.	<input checked="" type="checkbox"/>
Park Farm	530m	Group of residential properties screened by successive layers of mature vegetation and trees with no significant visual effects.	<input type="checkbox"/>
Moatfield Farm	140m	Residential property screened by outbuildings and mature vegetation with partial views beyond parkland / hedge. There will be no significant visual effects from the house and garden, although there will be significant views from the adjacent parkland and lake.	<input type="checkbox"/>
Lower Barn Farm	120m	Group of residential properties screened by successive layers of mature vegetation and trees with no significant visual effects.	<input type="checkbox"/>
Wilcocks Farm and Cottages	75m	Group of residential properties screened by successive layers of mature vegetation and trees with no significant visual effects.	<input type="checkbox"/>
19. Wilcocks Cottages (GR: 522904, 121580)	35m	Partly open view to onshore cable corridor with likely significant visual effect.	<input checked="" type="checkbox"/>
Westridge Farm	100m	Group of residential properties screened by successive layers of mature vegetation and trees with no significant visual effects.	<input type="checkbox"/>
Eastridge Farm / Manor	80-100m	Group of residential properties screened by successive layers of mature vegetation and trees with no significant visual effects.	<input type="checkbox"/>

Residential property	Approximate distance to Proposed Development ¹	Screening for significant visual effects	Include in RVAA?
Delspride	130m	Residential property screened by mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
Southland Farm	100-200m	Residential property screened by successive layers of mature vegetation and trees with no significant visual effects.	<input checked="" type="checkbox"/>
20. Oakendene Manor (GR: 522750, 122619)	180m	Partly open view to onshore substation at Oakendene with likely significant visual effect.	<input checked="" type="checkbox"/>
21. Coopers Cottages (GR: 522338, 122578)	15m	Partly open view to Oakendene West construction compound with likely significant visual effect.	<input checked="" type="checkbox"/>
<p>Note: Residential properties to the north of the A272 including New Barn, Cooper's Farm, Barnfield Park, and Lyelands; residential properties to the west of the onshore cable corridor and east of Wineham Lane including Greenacres Farm, Westridge Farm / Place, Kings Barn Farm, The Hatch and residential properties along Kent Street, including Snakes Harbour Farm and Wineham; and residential properties to the east of Wineham Lane including The Gill, Grovelands Farm, Twineham Grange, Coombe farm, Twineham Court Farm, and to the north of the existing National Grid Bolney substation at Coombe House, Dawe's Farm, Nyeshill Farm, Red House and Purvey's Pit are all either outside the ZTV and/or well screened by intervening layers of mature vegetation and trees such that there will be no significant visual effects arising from the onshore cable corridor and associated temporary construction compounds.</p>			<input checked="" type="checkbox"/>

Table 1-2 Summary of Residential Visual Amenity Assessment

Residential property	Approximate distance	Magnitude of change	Level of effect (Significant effects in bold)	Effect on Residential Visual Amenity?
Residential properties with likely significant visual effects during the construction phase				
1. Climping Caravan Park (GR: 501002, 102098)	100m	Medium	Major / Moderate	No
2. Lullyng Cottage, Lyminster (GR: 502494, 104634)	60m	Medium	Major / Moderate	No
3. Orchard Lane, Lyminster (GR: 502641, 104658)	50m	Medium	Major / Moderate	No
4. The Vinery , southern residential properties (GR: 505354, 105518)	80m	Medium-low	Moderate	No
5. Green Lodge (GR: 506208, 105859 / 506199, 105793)	45m	Medium	Major / Moderate	No
6. Colt Bungalow (GR: 506251, 106004)	125m	Medium-low	Moderate	No
7. Property north of Hammerpot (GR: 506678, 105812)	50m	Medium	Major / Moderate	No
8. Swillage Cottages, Swillage Lane (GR: 507173, 106108)	200m	Medium	Major / Moderate	No
9. Shirley House (GR: 514208, 113430)	75m	Low	Moderate	No
10. Old School House (GR: 515000, 113752)	70m	Medium	Major / Moderate	No

Residential property	Approximate distance	Magnitude of change	Level of effect (Significant effects in bold)	Effect on Residential Visual Amenity?
11. Dove's Farm (GR: 516920, 114849)	80m	Medium	Major / Moderate	No
12. Southview, Wellen's Farm (GR: 518014, 115911)	100m	Medium-low	Moderate	No
13. Sinclair House (GR: 518107, 116153)	50m	Medium	Major / Moderate	No
14. Merrion Cottages (GR: 518756, 116767)	15m	Low High	Moderate Major	No No
15. Brightham's Farm (GR: 519601, 117799)	30m	High	Major	No
16. North Lodge, B2116 (GR: 520214, 119290)	60m	Medium	Major / Moderate	No
17. Woodbarn / Maryland (GR: 520922, 120226)	10m	High	Major	No
18. Crateman's Farm (GR: 521805, 121063)	75m	Medium	Major / Moderate	No
19. Wilcocks Cottages (GR: 522904, 121580)	30m	High	Major	No
20. Oakendene Manor (GR: 522750, 122619)	180m	Medium-low	Moderate	No
21. Coopers Cottages (GR: 522338, 122578)	15m	Medium-high	Major	No

2. Glossary of terms and abbreviations

Table 2-1 Glossary of terms and abbreviations

Terms (acronym)	Definition
Baseline Conditions	The environment as it appears (or would appear) immediately prior to the implementation of the Proposed Development together with any known or foreseeable future changes that will take place before completion of the Proposed Development.
Code of Construction Practice (CoCP)	The code sets out the standards and procedures to which developers and contractors must adhere to when undertaking construction of major projects. This will assist with managing the environmental impacts and will identify the main responsibilities and requirements of developers and contractors in constructing their projects.
Development Consent Order (DCO) Application	An application for consent under the Planning Act 2008 to undertake a Nationally Significant Infrastructure Project made to the Planning Inspectorate who will consider the application and make a recommendation to the Secretary of State, who will decide on whether development consent should be granted for the Proposed Development.
Environmental Impact Assessment (EIA)	The process of evaluating the likely significant environmental effects of a proposed project or development over and above the existing circumstances (or 'baseline').
Environmental Statement (ES)	The written output presenting the full findings of the Environmental Impact Assessment.
Proposed DCO Order Limits	The proposed DCO Order Limits combines the search areas for the offshore and onshore infrastructure associated with the Proposed Development. It is defined as the area within which the Proposed Development and associated infrastructure will be located, including the temporary and permanent construction and operational work areas.
Proposed Development	The Proposed Development is an offshore wind farm with an installed capacity in excess of 100MW with a current estimated generating capacity of approximately 1,200MW located in the English Channel off the Sussex coast. The Proposed Development comprises onshore, and offshore infrastructure including cables, substations and landfall sites.
PRoW	Public Rights of Way

Terms (acronym)	Definition
RVAA	Residential Visual Amenity Assessment
SDNPA	South Downs National Park Authority

3. References

Landscape Institute and Institute of Environmental Management (2019). *Guidelines for Landscape and Visual Impact Assessment. Third edition*. London; Routledge.

Landscape Institute, (2019). *Residential Visual Amenity Assessment (RVAA) Technical Guidance 2/19*. [Online] Available at:

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Annex A

RVAA

Key to inset maps:

	Proposed DCO Order Limits
Access from public highway	
	Construction
	Construction & operational
	Light construction
	Light construction & operational
	Operational
	Trenchless Crossing (TC) alternatives
	Trenchless Crossing (TC) limits of deviation
	Trenchless Crossing (TC) compounds
	Temporary construction compound
Proposed onshore cable construction corridor	
	Indicative trenchless section
	Indicative open cut section

Note: References to vegetation are taken from the Vegetation Retention Plan in the **Outline Code of Construction Practice (CoCP)** (Document Reference: 7.2).

Residential property 1: Climping Caravan Park (GR: 501002, 102098)

Description Climping Caravan Park is located to the north of the A259, between Climping and Littlehampton. The Caravan Park includes a series of tightly packed single storey caravans / mobile homes / chalets that are a mixture of holiday lets and residential properties. There is some internal vegetation and some perimeter vegetation screening with most of the mature trees on the southern side, screening the A259.



Image capture: July 2022 © 2023 Google.
Above: View of Climping Caravan Park from A259.



Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.

Above: Aerial photograph of Climping Caravan Park.

Magnitude of change

Construction phase:

Properties on the eastern side of the Caravan Park will view the onshore cable corridor at between 100-150m distance to the east with minimal intervening screening. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4). Properties on the western side of the Caravan Park will view the Climping construction compound 80m distance to the west also with minimal intervening screening. The construction compound will contain a concrete

Residential property 1: Climping Caravan Park (GR: 501002, 102098)

batching plant (up to 20m high) construction vehicles, materials and equipment, welfare facilities and office space. Due to the intervening distance, the magnitude of change will be **Medium** resulting in a **Major / Moderate adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	Major / Moderate and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.

Operation and maintenance (Year 1) phase:

The onshore cable corridor and TC-05 temporary construction compound will all be reinstated to arable field. No existing trees or hedgerows will be affected and there will be **no visual effect** remaining.

Operation and maintenance (Year 5) phase:

N/A

Operation and maintenance (Year 10) phase:

N/A

Whole and Cumulative effects

Offshore elements of the Proposed Development will not be significantly visible beyond the screening vegetation along the A259 and Ferry Road. No cumulative effects will be visible.

Residential Visual Amenity

The visual effects will affect eastern or western views from peripheral properties along the eastern or western side of the properties, affecting the view from each property in one direction, in the mid-ground, across the adjacent field. The duration of these effects will be limited to 3-4 months / periodic activity with progressive restoration within the 3.5 year construction phase. The majority of the residential properties will have limited views of the Proposed Development with no residual effects during operation and maintenance phase.

It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 2: Lullyng Cottage, Lyminster (GR: 502494, 104634)

Description

Lullyng Cottage is located to the west of Lyminster Road on the southern edge of Lyminster. It is a substantial two-storey, cream coloured house with an extensive garden area with mature trees extending west on the southern edge of Lyminster. There appear to be two windows on the southern elevation, viewing in the direction of the Proposed Development, with the garden area contained by a wall on the southern side.

Residential property 2: Lullyng Cottage, Lyminster (GR: 502494, 104634)



Image capture: July 2022 © 2023 Google.
Above: View of property from Lyminster Road.



Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.
Above: Aerial photograph of residential property.

Magnitude of change

Construction phase:

Southerly views from the residential property view beyond a garden wall with limited garden vegetation screening, across an arable field towards a trenchless crossing of the onshore cable corridor which will not be visible (**no effect**).

Viewing towards the southeast, the onshore cable corridor will be screened by intervening roadside trees and hedgerow along Lyminster Road (**no effect**). Trenchless crossing construction compound TC-05 will also be screened during the summer months, although it is likely that the tops of construction plant will be visible through the trees in the winter.

The magnitude of change will be **Negligible-Zero** resulting in a **Minor adverse** visual effect that will be **Not Significant**.

Viewing to the southwest, the edge of the open cut trenching section of the onshore cable corridor will be obliquely visible across the field, at a minimum of approximately 60m distance to the closest point on the proposed DCO Order Limits from the house and affecting a narrow section of the peripheral view, before garden tree screening blocks (or partly screens during the winter) views further to the southwest. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal

Residential property 2: Lullyng Cottage, Lyminster (GR: 502494, 104634)

temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4). Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route. Taking account of proximity and views beyond the southern boundary of the residential property, there will be a **Medium** magnitude of change, reducing slightly during the summer months, resulting in a **Major / Moderate adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	Major / Moderate and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.
Operation and maintenance (Year 1) phase:		
The onshore cable corridor and TC-05 temporary construction compound will all be reinstated to arable field. No existing trees of hedgerows will be affected and there will be no visual effect remaining.		
Operation and maintenance (Year 5) phase:		
N/A		
Operation and maintenance (Year 10) phase:		
N/A		

Whole and Cumulative effects No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.

Residential Visual Amenity The visual effects will affect oblique views, viewing beyond the residential property boundary to the southwest from a limited section of the southern boundary, beyond the perimeter wall. The duration of these effects will be limited to 3-4 months / periodic activity with progressive restoration within the 3.5 year construction phase. The majority of the residential property will have no view of the Proposed Development with no residual effects during operation and maintenance phase. The bulk of the garden area appears well screened by mature vegetation. It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 3: Residential property on Orchard Lane, Lyminster (GR: 502641, 104658)

Description

The residential property is located on Orchard Lane on the southern edge of Lyminster. It is a large two-storey, brick-built house with a courtyard / garden area on the southern edge. There are approximately 4-6 windows on the south side, which is bounded by a wall. Unlike other residential properties on Orchard Lane there is no garden vegetation screening.



Image capture: July 2022 © 2023 Google.

Above: View of residential property from Lyminster Road.



Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.

Above: Aerial photograph of residential property.

Magnitude of change

Construction phase:

Southerly views from the residential property will view over a garden wall, across pasture fields / paddocks towards an open cut trenching section of the onshore cable corridor at a minimum of approximately 55m distance from the closest point on the proposed DCO Order Limits to the residential property. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in

Residential property 3: Residential property on Orchard Lane, Lyminster (GR: 502641, 104658)

Graphic 4-19, Chapter 4: The Proposed Development, Volume 2 (Document Reference: 6.2.4). The edge of trenchless crossing construction compound TC-05 will also be partly visible to the southwest, beyond adjacent trees particularly during the winter months. TC-05 will be used for material / equipment storage, some welfare facilities and trenchless crossing activities. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore route. Views to the southeast will be screened and contained by buildings and the adjacent glasshouses.

The magnitude of change will be **Medium**, due to the partial wall screening, resulting in a **Major / Moderate adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	Major / Moderate and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.
Operation and maintenance (Year 1) phase:		
The onshore cable corridor and TC-05 temporary construction compound will all be reinstated to arable field. No existing trees or hedgerows will be affected and there will be no visual effect remaining.		
Operation and maintenance (Year 5) phase:		
N/A		
Operation and maintenance (Year 10) phase:		
N/A		

Whole and Cumulative effects
 No offshore elements of the Proposed Development will be visible.
 No cumulative effects will be visible.

Residential Visual Amenity
 The visual effects will affect oblique views, viewing beyond the southern boundary of the residential property to the southwest from a limited section, beyond the perimeter wall. The duration of these effects will be limited to 3 to 4 months / periodic activity with progressive restoration within the 3.5 year construction phase.
 It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 4: The Vinery, southern properties (GR: 505354, 105518)

Description

The southern 2-3 residential properties at The Vinery on Gordon Terrace (south of Lillian Terrace), off the A27 are terraced, two storey houses, facing west, with long, linear style back gardens extending to the east. There are a number of conservatories on the eastern sides of these residential properties and several outbuildings, fences and garden vegetation, that act to provide increased screening of southern views to successive residential properties further north along the terrace. The southernmost residential property has the most open views south towards the onshore cable corridor.



Image capture: July 2022 © 2023 Google.

Above: View of residential properties on Gordon Terrace.



Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.

Above: Aerial photograph of residential properties on Gordon Terrace.

Magnitude of change

Construction phase:

Southeast views from the end 2-3 residential properties on Gordon Terrace will view towards an open cut trenching section of the onshore cable corridor which crosses the field at a minimum of approximately 80m distance to the closest point on the proposed DCO Order Limits. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in [Graphic 4-19, Chapter 4: The Proposed Development, Volume 2](#) (Document Reference: 6.2.4).

Residential property 4: The Vinery, southern properties (GR: 505354, 105518)

Hedgerow H527-8 which is crossed by the onshore cable corridor in the southwest corner of the field will be notched to 6m.

An alternative trenchless crossing construction compound TC-08a will also be partly visible at a minimum of approximately 220m distance to the limit of deviation in the eastern part of the field. TC-08a will be used for material / equipment storage, some welfare facilities and trenchless crossing activities. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route.

All woodland within the onshore cable corridor to the east of TC-08a will be retained by trenchless crossing techniques except for the 6m notch to allow for a temporary construction haul road

Taking account of intervening screening the scale and geographical extent of these temporary construction activities will result in a **Medium-low** magnitude of change, reducing slightly during the summer months, resulting in a **Moderate adverse** visual effect that will be **Significant**, with the greatest visual effect viewed from the southernmost residential property.

Assessment	Sensitivity:	High
	Magnitude of change:	Medium-low
	Level of effect:	Moderate and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.
Operation and maintenance (Year 1) phase:		
The onshore cable corridor and TC-08a temporary construction compound will all be reinstated to arable field. The 6m notch in hedgerow H527-8 will be replanted with native hedgerow plants and maintained.		
The magnitude of change to the view will reduce to Negligible and the level of visual effect will be Minor adverse and Not Significant .		
Operation and maintenance (Year 5) phase:		
Hedgerow H527-8 will be established, although not as mature as existing hedgerows. The magnitude will reduce to Negligible to Zero and the level of visual effect will be Minor adverse and Not Significant .		
Operation and maintenance (Year 10) phase:		
Hedgerow H527-8 will be well established, and the level of visual effect will be Minor adverse to None and Not Significant .		
Whole and Cumulative effects	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.	

Residential property 4: The Vinery, southern properties (GR: 505354, 105518)

Residential Visual Amenity

The visual effects will be limited to the southeast views from the southernmost 2-3 end terrace residential properties, partly screened by intervening garden vegetation / outbuildings and fences and viewing beyond the property boundary. The duration of these effects will be limited to 3 to 4 months / periodic activity with progressive restoration within the 3.5 year construction phase. It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential properties 5: Green Lodge (GR: 506208, 105859 and 506199, 105793)

Description

There are three residential properties in this group, all on the private lane leading north from the A27 to Angmering Park. The southernmost one is named Green Lodge on the Ordnance Survey map and there are two semi-detached residential properties to the north of this. There are a series of mature trees, outbuildings, fences and garden vegetation along the eastern side of these residential properties that will provide some screening of eastern views.



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics,

Residential properties 5: Green Lodge (GR: 506208, 105859 and 506199, 105793)

and the GIS User Community 2023. Above: Aerial photograph of Green Lodge and two further residential properties.

Magnitude of change

Construction phase:

The tree line along the northern side of the A27 will be retained as that part of the onshore cable corridor includes a trenchless crossing. Trenchless crossing construction compound TC-10 will be partly visible at a minimum of approximately 45m distance to the limit of deviation in the southern part of the arable field (although it is indicted at approximately 100m distance). TC-10 will be used for material / equipment storage, some welfare facilities and trenchless crossing activities.

The onshore cable corridor will be visible further east beyond TC-10 where it crosses an existing hedge (W8) which will be notched to 14m, before continuing into the next field. Otherwise the onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4). Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route.

Views eastwards from Green Lodge and the two semi-detached residential properties appear to be partly screened by mature trees, outbuildings, fences and garden vegetation and will view the Proposed Development beyond their boundaries in the east from rear garden areas at a minimum of approximately 45m distance. Taking account of some limited intervening screening the scale and geographical extent of these construction activities will result in a **Medium** magnitude of change, reducing slightly during the summer months, resulting in a **Major / Moderate adverse** visual effect that will be **Significant**.

Assessment

Sensitivity:	High
Magnitude of change:	Medium
Level of effect:	Major / Moderate and Significant
Type of effect:	Short-term duration (temporary), direct and adverse.

Operation and maintenance (Year 1) phase:

The onshore cable corridor and TC-10 temporary construction compound will all be reinstated to arable field. The 14m notch in hedgerow W8 will be replanted with native hedgerow plants and maintained. The magnitude of change to the view (viewed at approximately 240m) will reduce to Negligible and the level of visual effect will be **Minor adverse** and **Not Significant**.

Operation and maintenance (Year 5) phase:

Hedgerow W8 will be established, although not as mature as existing

Residential properties 5: Green Lodge (GR: 506208, 105859 and 506199, 105793)

hedgerows. The magnitude of change will reduce to Negligible to Zero and the level of visual effect will be **Minor adverse** and **Not Significant**.

Operation and maintenance (Year 10) phase:

Hedgerow W8 will be well established, and the level of visual effect will be **Minor adverse to None** and **Not Significant**.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible.
No cumulative effects will be visible.

Residential Visual Amenity

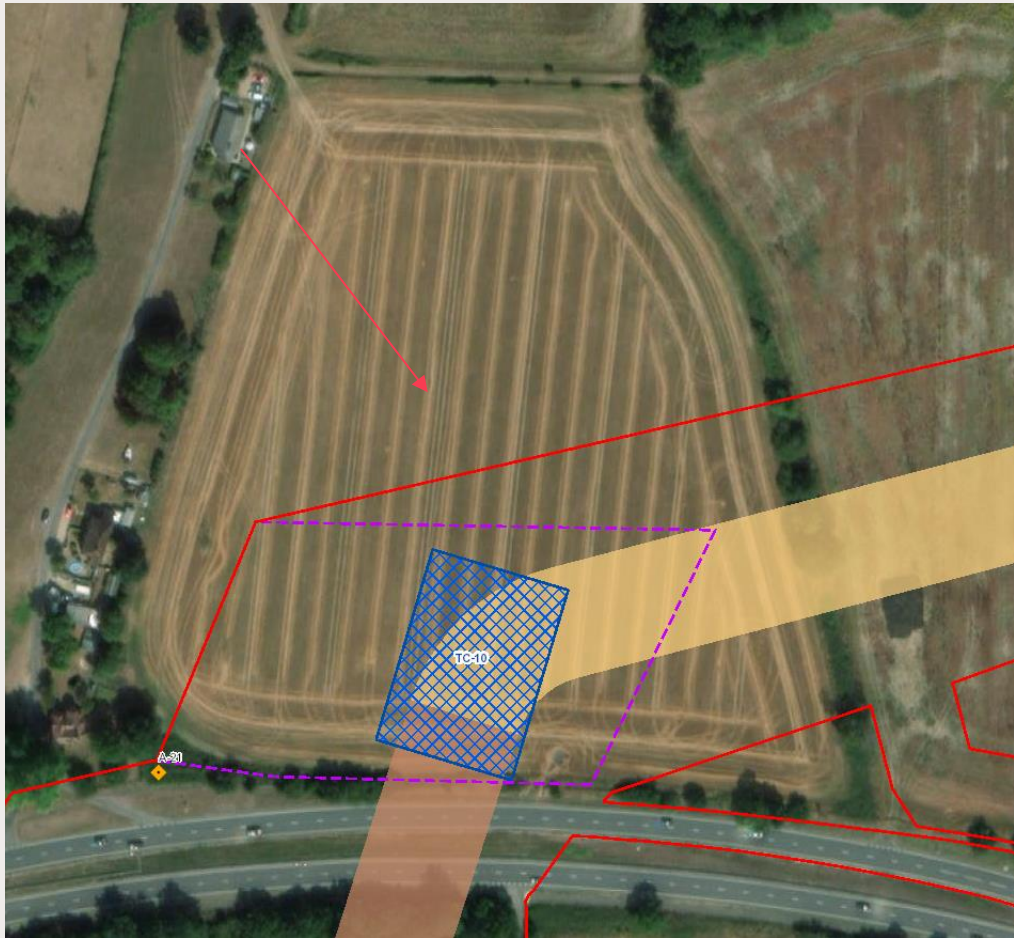
The visual effects will be limited to the eastern views from the east elevation of the three residential properties and rear gardens, partly screened by intervening garden vegetation / outbuildings and fences, viewing beyond the property boundaries. The duration of these effects will be limited to 3 to 4 months / periodic activity with progressive restoration within the 3.5 year construction phase. It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 6: Colt Bungalow (GR: 506251, 106004)

Description

Colt Bungalow is located on the private lane leading north from the A27 to Angmering Park.
The south and eastern side of the residential property has some mature garden vegetation and perimeter fencing / wall that will provide some limited screening of the southeast views.

Residential property 6: Colt Bungalow (GR: 506251, 106004)



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023. Above: Aerial photograph of Colt Bungalow.

Magnitude of change

Construction phase:

The tree line along the northern side of the A27 will be retained as that part of the onshore cable corridor includes a trenchless crossing. Trenchless crossing construction compound TC-10 will be visible at a minimum of approximately 125m distance to the proposed DCO Order Limits in the southern part of the arable field. TC-10 will be used for material / equipment storage, some welfare facilities and trenchless crossing activities.

The onshore cable corridor will be visible further east beyond TC-10 where it crosses an existing hedge (W8) which will be notched to 14m, before continuing into the next field. Otherwise, the onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4). Temporary construction activity along the onshore cable corridor will be transient with

Residential property 6: Colt Bungalow (GR: 506251, 106004)

progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route. Views eastwards from Colt Bungalow appear to be partly screened by mature garden vegetation and perimeter fencing / wall and will view the Proposed Development beyond the residential property boundary in the east from rear garden areas at a minimum of approximately 125m distance. Taking account of the distance and some limited intervening screening the scale and geographical extent of these temporary construction activities will result in a **Medium-low** magnitude of change, reducing slightly during the summer months, resulting in a **Moderate adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	Medium-low
	Level of effect:	Moderate and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.

Operation and maintenance (Year 1) phase:

The onshore cable corridor and TC-10 temporary construction compound will all be reinstated to arable field. The 14m notch in hedgerow W8 will be replanted with native hedgerow plants and maintained. The magnitude of change to the view (viewed at approximately 240m) will reduce to Negligible and the level of visual effect will be **Minor adverse** and **Not Significant**.

Operation and maintenance (Year 5) phase:

Hedgerow W8 will be established, although not as mature as existing hedgerows. The magnitude of change will reduce to Negligible to Zero and the level of visual effect will be **Minor adverse** and **Not Significant**.

Operation and maintenance (Year 10) phase:

Hedgerow W8 will be well established, and the level of visual effect will be **Minor adverse to None** and **Not Significant**.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.

Residential Visual Amenity

The visual effects will be limited to the south eastern views from the east elevation of the residential property and rear garden, partly screened by intervening garden vegetation / outbuildings and fences, and viewing beyond the residential property boundary. The duration of these effects will be limited to 3 to 4 months / periodic activity with progressive restoration within the 3.5 year construction phase. It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 7: Property north of Hammerpot (GR: 506678, 105812)

Description

The northernmost property at the Hammerpot is accessed from the south, off the A27, within the southern boundary of the SDNP. The southern, east and western boundaries are well screened by mature trees and woodland. The northern part of the garden appears to be contained by a hedge or fence offering limited visual screening to the views north into paddocks that may be connected to the residential property.



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023.

Above: Aerial photograph of the Hammerpot area.

Magnitude of change

Construction phase:

The tree line / woodland (W15-16) extending along both sides of the bridleway (Public Right of Way (PRoW) 2188) to the west and north of the residential property will be retained as a result of a section of trenchless crossing.

Trenchless crossing construction compound TC-11 will be visible at a minimum of approximately 50m distance to the proposed DCO Order Limits in the arable field / paddocks to the north. TC-11 will be used for material / equipment storage, some welfare facilities and trenchless crossing activities.

The alternative position for the trenchless crossing construction compound is indicated by TC-11a which will be screened from this property by the existing vegetation along the bridleway (PRoW 2188) which will be retained.

The onshore cable corridor will be obliquely visible further west beyond TC-11 where it crosses an existing hedge (W8) which will be notched to 14m, before continuing into the next field. Otherwise, the onshore

Residential property 7: Property north of Hammerpot (GR: 506678, 105812)

cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4.19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4). Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route. Taking account of the distance and limited intervening screening the scale and geographical extent of these temporary construction activities will result in a **Medium** magnitude of change, reducing slightly during the summer months, resulting in a **Major / Moderate adverse** visual effect that will be **Significant**, largely due to TC-11. Should the alternative option TC-11a be selected then the magnitude of change will reduce to **Low**, resulting in a **Moderate adverse** visual effect that will be **Not Significant** due to the more limited views of the open cut trenching section of the onshore cable corridor, further to the west.

Assessment	Sensitivity:	High
	Magnitude of change:	Medium (TC-11) or Low (TC-11a)
	Level of effect:	Major / Moderate and Significant (TC-11) or Moderate and Not Significant (TC-11a)
	Type of effect:	Short-term (temporary), direct and adverse.
Operation and maintenance (Year 1) phase:		
The onshore cable corridor and TC-11/ 11a trenchless crossing compound will all be reinstated to arable field. The 14m notch in hedgerow W8 will be replanted with native hedgerow plants and maintained. The magnitude of change to the view (viewed obliquely and largely screened at approximately 200m) will reduce to Negligible and the level of visual effect will be Minor adverse and Not Significant .		
Operation and maintenance (Year 5) phase:		
Hedgerow W8 will be established, although not as mature as existing hedgerows. The magnitude of change will reduce to Negligible to Zero and the level of visual effect will be Minor adverse and Not Significant .		
Operation and maintenance (Year 10) phase:		
Hedgerow W8 will be well established, and the level of visual effect will be Minor adverse to None and Not Significant .		
Whole and Cumulative effects	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.	

Residential property 7: Property north of Hammerpot (GR: 506678, 105812)

Residential Visual Amenity

The visual effects will be limited to the northern views from the residential property and rear garden, viewing beyond the residential property boundary. The duration of these effects will be limited to 3 to 4 months / periodic activity with progressive restoration within the 3.5 year construction phase. It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 8: Swillage Cottages, Swillage Lane (GR: 507173, 106108)

Description

There are two, semi-detached cottages (Swillage Cottages) along a private section of Swillage Lane to the north of the A27, withing the SDNP. Both cottages view west across an open arable field towards the route of the onshore cable corridor with limited intervening screening.



Site photo (22/7/2022) from footpath (PRoW 2187). Above: View of Swillage Cottages from footpath.



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023. Above: Aerial photograph of Swillage Cottages on Swillage Lane.

Residential property 8: Swillage Cottages, Swillage Lane (GR: 507173, 106108)

Magnitude of change

Construction phase:

The onshore cable corridor will be visible to the west, crossing the arable field at a minimum distance of approximately 200m. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4). Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works are completed along the onshore cable route.

Trenchless crossing construction compound TC-11 will be screened by a tree line / woodland (W15-16) extending along both sides of the bridleway (PRoW 2188) to the far side of the arable field which will be retained as a result of a section of trenchless crossing. TC-11 will be used for material / equipment storage, some welfare facilities and trenchless crossing activities.

The alternative position for the trenchless crossing temporary construction compound is indicated by TC-11a which will be visible at a minimum distance of approximately 360m in the opposite (west) side of the arable field.

Taking account of the distance and limited intervening screening the scale and geographical extent of these temporary construction activities will result in a **Medium** magnitude of change, reducing slightly during the summer months, resulting in a **Major / Moderate adverse** visual effect that will be **Significant**, largely due to the onshore cable corridor. The selection of TC-11a will not alter this assessment, appearing beyond and at the end of the existing onshore cable corridor.

Assessment

Sensitivity:	High
Magnitude of change:	Medium
Level of effect:	Major / Moderate and Significant
Type of effect:	Short-term duration (temporary), direct and adverse.

Operation and maintenance (Year 1) phase:

The onshore cable corridor and TC-11a temporary construction compound will all be reinstated to arable field and there will be **No** residual visual effects.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible.
No cumulative effects will be visible.

Residential Visual Amenity

The visual effects will be limited to the western views from the west facing, front elevation of the residential property. The duration of these effects will be limited to 3 to 4 months / periodic activity with progressive restoration within the 3.5 year construction phase. It is concluded that the Proposed Development will not compromise the

Residential property 8: Swillage Cottages, Swillage Lane (GR: 507173, 106108)

residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 9: Shirley House (GR: 514208, 113430)

Description

Shirley House is located to the east of Washington and south of the A283 and Wiston, within the northern edge of the SDNP. It is a substantial residential property with mature gardens to the north and south and a principal outlook to the south, across the adjoining pasture fields and woodland. A tennis court is located to the western side of the residential property. The residential property is well screened by surrounding woodland to the north along the A283, to the east and south at Copyhold Wood, and by smaller blocks of woodland and mature trees in fields to the west.

The other residential property (shown below), north of the A283 is non-residential.



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023.

Above: Aerial photograph of Shirley House and surroundings.

Magnitude of change

Construction phase:

The onshore cable corridor will be visible to the west, crossing the pasture field at a minimum distance of approximately 75m from Shirley House, beyond the tennis courts.

Woodland to the north and south of the A283 (W1074 and 1064) will be retained as part of the trenchless crossing of the A283. Construction

Residential property 9: Shirley House (GR: 514208, 113430)

access A-42 is routed north, along the existing access into arable fields further north and will not be visible from Shirley House.

Trenchless crossing construction compound TC-18 will be visible to the west, beyond the tennis courts. Existing woodland to the south of this will all be retained. TC-18 will be used for material / equipment storage, some welfare facilities and trenchless crossing activities.

The onshore cable corridor will extend west from this and will cross a treeline / hedgerow (H181) which will be notched to 14m. A further hedgerow in the field beyond (W505) will also be notched to 14m, retaining most, if not all of the trees in each feature (W505 incorporates large gaps between mature trees). The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4) of the ES. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works are completed.

Taking account of the distance and limited intervening screening the scale and geographical extent of these temporary construction activities will result in a **Medium** magnitude of change when viewing from the tennis courts. This will reduce to **Low** from the main house and garden areas (reducing slightly during the summer months) as a result of successive layers of intervening garden vegetation. This will result in a **Moderate adverse** and **Not Significant** visual effect from the main house and garden.

Assessment	Sensitivity:	High
	Magnitude of change:	Low
	Level of effect:	Moderate and Not Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.
Operation and maintenance (Year 1) phase:		
The onshore cable corridor and TC-18 temporary construction compound will all be reinstated to pasture. The 14m notches in the treelines / hedgerows H181 and H505 will be replanted with native shrubs and maintained as small trees (e.g., hawthorn) matching the variety of size and species within H181 and add similar diversity to H505, avoiding the perception of a 'gap' in the landscape pattern within the SDNP. The magnitude of change will reduce to Negligible and the effect will be Minor adverse and Not Significant .		
Operation and maintenance (Year 5) phase:		
H181 and H505 will be established, matching the age diversity of the existing features (H505). The magnitude of change will reduce to Negligible to Zero and the effect will be Minor adverse and Not Significant .		

Residential property 9: Shirley House (GR: 514208, 113430)

Operation and maintenance (Year 10) phase:

H181 and H505 will be well established, and the level of visual effect will be **Minor adverse to none** and **Not Significant**.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible.
No cumulative effects will be visible.

Residential Visual Amenity

The visual effects will be limited to the western views from the tennis court and the house and garden, the latter mostly screened by intervening vegetation. The duration of these effects will be limited to 3 to 4 months / periodic activity with progressive restoration within the 3.5 year construction phase. It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 10: Old School House (GR: 515000, 113752)

Description

The Old School House is located to the east of Washington and north of the A283 and to the southeast of Wiston. It is a two-storey traditional residential property, accessed off the A283 via a minor road / bridleway (PRoW 2711). The residential property is surrounded by trees, hedgerows and woodland to the north, east and south. There are open views from the western side and elevation of the residential property over the adjacent arable field. The main garden area and access are from the east.



Image capture: July 2022 © 2023 Google.
Above: Aerial of Old School House and the onshore cable corridor.

Residential property 10: Old School House (GR: 515000, 113752)



Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.

Above: Aerial photograph of Old School House.

Magnitude of change

Construction phase:

An open cut trenching section of the onshore cable corridor will be visible at approximately 70m distance to the closest point on the proposed DCO Order Limits, crossing the adjacent arable field to the northwest and extending westwards to trenchless crossing temporary construction compound TC-19. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in [Graphic 4-19, Chapter 4: The Proposed Development, Volume 2](#) (Document Reference: 6.2.4) of the ES.

A trenchless crossing construction compound TC-19 will also be partly visible at approximately 350m distance to the limit of deviation at the western end of the field. TC-19 will be used for material / equipment storage, some welfare facilities and trenchless crossing activities. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route. Woodland (W1103) beyond TC-19 will be retained by the trenchless crossing. Further woodland (W5792) to the north of the residential property will be cleared to 30m width, although this unlikely to be visible from the property. Access (A-43) along the minor road / bridleway (PRoW 2711) to the east will be limited to operational use (A43b) with construction access (A-43a) further south out of sight.

Given the lack of intervening screening, the scale and geographical extent of the construction activities will result in a **Medium** magnitude of change and a **Major / Moderate adverse** visual effect that will be **Significant**, viewed from the western edge and elevation of Old School House.

Residential property 10: Old School House (GR: 515000, 113752)

Assessment	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	Major / Moderate and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Operation and maintenance (Year 1) phase: The onshore cable corridor and TC-19 temporary construction compound will all be reinstated to arable field. The magnitude of change will reduce to Negligible to Zero and the level of visual effect will be Minor adverse to None and Not Significant.</p> <p>Operation and maintenance (Year 5) phase: There will be no visual effects.</p> <p>Operation and maintenance (Year 10) phase: There will be no visual effects.</p>		
Whole and Cumulative effects	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.	
<u>Residential Visual Amenity</u>	The visual effects will be limited to oblique northwest views from the west elevation of the residential property and garden, viewing across the open field. The duration of these effects will be limited to 3 to 4 months / periodic activity with progressive restoration within the 3.5 year construction phase. It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.	

Residential property 11: Dove’s Farm (GR: 516920, 114849)

Description	Doves Farm is located to the southwest of Ashurst and is accessed off Spithandle Lane and bridleway (PRoW 2589/1). Dove’s Farm is a substantial residential property with gardens on all sides and a courtyard and a number of farm buildings / stables to the east.
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Residential property 11: Dove's Farm (GR: 516920, 114849)



Image capture: July 2022 © 2023 Google.
Above: View of residential property and onshore cable corridor.



Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.
Above: Aerial photograph of Dove's Farm.

Magnitude of change

Construction phase:

Southernly views from the residential property will view across pasture fields towards an open cut trenching section of the onshore cable corridor at a minimum of approximately 80m distance from the closest point on the proposed DCO Order Limits to the residential property. These views will be flanked or restricted by woodland and buildings on either side. The onshore cable corridor will continue around the eastern side of the farm, beyond the stable buildings and paddocks and bridleway (PRoW 2589/1). Hedgerows (H246 and H245) will be notched to 14m where they cross the onshore cable corridor. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in [Graphic 4-19, Chapter 4: The Proposed Development,](#)

Residential property 11: Dove’s Farm (GR: 516920, 114849)

Volume 2 (Document Reference: 6.2.4) of the ES. The edge of trenchless crossing construction compound TC-20 will also be partly visible to the east, beyond the bridleway (PRoW 2589/1) and intervening trees at a minimum of approximately 200m distance from the closest point on the limit of deviation and the house. Woodland beyond TC-20 at Calcot Wood will be retained by the trenchless crossing. TC-20 will be used for material / equipment storage, some welfare facilities and trenchless crossing activities. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works are completed along the onshore route. The bridleway (PRoW 2589/1) will be used of operational access (A-46) only. The magnitude of change will be **Medium**, due to the intervening distance and lack of screening, resulting in a **Major / Moderate adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	Major / Moderate and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Operation and maintenance (Year 1) phase: The onshore cable corridor and TC-20 temporary construction compound will be reinstated to pasture. Hedgerows H246 and H245 will be replanted with native hedge plants and maintained. The magnitude of change will reduce to Negligible, and the effect will be Minor adverse and Not Significant.</p> <p>Operation and maintenance (Year 5) phase: H246 and H245 are maintained as well trimmed hedges and the new planting will establish after approximately five years to match the existing hedge. The level of effect will reduce to Minor adverse and Not Significant.</p> <p>Operation and maintenance (Year 10) phase: H246 and H245 will be well established, and the level of visual effect will be Minor adverse to None and Not Significant.</p>		

Whole and Cumulative effects
 No offshore elements of the Proposed Development will be visible.
 No cumulative effects will be visible.

Residential Visual Amenity
 The visual effects will be significant when viewing to the south from the house and garden, viewing beyond the residential property boundary. The duration of these effects will be limited to 3 to 4 months / periodic activity with progressive restoration within the 3.5 year construction phase.
 It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the

Residential property 11: Dove’s Farm (GR: 516920, 114849)

residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 12: Southview, Wellen’s Farm (GR: 518014, 115911)

Description

Southview is part of a group of residential properties at Wellen’s Farm in the southern part of Ashurst, accessed of the B2135. The two-storey house and associated residential properties are surrounded by trees and woodland, with a gap in the trees to the east allowing a partial view east, across the adjacent arable field beyond the residential property boundary.



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023.

Above: Aerial photograph of residential property and onshore cable corridor.

Magnitude of change

Construction phase:

Eastern views from the residential property and garden will view across the field and beyond perimeter trees towards an open cut trenching section of the onshore cable corridor at a minimum of approximately 100m distance from the closest point on the proposed DCO Order Limits to the residential property. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4) of the ES. Hedgerow (H257) to the north and south of the field will be notched to 14m and temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route.

Residential property 12: Southview, Wellen’s Farm (GR: 518014, 115911)

The magnitude of change will be **Medium-low**, due to the partial screening and intervening distance, resulting in a **Moderate adverse** visual effect that will be **Significant**.

Assessment

Sensitivity:	High
Magnitude of change:	Medium-low
Level of effect:	Moderate and Significant
Type of effect:	Short-term duration (temporary), direct and adverse.

Operation and maintenance (Year 1) phase:

The onshore cable corridor will be reinstated to arable field. Hedgerow H257 will be replanted with native hedge plants and maintained. The magnitude of change will reduce to Negligible, and the effect will be **Minor adverse** and **Not Significant**, due to the limited visibility of these features from the residential property.

Operation and maintenance (Year 5) phase:

Hedgerow H257 will be established, although not as mature as existing hedgerows. The magnitude of change will reduce to Negligible to Zero and the level of visual effect will be **Minor adverse** and **Not Significant**.

Operation and maintenance (Year 10) phase:

Hedgerow H257 will be well established, and the level of visual effect will be **Minor adverse to none** and **Not Significant**.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.

Residential Visual Amenity

The visual effects will affect eastern views, beyond the residential property boundary and perimeter trees. The duration of these effects will be limited to a number of weeks / periodic activity with progressive restoration within the 3.5 year construction phase. It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 13: Sinclair House (GR: 518107, 116153)

Description

The residential property is located on the eastern edge of Ashurst and accessed from a minor road and footpath (PRoW 2519). The residential property is orientated north – south with linear gardens also to the north and south. The eastern garden boundary is enclosed by a combination of fencing, outbuildings and garden shrubs.

Residential property 13: Sinclair House (GR: 518107, 116153)



Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.

Above: Aerial photograph of Sinclair House.



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023. Above: Aerial photograph of residential property and onshore cable corridor.

Magnitude of change

Construction phase:

Eastern views from the residential property will view over the boundary features and across an arable field towards an open cut trenching section of the onshore cable corridor at a minimum of approximately 50m distance from the closest point on the proposed DCO Order Limits to the residential property. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4)

Residential property 13: Sinclair House (GR: 518107, 116153)

of the ES. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route.

Hedgerows to the north (H263) and south (H257) of the field will be notched to 14m as part of the temporary construction works along the onshore cable corridor. Construction access (A-48) is routed to the north, through a field and would not be visible from the residential property. The magnitude of change will be **Medium**, due to the partial boundary screening, resulting in a **Major / Moderate adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	Major / Moderate and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.

Operation and maintenance (Year 1) phase:

The onshore cable corridor will be reinstated to arable field. Hedgerows H263 and H257 will be replanted with native hedge plants and maintained. The magnitude of change will reduce to Negligible, and the effect will be **Minor adverse** and **Not Significant**, due to the limited visibility of these features from the residential property.

Operation and maintenance (Year 5) phase:

Hedgerows H263 and H257 will be established, although not as mature as existing hedgerows. The magnitude of change will reduce to Negligible to Zero and the level of visual effect will be **Minor adverse** and **Not Significant**.

Operation and maintenance (Year 10) phase:

Hedgerows H263 and H257 will be well established, and the level of visual effect will be **Minor adverse to None** and **Not Significant**.

Whole and Cumulative effects	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.
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<u>Residential Visual Amenity</u>	The visual effects will affect eastern views, beyond the residential property boundary with some limited screening. The duration of these effects will be limited to a number of weeks/ periodic activity with progressive restoration within the 3.5 year construction phase. It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.
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Residential property 14: Merrion Cottages (GR: 518756, 116767)

Description

Merrion Cottages are two semi-detached cottages, to the northeast of Ashurst, accessed from a minor road to Yokenclose Barn (non-residential) off the B2135. The minor road accessing the property is also a footpath (PRoW 2519).
 The residential properties are enclosed by trees and hedgerows to the south and west with a number of out buildings located in the surrounding gardens.



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023.

Above: Aerial photograph of residential property and onshore cable corridor.

Magnitude of change

Construction phase:

The minimum distance between the two residential properties and the proposed DCO Order Limits is approximately 15m distance. The nearest point on the onshore cable corridor to the residential property is however, approximately 80m beyond the access road and mature trees and hedgerows. Access to the residential property (PRoW 2519) and the mature trees and hedgerows on either side will be retained, along with a further hedgerow to the north (H284) due to the trenchless crossing.

Residential property 14: Merrion Cottages (GR: 518756, 116767)

Trenchless crossing construction compound TC-22 will be largely screened by successive trees and hedgerows (Low magnitude, during the winter). The alternative position for the trenchless crossing construction compound is indicated by TC-22a which will also be largely screened by successive trees and hedgerows along the minor road (PRoW 2519) (Low magnitude, during the winter). The trenchless crossing construction compounds will be used for material / equipment storage, some welfare facilities and trenchless crossing activities. The onshore cable corridor, to the south of TC-22a will also be largely screened by successive trees and hedgerows along the existing surfaced track (PRoW 2519) (Low magnitude, during the winter). A hedgerow (H277) further south and beyond TC-22a will be notched to 14m. Where visible the onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4) of the ES. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route. Space to the east of TC-22a, beyond the existing trees and hedgerows to be retained, may be used for storage associated with the onshore cable corridor and the visual effects could entail a **High** magnitude of change due to the close proximity to residents. Access along the existing surfaced track (PRoW 2519) will be used for operational purposes. The magnitude of change will be **Low**, due to the high levels of screening, resulting in a **Moderate adverse** visual effect that will be **Not Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	Low (High if full redline boundary is used)
	Level of effect:	Moderate and Not Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.
Operation and maintenance (Year 1) phase:		
The onshore cable corridor and TC-22/a will be reinstated. Hedgerow H277 will be replanted with native hedge plants and maintained. The magnitude of change will reduce to Negligible, and the effect will be Minor adverse and Not Significant , due to the limited visibility of this feature.		
Operation and maintenance (Year 5) phase:		
H277 will be established and the magnitude of change will reduce to Negligible to Zero. The level of visual effect will be Minor adverse and Not Significant .		

Residential property 14: Merrion Cottages (GR: 518756, 116767)

Operation and maintenance (Year 10) phase:

The level of visual effect will be **Minor adverse to None** and **Not Significant**.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.

Residential Visual Amenity

Despite the proximity of the proposed DCO Order Limits (which is related to a temporary construction access) and the visual effects during construction will be largely screened by existing trees and hedgerows to be retained. Therefore, the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential properties as unattractive places to live when judged objectively and in the public interest.

Residential property 15: Brightham’s Farm (GR: 519601, 117799)

Description

Brightham’s Farm is located to the south of Partridge Green and north of the River Adur. It is accessed via a minor road, also part of footpath (PRoW 2372) off the B2135. The farmhouse is a large residential property to the east of a large complex of farm buildings and surrounded by open gardens, overlooking fields to the east, with a courtyard to the west.



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023.

Above: Aerial photograph of residential property and onshore cable corridor.

Magnitude of change

Construction phase:

Residential property 15: Brightham’s Farm (GR: 519601, 117799)

The minimum distance between the farmhouse and the proposed DCO Order Limits is approximately 30m distance. The nearest point on the onshore cable corridor to the residential property is however, approximately 120m. Access to the residential property (PRoW 2372) and the mature trees and hedgerows (H329, H309, H313 and H307) on either side will be retained and use restricted to operational access (A-50).

Construction access (A-50 and A-50b) is routed off the minor road through a field and around the west and south of the farm. Hedgerows H307, H295 and H297 will be notched to 14m to allow access.

Temporary construction activity at this location will be screened from the farmhouse by farm buildings.

An open cut trenching section of the onshore cable corridor will be clearly visible in the fields to the east of the farmhouse and garden.

Two hedgerows (H297 and H312 / H308) will be notched to 14m and the Sustrans cycle route 223 will also be affected. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4) of the ES. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route.

Due to the open views towards the onshore cable corridor and the proximity of the proposed DCO Order Limits, the magnitude of change will be **High**, resulting in a **Major adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	High
	Level of effect:	Major and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.
Operation and maintenance (Year 1) phase:		
The onshore cable corridor will be reinstated.		
Hedgerows will be replanted with native hedge plants and maintained. The magnitude of change will reduce to Negligible, and the effect will be Minor adverse and Not Significant , due to the limited visibility of this feature.		
Operation and maintenance (Year 5) phase:		
Hedgerows will be established and the magnitude of change will reduce to Negligible to Zero. The level of visual effect will be Minor adverse and Not Significant .		
Operation and maintenance (Year 10) phase:		
The level of visual effect will be Minor adverse to None and Not		

Residential property 15: Brightham's Farm (GR: 519601, 117799)

Significant.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible.
No cumulative effects will be visible.

Residential Visual Amenity

Due to the open views from the main living and garden areas and the proximity of the proposed DCO Order Limits, there is the potential for the temporary construction activity to be clearly visible at 30m distance. The temporary construction activity could include movement of machinery, storage and use of task lighting which could be intrusive. The duration of these effects will be limited to a number of weeks/ periodic activity with progressive restoration within the 3.5 year construction phase. Therefore, the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential properties as unattractive places to live when judged objectively and in the public interest.

Residential property 16: North Lodge, B2116 (GR: 520214, 119290)

Description

North Lodge is located to the east of Partridge Green and west of Shermanbury and is accessed from minor road off the B2116. The two-storey residential property has a conservatory on the southern elevation and is contained by woodland to the north. Garden areas are located to the east and west sides of the residential property and contain some mature trees / garden vegetation.



Image capture: July 2022 © 2023 Google.
Above: View of North Lodge from minor road off B2116.

Residential property 16: North Lodge, B2116 (GR: 520214, 119290)



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023.

Above: Aerial photograph of residential property and onshore cable corridor.

Magnitude of change

Construction phase:

The residential property is located a minimum of approximately 60m distance from the closest point on the proposed DCO Order Limits. An open cut trenching section of the onshore cable corridor would be visible crossing the adjacent field to the west, beyond existing trees and garden vegetation forming the residential property boundary. Hedgerow (H372), crossing the onshore cable corridor to the northwest of the residential property will be notched to 14m and this may be partly visible from the residential property, subject to intervening screening. The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4) of the ES. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route.

The magnitude of change will be **Medium**, (reducing slightly in the summer months) due to the partial screening, resulting in a **Major / Moderate adverse** visual effect that will be **Significant**.

Assessment

Sensitivity:	High
Magnitude of change:	Medium
Level of effect:	Major / Moderate and Significant
Type of effect:	Short-term duration (temporary), direct and adverse.

Operation and maintenance (Year 1) phase:

Residential property 16: North Lodge, B2116 (GR: 520214, 119290)

The onshore cable corridor will be reinstated.

Hedgerow (H372) will be replanted with native hedge plants and maintained. The magnitude of change will reduce to Negligible, and the effect will be **Minor adverse** and **Not Significant**, due to the limited visibility of this feature.

Operation and maintenance (Year 5) phase:

H372 will be established and the magnitude of change will reduce to Negligible to Zero. The level of visual effect will be **Minor adverse** and **Not Significant**.

Operation and maintenance (Year 10) phase:

The level of visual effect will be **Minor adverse to None** and **Not Significant**.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible.
No cumulative effects will be visible.

Residential Visual Amenity

The visual effects will affect western views, viewing beyond the residential property boundary with some partial vegetation screening. The duration of these effects will be limited to a number of weeks / periodic activity with progressive restoration within the 3.5 year construction phase.

It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 17: Woodbarn / Maryland (GR: 520922, 120226)

Description

The residential property of Woodbarn or Maryland is located to the north of Shermanbury and accessed off the A281. It is a traditional, two-storey residential property, facing the A281 with most of the garden areas to the east and north. The residential property is surrounded by a garden hedge on the west and southern boundaries.



Image capture: July 2022 © 2023 Google.
Above: View of property from A281.

Residential property 17: Woodbarn / Maryland (GR: 520922, 120226)



Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.

Above: Aerial photograph of residential property.

Magnitude of change

Construction phase:

The minimum distance between the house and the proposed DCO Order Limits is approximately 10m and the minor road accessing the residential property will also provide construction access (A-57). The nearest point of the onshore cable corridor to the residential property is however, approximately 130m. Construction access (A-57) will require a notch in the hedgerow to 14m and 6m for the tree belt (H425, H422, H406 and W367 - ref hedges / tree belts).

An open cut trenching section of the onshore cable corridor will be visible to the south, over the perimeter garden hedge, and potentially through gaps made for construction access (A-57). Treeline (H422) and scrub (HS1403) which bound the eastern edge of the arable field to the south of the residential property will be notched to 6m and 14m respectfully.

The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation, internal temporary construction haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4) of the ES. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement.

Woodland (W503 and W4751) will be retained due to a trenchless section of the onshore cable corridor and the associated trenchless crossing temporary construction compound TC-24 would be screened from view beyond the A281. Due to the close-range views of the temporary construction activity and the proximity of the proposed DCO Order Limits / onshore cable corridor, the magnitude of change will be **High**, resulting in a **Major adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
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Residential property 17: Woodbarn / Maryland (GR: 520922, 120226)

Magnitude of change:	High
Level of effect:	Major and Significant
Type of effect:	Short-term duration (temporary), direct and adverse.

Operation and maintenance (Year 1) phase:

The onshore cable corridor and construction access will be reinstated. Hedgerows (H425 and H406 - TBC) will be replanted with native hedge plants and maintained. The magnitude of change will reduce to Low, and the effect will be **Moderate adverse** and **Significant** due to the proximity of this feature from the residential property.

Operation and maintenance (Year 5) phase:

All hedgerows will be established and the magnitude will reduce to Negligible to Zero. The level of visual effect will be **Minor adverse** and **Not Significant**.

Operation and maintenance (Year 10) phase:

The level of visual effect will be **Minor adverse to None** and **Not Significant**.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.

Residential Visual Amenity

Due to the proximity of the proposed DCO Order Limits and the construction access (A-57) in particular, there is the potential for the temporary construction activity to be clearly visible at 10m distance from main living areas of the house and garden. The temporary construction activity could include movement of machinery, storage and use of task lighting which could be intrusive. The duration of these effects (excluding the temporary construction access) will be limited to a number of weeks / periodic activity with progressive restoration within the 3.5 year construction phase.

Therefore, it is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 18: Crateman's Farm (GR: 521805, 121063)

Description

The residential property is located approximately 1km south of Cowfold and is accessed via a minor road off the A281. The minor road is also a bridleway (PRoW 1730) and a footpath (PRoW 1736). The farmhouse is surrounded by farm buildings to the south (including a pond) and southeast, and garden to the north and west. Views to the east are limited by existing buildings trees and hedgerows forming the eastern boundary of the garden.

Residential property 18: Crateman's Farm (GR: 521805, 121063)



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023.

Above: Aerial photograph of residential property and onshore cable corridor.

Magnitude of change

Construction phase:

The minimum distance between the house and the proposed DCO Order Limits is approximately 75m and views towards the onshore cable corridor from the house and garden will be contained by farm buildings and partly screened by trees and perimeter garden vegetation.

The onshore cable corridor will affect hedgerow H450, which will be notched to 14m and scrub (HS1389) which will be cleared to 30m.

The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal haul road, associated construction machinery and soil storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development Volume 2** (Document Reference: 6.2.4) of the ES. Trenchless crossing construction compound TC-26 will also be partly visible to the east, beyond trees and hedgerows particularly during the winter months. TC-26 will be used for material / equipment storage, some welfare facilities and trenchless crossing activities. Activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works on the onshore cable corridor are completed along the onshore cable route.

Residential property 18: Crateman’s Farm (GR: 521805, 121063)

The minor road accessing the residential property will also provide operational access (A-58).

The magnitude of change will be **Medium**, due to the partial wall screening, resulting in a **Major / Moderate adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	Major / Moderate and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.

Operation and maintenance (Year 1) phase:

The onshore cable corridor and construction access will be reinstated. Vegetation features (H450 and HS1389) will be replanted with native hedge plants and maintained. The magnitude of change will reduce to Negligible, and the effect will be **Minor adverse** and **Not Significant**.

Operation and maintenance (Year 5) phase:

All new vegetation will be established, and the magnitude of change will reduce to Negligible to Zero. The level of effect will be **Minor adverse** and **Not Significant**.

Operation and maintenance (Year 10) phase:

The level of visual effect will be **Minor adverse to None** and **Not Significant**.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.

Residential Visual Amenity

The visual effects will affect eastern views, beyond the residential property boundary, partly screened by vegetation and farm buildings. The duration of these effects will be limited to 3 to 4 months / periodic activity with progressive restoration within the 3.5 year construction phase.

It is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 19: Wilcocks Cottages (GR: 522904, 121580)

Description

The residential property is located approximately 1.5km southeast of Cowfold on Kent Street at the junction with King’s Lane. The house is a traditional two-storey residential property, set within a large garden which surrounds the house on all sides. Views to the south and west are partly open beyond trees and a perimeter hedge, whilst the property enclosed by vegetation screening to the east and north.

Residential property 19: Wilcocks Cottages (GR: 522904, 121580)



Image capture: July 2022 © 2023 Google.
Above: View of residential property from Kent Street.



Screenshot capture taken from Rampion 2 WSP WebGIS platform, showing scheme information also displayed within Landscape elements Figure 18.8, Aerial imagery source: Esri, Maxar, Earthstar Geographics, and the GIS User Community 2023.
Above: Aerial photograph of residential property and onshore cable corridor.

Magnitude of change

Construction phase:

The minimum distance between the house and the proposed DCO Order Limits is approximately 30m and views towards the onshore cable corridor from the house and garden will view over a perimeter hedge with limited screening from garden vegetation and trees.

The onshore cable corridor will affect hedgerows H481 and H482 along Kings Lane and hedgerows H476 and H475, all of which will be notched to 14m.

The onshore cable corridor will be approximately 40m wide, comprising perimeter stock fencing, open cut cable installation with internal haul road, associated construction machinery and soil storage as indicated in [Graphic 4-19, Chapter 4: The Proposed Development, Volume 2](#)

Residential property 19: Wilcocks Cottages (GR: 522904, 121580)

(Document Reference: 6.2.4) of the ES. Temporary construction activity along the onshore cable corridor will be transient with progressive backfill and reinstatement as works are completed along the onshore cable route.

Kentstreet Lane (A-59) and King’s Lane (A-60) will also provide operational access.

The magnitude of change will be **High**, due to the proximity of the redline boundary, resulting in a **Major adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	High
	Level of effect:	Major and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.
Operation and maintenance (Year 1) phase:		
The onshore cable corridor and construction access will be reinstated. Hedgerows (H481, H482, H476 and H475) will be replanted with native hedge plants and maintained. The magnitude of change will reduce to Negligible, and the visual effect from the residential property will be Minor adverse and Not Significant .		
Operation and maintenance (Year 5) phase:		
All new vegetation will be established, and the magnitude of change will reduce to Negligible to Zero. The level of effect will be Minor adverse and Not Significant .		
Operation and maintenance (Year 10) phase:		
The level of visual effect will be Minor adverse to None and Not Significant .		
Whole and Cumulative effects	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.	
<u>Residential Visual Amenity</u>	Due to the proximity of the proposed DCO Order Limits, there is the potential for the temporary construction activity to be clearly visible at 30m distance from main living areas of the house and garden. The temporary construction activity could include movement of machinery, storage and use of task lighting which could be intrusive. The duration of these effects will be limited to a number of weeks / periodic activity with progressive restoration within the 3.5 year construction phase. Therefore, it is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.	

Residential property 20: Oakendene Manor, A272 (GR: 522750, 122619)

Description

Oakendene Manor is located to the east of Cowfold and south of the A272. The manor house is a substantial, white two-storey, house set within extensive parkland landscape and mature trees, including a lake to the south.

The Oakendene Industrial Estate is located beyond woodland to the south-west of the property and pasture fields and trees extend to the east. with an extensive garden area with mature trees extending west on the southern edge of Lyminster.

There appear to be windows facing both south and east, viewing in the direction of the DCO Order Limits, with the garden areas close to the house and woodland extending to the north and west with the A272 beyond.



Above: View of Oakendene Manor, extracted from Figure 18.13, Volume 3.



Residential property 20: Oakendene Manor, A272 (GR: 522750, 122619)

Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.
 Above: Aerial photograph of Oakendene Manor.

Magnitude of change

Construction phase:

Views east and south-east, towards the substation site and Oakendene North construction compound would be partly screened by mature trees and treebelts along an intervening field boundary at approximately 180-200m distance from the house.

It is likely that the top of construction plant and the substation construction will be visible through the trees in the winter. The magnitude of change will be **Medium** (in the winter months) to **Medium-low** (in the summer months) resulting in a **Major / Moderate** (winter) and **Moderate** (summer) effect that would be **Significant** during the 4-year construction period.

Assessment

Sensitivity:	High
Magnitude of change:	Medium to Medium-low
Level of effect:	Major / Moderate to Moderate and Significant
Type of effect:	Short-term duration (temporary), direct and adverse.

Operation and maintenance (Year 1) phase:

The substation at Oakendene would be visible beyond mature trees and treebelts. The magnitude of change will be **Medium** (in the winter months) to **Medium-low** (in the summer months) resulting in a **Major / Moderate** (winter) and **Moderate** (summer) effect that would be **Significant**.

Operation and maintenance (Year 5) phase:

Landscape planting along the boundary of the substation would have minimal screening effect at Year 5 and the level of effect would remain resulting in a **Major / Moderate** (winter) and **Moderate** (summer) effect that would be **Significant**.

Operation and maintenance (Year 10) phase:

By Year 10 landscape planting would begin to screen out some of the views of the substation and the level of effect would reduce to **Moderate and Significant** (winter) and **Moderate to Minor** (summer) that would not be **Significant**.

Whole and Cumulative effects

No offshore elements of the Proposed Development will be visible.
 No cumulative effects will be visible.

Residential Visual Amenity

The visual effects will affect east and south-east views from the house and garden, although at distances of 180-200m the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

Residential property 21: Coopers Cottage, A272 (GR: 522338, 122578)

Description

Coopers Cottage is located to the north of the A272 and to the west of Oakendene Manor and Industrial Estate. It is a traditional two-storey, white render and tiled house adjacent to the A272, viewing south. The garden areas is linear extending to the east and west of the house and to the north of the A272 and screened by a roadside hedge. There are nine windows viewing south across the A272 and into the pasture fields beyond.



Image capture: July 2022 © 2023 Google.
Above: View of Cooper Cottage from the A272.



Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.

Above: Aerial photograph of Cooper Cottage with Oakendene construction compound shown in green to the south of the A272.

Magnitude of change

Construction phase:

Southerly views from the residential property view across the A272 and associated traffic, over a low roadside hedge and beyond across pasture fields on the other side of the A272.

Residential property 21: Coopers Cottage, A272 (GR: 522338, 122578)

The Oakendene West construction compound would be directly visible to the south, beyond the A272, affecting the views from nine windows and the main door. The construction compound will contain a concrete batching plant (up to 20m high) construction vehicles, materials and equipment, welfare facilities and office space. The adjacent pylon provides a comparison and at the 36m standard height it is taller than the concrete batching plant, although that is a solid structure. The location of the concrete batching plant will need to be sited to avoid dust and noise pollution and would be located away from the A272 and any nearby residential properties or other sensitive receptors. Other vehicles, materials, equipment, and welfare facilities within the construction compound will not exceed 7m in height. Taking account of the intervening traffic, and the short distance, the magnitude of change will be **High** resulting in a **Major adverse** visual effect that will be **Significant**.

Assessment	Sensitivity:	High
	Magnitude of change:	High
	Level of effect:	Major and Significant
	Type of effect:	Short-term duration (temporary), direct and adverse.
Operation and maintenance (Year 1) phase:		
The Oakendene West construction compound will be reinstated to fields post construction. No existing trees or hedgerows will be affected and there will be no visual effect remaining.		
Operation and maintenance (Year 5 and Year 10) phase:		
N/A		

Whole and Cumulative effects
 No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.

Residential Visual Amenity
 The visual effects will direct views, viewing beyond the residential property boundary to the south, affecting the views from nine windows. The garden areas will be screened by a garden hedge, although the driveway will also view the construction compound. For practical reasons the compound would be set back from the road approximately 5m beyond perimeter security fencing and the contents of construction compound would extend up to 7m in height. A concrete batching plant would need to be located away from residential properties and closer to the onshore substation site. The duration of these effects will be limited to a 4-year construction period. The bulk of the garden area appears well screened by mature vegetation it is likely that the main living areas of the house would view the construction compound beyond the A272 and associated traffic.

Residential property 21: Coopers Cottage, A272 (GR: 522338, 122578)

Taking account of mitigating factors (intervening road traffic) and practical siting requirements for setbacks it is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an unattractive place to live when judged objectively and in the public interest.

