

# Rampion 2 Wind Farm

## **Category 6: Environmental Statement**

### **Volume 4, Appendix 18.5: Residential Visual Amenity Assessment (clean)**

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# 1. Residential Visual Amenity Assessment

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## 1.1 Introduction

- 1.1.1 This Appendix sets out the Residential Visual Amenity Assessment (RVAA) as far as this relates to the visual component of the *residential amenity* of individual or small groups of residential properties resulting from the onshore elements of the Proposed Development during construction, operation and maintenance and decommissioning of the onshore substation at Oakendene and the existing National Grid Bolney substation extension. The decommissioning phase has been excluded from the assessment of the onshore cable corridor and landfall as these will be left underground and *in situ* after the operation and maintenance phase. The off-shore elements of the Proposed Development are excluded from this assessment due to their distance offshore. The conclusions to the RVAA are also summarised in **Chapter 18: Landscape and visual impact, Volume 2 [APP-059]** of the ES.
- 1.1.2 The Landscape Institute’s Residential Visual Amenity Assessment Technical Note 2/19, 15 March 2019 (the ‘Landscape Institute guidance’) advises that the *“purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of ‘Residential Amenity’. Potential effects on Residential Amenity are a planning matter and should not be judged by landscape architects.”*
- 1.1.3 The Landscape Institute guidance on undertaking a RVAA is grounded in principles and processes set out in Landscape Institute and Institute of Environmental Management and Assessment (IEMA) (2013) *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition (GLVIA3). It advises that the *“aim is to identify those residential properties whose visual amenity has the potential to be affected to the largest magnitude of impact. Properties with the highest magnitude of effect are assessed further culminating in a professional judgement as to whether the Residential Visual Amenity Threshold is likely to be reached at this property or not.”*
- 1.1.4 This is a separate although related consideration from the assessment of *visual effects* resulting from the Proposed Development and is restricted to residential properties only. In this respect, the RVAA has also included caravan sites where these are residential in nature.
- 1.1.5 Tourist facilities such as holiday camping and caravan sites are not included in the RVAA as these are locations where people choose to stay for holidays. The visual effects on these receptors are however reported in **Appendix 18.3: Visual assessment, Volume 4** of the ES [APP-169] and summarised in **Chapter 18: Landscape and visual impact, Volume 2 [APP-059]** of the ES. Effects on tourism is reported separately in **Chapter 17: Socio-economics, Volume 2** of the ES [APP-058].

- 1.1.6 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.

## 1.2 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:** Residential visual amenity assessment;
- **Section 2:** Glossary of terms and abbreviations;
- **Section 3:** References;
- **Annex A:** Figures; and
- **Annex B:** RVAA.

## 1.3 RVAA methodology

- 1.3.1 As noted previously, *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. 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 in the Landscape Institute (2019) guidance *‘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’.*
- 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 most affected and usually 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 this RVAA accords with the Landscape Institute (2019) guidance which has been used to assess other developments, notably onshore wind farm planning applications in the UK. It can be summarised as a four-stage process as follows:
- *“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.”*

## Step 1: Define study area and Identify properties to be assessed

- 1.3.5 The Landscape Institute’s Residential Visual Amenity Assessment Technical Note 2/19, 15 March 2019 (‘the guidance’) advises that *“The type and nature of development proposal and its likely effects informs the determination of both the need for, and the scope of, a RVAA.”* Whilst the guidance advises there is *“no standard criteria”* and the scope *“should be determined on a case-by-case basis”* the guidance also advises that the assessment *“should be proportionate to the proposed development in question having regard to the landscape and visual context. Simply being able to see a proposed development from a property is no reason to include it in the RVAA.”* The guidance also notes that Local Planning Authorities have in the past requested *“disproportionately extensive study areas incorporating too many properties.”* The guidance concludes that *“This appears to largely be based on the misconception that if a significant effect has been identified in the LVIA adjacent to a property at 2.5km it will also potentially lead to reaching the Residential Visual Amenity Threshold.”*
- 1.3.6 In paragraph 4.7, the guidance advises that whilst study areas up to 2.5km radius may be appropriate for onshore wind farm development with turbines typically 200m plus in height to blade tip, other lower profile development types such as road schemes and housing are unlikely to require RVAA, except for properties in very close proximity (50-250m) to the development. RVAA for overhead transmission lines typically includes only those properties within 100 – 150 metres of the finalised route.
- 1.3.7 In paragraph 4.8, the guidance also advises that *“Properties are normally assessed individually, but if their outlook and / or views are in all aspects the same (for example if a development is visible from the rear gardens only of a small row of houses) they could be assessed as one (group).”*
- 1.3.8 The application of Step 1 is explained under **Section 1.4** and evidenced in this RVAA in **Annex A, Figure 1-3** and **Table 1-1**.

## Step 2: Evaluate baseline visual amenity of properties

- 1.3.9 The baseline visual amenity of properties is described in terms of the property and garden and the nature of any views which may include main views and secondary or peripheral views from the dwelling itself, including its 'domestic curtilage' (domestic gardens and access drives). The main living areas of the dwelling and garden area can be described along with the relationship of the property to surrounding landform, other buildings and vegetation that might form a focal point or screening of views.
- 1.3.10 The Landscape Institute guidance (2019) advises that both the scoping and RVAA of properties can be undertaken from publicly accessible locations and that this is usually appropriate. Visits to properties are not necessary although where undertaken best practice dictates that they should be conducted with the occupier's consent and arranged between the parties along with the involvement of the determining / competent authority as and when appropriate.
- 1.3.11 In accordance with the Landscape Institute guidance (2019), all of the residential properties included in this assessment (**Table 1-1** and **Table 1-2**) have been afforded the highest sensitivity and are assessed as *High* in each case.
- 1.3.12 Step 2 is covered in this RVAA in **Annex B**, under the heading 'Description' and through the provision of photographs and aerial photographs. It includes all of those properties which have been included in the RVAA.

## Step 3: Assess change to visual amenity of properties and identify properties requiring further assessment

- 1.3.13 The Landscape Institute guidance (2019) advises that the *“third step in the process assesses the magnitude and significance of likely visual effect at the included properties”* and that the *“aim of Step 3 is to identify those properties requiring further assessment in Step 4 in relation to the Residential Visual Amenity Threshold judgement.”*
- 1.3.14 Factors considered in determining the magnitude of change which may lead to the property being considered in Step 4 include:
- *“Distance of property from the proposed development having regard to its size / scale and location relative to the property (e.g. on higher or lower ground);*
  - *Type and nature of the available views (e.g. panoramic, open, framed, enclosed, focused etc.) and how they may be affected, having regard to seasonal and diurnal variations;*
  - *Direction of view / aspect of property affected, having regard to both the main / primary and peripheral / secondary views from the property;*
  - *Extent to which development / landscape changes would be visible from the property (or parts of) having regard to views from principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into account seasonal and diurnal variations;*
  - *Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view*

*occupied by the development, taking account of seasonal and diurnal variations;*

- *Degree of contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture, having regard to seasonal and diurnal variations;*
- *Duration and nature of the changes, whether temporary or permanent, intermittent or continuous, reversible or irreversible etc.; and*
- *Mitigation opportunities – consider implications of both embedded and potential further mitigation.”*

- 1.3.15 The Landscape Institute guidance (2019) also advises that this “*step will typically involve both desk study and detailed fieldwork but is unlikely to require visits to individual properties which, for the purposes of this step, can generally be assessed from the nearest publicly available vantage / access point.*”
- 1.3.16 This stage of the assessment concludes by identifying which properties should be assessed further in terms of whether the Residential Visual Amenity Threshold will be reached. In this assessment, all properties scoped into the RVAA (those that will be most affected by the Proposed Development) have been assessed through to Step 4 regardless of the level of visual effect.
- 1.3.17 Step 3 is covered in this RVAA in **Annex B**, under the headings ‘Magnitude of Change’, ‘Assessment’, and ‘Whole and Cumulative Effects’.

#### **Step 4: Detailed assessment of individual properties identified**

- 1.3.18 The final Step 4 considers the residential visual amenity. The Landscape Institute guidance (2019) advises that there is an important distinction between Steps 3 and 4 noting that in “*Step 3 the assessor has reached a conclusion with respect to magnitude and (EIA) significance of visual effect, and the change in visual amenity at the property. In this final step, and only for those properties where the largest magnitude of effect has been identified, a further judgement is required. This concluding judgement should advise the decision maker whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, therefore potentially becoming a matter of Residential Amenity.*” Building on the preceding assessment of magnitude and significance of visual effect, Step 4 should conclude the RVAA explaining why the Residential Visual Amenity Threshold has been reached. Equally the text should explain why the threshold has not been reached.
- 1.3.19 The Landscape Institute guidance provides some examples which might be used, including “*blocking the only available view from a property*”, or “*overwhelming views in all directions*”; and “*unpleasantly encroaching*” or being “*inescapably dominant from the property.*”
- 1.3.20 Step 4 is covered in this RVAA in **Annex B**, under the heading ‘Residential Visual Amenity Assessment’.



## 1.4 Scope of Assessment

- 1.4.1 The results of the viewpoint analysis ([Appendix 18.2: Viewpoint analysis, Volume 4](#) of the ES) [REP4-033] indicate that significant visual effects resulting from the onshore elements of the Proposed Development, are likely to be limited to within one of two fields, or up to 650m with the open downs of the South Downs National Park (SDNP). Based on the Landscape Institute guidance (2019) and the results of the viewpoint assessment, a precautionary Study Area of 1km distance from the onshore elements of the Proposed Development has been selected for the RVAA ([Figure 18.1, Volume 3](#) (Document Reference: 6.3.18.1). In addition, only those residential properties 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 for consideration.
- 1.4.2 Whilst this is a large area when compared to the Landscape Institute guidance (2019), a screening process has been undertaken to ensure that only those properties where the views will be significantly affected are brought into consideration. It is not however necessary to include all significantly affected properties within the RVAA. Rather the Landscape Institute guidance advises that those properties which are '*most affected*' by the Proposed Development are included in the RVAA.
- 1.4.3 This process is set out in **Table 1-1** which lists and screens the residential properties under consideration to produce a short-list of approximately 22 residential properties and/or groups of residential properties most affected by the onshore elements of the Proposed Development. 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.
- 1.4.4 The process adopted here has therefore 'tested' the guidance, specific to the Proposed Development and has ensured that all properties within 50-250m distance<sup>1</sup> of the onshore cable corridor are included, as well as bringing others at further distance into consideration, where deemed appropriate, according to the assessor's judgement.
- 1.4.5 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 and 3D computer models. With the exception of Oakendene Manor, 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.
- 1.4.6 The visual assessment ([Appendix 18.4: Visual assessment, Volume 4](#) of the ES [APP-170]) has also been used to identify specific residential properties, located

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<sup>1</sup> The Landscape Institute's *Residential Visual Amenity Assessment Technical Note 2/19*, 15 March 2019 advises that lower profile development types such as road schemes and housing are unlikely to require RVAA, except for properties in very close proximity (50-250m) to the development.

within a settlement which will be significantly affected and may be considered in terms of the RVAA.

1.4.7 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 both a 'worst case' or maximum visibility with no forestry screening as well as the opposite scenario which allows for maximum forestry screening, representing the two extremes likely during the construction, operation and maintenance and decommissioning phases of the Proposed Development; and
- woodland, individual trees, hedgerows and garden vegetation screening – Where this includes mature vegetation a degree of permanence has been assumed in the assessment.

The RVAA considers the likely views from the ground floors of residential properties and the main garden areas but excludes upper floors and other non-residential areas / land related to the property. These areas typically do not include the main living areas. The only exception observed is at Oakendene Manor where the first floor is likely to include main living rooms and is therefore included in the RVAA.

## 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 The design process has followed the mitigation hierarchy and sought to avoid residential properties as a first principle and has avoided coming into close proximity to any settlement. This is demonstrated by the route selection which has avoided proximity to settlements such as Crossbush in the SDNP. Trenchless crossings have also been employed to avoid impacts for example at Washington where the onshore cable is routed underground, avoiding the recreation ground and playing fields.

1.5.3 However, due to the linear nature of the onshore cable corridor and the fragmented settlement pattern across the Study Area, a small group of residential properties are unavoidably close to the onshore cable route. Whilst there is 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 Threshold is not breached. 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.

1.5.4 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 Residential Visual Amenity Assessment

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

1.6.2 The RVAA of approximately 22 residential properties and/or groups of residential properties is set out in detail for each property in **Annex B**.

1.6.3 As noted previously, the experience of a significant view of the Proposed Development is not the same as reaching the Residential Visual Amenity Threshold.

1.6.4 The RVAA has concluded that there would be no instances where the Residential Visual Amenity Threshold has been reached and no instances for example of “*blocking the only available view from a property*”, or “*overwhelming views in all directions*”; and “*unpleasantly encroaching*” or being “*inescapably dominant from the property*”. This is due largely to the nature of the development and 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. This conclusion applies to the whole life-cycle of the Proposed Development in terms of residential visual amenity during construction, operation and maintenance or decommissioning phases.

1.6.5 In addition, it should be noted that in accordance with the methodology (**Appendix 18.1: Landscape and visual impact assessment methodology, Volume 4** of the ES [APP-167] the duration of the effect has not been included in the assessment of magnitude and the resulting level of effect. The assessed levels of effect during the construction phase will be short term and temporary and limited to 4 years for the construction works of the onshore substation at Oakendene and the existing National Grid Bolney substation extension; and 3.5 years for the construction works associated with the onshore cable corridor. However, the construction works along the onshore cable corridor would in reality, vary in intensity and be subject to phasing and progressive restoration within the 3.5 year period.

1.6.6 During the operation and maintenance phase, visual effects and the RVAA associated with the onshore substation at Oakendene and the existing National

Grid Bolney substation extension would be long term subject to mitigation as illustrated in the **Indicative Landscape Plan (Appendices C and D, within the Design and Access Statement [REP3-013] and the Outline Landscape and Ecological Management Plan [REP4-047]**. On the other hand, the onshore cable corridor will be underground during the operation and maintenance phase with no long term above ground residual effects on vegetation, subject to the mitigation in the **Outline Landscape and Ecological Management Plan [REP4-047]**.

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

**Table 1-1 Screening of residential properties and groups of residential properties within 1km**

Residential property	Approximate distance to Proposed Development <sup>2</sup>	Screening for significant visual effects	Include in RVAA?
<b>Residential properties within 1km and the ZTV</b>			
<b>Settlement:</b> Atherington and Climping	125m	See visual assessment ( <a href="#">Appendix 18.4: Visual assessment, Volume 4</a> (Document Reference: 6.4.18.4)) residential properties screened by mature vegetation / trees, with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Residential properties at Clymping including Kent's Farm and Brookpits	125m	Residential properties well screened by mature garden and roadside vegetation and trees, with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>1. Climping Caravan Park</b> (GR: 501002, 102098)	100m	See visual assessment ( <a href="#">Appendix 18.4: Visual assessment, Volume 4</a> (Document Reference: 6.4.18.4)) single storey residential properties (mobile homes) contained and partly screened by enclosing low bund and shrubs. <b>Significant effect</b> during construction.	<input checked="" type="checkbox"/>
<b>Settlement:</b> Littlehampton	250m	See visual assessment ( <a href="#">Appendix 18.4: Visual assessment, Volume 4</a> (Document Reference: 6.4.18.4)) residential properties screened by industrial development and mature vegetation and trees along roads / fields and riverside, with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>Settlement:</b> Ford inc. Church Farm	250m	See visual assessment ( <a href="#">Appendix 18.4: Visual assessment, Volume 4</a> (Document Reference: 6.4.18.4)), residential properties screened by	<input checked="" type="checkbox"/>

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

Residential property	Approximate distance to Proposed Development <sup>2</sup>	Screening for significant visual effects	Include in RVAA?
(GR: 502641, 104658)			
Harvest View, Polling Corner	70m	Residential property (chalet) on southern edge of Polling Corner partly screened by mature vegetation / trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Rowandean, Polling Street, Polling	25m	Residential property on southern edge of Polling Corner partly well screened by tall hedge with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>Settlement:</b> Polling	100 – 750m	See visual assessment ( <a href="#">Appendix 18.4: Visual assessment, Volume 4</a> (Document Reference: 6.4.18.4)), mostly outside ZTV and screened by mature vegetation with <b>no significant</b> 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 <b>no significant</b> visual effects, excepting the southernmost residential property – see below.	<input checked="" type="checkbox"/>
<b>4. The Vinery</b> , southern residential properties (GR: 505354, 105518)	80-150m	Open / partly screened views to onshore cable corridor with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
<b>Note:</b> Orchard Rough, Chestnut Tree House, and Newplace Farm non-residential.			<input checked="" type="checkbox"/>
<b>Note:</b> 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 <b>no view</b> of the Proposed Development.			<input checked="" type="checkbox"/>
<b>5. Group of residential properties at Green Lodge</b>	45-125m	Open / partly screened views to onshore cable corridor and Trenchless Crossing (TC)-10 with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development <sup>2</sup>	Screening for significant visual effects	Include in RVAA?
(GR: 506208, 105859 and GR: 506199, 105793)			
<b>6. Colt Bungalow</b> (GR: 506251, 106004)	45-125m	Open / partly screened views to onshore cable corridor and TC-10 with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
<b>7. Residential property north of Hammerpot</b> (GR: 506678, 105812)	50m	Open views to onshore cable corridor and TC-11 with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
<b>8. Swillage Cottages, Swillage Lane</b> (GR: 507173, 106108)	200m	Open views to onshore cable corridor and TC-11 with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
Norfolk House, Swillage Lane	40-100m	Residential property with large garden and views likely to be well screened by mature vegetation and trees with <b>no significant</b> 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 <b>no significant</b> 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 <b>no significant</b> visual effects. Note: construction access passes close to southern boundary of house.	<input type="checkbox"/>



Residential property	Approximate distance to Proposed Development <sup>2</sup>	Screening for significant visual effects	Include in RVAA?
Lower Barpham	580m	Residential properties with open views likely to be partly screened by landform and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<p><b>Note:</b> 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 <b>no view</b> 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 <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Clayton Farm	580m	Residential properties with open views likely to be partly screened by landform and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Warren Hill	580m	Residential properties with open views likely to be partly screened by landform and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>Settlement:</b> Washington	Trenchless crossing	See visual assessment ( <a href="#">Appendix 18.4: Visual assessment, Volume 4</a> (Document Reference: 6.4.18.4)), Trenchless crossing, with longer views screened by mature vegetation with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>Tourist / Visitor:</b> Washington Caravan Park	10	See visual assessment ( <a href="#">Appendix 18.4: Visual assessment, Volume 4</a> of the ES [APP-170] (updated at Deadline 5)) caravans largely screened by enclosing tree belt although <b>significant</b> visual effects will occur.	<input checked="" type="checkbox"/>
Green Farm House, The Pike	50m	Two residential properties well screened by mature vegetation and trees with <b>no significant</b> 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 <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development <sup>2</sup>	Screening for significant visual effects	Include in RVAA?
Lock's Farm, The Pike, Washington	430m	Residential property well screened by farm buildings with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Lower Chancton Farm	50m	Residential property well screened by landform and mature garden vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>9. Shirley House</b> (GR: 514208, 113430)	75m	Residential property with views likely to be partly screened by mature garden vegetation and trees with <b>no significant</b> visual effects from house and garden although there may be <b>significant</b> visual effects from the tennis court, viewing towards the onshore cable corridor and TC-18 during construction.	<input checked="" type="checkbox"/>
Butchers Farm	80-200m	Group of residential properties well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>Note:</b> 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 <b>no view</b> of the Proposed Development.			<input checked="" type="checkbox"/>
Buncton Manor Farm	100m	Residential property well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>10. Old School House</b> (GR: 515000, 113752)	70m	Open westward views to onshore cable corridor and TC-11 with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
Upper Buncton House	180m	Residential property well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Guessgate Farm	270m	Residential property screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development <sup>2</sup>	Screening for significant visual effects	Include in RVAA?
College Wood Farm	200m	Residential property well screened by outbuilding, hedge and mature trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>11. Dove's Farm</b> (GR: 516920, 114849)	80m	Open views to onshore cable corridor with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
Residential properties along B2135 including Blakes Farm, New Wharf Farm and Wellen's Farm	40-250m	Residential properties well screened by mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>12. Southview, Wellen's Farm</b> (GR: 518014, 115911)	100m	Open views to onshore cable corridor with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
<b>13. Sinclair House</b> (GR: 518107, 116153)	50m	Open views to onshore cable corridor with likely <b>significant</b> visual effect during construction.	<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 <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>Note:</b> Yokenclose Barn and New Barn are non-residential.			<input checked="" type="checkbox"/>
<b>14. Merrion Cottages</b> (GR: 518756, 116767)	15m	Proposed DCO Order Limits located very close to property with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development <sup>2</sup>	Screening for significant visual effects	Include in RVAA?
Bines Green along B2135 including Merrion Farm, Holly Tree Cottage and Martinsland Farm	130-300m	Residential properties well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Bines Farm	130m	Residential property well screened by farm buildings and mature vegetation with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>15. Brightham's Farm</b> (GR: 519601, 117799)	30m	Open views to onshore cable corridor with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
<b>Note:</b> 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, Furzeffield 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 well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>16. North Lodge</b> , B2116 (GR: 520214, 119290)	90m	Open views to onshore cable corridor with likely <b>significant</b> visual effect during construction.	<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 <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Moreley	50m	Residential property, 80m south of TC-24 and well screened by stables and outbuildings and mature garden vegetation and trees with <b>no significant</b> visual effects during construction.	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development <sup>2</sup>	Screening for significant visual effects	Include in RVAA?
<p><b>Note:</b> 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.</p>			<input checked="" type="checkbox"/>
<b>17. Woodbarn / Maryland</b> (GR: 520922, 120226)	10m	Proposed DCO Order Limits are very close to property with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
Lower Barn	125m	Residential property well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>18. Crateman's Farm</b> (GR: 521805, 121063)	75m	Partly open view to onshore cable corridor with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
Park Farm	530m	Group of residential properties screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Moatfield Farm	140m	Residential property well screened by outbuildings and mature vegetation with partial views beyond parkland / hedge. There will be <b>no significant</b> visual effects from the house and garden, although there will be significant views from the adjacent parkland and lake.	<input checked="" type="checkbox"/>
Lower Barn Farm	120m	Group of residential properties well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Wilcocks Farm and Cottages	75m	Group of residential properties well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>19. Wilcocks Cottages</b> (GR: 522904, 121580)	35m	Partly open view to onshore cable corridor with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development <sup>2</sup>	Screening for significant visual effects	Include in RVAA?
Westridge Farm	100m	Group of residential properties well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Eastridge Farm / Manor	80-100m	Group of residential properties well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Delspride	130m	Residential property well screened by mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
Southland Farm	100-200m	Residential property well screened by successive layers of mature vegetation and trees with <b>no significant</b> visual effects.	<input checked="" type="checkbox"/>
<b>20. Oakendene Manor</b> (GR: 522750, 122619)	180m	Partly open view to onshore substation at Oakendene with likely <b>significant</b> visual effect during construction, operation and maintenance and decommissioning phases.	<input checked="" type="checkbox"/>
<b>21. The White House / adjacent property</b> (GR: 522338, 122578)	5-10m	Partly open view to Oakendene West construction compound with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
<b>22. Coopers Cottages</b> (GR: 522338, 122578)	15m	Partly open view to Oakendene West construction compound with likely <b>significant</b> visual effect during construction.	<input checked="" type="checkbox"/>
<b>Note:</b> 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			<input checked="" type="checkbox"/>

Residential property	Approximate distance to Proposed Development <sup>2</sup>	Screening for significant visual effects	Include in RVAA?
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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.

**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?
<b>Residential properties with likely significant visual effects during the construction phase</b>				
<b>1. Climping Caravan Park</b> (GR: 501002, 102098)	100m	Medium	<b>Major / Moderate</b>	No
<b>2. Lullyng Cottage, Lyminster</b> (GR: 502494, 104634)	60m	Medium	<b>Major / Moderate</b>	No
<b>3. Orchard Lane, Lyminster</b> (GR: 502641, 104658)	50m	Medium	<b>Major / Moderate</b>	No
<b>4. The Vinery</b> , southern residential properties (GR: 505354, 105518)	80m	Medium-low	<b>Moderate</b>	No
<b>5. Green Lodge</b> (GR: 506208, 105859 / 506199, 105793)	45m	Medium	<b>Major / Moderate</b>	No
<b>6. Colt Bungalow</b> (GR: 506251, 106004)	125m	Medium-low	<b>Moderate</b>	No

Residential property	Approximate distance	Magnitude of change	Level of effect (Significant effects in bold)	Effect on Residential Visual Amenity?
<b>7. Property north of Hammerpot</b> (GR: 506678, 105812)	50m	Medium	<b>Major / Moderate</b>	No
<b>8. Swillage Cottages, Swillage Lane</b> (GR: 507173, 106108)	200m	Medium	<b>Major / Moderate</b>	No
<b>9. Shirley House</b> (GR: 514208, 113430)	75m	Low	<b>Moderate</b>	No
<b>10. Old School House</b> (GR: 515000, 113752)	70m	Medium	<b>Major / Moderate</b>	No
<b>11. Dove's Farm</b> (GR: 516920, 114849)	80m	Medium	<b>Major / Moderate</b>	No
<b>12. Southview, Wellen's Farm</b> (GR: 518014, 115911)	100m	Medium-low	<b>Moderate</b>	No
<b>13. Sinclair House</b> (GR: 518107, 116153)	50m	Medium	<b>Major / Moderate</b>	No
<b>14. Merrion Cottages</b> (GR: 518756, 116767)	15m	Low High	<b>Moderate</b> <b>Major</b>	No No
<b>15. Brightham's Farm</b> (GR: 519601, 117799)	30m	High	<b>Major</b>	No
<b>16. North Lodge, B2116</b> (GR: 520214, 119290)	60m	Medium	<b>Major / Moderate</b>	No
<b>17. Woodbarn / Maryland</b> (GR: 520922, 120226)	10m	High	<b>Major</b>	No
<b>18. Crateman's Farm</b>	75m	Medium	<b>Major / Moderate</b>	No



Residential property	Approximate distance	Magnitude of change	Level of effect (Significant effects in bold)	Effect on Residential Visual Amenity?
(GR: 521805, 121063)				
<b>19. Wilcocks Cottages</b> (GR: 522904, 121580)	30m	High	<b>Major</b>	No
<b>20. Oakendene Manor</b> (GR: 522750, 122619)	180m	Medium	<b>Major / Moderate</b>	No
<b>21. The White House / adjacent property</b>	5-10m	High to Medium	<b>Major to Major / Moderate</b>	No
<b>21. Coopers Cottages</b> (GR: 522338, 122578)	15m	Medium-high	<b>Major</b>	No

## 2. Glossary of terms and abbreviations

**Table 2-1 Glossary of terms and abbreviations**

<b>Terms (acronym)</b>	<b>Definition</b>
<b>Baseline Conditions</b>	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.
<b>Code of Construction Practice (CoCP)</b>	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.
<b>Development Consent Order (DCO) Application</b>	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.
<b>Environmental Impact Assessment (EIA)</b>	The process of evaluating the likely significant environmental effects of a proposed project or development over and above the existing circumstances (or 'baseline').
<b>Environmental Statement (ES)</b>	The written output presenting the full findings of the Environmental Impact Assessment.
<b>Proposed DCO Order Limits</b>	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.
<b>Proposed Development</b>	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.
<b>PRoW</b>	Public Rights of Way

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

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### 3. References

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Landscape Institute and Institute of Environmental Management (2013). *Guidelines for Landscape and Visual Impact Assessment. Third edition.* (GLVIA3) London; Routledge.

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

<https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/03/tgn-02-2019-rvaa.pdf> [Accessed 26 June 2023].

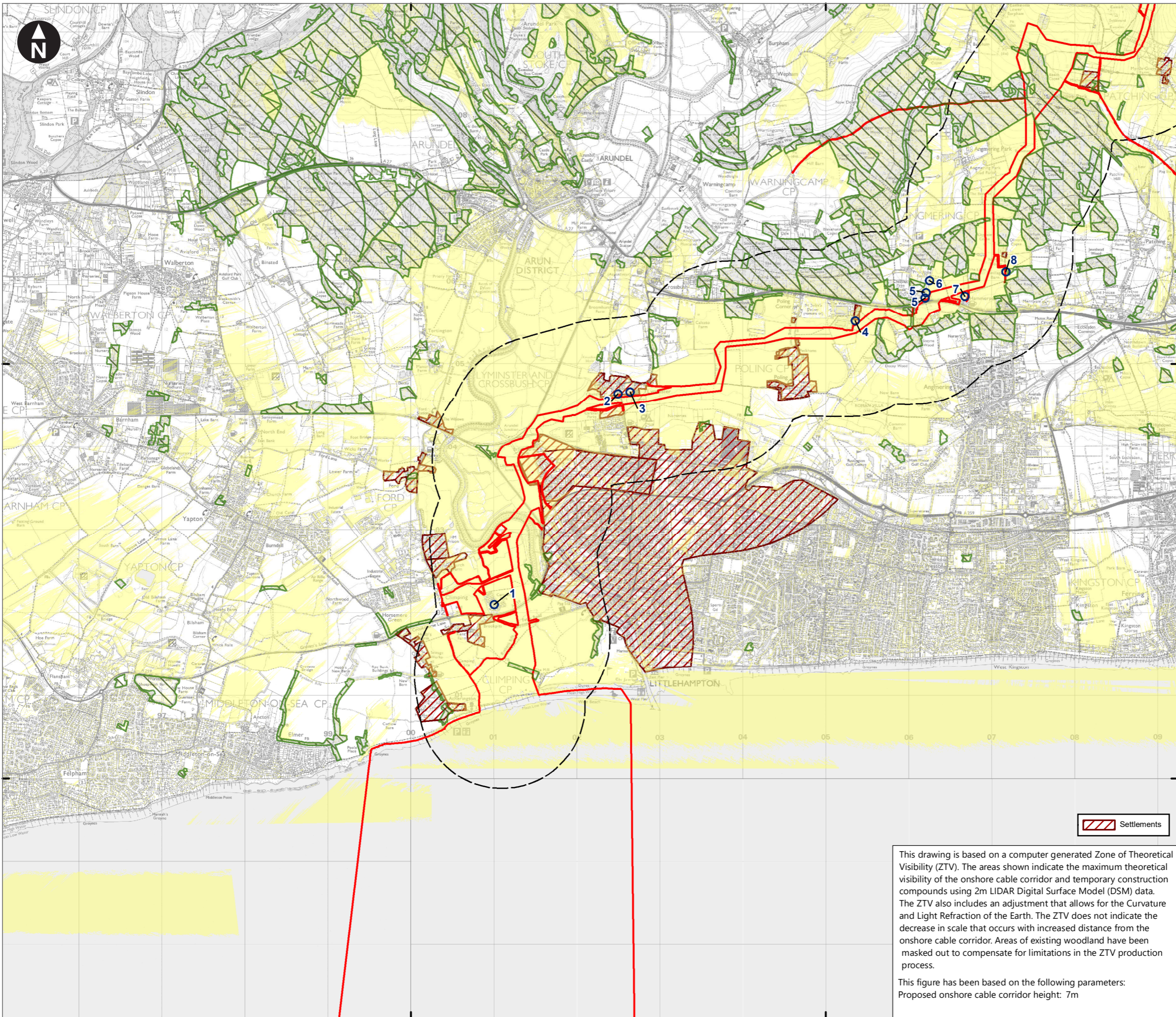
# Annex A Figures



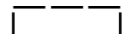
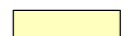

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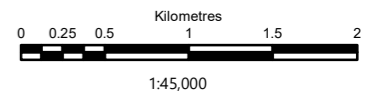
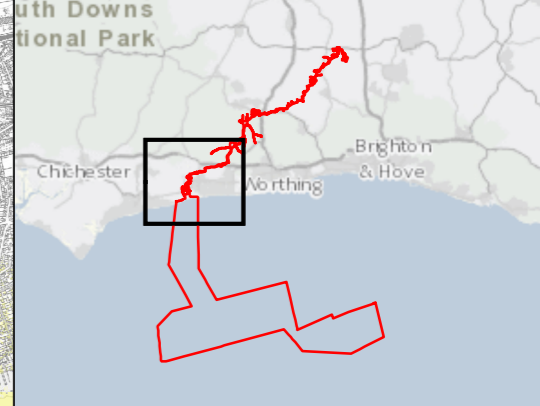
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-  Proposed DCO Order Limits
-  Existing Woodland
-  Lines indicating the distance from the centre of the Proposed DCO Order Limits
-  Area where onshore cable corridor construction works is theoretically visible
-  Residential properties

1. Clipping Caravan Park
2. Lullyng Cottage, Lyminster
3. Residential property on Orchard Lane, Lyminster
4. The Vinery, southern residential properties
5. Group of residential properties at Green Lodge
6. Colt Bungalow
7. Residential property north of Hammerpot
8. Swillage Cottages, Swillage Lane
9. Shirley House
10. Old School House
11. Dove's Farm
12. Southview, Wellen's Farm
13. Sinclair House
14. Merrion Cottages
15. Brightham's Farm
16. North Lodge, B2116
17. Woodbarn / Maryland
18. Crateman's Farm
19. Wilcocks Cottages
20. Oakdene Manor
21. The White House / adjacent property
22. Coopers Cottages



Rampion Extension Development



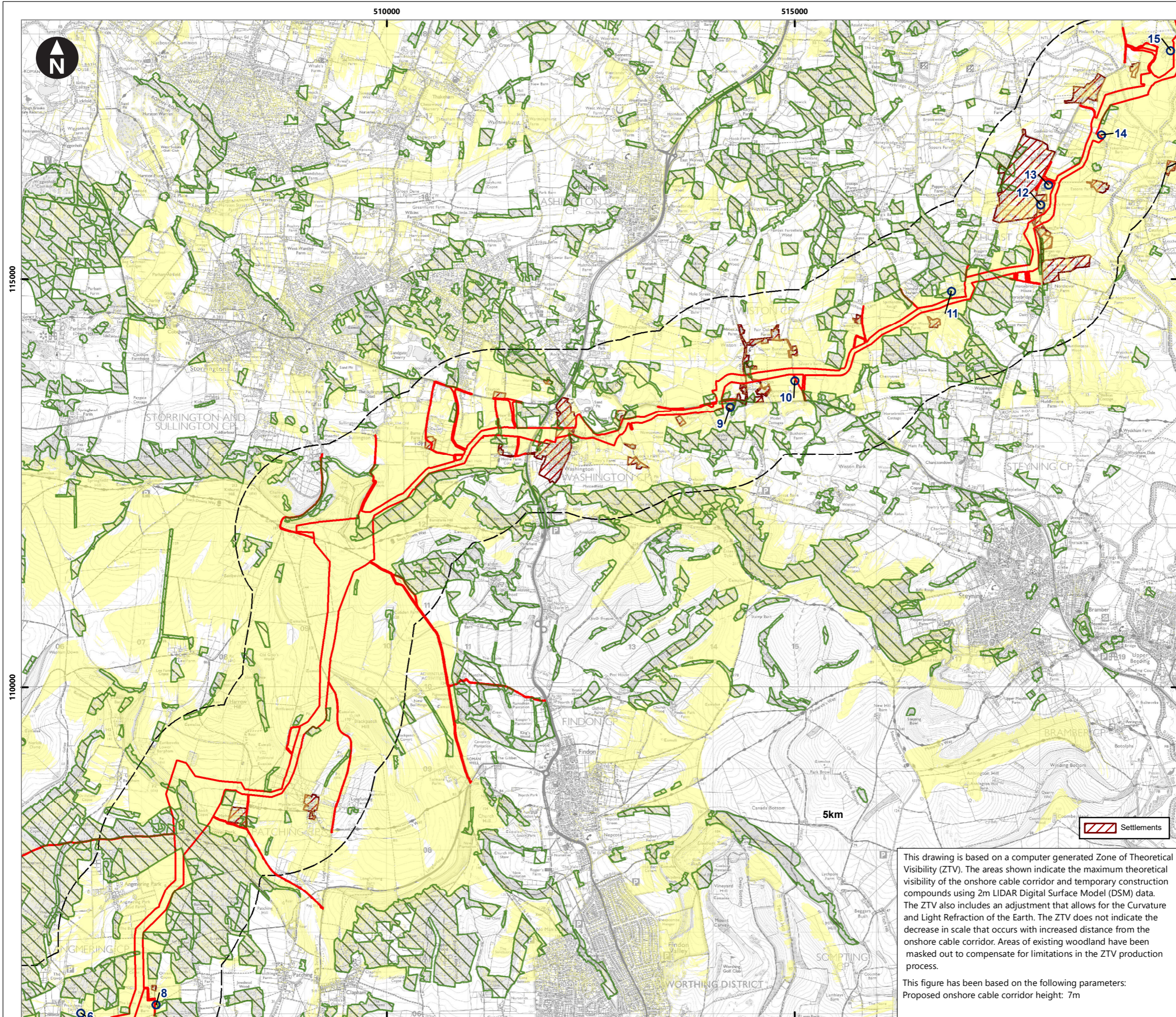
Rampion 2 Offshore Wind Farm

Figure 1 Residential properties and settlements

This drawing is based on a computer generated Zone of Theoretical Visibility (ZTV). The areas shown indicate the maximum theoretical visibility of the onshore cable corridor and temporary construction compounds using 2m LIDAR Digital Surface Model (DSM) data. The ZTV also includes an adjustment that allows for the Curvature and Light Refraction of the Earth. The ZTV does not indicate the decrease in scale that occurs with increased distance from the onshore cable corridor. Areas of existing woodland have been masked out to compensate for limitations in the ZTV production process.

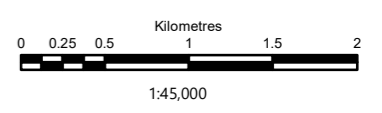
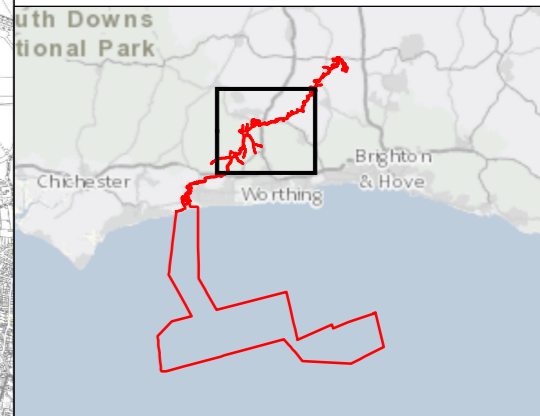
This figure has been based on the following parameters:  
Proposed onshore cable corridor height: 7m

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Company: WSP	Drawn By: SUTET	Chk/Prvrd: RYLOR	Drawn Date: 09/07/2024	Status: FINAL



- Proposed DCO Order Limits
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14. Merrion Cottages
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17. Woodbarn / Maryland
18. Crateman's Farm
19. Wilcocks Cottages
20. Oakdene Manor
21. The White House / adjacent property
22. Coopers Cottages



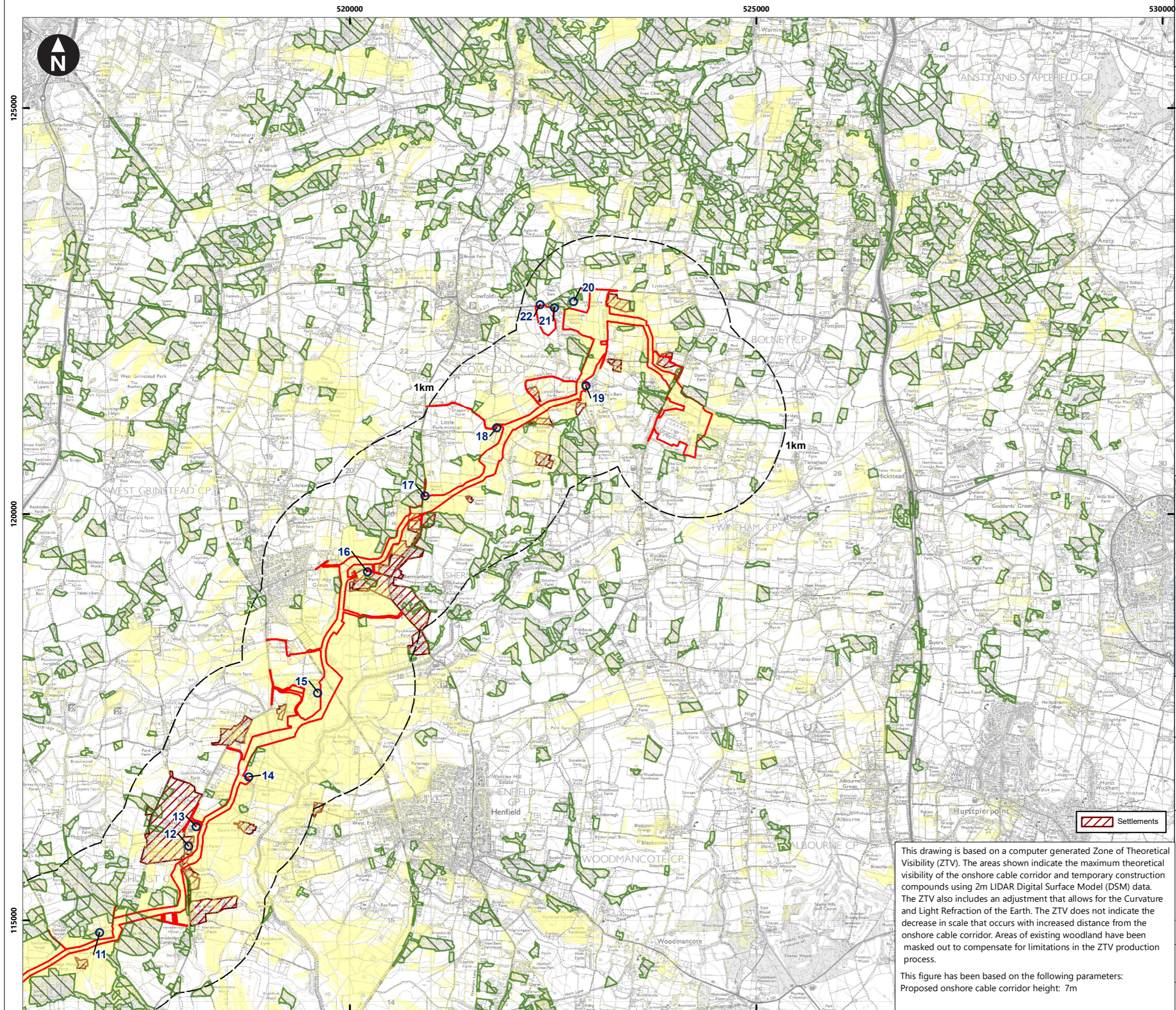
Rampion Extension Development

Rampion 2 Offshore Wind Farm  
 Figure 2 Residential properties and settlements



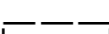
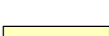

This drawing is based on a computer generated Zone of Theoretical Visibility (ZTV). The areas shown indicate the maximum theoretical visibility of the onshore cable corridor and temporary construction compounds using 2m LIDAR Digital Surface Model (DSM) data. The ZTV also includes an adjustment that allows for the Curvature and Light Refraction of the Earth. The ZTV does not indicate the decrease in scale that occurs with increased distance from the onshore cable corridor. Areas of existing woodland have been masked out to compensate for limitations in the ZTV production process.

This figure has been based on the following parameters:  
 Proposed onshore cable corridor height: 7m

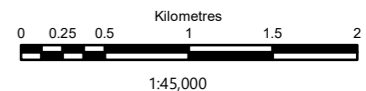
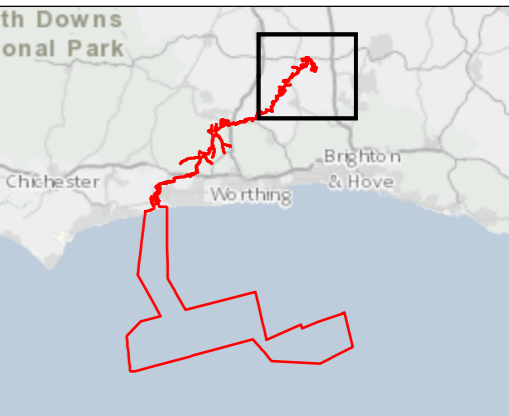
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-  Proposed DCO Order Limits
-  Existing Woodland
-  Lines indicating the distance from the centre of the Proposed DCO Order Limits
-  Area where onshore cable corridor construction works is theoretically visible
-  Residential properties

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18. Crateman's Farm
19. Wilcocks Cottages
20. Oakdene Manor
21. The White House / adjacent property
22. Coopers Cottages



Rampion Extension Development



Rampion 2 Offshore Wind Farm

Figure 3 Residential properties and settlements

This drawing is based on a computer generated Zone of Theoretical Visibility (ZTV). The areas shown indicate the maximum theoretical visibility of the onshore cable corridor and temporary construction compounds using 2m LIDAR Digital Surface Model (DSM) data. The ZTV also includes an adjustment that allows for the Curvature and Light Refraction of the Earth. The ZTV does not indicate the decrease in scale that occurs with increased distance from the onshore cable corridor. Areas of existing woodland have been masked out to compensate for limitations in the ZTV production process.

This figure has been based on the following parameters:  
Proposed onshore cable corridor height: 7m

System Identifier: 42285-WSP-EX-ON-FG-OL-8498				Version: 1.0
Company: WSP	Drawn By: SUTET	Chk/Prvd: RYLOR	Drawn Date: 09/07/2024	Status: FINAL



# Annex B

## RVAA

Key to inset maps:

	Proposed DCO Order Limits
<b>Access from public highway</b>	
	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
<b>Proposed onshore cable construction corridor</b>	
	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. Internal views are generally short range, with external views tending to be longer range subject to limited vegetation screening.



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). The

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

magnitude of change will be **Medium-low** resulting in a **Moderate adverse** visual effect that will be **Significant**.

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 cement bound sand batching plant (up to 20m high) construction vehicles, materials and equipment, welfare facilities and office space. An area along the eastern boundary (Work Order No. 11) is reserved for soil storage.

Due to the intervening distance, the magnitude of change will be **Medium** resulting in a **Major / Moderate adverse** visual effect that will be **Significant**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	<b>Major / Moderate and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**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

<b>Whole and Cumulative effects</b>	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.
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<b><u>Residential Visual Amenity</u></b>	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 majority of the residential properties will have limited views of the Proposed Development with no residual effects during operation and maintenance phase. For those properties most affected, although <b>significant</b> , the views of the temporary construction compound and the cement bound sand batching plant to the west or views of the onshore cable corridor to the east will not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ to the extent that they would result in
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### Residential property 1: Climping Caravan Park (GR: 501002, 102098)

unsatisfactory living conditions or lead to any property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live. This is due mainly to the intervening distance and orientation of the property with one (outer facing side) affected. It is concluded that the Residential Visual Amenity Threshold will not be reached and 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. Whilst the principal views are east – west, there appear to be two ground floor 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.



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.

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

**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. Construction access A-12 will necessitate 15m clearance of hedgerow (H27) along Lyminster Road and due to the perpendicular orientation of the hedge the magnitude would be limited, although part of the haul road and associated traffic would be visible resulting in a **Medium** magnitude of change, reducing slightly during the summer months, resulting in a **Major / Moderate adverse** visual effect that will be **Significant**. 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 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). Taking account of proximity and views beyond the southern boundary of the residential property, overall 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**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	<b>Major / Moderate and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration.</p>		

**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

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

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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 and secondary views, viewing beyond the residential property boundary to the south and southwest from a limited section of the southern boundary, beyond the perimeter wall. 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 be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ and 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 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. Views to the north, east and west are curtailed by the position of the property within the settlement of Lyminster and the vegetated boundaries of adjacent properties. 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 along this southern facing wall. The north / south views appear to be the principal views from the property.



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

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

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). 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 screened by perimeter fencing and used for material / equipment storage, some welfare facilities and trenchless crossing activities. Beyond TC-05, construction access A-12 and scrub and hedgerow clearance (H27) may just be visible along Lyminster Road. Views to the south will be partly screened by the garden wall, with views likely over the top of the wall. 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**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	<b>Major / Moderate and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**Operation and maintenance (Year 1) phase:**

The onshore cable corridor and TC-05 temporary construction compound will all be reinstated to arable field. Reinstatement planting of scrub and hedgerow along Lyminster Road may just be visible beyond retained sections of hedge resulting in a **Minor effect** until the hedgerow / scrub is established.

**Operation and maintenance (Year 5) phase:**

Subject to the visibility of reinstatement planting along Lyminster Road there will be a **Minor to Zero** effect.

**Operation and maintenance (Year 10) phase:**

N/A



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

**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 truncated views, viewing beyond the southern boundary of the residential property to the south and southwest from a limited section, beyond the perimeter wall which will screen the ground-based nature of the works. Although significant, views of the upper parts of the construction activity and oblique views of the TC-05 would not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ and will not reach the Residential Visual Amenity Threshold or 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 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 screened by perimeter fencing and used for material / equipment storage, some welfare facilities and trenchless crossing activities.

All woodland (W39) within the onshore cable corridor to the east of TC-08a will be retained by trenchless crossing techniques except for a 6m gap to allow for a temporary construction haul road, at approximately 300m distance.

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.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Medium-low
	Level of effect:	<b>Moderate and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**Operation and maintenance (Year 1) phase:**

The onshore cable corridor and TC-08a temporary construction compound will all be reinstated to arable field. Hedgerow H527-8 and woodland W39 will be notched to 6m and replanted with native hedgerow plants and maintained although a small gap may be visible in the woodland profile.

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

**Operation and maintenance (Year 5) phase:**

Hedgerow H527-8 and woodland W39 will be established, although not as mature as existing hedgerows and the small gap in the woodland profile is likely to be 'bridged' by a closing of the canopy. 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:**

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

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Hedgerow H527-8 and woodland W39 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 significant 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. Although significant, views of the upper parts of the construction activity and more distance views of TC-08a would not be 'overbearing', 'dominating' and / or 'overly intrusive' and will not reach the Residential Visual Amenity Threshold or 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 properties 5: Green Lodge (GR: 506208, 105859 and 506199, 105793)**

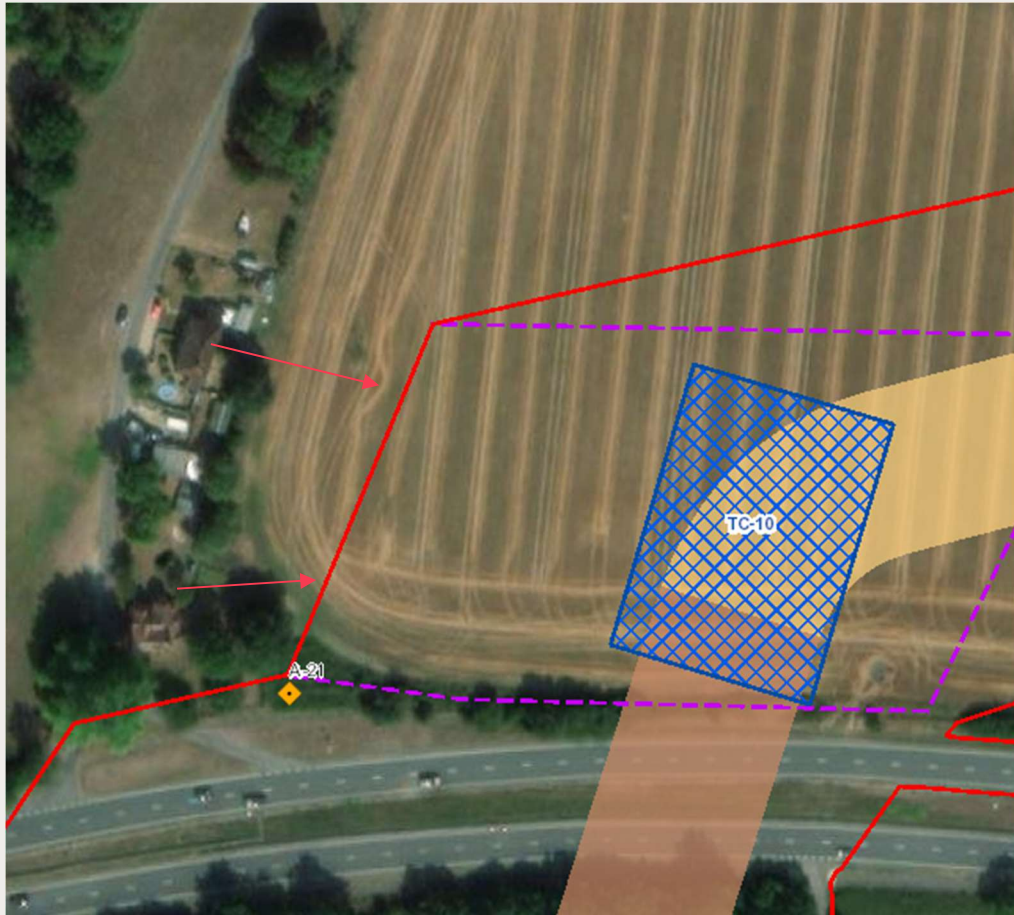
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**Description**

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.

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



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 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 indicated at approximately 100m distance). TC-10 will be used screened by perimeter fencing and 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).

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

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**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	<b>Major / Moderate and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**Operation and maintenance (Year 1) phase:**

The onshore cable corridor and TC-10 temporary construction compound will all be reinstated to arable field. Hedgerow W8 will be notched to 14m and 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**.

<b>Whole and Cumulative effects</b>	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.
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<b><u>Residential Visual Amenity</u></b>	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. Although significant, views of the construction activity would not be ‘overbearing’, ‘dominating’ and /
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**Residential properties 5: Green Lodge (GR: 506208, 105859 and 506199, 105793)**

or ‘overly intrusive’ and will not reach the Residential Visual Amenity Threshold or 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.



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

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

Limits in the southern part of the arable field. TC-10 will be screened by perimeter fencing and 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).

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**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Medium-low
	Level of effect:	<b>Moderate and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**Operation and maintenance (Year 1) phase:**

The onshore cable corridor and TC-10 temporary construction compound will all be reinstated to arable field. Hedgerow W8 will be notched to 14m and 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:**



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

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.

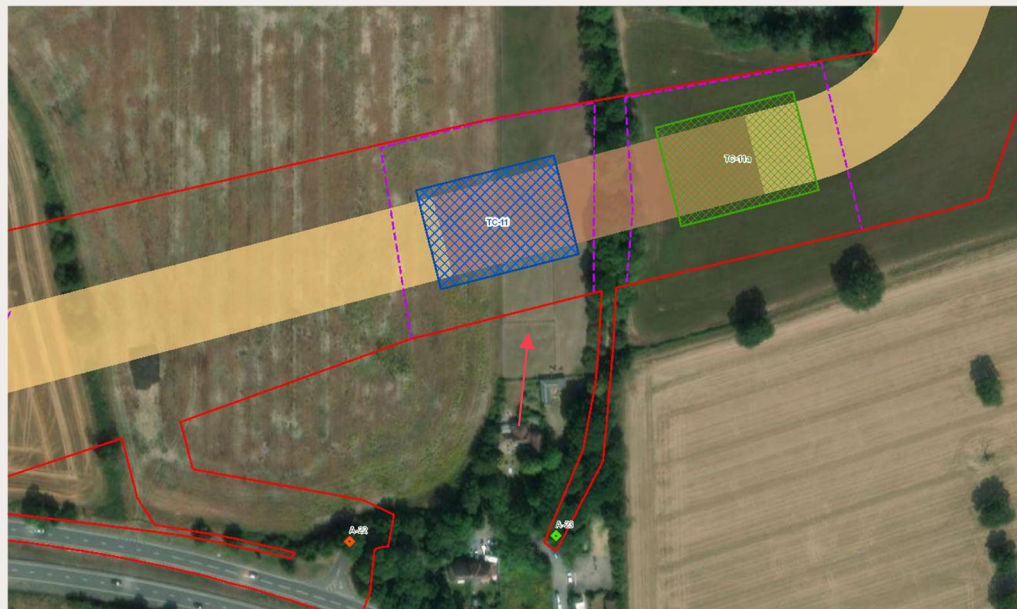
**Residential Visual Amenity**

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. Although significant, views of the construction activity would not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ and will not reach the Residential Visual Amenity Threshold or 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.

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

**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 screened by perimeter fencing and 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 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).

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:	<b>Major / Moderate and Significant</b> (TC-11) or <b>Moderate and Not Significant</b> (TC-11a)
Type of effect:	Short-term (temporary), direct and adverse.

Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.

**Operation and maintenance (Year 1) phase:**

The onshore cable corridor and TC-11/ 11a trenchless crossing

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

compound will all be reinstated to arable field. Hedgerow W8 will be notched to 14m and 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 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 and paddock area towards TC-11. Although significant is concluded that the views of the largely ground based construction activities will not be 'overbearing', 'dominating' and / or 'overly intrusive' and 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, within 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).

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

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.

**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). 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 screened by perimeter fencing and 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.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	<b>Major / Moderate and Significant</b>

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

Type of effect: Short-term duration (temporary), direct and adverse.

Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.

**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. Although significant, views of the ground-based construction activity would not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ and will not reach the Residential Visual Amenity Threshold or 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.

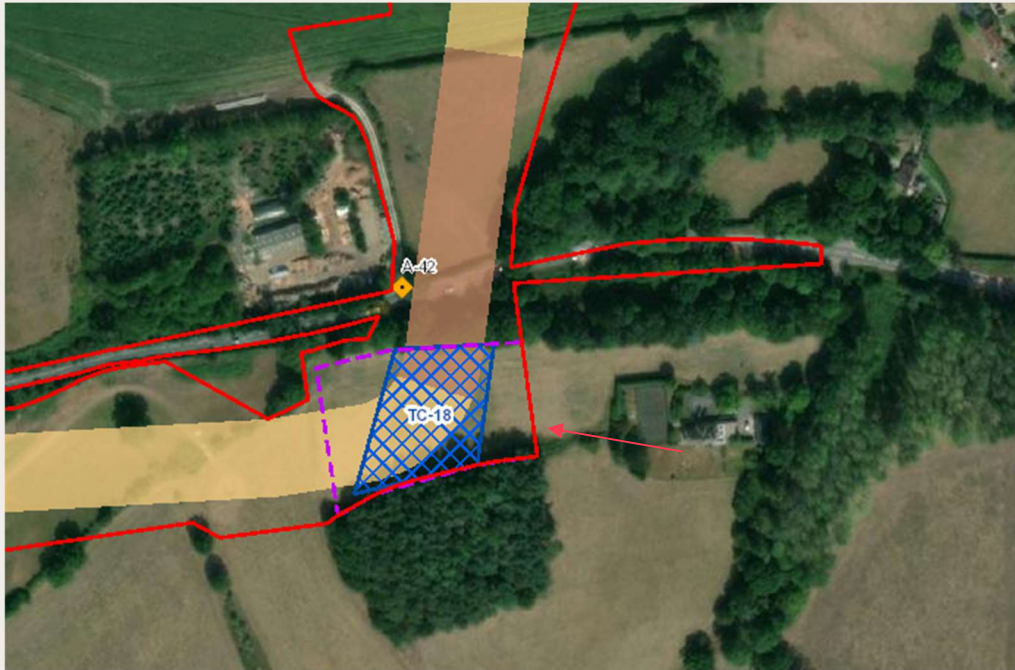
**Residential property 9: Shirley House (GR: 514208, 113430)**

**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.

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



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 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 screened by perimeter fencing and 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. Taking account of the distance and limited intervening screening the scale and geographical extent of

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

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.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Low
	Level of effect:	<b>Moderate and Not Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**Operation and maintenance (Year 1) phase:**

The onshore cable corridor and TC-18 temporary construction compound will all be reinstated to pasture. Treelines / hedgerows H181 and H505 will be notched to 14m and 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**.

**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**.

<b>Whole and Cumulative effects</b>	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.
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**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. Considering that the views from the house and main garden area will not be significant, it is concluded that the Proposed Development will not compromise the residential visual amenity, affect living standards, or render the residential property an

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

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

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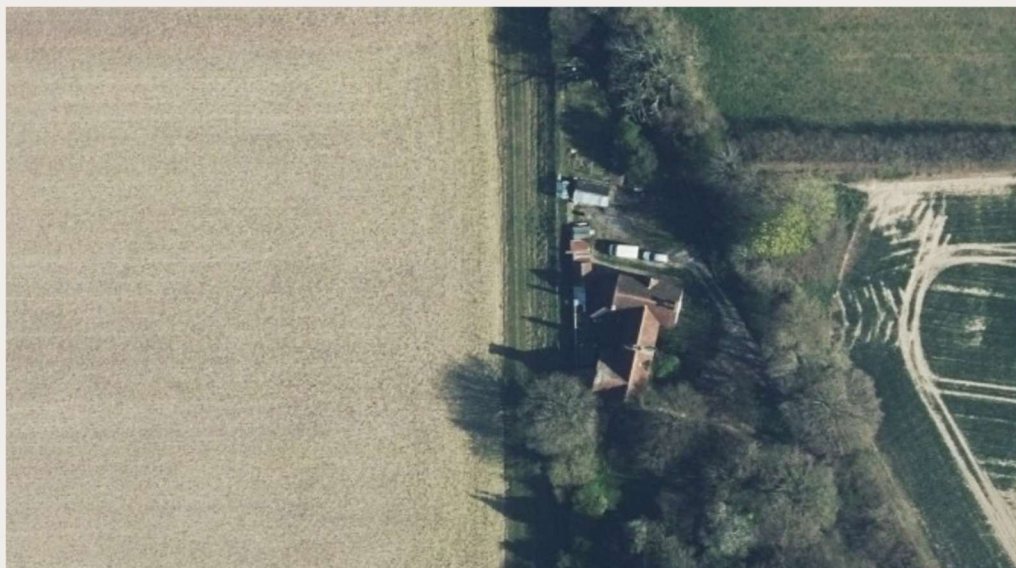
**Residential property 10: Old School House (GR: 515000, 113752)**

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**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.



Google Imagery ©2023 Bluesky, Infoterra Ltd & Bluesky Map data ©2023.  
Above: Aerial photograph of Old School House.

**Magnitude of change** **Construction phase:**

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

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 screened by perimeter fencing and used for material / equipment storage, some welfare facilities and trenchless crossing activities. 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.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	<b>Major / Moderate and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</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**.

**Operation and maintenance (Year 5) phase:**

There will be no visual effects.

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

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#### Operation and maintenance (Year 10) phase:

There will be no 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 oblique northwest views from the west elevation of the residential property and garden, viewing across the open field. Although significant, views of the ground-based construction activity would not be 'overbearing', 'dominating' and / or 'overly intrusive' and will not reach the Residential Visual Amenity Threshold or 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 11: Dove's Farm (GR: 516920, 114849)

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#### 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.



Image capture: July 2022 © 2023 Google.

Above: View of residential property and onshore cable corridor.

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



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

Above: Aerial photograph of Dove’s Farm.

**Magnitude of change**

**Construction phase:**

Southerly 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, 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 screened by perimeter fencing and used for material / equipment storage, some welfare facilities and trenchless crossing activities. 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**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Medium

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

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Level of effect:	<b>Major / Moderate and Significant</b>
Type of effect:	Short-term duration (temporary), direct and adverse.

Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.

#### **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**.

#### **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**.

#### **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**.

#### **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. Although significant, views of the ground-based construction activity would not be 'overbearing', 'dominating' and / or 'overly intrusive' and will not reach the Residential Visual Amenity Threshold or 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 12: Southview, Wellen's Farm (GR: 518014, 115911)

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<b>Description</b>	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.
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**Residential property 12: Southview, Wellen’s Farm (GR: 518014, 115911)**



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.

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:	<b>Moderate and Significant</b>
Type of effect:	Short-term duration (temporary), direct and adverse.

Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary

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

construction compound will be present throughout the construction phase.

**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. Although significant, views of the ground-based construction activity would not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ and will not reach the Residential Visual Amenity Threshold or 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:](#)

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

**The Proposed Development, Volume 2** (Document Reference: 6.2.4) of the ES.

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**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Medium
	Level of effect:	<b>Major / Moderate and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**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**.

<b>Whole and Cumulative effects</b>	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.
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<b><u>Residential Visual Amenity</u></b>	The visual effects will affect eastern views, beyond the residential property boundary with some limited screening. Although significant, views of the ground-based construction activity would not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ and will not reach the Residential Visual Amenity Threshold or 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,

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

along with a further hedgerow to the north (H284) due to the trenchless crossing.

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 screened by perimeter fencing and 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.

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**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	Low (High if full redline boundary is used)
	Level of effect:	<b>Moderate and Not Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**Operation and maintenance (Year 1) phase:**

The onshore cable corridor and TC-22/a will be reinstated.

Hedgerow H277 will be replanted with native plants and maintained.

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

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**.

**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.



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

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 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 H308) will be notched to 14m and the Sustrans cycle route 223 will also be affected with hedgerow H312 notched to 6m. 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. 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:	<b>Major and Significant</b>
Type of effect:	Short-term duration (temporary), direct and adverse.

Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.

**Operation and maintenance (Year 1) phase:**

The onshore cable corridor will be reinstated.

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

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Hedgerows will be replanted with native 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 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 would include movement of machinery, storage and use of task lighting which would be subject to mitigation (C-33, **Outline Code of Construction Practice (CoCP) [REP4-043]**).

Although **significant**, the views of the onshore cable corridor will not be 'overbearing', 'dominating' and / or 'overly intrusive' to the extent that they would result in unsatisfactory living conditions or lead to any property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live. This is due mainly to the ground-based nature of the activity, limited to the western views, separated from the garden boundary beyond a farm track within the field and partly screened by vegetation retained along the Downs Link. It is concluded that the Residential Visual Amenity Threshold will not be reached and 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 16: North Lodge, B2116 (GR: 520214, 119290)

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**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.

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



Image capture: July 2022 © 2023 Google.

Above: View of North Lodge from minor road off B2116.



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. The magnitude of change will be **Medium**, (reducing slightly in

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

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.

Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.

**Operation and maintenance (Year 1) phase:**

The onshore cable corridor will be reinstated.  
 Hedgerow (H372) will be replanted with native 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. Although significant, views of the ground-based construction activity would not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ and will not reach the Residential Visual Amenity Threshold or 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

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

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.



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 clearance of tree belts and hedges to 20m (H422, H406 and W367) and H422 notched to 6m.

An open cut trenching section of the onshore cable corridor will be visible to the south, over the perimeter garden hedge. Scrub (HS1403) which bounds the eastern edge of the arable field to the south of the residential property will be notched to 14m.

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



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

storage as indicated in **Graphic 4-19, Chapter 4: The Proposed Development, Volume 2** (Document Reference: 6.2.4) of the ES. 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 loss of vegetation due to construction access A-57 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**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	High
	Level of effect:	<b>Major and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**Operation and maintenance (Year 1) phase:**

The onshore cable corridor and construction access will be reinstated. All vegetation will be replanted with native 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 reinstated trees, hedgerows and scrub 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**.

<b>Whole and Cumulative effects</b>	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.
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**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 would include vegetation loss and traffic movement

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

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on the existing lane at construction access A-57. The main construction activity would however be visible at approximately 130m distance along the onshore cable corridor. Although **significant**, the views of the onshore cable corridor will not be 'overbearing', 'dominating' and / or 'overly intrusive' to the extent that they would result in unsatisfactory living conditions or lead to any property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live. This is due mainly to the ground-based nature of the activity, intervening distance and transient nature of traffic movements limited to oblique southern views beyond the garden boundary beyond a farm track.

It is concluded that the Residential Visual Amenity Threshold will not be reached and 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 18: Crateman's Farm (GR: 521805, 121063)

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#### Description

The residential property is located approximately 1km south of Cowfold and is accessed off the A281 by a farm track, 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 not affect hedgerow H450, which will be retained however scrub (HS1389) 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 screened by perimeter fencing and used for material / equipment storage, some welfare facilities and trenchless crossing activities.

The track / bridleway / footpath 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:	<b>Major / Moderate and Significant</b>
Type of effect:	Short-term duration (temporary), direct and adverse.

Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.

**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 plants and maintained. The magnitude of change will reduce to

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

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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. Although significant, views of the ground-based construction activity would not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ and will not reach the Residential Visual Amenity Threshold or 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 19: Wilcocks Cottages (GR: 522904, 121580)

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**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.



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

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



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** (Document Reference: 6.2.4) of the ES.

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**.

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

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

Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.

### 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 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.

### Residential Visual Amenity

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. Although significant, views of the ground-based construction activity would not be 'overbearing', 'dominating' and / or 'overly intrusive' and will not reach the Residential Visual Amenity Threshold or 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. Further single storey buildings are located to the north of the main manor house and may also be residential, although the views from these properties would be largely screened by the manor house and mature garden vegetation.

The Oakendene Industrial Estate is located beyond woodland to the south-west of the property and pasture fields and trees extend to the east.

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

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There are numerous windows on the south and eastern elevations and it has been assumed that the first floor windows could include principal rooms, viewing in the direction of the proposed DCO Order Limits, with the garden areas close to the house and woodland extending to the north and west with the A272 beyond.

Photomontages illustrating the view from the patio on the southern side of the manor viewing southeast are illustrated in **Figure 18.14.3, Volume 3** of the ES [REP4-027] and assessed in **Appendix 18.2: Viewpoint analysis, Volume 4** of the ES [REP4-033].



Above: East elevation of Oakendene Manor

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



Photo taken from field to southeast of Oakendene Manor viewing south and east elevations.



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**.

**Assessment**

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

Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.

**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-low** (in the winter

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

months) resulting in a **Moderate** (winter and summer) effect that would be **Significant**.

**Operation and maintenance (Year 5) phase:**

Landscape planting along the boundary of the substation would increase the screening effect at Year 5 and although the level of effect would remain **Moderate** it would not be **Significant**.

**Operation and maintenance (Year 10) phase:**

By Year 10 landscape planting would screen out more views of the substation and the level of effect would reduce to **Moderate to Minor and Not Significant**.

**Decommissioning phase:**

Decommissioning works associated with the onshore Oakendene substation will be barely visible as landscape planting will be well established. The level of effect will be **Minor to No effect (Not Significant)**.

<b>Whole and Cumulative effects</b>	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.
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<b><u>Residential Visual Amenity</u></b>	The visual effects will affect east and south-east views from the house and garden at distances of 180-200m and although <b>significant</b> , the views of the onshore cable corridor will not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ to the extent that they would result in unsatisfactory living conditions or lead to any property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live. This is due mainly to the intervening distance and the screening effects of intervening mature trees and vegetation. It is concluded that the Residential Visual Amenity Threshold will not be reached and 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 21: The White House / adjacent property, Oakendene Industrial Estate, A272 (GR: 522338, 122578)**

<b>Description</b>	There appear to be two residential properties on the access road to Oakendene Manor off the A272, located to the north of the Oakendene West construction compound. The first of these ‘The White House’ is located just within the entrance to the Oakendene Industrial Estate, set within open garden areas and surrounded by trees to the west and south, with a lake or pond to the northeast and the industrial estate to the southeast. The adjacent property is located at the junction of the access road and the A272. It is set within a garden area and surrounded by trees / hedge / garden shrubs on all sides with a driveway and entrance are to the south.
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**Residential property 21: The White House / adjacent property, Oakendene Industrial Estate, A272 (GR: 522338, 122578)**



Image capture: July 2009 © 2024 Google.  
Above The White House – visible beyond gate on the left.



Image capture: July 2009 © 2024 Google.  
Above 'Adjacent property'

## Residential property 21: The White House / adjacent property, Oakendene Industrial Estate, A272 (GR: 522338, 122578)



Above: Aerial photograph of properties A: 'The White House' and B: the 'adjacent property' and the Oakendene West construction compound shown in green to the south of the A272.

### Magnitude of change

#### Construction phase:

The White House (A): The property is located approximately 10m from the proposed DCO Order Limits of the Oakendene West construction compound.

The temporary construction compound will contain a cement bound sand batching plant (up to 20m high) construction vehicles, materials and equipment, welfare facilities and office space. The location of the cement bound sand batching plant will need to be sited to avoid dust and noise pollution and would be located away from the nearby residential properties or other sensitive receptors in line with commitment C-33, **Outline Code of Construction Practice (CoCP) [REP4-043]**.

Other vehicles, materials, equipment, and welfare facilities within the temporary construction compound will not exceed 7m in height.

Perimeter screen fencing / hoarding along the boundary of the construction compound would also provide some screening.

The views would be partly screened by mature trees and a hedge and the magnitude of change would be **Medium** resulting in a **Major / Moderate** (winter) effect that would be **Significant**.

The adjacent property (B): The property is located approximately 5m from the proposed DCO Order Limits of the Oakendene West construction compound. The main areas of the garden and living room windows appear to be on the north and western side of the house.

Construction access A-62 will result in the loss of 15m of hedgerow (H612), although the oak trees would be retained and crown lifted. Views from the property would include the area around the carport /

**Residential property 21: The White House / adjacent property, Oakendene Industrial Estate, A272 (GR: 522338, 122578)**

drive, entrance and windows on the south and eastern elevation and eastern garden area, partly screened by perimeter hedge. Perimeter screen fencing / hoarding along the boundary of the construction compound would also provide some screening.

As described above the location of the cement bound sand batching plant will need to be sited to avoid dust and noise pollution and would be located away from the nearby residential properties or other sensitive receptors in line with commitment C-33, **Outline Code of Construction Practice (CoCP) [REP4-043]**.

Other vehicles, materials, equipment, and welfare facilities within the construction compound will not exceed 7m in height. The onshore substation at Oakendene would not be visible. The magnitude of change would be **High** resulting in a **Major** (winter) effect that would be **Significant**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	High to Medium
	Level of effect:	<b>Major to Major / Moderate and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**Operation and maintenance (Year 1) phase:**

The Oakendene West construction compound will be reinstated to fields post construction.

Hedgerow (H612) and construction access will be reinstated with native plants and maintained. The magnitude of change will reduce to Low, and the effect will be **Moderate adverse** and **Significant** due to the proximity.

**Operation and maintenance (Year 5) phase:**

The reinstated hedge 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**.

**Decommissioning phase:**

Decommissioning works associated with the onshore Oakendene

**Residential property 21: The White House / adjacent property, Oakendene Industrial Estate, A272 (GR: 522338, 122578)**

substation will not be visible and there will be **No effect**.

**Whole and Cumulative effects**

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

**Residential Visual Amenity**

The White House:  
Taking account of mitigating factors (mature tree screening) and practical siting requirements for setbacks and boundary fencing (commitment C-33), it is concluded that the construction activities at the Oakendene West construction compound will not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ to the extent that they would result in unsatisfactory living conditions or lead to the property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live.

The adjacent property:  
Taking account of mitigating factors (vegetation screening and property layout orientation) and practical siting requirements for setbacks and boundary fencing (commitment C-33), it is concluded that the construction activities at the Oakendene West construction compound will not be ‘overbearing’, ‘dominating’ and / or ‘overly intrusive’ to the extent that they would result in unsatisfactory living conditions or lead to the property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live.

It is concluded that the Residential Visual Amenity Threshold will not be reached for either property, and 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 22: 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.

**Residential property 22: Coopers Cottage, A272 (GR: 522338, 122578)**



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.

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 cement bound sand 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 cement bound sand batching plant, which would be a solid structure. The location of the cement bound sand batching plant will need to be sited to avoid dust and noise pollution

**Residential property 22: Coopers Cottage, A272 (GR: 522338, 122578)**

and would be located away from the A272 and any nearby residential properties or other sensitive receptors in line with commitment C-33, **Outline Code of Construction Practice (CoCP) [REP4-043]**.

Other vehicles, materials, equipment, and welfare facilities within the construction compound will not exceed 7m in height. Perimeter screen fencing / hoarding along the boundary of the construction compound would also provide some screening.

The bulk of the garden area appears well screened by mature vegetation although it is likely that the main living areas of the house would view the construction compound beyond the A272 and associated traffic.

Taking account of commitment C-33 the intervening traffic, and the proximity, the magnitude of change will be **High** resulting in a **Major adverse** visual effect that will be **Significant**.

<b>Assessment</b>	Sensitivity:	High
	Magnitude of change:	High
	Level of effect:	<b>Major and Significant</b>
	Type of effect:	Short-term duration (temporary), direct and adverse.
<p>Note: Duration is not included in the assessment of magnitude. The resulting level of effect has assumed a maximum duration for the construction works (3.5 years), although in reality the construction works along the onshore cable corridor would vary in intensity and be subject to phasing and progressive restoration. The temporary construction compound will be present throughout the construction phase.</p>		

**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

**Decommissioning phase:**

Decommissioning works associated with the onshore Oakendene substation will not be visible and there will be **No effect**.

<b>Whole and Cumulative effects</b>	No offshore elements of the Proposed Development will be visible. No cumulative effects will be visible.
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<b><u>Residential Visual Amenity</u></b>	The visual effects will be experienced from the south facing windows (likely to include main living areas of the house) and driveway whilst the garden areas will be screened by a garden hedge. For practical reasons, the temporary construction compound would be set back from the road approximately 5m beyond perimeter security fencing and the contents of the temporary construction compound would
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**Residential property 22: Coopers Cottage, A272 (GR: 522338, 122578)**

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extend up to 7m in height. 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.

Taking account of mitigating factors (intervening road traffic) and practical siting requirements for setbacks and boundary fencing (commitment C-33), it is concluded that the construction activities at the Oakendene West construction compound will not be 'overbearing', 'dominating' and / or 'overly intrusive' to the extent that they would result in unsatisfactory living conditions or lead to the property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live.

It is concluded that the Residential Visual Amenity Threshold will not be reached, and 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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