

YACHTHAVEN, HAYLING ISLAND

ENVIRONMENTAL STATEMENT

DECEMBER 2011

APPENDIX 4.1

Proposed Residential Development Yachthaven, Hayling Island

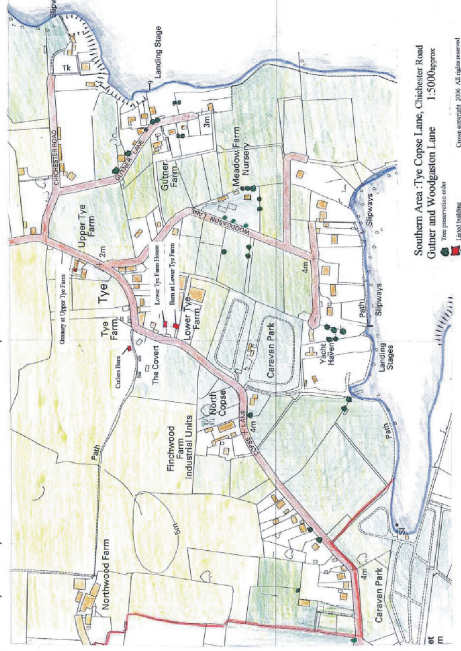
Visual Impact Assessment

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2.2 Weather conditions were generally overcast, although there were regular breaks in the cloud cover, allowing brighter conditions to prevail for a time. There were slight breezes throughout the day.

2.3 Since the survey was undertaken in October, any deciduous trees were still in full leaf. It is acknowledged that with no leaves on deciduous trees in winter months some views may become more open, however, the tracerwork of branches will still significantly soften views of the site.



3.3 The site is well enclosed by existing hedgerows and trees along the north, west, and to a lesser extent, eastern boundaries.

Southern Area: Tye Coppel Lane, Chibster Road, Gutter and Woodgate Lane 1:5000

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Legend:

- 1:5000 scale
- 1:25000 scale

Map features include:

- Upper Tye Farm
- Gutter Farm
- Meadow Farm
- Northwood Farm
- Firewood Industrial Units
- Caravan Parks
- River Tyne
- Railway
- Roads
- Fields
- Woodland
- Water

*Extract from Northney & Tye
Village Design Statement*

T G D Landscape Ltd



Chartered Landscape Architects

4.1 The site is identified in the Havant Borough Townscape, Landscape and Seascapes Character Assessment as being just within the southern extremities of 'Stoke and North-West Hayling Landscape Character Area 30'.

Landscape Character Area 31 'Central Hayling Plain' which includes Verner Common abuts the southern edge of the site.

Some of the key elements in the landscape are:

- A predominantly flat landscape with some slight mounding.
- Soils are loamy with a naturally high water content.
- A patchwork of small pasture fields with thick boundary hedgerows and mature hedgerow trees. Small woodland copses are a feature at junctions around the enclosed hedged fields.
- The outer east borders of this character area have valuable coastal habitats which are included in the Chichester Harbour SSSI's. This area is also designated as SPA, SAC and Ramsar site.
- Long open views to the east of Chichester Harbour and Thorney Island.
- Land use is agricultural combined with a significant proportion of recreational and tourist related facilities.

4.2 The shore area is a rich habitat and the inter-tidal mud and salt marsh provides valuable feeding ground for waders and wildfowl.

4.3 There are relatively few public rights of way around the site. Copse Lane which runs to the north of the site, has a countryside character, being enclosed by mature hedgerow trees.

4.4 There is only one footpath that has any significant views of the site and this runs along the southern boundary, linking Copse Lane in the west with Woodgason Lane to the east.

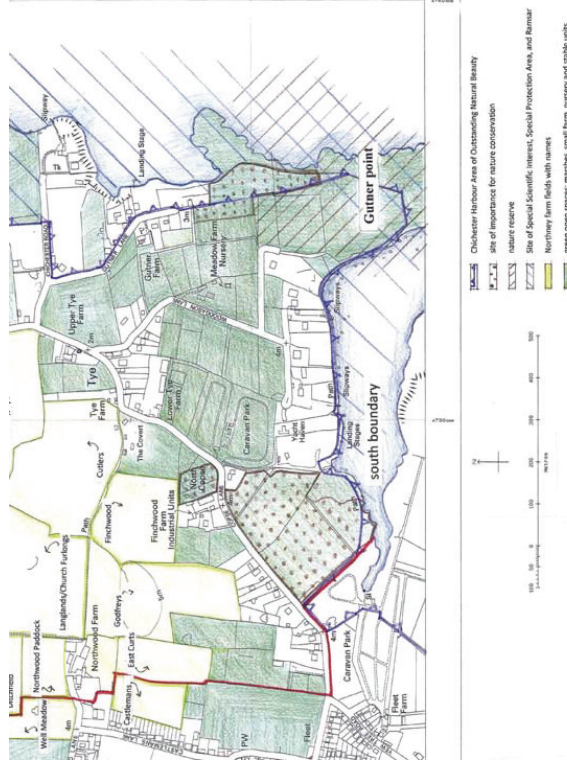
4.5 The combination of existing vegetation and the flat landscape significantly reduces potential views of the site from the north and west. Existing development screens views from the east. There are no publicly accessible viewpoints from Verner Common. The most significant views are from the open water to the south.

5.0 Designations

5.1 The following designations lie close to the site:

- Chichester Harbour Area of Outstanding Natural Beauty
Chichester Harbour RAMSAR site
Chichester Harbour SPA
Solent Maritime SAC
Chichester Harbour SSSI
Gutner Farm SINC
Gutner Lane Meadow SINC

There is also an unnamed SINC immediately to the west of the site.



Extract from Northney & Tye Village Design Statement

6.0 Details of the Proposal

6.1 The proposal is for the redevelopment of previously developed land with a marine office, small boatyard for multi-hulled craft, a pontoon with 19 berths, a reinstated slipway and 6 detached houses. The remainder of the site will be decontaminated, the sea defences would be improved, the coastal footpath and sluice pond restored and a nature reserve created on conservation grassland and the western coastal meadow.

6.2 The landscape strategy for the site is as shown on TGD Landscape Ltd, Drawing Number 711 – 101, Landscape Strategy Plan. This shows the retention and strengthening of existing established hedgerows and boundary trees which provide valuable screening to the site.

6.3 The landscape proposals aim to protect the countryside character of the area by increasing tree cover and enhancing the existing screen planting. Some framed views of the new dwellings will be created, to add variety and interest for members of the public as they walk along the coastal footpath.

6.4 The replacement of the area of rubbish and rubble with a new habitat creation area will be a definite ecological gain and extend opportunities to encourage local wildlife.



7.0 Methodology

7.1 Approach

7.1.1 To demonstrate that the proposed development would have limited visual impact on publicly accessible views within the study area. The aim is to safeguard views from, and the character of, the surrounding countryside.

7.2 Methodology

7.2.1 The study is based on GLVIA, in particular guidance notes in Part 7 as follows:

The first task is the systematic identification of potential sources of effect.

7.2.2 The most prominent source of potential visual impact was identified as the tower on Plot 1. The ridgeline of the tower is 10m high. It should be noted that all other ridgelines are set at 6m high.

In assessments of views consideration is given as to:

7.2.3 *The extent of the view that would be occupied by the development: full, partial, glimpse etc.*

From most viewpoints the extent of any view is either partial or a glimpse only.

7.2.4 *The proportion of the development that would be visible: full, most, small amount, none.*

For this site the proportion of development visible is mostly a small amount, limited mainly to views of the roofline.

7.2.5 *The distance of the viewpoint from the development.*

For this site viewpoints up to just over 1km were generally considered as it was decided that in any views beyond this, the site would be barely discernible to the naked eye.

7.2.6 *Whether the view is transient or one of a sequence of views, as from a moving vehicle or footpath.*

For this site most views are sequential.

7.2.7 *Seasonal differences of the degree of vegetative screening.*

2.3 The survey was undertaken in October, so deciduous trees were still in full leaf. It is acknowledged that during winter months the potential impact will slightly increase.

7.2.8 *Views considered*

Only Public viewpoints have been considered. However, it is worth recording that the impact on views from private properties in the area will be very low.

7.2.9 *Sensitivity of visual receptors*

The sensitivity of views - views assessed along public footpaths, which run either along the coastline or through open countryside, are reduced by a combination of existing vegetation and existing residential development, whilst views from local roads are generally prevented by existing mature roadside trees and hedges. .

Many of the public footpaths are not heavily used so that any impact is reduced.

Views from the waterside are the most open and important.

In terms of considering the positive impact of any mitigation measures, the significant new tree and hedge planting as part of the new development will, over time, successfully filter views of the site and protect the local landscape character.

7.3 Threshold criteria adopted for describing photos

See GLVIA Appendix 6, Example 1 for details:

None

No part of the development, or work or activity associated with it, is discernible

Negligible

Only a very small part of the proposals is discernible and/or they are at such a distance that they are scarcely appreciated. Consequently they have very little effect on the scene

Slight

The proposals constitute only a minor component of the wider view, which might be missed by the casual observer or receptor. Awareness of the proposals would not have a marked effect on the overall quality of the scene

Moderate

The proposals may form a visible and recognisable new element within the overall scene and may be readily noticeable by the observer or receptor

Substantial

The proposals form a significant and immediately apparent part of the scene, that affects and changes its overall character

Severe

The proposals become the dominant feature of the scene to which other elements become subordinate and they significantly affect and change its character.

It should be noted that these definitions can apply to either existing or proposed situations and the impacts need not be detrimental.

8.0 Scoping

8.1 Following consultation with the Planning Officer at Chichester Harbour Conservancy it was agreed that the significant views to be assessed were limited to five locations as follows:

- 1) *From the middle of the entrance into Mill Rythe by boat.*
- 2) *From the southern part of Mill Rythe looking northwards over Vemer Common towards the site (from just east of the Hayling Yacht Company pontoons).*
- 3) *From the foreshore public footpath to the east of the site.*
- 4) *From the public footpath to the west of the site which leads from Copse Lane to the site.*
- 5) *From the caravan park to the north (not a public vantage point).*

It will be very important that the photographs from the water are taken at High Tide, as these are the times when the site will be most visible.

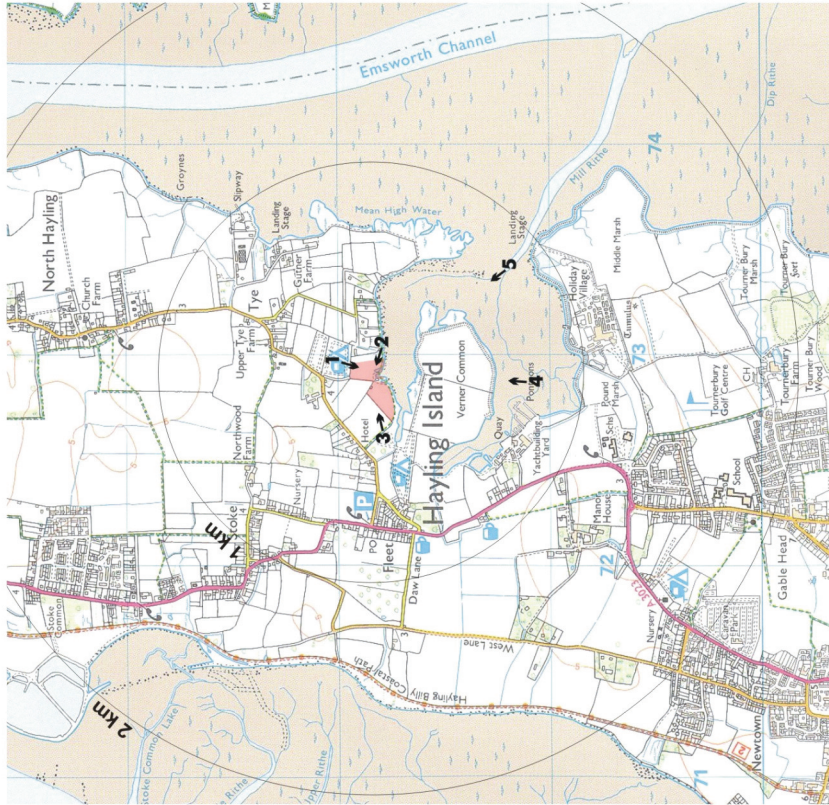
9.0 Application of Methodology

9.1 Since the scoping work had identified the viewpoints to be photographed, a desktop study was not required. The five viewpoints are shown on Plan A on the following page.

9.2 The position of the tower was marked on site using a cherry picker with the platform set at 10m high. A high visibility orange card was attached to the platform to help identify the site in long views. Fieldwork was then undertaken, in which each potential view agreed during scoping was visited to take photographs. Views from the water were taken at high tide as requested by Chichester Harbour Conservancy

9.3 Photography utilised a digital camera, with a 15x optical zoom lens (the lens focal length is equivalent to 31 - 465mm on a 35mm camera).

9.4 Where the site was difficult to pick up in views, a telephoto shot was taken to allow the position of the site to be fixed. The position of the site is circled in red on the photographs for ease of reference.



North

The Site

Plan A

Viewpoint 1 From the caravan park to the north of the site
Note that this is not a publicly accessible view but was included as it is immediately adjacent the site.



Impact - Negligible. Only limited glimpses of the rooflines may be possible during winter months. For most of the year views into the site will be screened by the boundary hedgerow and trees