

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

Viewpoint 2 From the foreshore public footpath to the east of the site



Impact - Slight. The location of the tower is circled in red and can just be detected behind the existing trees. The majority of the new development will be screened by the boundary vegetation that is to be retained. There may be some limited and filtered views of the tower and lower rooflines, especially in winter months, but these will not be immediately apparent to the observer

Viewpoint 3 From the public footpath to the west of the site which leads from Copse Lane to the site.



Impact - None. The site is screened by the existing established field boundary hedgerow and mature trees

Viewpoint 4 From the southern part of Mill Rythe looking northwards over Vener Common towards the site (from just east of the Hayling Yacht Company pontoons).



Impact - Negligible. The location of the tower is circled in red and can just be discerned above existing scrub on Vener Common. This limited glimpse is transient. Travel a few metres either side this viewpoint position and the tower is hidden behind existing vegetation. It should be noted that the majority of ridge lines will be at 6m and will not be seen from this viewpoint. As such a small part of the development is discernible, and the view is at such a distance that the tower can be scarcely appreciated, it will have very little effect on the overall quality of the scene.

Yachthaven, Hayling Island

Visual Impact Assessment

October 2011

Viewpoint 5 From the middle of the entrance into Mill Rythe by boat



**Impact - Slight.** The proposed development will constitute only a minor component of the wider view, which may be missed by the casual observer. Awareness of the proposals would not have a marked effect on the overall quality of the scene. This view is just under one kilometre from the site. The existing tree belt provides a valuable backdrop to the site, and it is worth noting that the tower on Plot 1 does not extend above the top of this tree belt. As a result the development will 'sit' comfortably within the landscape.

Yachthaven, Hayling Island

Visual Impact Assessment

October 2011

Viewpoint 5. Zoom View. From the middle of the entrance into Mill Rythe by boat



This zoom view shows the cherry picker platform set at 10m to mark the ridgeline of the tower on Plot 1. The dashed red line marks the 6m ridge height of all other proposed houses. This view clearly demonstrates that the site is set against a backdrop of mature trees which enclose the site. The proposed dwellings when viewed from the waterside viewpoints will 'sit' comfortably in the scene.

## 10.0 SUMMARY

10.1 A combination existing vegetation, topography and residential development significantly restrict views of the site from publicly accessible viewpoints. The generally flat topography, in particular, limits potential long distance views of the site.

10.2 Of the five viewpoints photographed, one has no views of the site, two are ranked as having negligible impact and two are recorded as having slight impact.

No views were ranked as having moderate, substantial or severe impact.

(refer to photograph sheets 1-5 for details)

| <i>Level of impact</i> | <i>Photograph number</i> |
|------------------------|--------------------------|
| No views               | 3                        |
| Negligible             | 1,4                      |
| Slight                 | 2,5                      |
| Moderate               | None                     |
| Substantial            | None                     |
| Severe                 | None                     |

10.3 All views of the site will be sequential and the most prominent view of the site, from entrance to Mill Rythe, will typically be from on board a moving boat.

10.4 Of the two locations ranked as having slight impact, the view from the south on the water from entrance to Mill Rythe (photograph 5), will be most obviously impacted by the new development, as the most open boundary of the site faces this direction.

The full width of the site will be perceptible in this view, however, care has been taken to design high quality dwellings of distinctive architectural character, set within an area of significant new tree planting, which will frame and filter views as the trees mature.

## 11.0 CONCLUSION

11.1 The combination of existing boundary vegetation, the generally flat topography and existing residential development substantially reduces the number of potential viewpoints from which the site can be seen.

11.2 The fieldwork demonstrates that ***the visual impact of the proposed development will be limited, with only one viewpoint out of the five visited having any significant views into the site. This view is ranked as having only slight impact and will not result in harm to the distinctive character of this Area of Outstanding Natural Beauty.***

11.3 ***Overall, the development would have very limited impact on the character of the surrounding countryside.*** The proposal is to clean up and improve a derelict site by removing ***existing*** structures and rubbish. An area of habitat creation close to the shoreline will enrich opportunities for local wildlife. The proposed dwellings are designed to be an attractive feature in the local landscape, to be famed by new tree planting, not to be hidden behind screen planting.

11.4 The proposal is not large enough to result in a change in landscape character, with the houses well positioned 'sitting' comfortably in the landscape.

11.5 It is accepted that the most significant potential impact on views is from the south, from where the greatest extent of the new buildings will be seen. ***The established boundary tree belts will be retained and this vegetation will form an attractive backdrop to the scheme. The new planting within the site will filter and soften the views from the water, and over time, views of the dwellings from this direction will be framed by the new trees.***

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