

Proposed Residential Development Yachthaven, Hayling Island

Visual Impact Assessment

Additional Viewpoints

Contents	Page No.
Introduction	3
Survey Conditions	3
Viewpoints Plan	4
Photographs	5-7
Conclusion	8

1.0 Introduction

1.1 TGD Landscape Ltd have already undertaken a Visual Impact Study for this site which has been submitted as part of the Application.

There was a misunderstanding with Chichester Harbour Conservancy who have raised concerns that views from the water directly to the south of the site, and from the public footpath along the shoreline directly in front of the site had not been photographed.

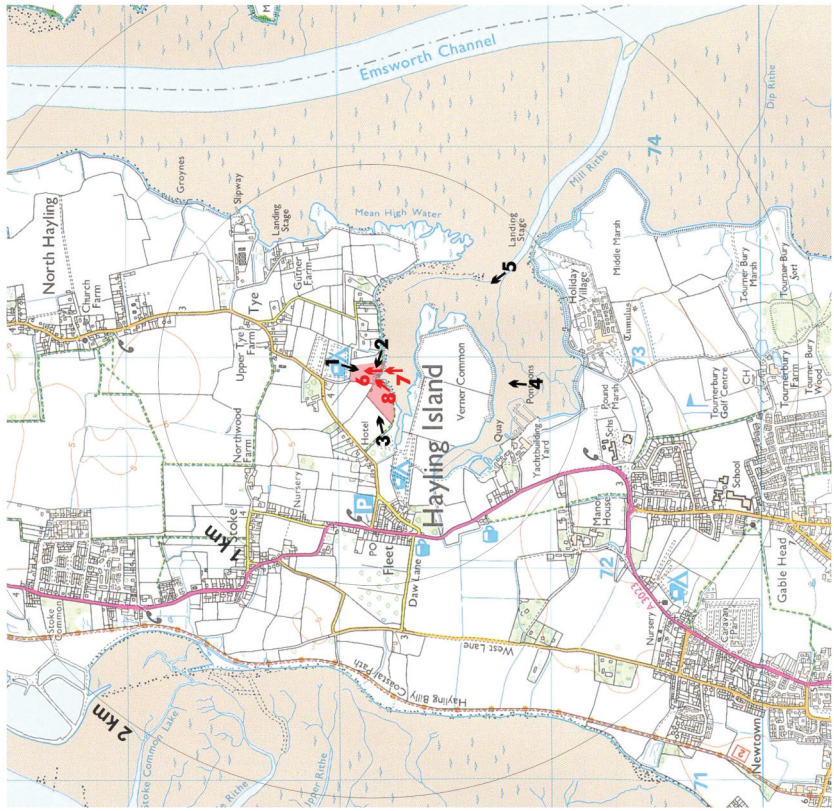
1.2 This report presents the missing views and explores the potential visual impact of the development on these viewpoints.

2.0 Survey Conditions

2.1 The survey was undertaken on Friday 1st June 2012, early in the morning when high tide occurred.

2.2 Weather conditions were variable, generally overcast with some extended 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 June, any deciduous trees were in full leaf. It is acknowledged that with no leaves on deciduous trees in winter months, some views may become more open.



Viewpoints included in original VIA report
3 →

Additional viewpoints as requested by Chichester Harbour Conservancy
8 ↗

North ↑

The Site

Plan A

Viewpoint 6 From the foreshore public footpath immediately to the south of the site



Impact - Substantial. This is the closest and most open view of the proposed development which will form a significant and immediately apparent part of the scene. The location of the ridge height of the tower to Plot 1 is indicated by the orange marker circled in red. All other ridge heights will be at least 2m lower than this. Plots 2 & 3 will also be clearly visible from this viewpoint, although the proposed tree and hedge planting will soften the development over time so that the development is not perceived as a continuous 'block'. The development will affect the character of the site but it is worth noting that the existing view is not one of pristine countryside and the existing landuse has a negative impact on views.