

Viewpoint 7 From the water immediately to the south of the site



Impact - Substantial. The proposed development will form an immediately apparent part of the scene but the existing run down development of the site and current land use is detrimental to the character of the area, and this will be replaced by quality housing set within a framework of tree and hedge planting. The existing boundary tree belt 'wraps' around and encloses the site and provides a valuable backdrop to the development. It is worth pointing out that although the tower on Plot 1 (the highest point of the development) does extend just above the top of the trees, the majority of the other ridge lines will be below this tree line thus reducing visual impact.

Viewpoint 8 From the public footpath to the west of the site



Impact - Substantial. The boatyard and parking area will form a significant and immediately apparent part of the scene in this view. The proposed housing will constitute only a minor component of the wider view, with the Tower on Plot 1 being the most prominent part of the housing visible from this viewpoint. A significant section of the proposed residential development will be hidden behind the existing boatyard (seen in the foreground of this view) which is to be retained. Once again, this view is not of unspoilt countryside and as part of the proposals the run down corrugated iron workshop which has a negative visual impact (seen in the background of this view) will be removed.

3.0 CONCLUSION

- 3.1 All three additional viewpoints have been ranked as having substantial impact. This is not surprising given that these views lie in close proximity to the site and the views are generally not softened by existing vegetation.
- 3.2 The site is not pristine countryside. In all the views it is noticeable that the existing run down buildings and the current land use do have a negative visual impact. The proposal is to clean up and improve a derelict site by removing existing neglected buildings and rubbish.
- 3.3 The proposed dwellings are set within a framework of new tree and hedge structure planting, so that the development is not perceived as a continuous 'block' of construction.
- 3.4 Although these additional close views are graded as substantial, the conclusion of the original Visual Impact Assessment remains largely unaffected.
- 3.5 The proposal is not large enough to result in an overall change in the landscape character of the area and in wider views the impact of developing the site will be limited.
- 3.6 It is acknowledged that the development will result in a change of character in nearer views, but in many ways this impact is positive, as the existing neglected state of the site will be replaced by quality development set within a strong framework of new planting.

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