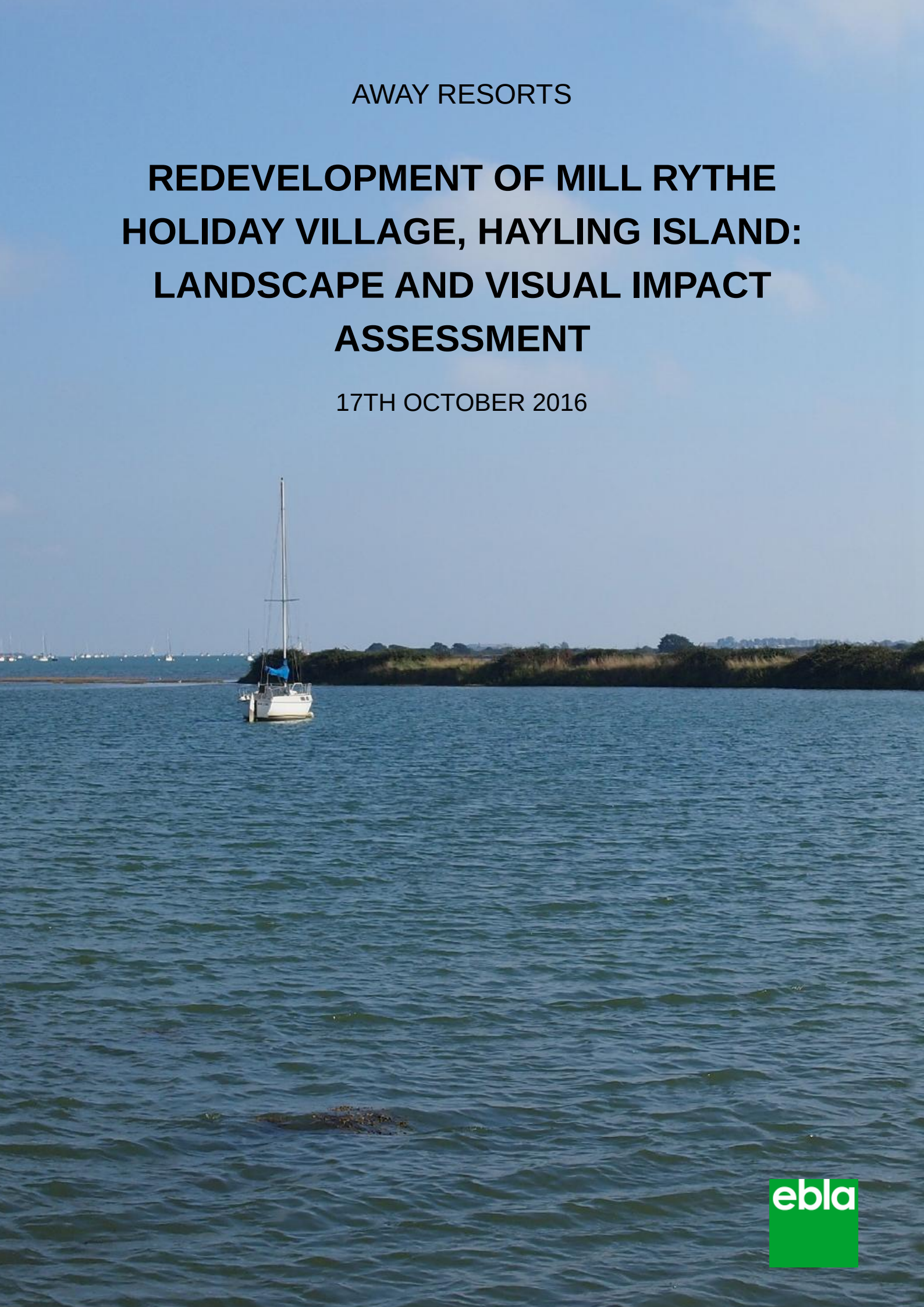
AWAY RESORTS

REDEVELOPMENT OF MILL RYTHE HOLIDAY VILLAGE, HAYLING ISLAND: LANDSCAPE AND VISUAL IMPACT ASSESSMENT

17TH OCTOBER 2016



ebla

Redevelopment of Mill Rythe Holiday Village, Hayling Island

Landscape and Visual Impact Assessment

17th October 2016

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1.0 Introduction

1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Eamonn Byrne Landscape Architecture (EBLA), Chartered Members of the Landscape Institute and relates to the proposed redevelopment of Mill Rythe Holiday Village for Away Resorts at Hayling Island.

1.2 LVIA is used to identify and assess the likely significance of the effects of change resulting from a development. The two components of LVIA are:

- Assessment of landscape effects: assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

1.3 The assessment was carried out with reference to the following:

- Landscape Institute and Institute of Environmental Management and Assessment (2013), Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Oxon: Routledge.
- Highways Agency (HA) (2010), Landscape and Visual Effects Assessment, Interim Advice Note 135/10.
- Swanwick, C. and Land Use Consultants (2002), Landscape Character Assessment Guidance for England and Scotland, Cheltenham: Countryside Agency and Battleby: Scottish Natural Heritage.
- Havant Borough Core Strategy 2011
- Havant Borough Council (2007), Havant Borough Townscape, Landscape and Seascape Character Assessment: Havant Borough Council, Hampshire County Council and Kirkham Landscape Planning Consultants.
- Chichester Harbour Conservancy (2014), Planning Guidelines for Chichester Harbour AONB.
- Chichester Harbour Conservancy (2014), Management Plan 2014-2019.
- Chichester Harbour Conservancy (2006), Chichester Harbour AONB, Landscape Character Assessment: Chichester Harbour Conservancy, The Countryside Agency and Chris Blanford Associates.
- Natural England (2014), National Character Area Profile, 126 South Coast Plain: Natural England.

1.4 The study was carried out in September 2016 through a combination of desk studies and field surveys within and around the study area. The methodology for undertaking the assessment is detailed at Appendix 1.

Study Area

1.5 The extent of the study area is; generally within 1.5km of the development site from land on Hayling Island and extends up to 2.5km from Chichester Harbour including the southwest coastline of Thorney Island and is defined by the Zone of Theoretical Visibility (ZTV) of the proposals. Refer to Visibility drawings Appendix 3.

Study Constraints

1.6 The field study was undertaken in September 2016 when the majority of deciduous vegetation was in leaf; therefore the site was potentially less visible than it would be in winter months. However as the existing screen planting surrounding the site and within the immediate wider landscape is dense, even in winter months the effect on views would be similar.

2.0 Project Description

2.1 The proposal relates to the redevelopment of the existing holiday village, with the removal and/or partial demolition of some of the existing buildings and refurbishment of those that remain, plus the addition of new caravans, and recreation facilities. Details of the proposed development including site plan are included in Appendix 2.

2.2 The proposed redevelopment will comprise; caravans, improvements to the existing central complex building and retained accommodation chalet buildings, minor access roads, parking, footpaths, landscaping, a mini-golf course and play area, lighting and refurbishment of retained existing buildings.

2.3 The site will be accessed by the existing access road. Parking spaces will be provided adjacent to each caravan.

2.4 The layout of the development has been planned to provide buffer space between the caravans and all existing site boundaries. The buffer spaces will be landscaped with dense screen planting in addition to existing hedgerows and trees which will be retained. Generous woodland screen planting will be provided in the lands to the east the site, which will contribute to improving the character of the adjacent Chichester Harbour AONB.

2.5 The caravans will be arranged informally, and visually broken up by planting also placed between the caravans, and around the central leisure and play area.

2.6 The amount of lighting required will be minimised, and will comprise a combination of low level bollard lighting and light columns to the minor access roads.

3.0 Planning Context

3.1 This section summarises relevant local landscape planning policy. Information on landscape character and landscape designations is described under the landscape baseline at Section 4.0 below.

3.2 The following polices from the Havant Borough Core Strategy 2011 relevant to the application site are as follows;

CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough

3.3 Policy CS11 refers to protection and enhancement of the environment. *'Planning permission will be granted for development that ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.....'*

3.4 No designated sites will be adversely impacted as a result of the development. Existing hedgerows and much tree planting within the development site will be protected and retained. The additional new planting areas will make a positive contribution to the environment and improve the green infrastructure and ecological networks of the area. The development will not be intrusive in the landscape; there would be no additional adverse impact on the key characteristics of the surrounding landscape and overall landscape character as a result of the development.

Policy CS12 - Chichester Harbour Area of Outstanding Natural Beauty (AONB)

3.5 *'Development will be permitted where it carefully assesses the impact of individual proposals, and their cumulative effect on the Chichester Harbour AONB and its setting, is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan). Meets the policy aims of the Chichester Harbour AONB Management Plan and provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal'.*

3.6 The redevelopment of the holiday village seeks to conserve the special qualities of the AONB, by ensuring that in the long term the holiday village becomes less and not more visible from within the harbour area, fitting in with the local character of Hayling Island's eastern edge which is often enclosed and wooded. A number of buildings will be removed as part of the proposal and the establishment of new planting will reduce the visibility of the remaining buildings. New caravans will be of a lesser height and will be

screened by the combination of the existing coastal embankment in combination with planting. Existing trees retained within the site as well as those within the surrounding landscape will continue to contribute to a backdrop of mature trees in views form the harbour. Screen planting to the east of the site will further improve this landscape and the landscape character of the Chichester Harbour AONB.

Policy CS13 - Green Infrastructure

3.7 *'Development will be permitted that maintains and manages the network of green infrastructure identified at the sub-regional and local levels. Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources. Does not undermine the functional integrity of the green infrastructure. Creates, where appropriate, new green infrastructure (including access management measures) either through on site provision or financial contributions'*

3.8 Existing hedgerows and much tree planting within the development site will be protected and retained. The additional new planting areas will make a positive contribution to the environment and improve the green infrastructure and ecological networks of the area. The development will not be intrusive in the landscape; there would be no additional impact on the key characteristics of the surrounding landscape and overall landscape character as a result of the development.

Policy CS16 - High Quality Design

3.9 *'Planning permission will be granted for development that is designed to a high standard which helps to create places where people want to live, work and relax. All development should demonstrate that its design responds to, draws inspiration from and respects local context and identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site; integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest; uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors; is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and the development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking...'*

3.10 The proposed development is a reconfiguration to the existing holiday village and will not adversely affect the character and visual appearance of the surrounding area. There will be no adverse impact from the proposed development on designated sites. The proposed caravans are low in height and small in scale. Finishes to buildings will be of high quality and sympathetic to the character of the surrounding area. The refurbishment of the existing retained building stock will improve their visual appearance. The development will be heavily landscaped including with native species planting to further

integrate the development within its surroundings and provide privacy. The layout of the development will provide generous spacing between caravans and screen planting buffers between the caravans and the site boundaries. The existing outdoor leisure facilities within the site will be retained and enhanced.

Policy DM8 - Conservation, Protection and Enhancement of Existing Natural Features

3.11 *'Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria: Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments. Ensures sequences of green spaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.'*

3.12 No designated sites will be adversely impacted as a result of the development. Existing hedgerows and much tree planting within the development site will be protected and retained. The additional new planting areas will make a positive contribution to the environment and improve the green infrastructure and ecological networks of the area. The development will not be intrusive in the landscape; there would be no additional impact on the key characteristics of the surrounding landscape and overall landscape character as a result of the development.

Policy DM9 - Development in the Coastal Zone

3.13 *'Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below as shown on the Proposals Map, has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar sites, or any SINCs and Local Nature Reserves. Maintains and enhances the appearance and distinctiveness of existing settlement and landmarks along the coast. Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations. Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate. Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours. Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation. Provides recreational opportunities that do not adversely affect the character and appearance of the coast.'*

3.14 The redevelopment of the holiday village seeks to conserve the special qualities of the AONB, by ensuring that in the long term the holiday village becomes less and not more visible from within the harbour area, fitting in with the local character of Hayling Island's eastern edge which is often enclosed and wooded. A number of buildings will be removed as part of the proposal and the establishment of new planting will reduce the visibility of the remaining buildings. New caravans will be of a lesser height and will be screened by the existing coastal embankment in combination with planting. Existing trees retained within the site as well as those within the surrounding landscape will continue to contribute to a backdrop of mature trees in views from the harbour. Screen planting to the east of the site will further improve this landscape and the landscape character of the Chichester Harbour AONB.

Chichester Harbour Conservancy Management Plan

3.15 The following polices from the 2014 Chichester Harbour Conservancy Management Plan relevant to the application site are as follows:

Building development

3.16 BD1 - 'Ensure that all development is appropriate and conserves and enhances the landscape, wildlife and historic environment of the AONB'.

3.17 The redevelopment of the holiday village seeks to conserve the special qualities of the AONB, by ensuring that in the long term the holiday village becomes less and not more visible from within the harbour area, fitting in with the local character of Hayling Island's eastern edge which is often enclosed and wooded. A number of buildings will be removed as part of the proposal and the establishment of new planting will reduce the visibility of the remaining buildings. New caravans will be of a lesser height and will be screened by the combination of the existing coastal embankment and planting. Existing trees retained within the site as well as those within the surrounding landscape will continue to contribute to a backdrop of mature trees in views from the harbour. Screen planting to the east of the site will further improve this landscape and the landscape character of the Chichester Harbour AONB.

3.18 No designated sites will be adversely impacted as a result of the development. Existing hedgerows and tree planting within the development site will be protected and retained. The additional new planting areas will make a positive contribution to the environment and improve the green infrastructure and ecological networks of the area. The development will not be intrusive in the landscape; there would be no adverse impact on the key characteristics of the surrounding landscape and overall landscape character as a result of the development.

4.0 Baseline Study-Landscape

4.1 The aim of the landscape baseline is ‘to provide an understanding of the landscape in the area that may be affected, its constituent elements, it’s character and way it varies spatially, its geographic extent, its history, its condition and the way the landscape is

experienced, and the value attached it.' Landscape Institute and Institute of Environmental Management and Assessment (2013).

National and Regional Landscape Character Assessments

4.2 The study area is within the Natural England, National Character Area 126, South Coast Plain published in 2014. The national character area provides a broad scale context for understanding the landscape within the study area. The key characteristics described and also apparent in the study area are as follows:

4.3 **National Character Area 126, South Coast Plain**

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea.
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.
- The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.

  The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns.

Local Landscape Character Assessment

4.4 The study area is within the Havant Borough Townscape, Landscape and Seascape Character Assessment, published in 2007. This local level character assessment provides more detail on the type of landscape that occurs within the study area. The study area is within; 30: Stoke and north-west Hayling, 31 Central Hayling Plain and 33 Chichester Harbour Landscape Character Areas. The key characteristics described and also apparent in the study area are as follows:

4.5 **Character Area 30: Stoke and north-west Hayling**

- A predominantly flat landscape.
- A patchwork of small pasture fields with thick boundary hedgerows and mature hedgerow trees. To the east fields are smaller and predominantly pasture.

- Small woodland copses are a feature at junctions around the small enclosed hedged fields.

- The outer east and west borders of this character area have coastal habitats which are included in the Chichester Harbour and Langstone Harbour SSSI's. These two areas are also designated as SPA, SAC and Ramsar sites.

- The east of the area consists of a mosaic of habitats which include arable land, residential areas (providing habitat through gardens) and grassland with some patches of broadleaved woodland. The eastern border of the area consists of coastal grazing marsh bordered by continuous salt marsh.

- The northern and eastern areas are defined by small regular fields with straighter boundaries which probably reflect the later enclosure of the landscape. The hedgerows preserve this historic landscape character.

- Small villages and hamlets provide a enclosed landscape which repeats through to the surrounding small field pattern. This LCA contains the three historic settlements of Stoke, Fleet and Tye, all of which retain buildings dating to the 18th century or earlier.

- Caravan and camp sites exist on the edge of Fleet and Tye, contained within the field pattern.

- To the east of Tye, a number of slipways and landing stages exist, though all are private. The northernmost of these is associated with a commercial site.

- The busy A3023 degrades and separates the linear settlements of Stoke and Fleet. To the east limited access to Chichester harbour with only a slipway and landing stage located at Gutner Farm.

- An enclosed landscape of small well hedged fields and linear development. Limited views across area due to the high density of hedgerows, small woodlands and built development.

- Long open views from harbour side to Langstone Harbour and Portsmouth beyond and to the east Chichester Harbour and Thorney Island.

4.6 Character Area 31: Central Hayling Plain

- A predominantly flat landscape slightly mounded towards the central area. To the east the shoreline is characterised by minor inlets, Mill Rithe and Mengham Rithe, compared to the western shoreline which is relatively straight.

- Strong wooded character to Mengham Creek.

- The outer borders of this character area consist of coastal habitats which are included in the Chichester Harbour and Langstone Harbour SSSI's. The area is

covered by a significant part of the Chichester Harblour designation in the north east. These two areas are also designated as SPA, SAC and Ramsar sites.

- A patch of arable land in the east of the area separates this mosaic from a larger, more open mosaic which makes up the south eastern corner of the area. This mosaic consists of a very large area of coastal grazing marsh with semi-improved neutral grassland and a pond to the north of it. There is a large area of amenity grassland, some improved grassland and a large patch of broadleaved woodland with scattered scrub and young tree planting.

- The western and eastern areas of the LCA are defined by medium to large regular fields with wavy boundaries. In the western area this relates to the longevity of farmland, whilst in the eastern area this relates to the more recent reclaiming of salt marshes and drainage. Few hedgerow boundaries survive in this area but the character of the enclosure pattern is retained through wire fences and farm tracks.

- The north east area of the LCA has a historic landscape charcter of small regular fields with straight boundaries, which has been reclaimed from former unenclosed salt marsh and Verner Common.

- The south eastern area around Tourner Bury is characterised by woodland plantation and small rectilinear fields with wavy boundaries. The well preserved hedgerows preserve this historic landscape character in this area.

- Recreation facilities are also catered for with a holiday village at Middle Marsh, characterised by dense development, areas of tarmac for car parking and some non-native tree and shrub planting. There is also a golf course at Tournerbury Farm with a new club house and area for car parking.

- This LCA contains a number of significant sites of both archaeological and historic interest - Tourner Bury Iron Age hillfort, the Manor House on the possible site of a monastic Grange, Mengham House and the mill pond of the former Hayling Tide Mill.

- Raised sea wall indicating early reclamation of marshland for agriculture.

- Strong wooded character to Mengham Creek provides sense of enclosure.

- To the east from the public rights of way views across the open golf course to Chichester Harbour can be appreciated.

4.7 Character Area 33: Chichester Harbour

- A small sand bank which is exposed at low tide exists within the Mill Rithe drainage channel at the junction with the Emsworth Channel.

- Large expanse of mud with remnant oyster beds and boat wrecks exposed at low tide providing points of interest.

- The drainage pattern includes the forked drainage channel with the River Ems from Emsworth draining into the Emsworth Channel and the Sweare deep draining from the west. Narrow drainage channels known as Mill Rithe and Mengham Rithe drain the western inlets of Hayling Island.

- The northern part of the basin has a smoother harbour shoreline profile, while to the south in Hayling Island the shoreline is more indented leading into the inlet at Mill Rithe, Mengham Rithe and Cockle Creek.

- Dissected areas of salt marshes exist on the mudflats.

- This landscape character area is of national and international importance, it is covered by a number of nature conservation designations: SSSI, SPA, SAC and Ramsar site.

- The area is dominated by mudflat and rills from the main navigation channel, used for moorings.

- Whilst the seascape LCA itself contains no extant buildings or structures, other than the former oyster beds of Fowley Island, visible at low tide, the built form of adjacent townscapes and individual buildings has a significant impact on the character of the LCA.

- A quiet landscape with the adjacent open largely development free hinterlands contributing to its unspoilt character.

- A colourful landscape with different tidal conditions, weather and light. Providing somber areas of mud banks which can then glisten and sparkle in the sun, vibrant greens seen at low tide on the near shore, with gradation of off white beaches of shingle and pebbles. ‘Strand lines’ form contrasting linear patterns of dark dried seaweed and detritus on the off white shingle beaches.

- The accessible channels are demarcated within the landscape at high tide with a concentration of watercraft.

- The harbour is a popular recreation area, with its sheltered waters used for active water sports, although the adjacent shoreline is poorly accessed.

- A strong sense of openness, the tidal range provides different aspects with a changing visual relationship to the adjacent shoreline of Hayling Island and Thorney Island.

- Panoramic views of open water, mud flats, the harbour peninsula against a backdrop to the north of the South Downs.

4.8 The study area is also within the Chichester Harbour AONB, Landscape Character Assessment, published in 2006. This local level character assessment provides more detail on the type of landscape that occurs within the Chichester Harbour part of the study area. The study area is within; B1 Chichester Harbour Central Basin, C2 Elmsworth Channel Head, E1 Mill Rythe, G1 North Hayling Island and G2 Thorney Island Landscape Character Areas. The key characteristics described and also apparent in the study area are as follows:

4.9 **Character Area B1: Chichester Harbour Central Basin**

- A large uniform expanse of open water at high tide. Colours vary from grey to blue-green, depending on weather conditions.
- Dramatic change at low tide when extensive mudflats, beaches, sandbanks, and saltmarsh, are exposed.
- Network of straight, and many small winding channels.
- Big skies give a keen sense of the weather.
- Smooth horizontal lines of the water and the low coastal edge, occasionally broken by vertical yacht masts.
- Distinctive low growing shingle and saltmarsh vegetation.
- Mudflats provide rich feeding grounds for large flocks of wading birds.
- Popular sailing area
- Largely undisturbed character with a sense of remoteness and tranquillity.
- Impressive panoramic views of the harbour and its peninsulas, with the distant backdrop of the South Downs.

4.10 **Character Area C2: Elmsworth Channel Head**

- Broad inlet bounded by the gentle slopes of Thorney and Hayling Island, and of the lower Coastal Plain to the north.
- Intertidal mudflats and saltmarsh.
- The broad straight Emsworth Channel forks into several narrow channels and rithes.
- A wide range of historic features, including the New Cut, old wooden posts marking the channels, oyster beds such as Fowley Island, and tide mills at the water's edge.
- Moored yachts in upper parts of the Emsworth Channel.

- A few commercial fishing boats operate from Emsworth.
- Long uninterrupted views.
- Open character.

4.11 **Character Area E1: Mill Rythe**

- Small scale minor inlet split in two arms by the small headland of Verner Common.
- At low tide characterised by mudflats, saltmarsh and small narrow winding channels.
- Undeveloped shoreline apart from local concentrations of landing stages, jetties and pontoons associated with harbourside houses and boatyards.
- Harbourside trees and copses create a partly enclosed character.

4.12 **Character Area G1: North Hayling Island**

- Large harbourside island of arable and pasture farmland.
- Both large and small scale field patterns.
- Small hedged paddocks associated with settlements, and a network of copses, small woodlands and tree belts give a strong sense of enclosure.
- Distinctive fringe of low lying and unimproved coastal grazing marsh which attracts waders and wildfowl.
- Panoramic views of the harbour and Thorney Island from the coastal path.
- Historic, linear settlement pattern of cottages and farm buildings in North Hayling village.
- Mostly undeveloped character to the coastal edge.

4.13 **Character Area G2: Thorney Island**

- Mostly low lying land below sea level in the north, gently sloping landform in the south.
- A predominantly open grassland peninsula with few field boundaries.
- Patches of woodland and scrub, with a concentration of harbour-side trees near West Thorney.
- Significant areas of low lying and open coastal grazing land, the results of major historic reclamation.

- Strong military influence on character, including Officers Mess buildings, large hangars and service accommodation together with remains of pillboxes and gun emplacements.

- Panoramic views from the coastal path of adjacent channels, of other peninsulas and of the harbour mouth.

- Sense of remoteness and wildness around harbour edges.

Site Description

4.14 The site consists of a large existing holiday village including numerous accommodation buildings, a large central complex building and outdoor activities including a pool, boating lake and sports areas. The site currently looks dated and degraded in appearance. The site includes dense mature screen planting to the western, and southern boundaries, the northern and eastern boundary is more open however enclosed by tall coastal defence embankments. There are numerous mature trees located within the site and large areas of mown amenity grassland, and some scrub towards the site boundaries and coastal embankments.

Landscape Designations and Value

4.15 The existing built area of the holiday village is immediately adjacent to the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The eastern area of the site which is currently a mini golf course is within the AONB.

4.16 Within the wider study area, the Sussex Border Path is located along the coast of Thorney Island.

4.17 There are numerous listed buildings located within the wider study area within the built development of the settlements of Hayling Island. There would be no negative landscape and visual effects resulting from the development on listed buildings and scheduled monuments.

4.18 From the field survey it was noted that the landscape in the area is generally in mixed condition, with intact characteristics such as hedgerows, clumps of trees, historic field patterns, distinctive local built vernacular and dramatic coastal scenery, contributing to character, while fragmented field boundaries, suburban development including the existing holiday village have fragmented character. There would be no additional adverse effects on the key characteristics of the surrounding landscape and overall landscape character as a result of the development. The proposed redevelopment which will include extensive landscaping and tree planting would improve the existing character of both the site itself and contribute to an improvement in the character of the surrounding landscape, coastline and views from the AONB. The designation of AONB confirms that the coastal and open water areas of Chichester Harbour are recognised of national importance and are highly valued.

5.0 Baseline Study-Visual

5.1 This aim of the visual baseline is 'to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.' Landscape Institute and Institute of Environmental Management and Assessment (2013).

Zone of Theoretical Visibility

5.2 The Zone of Theoretical Visibility (ZTV) or areas of land from which the development may be potentially visible were identified, refer to the Visibility drawing Appendix 3. The ZTV was estimated and mapped using a manual approach using map interpretation, and visual envelope mapping on site to establish the outer limit of land that may be visually connected with the proposal.

5.3 From Hayling Island the areas identified are generally within 1.5km of the site and include lands bounded by; Copse Lane to the north, Havant Road to the west; the edges of the settlements at Gable Head to the south west; and the coastal areas at Mengham Slaterns, Sparks Marina and Black Point to the south.

5.4 From Chichester Harbour there are long distance views to the site of up to 2.5km from the Harbour including from the southwest coastal fringes of Thorney Island, however it is judged from field survey that the views from these areas towards the development site are of such distance, that the effect of the development would be negligible.

Visual Receptors

Public Rights of Way

5.5 There are no public rights of way within the site itself. There are some public rights of way within the wider study area, the following paragraph describes those located within 1.5km of the site.

5.6 There are no public rights of way immediately adjacent to the site. Within 1km from the site there is a section of footpath between Tournerbury Lane and Mill Rythe Junior School at the bend in the A3023, another running north from there through fields to the Maypole pub about 700m to the north, and another runs from Copse Lane along the north side of Mill Rythe inlet to Woodgaston Lane. Also within 1.5km to the south of the site are three more sections of footpath, one running from Elm Grove, east along Legion Road, past Mengham Junior School and connecting Poplar Grove and My Lords Lane. Another section runs from My Lords Lane north to beech Grove. At Selsmore there is a section of footpath running along the coast at Mengham Slaterns. Also pertinent to views of the Holiday Park site is the Thorney Island coastal path which at its closest point at Markham Point is circa. 2km from the site across Chichester Harbour.

Public Highways

5.7 The main access road serving Hayling Island, the A3023 (Havant Road/Manor Road) runs within 1km of the Holiday Village to the west, but the site is not visible due to the effect of intervening topography and vegetation. Church Road runs towards the south of the island and several minor roads serve nearby housing around Kings Road and the Groves. Again due to either intervening build development, topography or vegetation the site is not visible from these roads.

Settlements

5.8 The closest residential properties (within 500m of the site boundary) are those located along Kings Road to the south west of the site. Intervening vegetation and screens the site from these properties, however there may be some partial views from second floor windows from some dwellings with rear windows facing towards the site.

5.9 Further (beyond 500m) to the north there are some isolated dwellings along the coast adjoining the north side of Mill Rythe. Some or all of these may have open views across the water to the Holiday Village but views will be distant as they are approximately 1km away. There are numerous dwellings along the A3023 Havant Road to the north west and west of the site, but views to the site from here are screened by intervening vegetation and effect of distance, as is the case with the small villages of Fleet and Tye. The residential areas at Gable Head are 600m from the site at their closet point; intervening vegetation and topography screens the site from these properties however, but there may be some partial views from second floor windows though this is considered unlikely.

Listed Buildings and Scheduled Monuments

5.10 There are numerous listed buildings located within the wider study area. These are located within the villages of Fleet and Tye, some buildings beyond the A3023 at Manor House and St Mary Church in Gable Head. Intervening vegetation, topography and buildings indicates that the development would not be visible from these locations.

Tourist Facilities

5.11 There are two caravan and camping sites to the north off Yew Tree Lane and Copse Lane respectively. The site is predominantly screened by intervening topography and vegetation from nearby caravan parks. Mengeham Rythe Sailing Club, Sparks Marina and Hayling Island Sailing Club are located over 1.25km to the south, the effect of distance, intervening vegetation and topography largely screen the site from these locations.

Boating

5.12 Mengeham Rythe Sailing Club, Sparks Marina and Hayling Island Sailing Club are located over 1.25km to the south, the effect of distance, intervening vegetation and topography largely screen the site from these locations.

5.13 Chichester Harbour itself is popular for boating; it is judged from field survey that the views from these open water towards the development will be large scale and panoramic. The development would only form a small proportion of these large scale views therefore the effect of the development would be negligible.

6.0 Landscape Effects

6.1 This section describes the effects of the proposed development on landscape receptors, and assesses the significance of the effects identified.

Topography

6.2 The proposed development will follow the existing contours of the site, to accommodate the development some localised ground modelling will be required. Overall the effect on topography is judged to be **Negligible**.

Trees and Hedgerows

6.3 Some existing trees will be removed to accommodate the development. Existing hedges, hedgerows and other trees will be incorporated within the development and augmented with additional planting for screening purposes. Overall the effect on existing trees and hedgerows is judged to be **Moderate Adverse.**

Land use

6.4 Land-use will continue as a holiday village albeit reconfigured to meet with the demand of the 21st century customer. Overall the effect on existing land use is judged to be **Negligible**.

Landscape Character

6.5 The effect of the proposals will be to redevelop and improve the existing holiday village. The design of the layout including landscaping will be of high quality and be appropriate to the local character. Existing hedges and trees to the boundaries of the site will be largely retained, and will continue to screen the development. The retention of existing screen planting plus the provision of additional screen planting within and to the boundaries of the site will improve the appearance of the site, and as this planting matures it will provide additional screening of the proposed development within the local landscape.

6.6 The landscape character of the study area is judged be tolerant of the type of changes arising from the proposals. The local landscape character, especially those areas within the Chichester Harbour AONB are of high value. The landscape character of the areas immediately surrounding the site to the north, east and south is therefore judged to have **high sensitivity** to the proposals. The lands to the west outside the AONB would be less sensitive.

6.7 The type of the development reduces the size of the change likely to be experienced. The development is an reconfiguration to an existing holiday village and not a completely new development, and will be heavily screened with planting; as additional planting matures existing buildings which are currently perceptible from the adjacent AONB will become completely screened. It is judged there would be no additional adverse impact on the key characteristics of the surrounding landscape. The screen planting within and around the site as it matures will improve landscape character over time. The

geographical extent over which the landscape effects will be felt will be at the level of the site and the immediate setting of the site. Further away from the site the changes would be imperceptible to barely noticeable, due to the type and limited heights of the development, the retention of existing screen planting, intervening vegetation in the wider landscape; intervening coastal embankments; as a consequence the magnitude of change to landscape character is judged to be **Negligible**.

6.8 The combination of high sensitively and magnitude of negligible suggests the significance of the effects on landscape character within the study area is judged to be **Slight beneficial effect.**

7.0 Visual Effects

7.1 This section describes the effects of the proposed development on visual receptors, and assesses the significance of the effects identified.

7.2 The visual receptors most likely to be effected by the development are none; as the nearest public right of way, public buildings and residential dwellings are at least 300m from the site.

7.3 Following desktop and field survey, viewpoints were selected to represent the experience of different types of visual receptor. The viewpoints chosen do not cover every view but have been selected to represent the different users from a range of directions and distances from the site.

7.4 The viewpoint locations are illustrated on the Visibility drawing, Appendix 3. The viewpoint images are illustrated in Appendix 4.

Viewpoint 1

Nature and Characteristics of Baseline View

7.5 From the beach close to Pilsey Sand on Thorney Island, 2900m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only the roof line of one accommodation block building on the site is barely perceptible, no other buildings or parts of the site are visible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of tress and woodland along the Hayling Island coastline. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.6 People using the adjacent public footpath would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.7 The development would be barely discernable. Intervening topography in combination with the effect of distance would also screen views of the majority of the development. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.8 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **neutral effect.**

Viewpoint 2

Nature and Characteristics of Baseline View

7.9 From the coastal public footpath, 2700m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only the roof line of two accommodation block buildings on the site are barely perceptible, no other buildings or parts of the site are visible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of tress and woodland along the Hayling Island coastline. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.10 People using the public footpath would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.11 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland planting to the eastern area of the site matures the buildings currently discernable in the view will be completely screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.12 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 3

Nature and Characteristics of Baseline View

7.13 From the coastal public footpath, 2500m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only some parts of the roof tops or upper floors of some existing buildings on the site are barely perceptible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of tress and woodland along the Hayling Island coastline. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.14 People using the public footpath would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.15 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland planting to the eastern area of the site matures the buildings

currently partially discernable in the view will be completely screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.16 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 4

Nature and Characteristics of Baseline View

7.17 From the coastal public footpath, 2000m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only the upper floors of three existing buildings on the site are barely perceptible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of tress and woodland along the Hayling Island coastline. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.18 People using the public footpath would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.19 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland planting to the eastern area of the site matures the buildings currently partially discernable in the view will be completely screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.20 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 5

Nature and Characteristics of Baseline View

7.21 From the coastal public footpath, 2000m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only the upper floors of three existing buildings on the site are barely perceptible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of

tress and woodland along the Hayling Island coastline. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.22 People using the public footpath would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.23 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland planting to the eastern area of the site matures the buildings currently partially discernable in the view will be completely screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.24 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 6

Nature and Characteristics of Baseline View

7.25 From the coastal public footpath, 2500m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only the upper floors or roofs of some buildings on the site are barely perceptible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of trees and woodland along the Hayling Island coastline. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.26 People using the public footpath would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.27 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland planting to the eastern area of the site matures the buildings currently partially discernable in the view will be mostly screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.28 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 7

Nature and Characteristics of Baseline View

7.29 From the coastal public footpath, 2700m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only the upper floors of some existing buildings on the site are barely perceptible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of tress and woodland along the Hayling Island coastline. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.30 People using the public footpath would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.31 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland planting to the eastern area of the site matures the buildings currently partially discernable in the view will be completely mostly screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.32 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 8

Nature and Characteristics of Baseline View

7.33 From the coastal public footpath, 2700m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only the upper floors or roofs of some existing buildings on the site are barely perceptible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of tress and woodland along the Hayling Island coastline. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.34 People using the public footpath would have views to the development restricted by intervening costal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.35 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland planting to the eastern and northern areas of the site matures the buildings currently partially discernable in the view will be mostly screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.36 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 9

Nature and Characteristics of Baseline View

7.37 From the coastal public footpath, 3600m from the site. The embankment with an inlet to the left predominates the foreground view and to the right there are long distant open views to the right over Chichester Harbour and the coastline of Hayling Island beyond. The existing holiday village is barely perceptible beyond Wickor Point and only forms a very minor part of the overall view. Only the upper floors or roofs of some existing buildings on the site are barely perceptible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of tress and woodland along the Hayling Island coastline. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.38 People using the public footpath would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.39 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland planting to the eastern and northern areas of the site matures the buildings currently partially discernable in the view will be mostly screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.40 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 10

Nature and Characteristics of Baseline View

7.41 From the coastal public footpath, 4500m from the site. To the right there are long distant open views over Chichester Harbour and to the coastline of Hayling Island while to the left the coastal embankment which the footpath follows towards Wickor Point, which is visible in the distance. The effect of distance means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.42 People using the public footpath would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.43 The development would not be visible. Intervening topography in combination with the effect of distance would screen the development.. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.44 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 11

Nature and Characteristics of Baseline View

7.45 From the sand dunes at The Spit, 3600m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The effect of distance means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.46 People using the public footpath would have views to the development restricted by intervening costal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.47 The development would not be visible. Intervening topography in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.48 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 12

Nature and Characteristics of Baseline View

7.49 From the public footpath towards Hayling Island Sailing Club, 2600m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The effect of distance means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using the public footpath along the coastline towards Hayling Island Sailing Club.

Sensitivity and Magnitude

7.50 People using the public footpath would have views to the development restricted by intervening costal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.51 The development would not be visible. Intervening topography in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.52 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 13

Nature and Characteristics of Baseline View

7.53 From the end of Sparks Marina, 2050m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only the upper floors of one existing buildings on the site is barely perceptible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of tress and woodland along the Hayling Island coastline. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.54 People using the marina would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.55 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland and tree planting to the eastern area of the site matures the buildings currently partially discernable in the view will be completely screened. The

numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.56 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 14

Nature and Characteristics of Baseline View

7.57 From the public footpath at Mengham Salterns, 1700m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island and Thorney Island. The effect of distance, intervening topography and vegetation means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using the public footpath along the coastline at Mengham Salterns.

Sensitivity and Magnitude

7.58 People using the public footpath would have views to the development restricted by intervening costal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.59 The development would not be visible. Intervening topography and vegetation in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.60 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 15

Nature and Characteristics of Baseline View

7.61 From the public footpath at Mengham Salterns, 1400m from the site. There are long distant open views over Chichester Harbour and to the coastline of Hayling Island and Thorney Island. The effect of distance, intervening topography and vegetation means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using the public footpath along the coastline at Mengham Salterns.

Sensitivity and Magnitude

7.62 People using the public footpath would have views to the development restricted by intervening costal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.63 The development would not be visible. Intervening topography and vegetation in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.64 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 16

Nature and Characteristics of Baseline View

7.65 From a public footpath, 1080m from the site. There are views over pasture and woodland at Tournerbury. The effect of distance, intervening buildings, topography and vegetation means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using the public footpath and nearby residential areas including Beech and Laburnum Grove.

Sensitivity and Magnitude

7.66 People using the public footpath would have views to the development restricted by intervening topography, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.67 The development would not be visible. Intervening buildings, topography and vegetation in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.68 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 17

Nature and Characteristics of Baseline View

7.69 From a public footpath, 475m from the site. There are views to Tournerbury Golf Course and woodland. The effect of distance and intervening vegetation means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using the public footpath, Hayling College and nearby residential areas including Eastwood Close and Kings Road.

Sensitivity and Magnitude

7.70 People using the public footpath would have views to the development restricted by intervening vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.71 The development would not be visible. Intervening vegetation in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.72 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 18

Nature and Characteristics of Baseline View

7.73 From a public footpath, 320m from the site. There are views along the entrance road to Mill Rythe Holiday Village and to agricultural land. The effect of distance and intervening vegetation means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using the public footpath, and nearby residential area at Kings Road.

Sensitivity and Magnitude

7.74 People using the public footpath would have views to the development restricted by intervening vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.75 The development would not be visible. Intervening and vegetation in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.76 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 19

Nature and Characteristics of Baseline View

7.77 From a public footpath, 630m from the site. There are views over agricultural land and glimpsed views to the A3023 Havant Road. The effect of distance and intervening vegetation means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using the public footpath, and nearby one off dwellings.

Sensitivity and Magnitude

7.78 People using the public footpath would have views to the development restricted by intervening vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.79 The development would not be visible. Intervening and vegetation in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.80 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 20

Nature and Characteristics of Baseline View

7.81 From a gap in the hedgerow along the A3023 Havant Road, 500m from the site. There are views over agricultural land, to Hayling Yatch Yard, Chichester Harbour and Mill Rythe Holiday Village. Only small areas of the upper storey or roofs of some buildings at the existing holiday village are partially visible, the existing holiday village is predominantly screened by dense intervening vegetation. The receptors at and close to this viewpoint would include people using the permissible footpath, users of the Havant Road would not experience this view due to dense hedgerow planting along the route corridor.

Sensitivity and Magnitude

7.82 People using the footpath would have views to the development restricted by intervening coastal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.83 The redevelopment would be barely discernable. Intervening vegetation in combination with the effect of distance would screen views of the majority of the development. There would very minor alternation of the baseline view. As the proposed woodland planting to the site matures the buildings currently partially discernable in the view will be completely screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.84 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 21

Nature and Characteristics of Baseline View

7.85 From Mill Rythe Lane, 620m from the site. There are views over agricultural land and woodland. The effect of distance and intervening vegetation means the existing holiday park is not visible. The receptors at and close to this viewpoint would include people using the Mill Rythe Lane, and nearby commercial premises.

Sensitivity and Magnitude

7.86 People using Mill Rythe Lane would have views to the development restricted by intervening vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.87 The development would not be visible. Intervening and vegetation in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.88 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 22

Nature and Characteristics of Baseline View

7.89 From the junction of Havant Road and Yew Tree Road, 1100m from the site. There are views to Yew Tree Road and Havant Road which are enclosed by dense roadside vegetation. The effect of distance and intervening vegetation means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using Havant Road and Yew Tree Road, and nearby residential and commercial premises.

Sensitivity and Magnitude

7.90 People using Havant Road and Yew Tree Road would have views to the development restricted by intervening vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.91 The development would not be visible. Intervening and vegetation in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.92 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 23

Nature and Characteristics of Baseline View

7.93 From the coastal public footpath south of Woodgatson Lane, 900m from the site. There are open views over Mill Rythe inlet and long distance views beyond to Chichester Harbour. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only the roofs of some existing buildings on the site are barely perceptible. The canopies of existing trees within the site and beyond the site contribute

to an overall backdrop of trees and woodland. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.94 People using the public footpath would have views to the development restricted by intervening costal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.95 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland planting to the eastern and northern areas of the site matures the buildings currently partially discernable in the view will be mostly screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.96 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 24

Nature and Characteristics of Baseline View

7.97 From the coastal public footpath south of Woodgatson Lane, 900m from the site. There are open views over Mill Rythe inlet and long distance views beyond to Chichester Harbour. The existing holiday village is barely perceptible and only forms a very minor part of the overall view. Only the upper floors and roofs of some existing buildings on the site are barely perceptible. The canopies of existing trees within the site and beyond the site contribute to an overall backdrop of trees and woodland. The receptors at and close to this viewpoint would include people using the public footpath along the coastline of Thorney Island.

Sensitivity and Magnitude

7.98 People using the public footpath would have views to the development restricted by intervening costal embankments, vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.99 The development would be barely discernable. Intervening topography in combination with the effect of distance would screen views of the majority of the development. As the proposed woodland planting to the eastern and northern areas of the site matures the buildings currently partially discernable in the view will be mostly screened. The numbers of receptors affected would be few. The combination of the development being barely discernable in views and few people affected, the magnitude of the effect is judged to be **negligible**.

Significance

7.100 The combination of moderate sensitivity and negligible magnitude the significance of the visual effect is judged to be **slight beneficial effect.**

Viewpoint 25

Nature and Characteristics of Baseline View

7.101 From the Gutner Lane, 1250m from the site. There are views of Gutner Lane which is enclosed by dense hedgerow vegetation. The effect of distance and intervening vegetation means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using Gutner Lane, and nearby residential dwellings.

Sensitivity and Magnitude

7.102 People using Gutner Lane would have views to the development restricted by intervening vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.103 The development would not be visible. Intervening and vegetation in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.104 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

Viewpoint 26

Nature and Characteristics of Baseline View

7.105 From the public footpath to the west of St Peter's Church at North Hayling, 2150m from the site. There are views over arable farmland and distant woodland. The effect of distance and intervening vegetation means the existing holiday village is not visible. The receptors at and close to this viewpoint would include people using the public footpath, and nearby residential dwellings at St. Peter's Road.

Sensitivity and Magnitude

7.106 People using the public footpath would have views to the development restricted by intervening vegetation and effect of distance, and would therefore have **moderate** sensitivity.

7.107 The development would not be visible. Intervening and vegetation in combination with the effect of distance would screen the development. The numbers of receptors affected would be none. The combination of the development being not visible in views and no people affected, the magnitude of the effect is judged to be **no change**.

Significance

7.108 The combination of moderate sensitivity and no change magnitude the significance of the visual effect is judged to be **neutral.**

8.0 Summary

8.1 This section summarises the effects of the proposed development on landscape and visual receptors, and the significance of the effects identified.

Landscape Effects

8.2 The study area is within; National Character Area 126, South Coast Plan and numerous Local landscape character areas as defined by the Havant Borough Townscape, Landscape and Seascape Character Assessment, published in 2007 and the Chichester Harbour AONB, Landscape Character Assessment, published in 2006.

8.3 The existing built area of the holiday village is immediately adjacent to the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The eastern area of the site which is currently a mini golf course is within the AONB.

8.4 From the field survey it was noted that the landscape in the area is generally in mixed condition, with intact characteristics such as hedgerows, clumps of trees, historic field patterns, distinctive local built vernacular and dramatic coastal scenery, contributing to character, while fragmented field boundaries, suburban development including the existing holiday village have fragmented character. There would be no additional adverse effects on the key characteristics of the surrounding landscape and overall landscape character as a result of the development. The proposed redevelopment which will include extensive landscaping and tree planting would improve the existing character of both the site itself and contribute to an improvement in the character of the surrounding landscape, coastline and views from the AONB. The designation of AONB confirms that the coastal and open water areas of Chichester Harbour are recognised of national importance and are highly valued.

8.5 The landscape receptors identified includes; topography, trees and hedgerows, land-use and landscape character.

8.6 The effect on topography is judged to be Negligible, as there will be no noticeable damage to this element.

8.7 Overall the effect on trees and hedgerows is judged to be Moderate Adverse, as overall there will be some loss of existing trees to accommodate the development. Existing hedges, hedgerows and other mature trees will be incorporated within the development and augmented with additional planting for screening purposes.

8.8 Land-use will continue as a holiday village albeit reconfigured to meet with the demand of the 21st century customer. Overall the effect on existing land use is judged to be Negligible.

Landscape Character

8.9 The effect of the proposals will be to redevelop and improve the existing holiday village. The design of the layout including landscaping will be of high quality and be appropriate to the local character. Existing hedges and trees to the boundaries of the site will be largely retained, and will continue screen the development. The retention of existing screen planting plus the provision of additional screen planting within and to the boundaries of the site will improve the appearance of the site, and as this planting matures it will provide additional screening of the proposed development within the local landscape.

8.10 The landscape character of the study area is judged be tolerant of the type of changes arising from the proposals. The local landscape character, especially those areas within the Chichester Harbour AONB are of high value. The landscape character of the areas immediately surrounding the site to the north, east and south is therefore judged to have high sensitivity to the proposals. The lands to the west outside the AONB would be less sensitive.

8.11 The type of the development reduces the size of the change likely to be experienced. The development is an reconfiguration to an existing holiday village and not a completely new development, and will be heavily screened with planting; as additional planting matures existing buildings which are currently perceptible from the adjacent AONB will become completely screened. It is judged there would be no additional adverse impact on the key characteristics of the surrounding landscape. The screen planting within and around the site as it matures will improve landscape character over time. The geographical extent over which the landscape effects will be felt will be at the level of the site and the immediate setting of the site. Further away from the site the changes would be imperceptible to barely noticeable, due to the type and limited heights of the development, the retention of existing screen planting, intervening vegetation in the wider landscape; intervening coastal embankments; as a consequence the magnitude of change to landscape character is judged to be **Negligible**.

8.12 The combination of high sensitively and magnitude of negligible suggests the significance of the effects on landscape character within the study area is judged to be **Slight beneficial effect.**

Visual Effects

8.13 The Zone of Theoretical Visibility (ZTV) or areas of land from which the development may be potentially visible were identified, refer to the Visibility drawing Appendix 3. From Hayling Island the areas identified are generally within 1.5km of the site and include lands bounded by; Copse Lane to the north, Havant Road to the west; the edges of the settlements at Gable Head to the south west; and the coastal areas at Mengham Slaterns, Sparks Marina and Black Point to the south. From Chichester Harbour there are long distance views to the site of up to 2.5km from the Harbour including from the southwest coastal fringes of Thorney Island, however it is judged from field survey that the views from these areas towards the development site are of such distance, that the effect of the development would be negligible.

8.14 The visual receptors identified includes people using; public rights of way, settlements including residential areas, listed buildings and scheduled monuments, tourist facilities and people boating on Chichester Harbour.

8.15 The visual receptors most likely to be effected by the development are none; as the nearest public right of way, public buildings and residential dwellings are at least 300m from the site.

8.16 Following desktop and field survey, 26 viewpoints were selected to represent the experience of different types of visual receptor. The viewpoints chosen do not cover every view but have been selected to represent the different users from a range of directions and distances from the site.

8.17 The significance of the visual effect of the development was judged as neutral from 14no. viewpoints. This means the proposed development would be difficult to distinguish and there would no perceptible change in view.

8.18 The significance of the visual effect of the development was judged as slight beneficial from 12no. viewpoints. This means the proposed development would cause an improvement to views from those locations.

Appendix 1- Methodology

1.0 Methodology

1.1 The Landscape and Visual Impact Assessment (LVIA) was undertaken with reference to the following guidelines:

- Landscape Institute and Institute of Environmental Management and Assessment (2013), Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Oxon: Routledge.
- Highways Agency (HA) (2010), Landscape and Visual Effects Assessment, Interim Advice Note 135/10.
- Swanwick, C. and Land Use Consultants (2002), Landscape Character Assessment Guidance for England and Scotland, Cheltenham: Countryside Agency and Battleby: Scottish Natural Heritage.

1.2 The two components of LVIA as defined by Landscape Institute and Institute of Environmental Management and Assessment (2013) are:

- Assessment of landscape effects: assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

Project description/ specification

1.3 The project description was checked to make sure that the essential aspects of the scheme that give rise to effects on landscape and visual amenity has been described. Mitigation measures that have been incorporated into the scheme to avoid, reduce or offset adverse landscape and visual effects are also described.

Baseline studies

1.4 The baseline landscape and visual conditions were established.

Landscape Baseline

1.5 The aim of the landscape baseline is to provide an understanding of the landscape in the area that may be affected, its constituent elements, it's character and way it varies spatially, its geographic extent, its history, its condition and the way the landscape is experienced, and the value attached it. Landscape Institute and Institute of Environmental Management and Assessment (2013).

1.6 The baseline study was undertaken by a mix of desktop study and fieldwork to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it. The baseline study also considered the landscape condition and the value attached to landscape. Sources of information included for the desktop study included; ordnance survey maps, aerial maps of the site and surrounding area, existing landscape character assessments and relevant planning policy.

Visual Baseline

1.7 The aim of the visual baseline is 'to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.' Landscape Institute and Institute of Environmental Management and Assessment (2013). The baseline study was undertaken by desktop study followed by a field survey. The Zone of Theoretical Visibility (ZTV) or areas of land from which the development may be potentially visible were identified and mapped. The ZTV was estimated and mapped using a manual approach using map interpretation, and visual envelope mapping on site to establish the outer limit of land that may be visually connected with the proposal. There are areas within the ZTV which do not have views of the scheme due to local variations in vegetation, built form and topography. The ZTV is not always precise and is an indication only of the area within which the most significant visual effects may be expected.

Landscape Assessment Criteria

1.8 The overall significance of effects is established by combining the separate judgements about sensitivity and magnitude of effects.

1.9 Sensitivity includes an assessment of the landscape receptors susceptibility to change and value.

1.10 Magnitude includes an assessment of the impact on landscape receptors in terms of size or scale, geographical extent of the area influenced.

1.11 The criteria for assessing sensitivity of landscape effects are described in Table 1.1 below.

1.12 The criteria for assessing the magnitude of impact are described in Table 1.2 below.

1.13 The separate assessments of sensitivity and magnitude are then combined to determine the significance of effect on each receptor. The results of sensitivity and magnitude are compared against the matrix at Table 1.3 which in combination with professional judgement guides the assessment of overall significance. These levels of significance can either be beneficial or adverse and are described in Table 1.4.

Visual Assessment Criteria

1.14 The overall significance of effects is established by combining the separate judgements about sensitivity and magnitude of effects.

1.15 Sensitivity includes an assessment of the visual receptors susceptibility to change and the value attached to views.

1.16 Magnitude includes an evaluation of the visual impact identified in terms of size or scale and geographical extent of the area influenced.

1.17 The criteria for assessing sensitivity of visual effects are shown at Table 1.1 below.

1.18 The criteria for assessing the magnitude of impact are shown at Table 1.2 below.

1.19 The separate assessments of sensitivity and magnitude are then combined to determine the significance of effect on each receptor. The results of sensitivity and magnitude are compared against the matrix at Table 1.3 which in combination with professional judgement guides the assessment of overall significance. These levels of significance can either be beneficial or adverse and are described in Table 1.4.

Table 1.1: Criteria for assessing sensitivity of landscape and visual receptors

Sensitivity	Landscape	Visual
High	Key features and characteristics of landscape of distinctive character, susceptible to relatively small changes. Likely to be designated such as Areas of Outstanding Natural Beauty (AONB), Areas of Great Landscape Value (AGLV) and National Parks.	• Residential properties with views towards the proposals from ground floor and first floor windows, • Public footpaths or other recreational trails (e.g. national trails, footpaths, bridleways, etc.) with open views of the scheme proposals, • Users of recreational facilities where the purpose of that recreation is enjoyment of the countryside (e.g. National Parks or other access land etc.). Highly valued views (e.g. from heritage assets, views featured in art and literature).
Moderate	Moderately significant features and characteristics in a distinctive landscape or a landscape of moderately distinctive character reasonably tolerant of changes.	• Residential properties with limited views due to partial obstruction towards the proposed scheme, • Public footpaths or other recreational trails (e.g. national trails, footpaths, etc.) with restricted views of the scheme proposals, • Outdoor workers, • Users of lower speed passenger railways, • Users of scenic roads, railways or waterways or users of designated tourist routes, • Schools and other institutional buildings, and their outdoor areas.
Low	Unimportant features or characteristics or indistinct landscape character types potentially tolerant of substantial change.	• Indoor workers, • Users of main roads (e.g. trunk roads) or passengers in public transport on main arterial routes, • Users of higher speed passenger or freight railways, • Users of recreational facilities where the purpose of the recreation is not related to the view (e.g. sports facilities).

Table 1.2: Magnitude of Impact Criteria

Magnitude	Landscape	Visual
Major	Total loss or large scale damage to existing character or distinctive features and elements, and/ or the addition of new but uncharacteristic conspicuous features and elements. Large scale improvement of character by the restoration of features and elements, and/or the removal of uncharacteristic and conspicuous features and elements, or by the addition of new distinctive features.	The project, or a part of it, would become the dominant feature or focal point of the view. Majority of viewers affected. Major alternation of baseline view.
Moderate	Partial loss or noticeable damage to existing character or distinctive features and elements, and/ or the addition of new but uncharacteristic noticeable features and elements. Partial or noticeable improvement of character by the restoration of existing features and elements, and/ or the removal of uncharacteristic and noticeable features and elements, or by the additional of new characteristic features.	The project, or a part of it, would form a noticeable feature or element of the view which is readily apparent to the receptor. Many/some viewers affected. Partial alternation of baseline view.
Minor	Slight loss or damage to existing character or features and elements, and/or the addition of new but uncharacteristic features and elements. Slight improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic features and elements, or by the addition of new characteristic elements.	The project, or a part of it, would be perceptible but not alter the overall balance of features and elements that comprise the existing view. Few viewers affected. Minor alternation of baseline view.
Negligible	Barely noticeable loss or damage to existing character or features and elements, and/or the addition of new but uncharacteristic features and elements. Barely noticeable improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic features and elements, or by the addition of new characteristic elements.	Only a very small part of the project would be discernable, or it is at such a distance that it would form a barely noticeable feature or element of the view. Few viewers affected. Very minor alternation of baseline view.
No Change	No noticeable loss, damage or alternation to character or features or elements.	No part of the project, or work or activity associated with it, is discernible. No viewers affected.

Table 1.3: Significance of effect categories

Landscape/ Visual Sensitivity	**Magnitude of impact**				
	No change	Negligible	Minor	Moderate	Major
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
Moderate	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate

Table 1.4: Typical descriptions of significance of effect categories

Category	Landscape	Visual
Very Large Beneficial Effect	The project would greatly enhance the character (including quality and value) of the landscape; create an iconic high quality feature and/or series of elements; enable a sense of place to be created or greatly enhanced.	The project would create an iconic new feature that would greatly enhance the view.
Large Beneficial Effect	The project would enhance the character (including quality and value) of the landscape; enable the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; enable a sense of place to be enhanced.	The project would lead to a major improvement in a view from a highly sensitive receptor.
Moderate Beneficial Effect	The project would improve the character (including quality and value) of the landscape; enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; enable a sense of place to be restored.	The proposals would cause obvious improvement to a view from a moderately sensitive receptor, or perceptible improvement to a view from a more sensitive receptor.
Slight Beneficial Effect	The project would complement the character (including quality and value) of the landscape; maintain or enhance characteristic features and elements; enable some sense of place to be restored.	The project would cause limited improvement to a view from a receptor of medium sensitivity, or would cause greater improvement to a view from a receptor of low sensitivity.
Neutral Effect	The project would maintain the character (including quality and value) of the landscape; blend in with characteristic features and elements; enable a sense of place to be	Difficult to distinguish. barely perceptible change in view. No perceptible change in view

Category	Landscape	Visual
	retained.	
Slight Adverse Effect	The project would not quite fit the character (including quality and value) of the landscape; be at variance with characteristic features and elements; detract from a sense of place.	The project would cause limited deterioration to a view from a receptor of medium sensitivity or cause greater deterioration to a view from a receptor of high sensitivity
Moderate Adverse Effect	The project would conflict with the character (including quality and value) of the landscape; have an adverse impact on characteristic features or elements; diminish a sense of place	The project would cause obvious deterioration to a view from a moderately sensitive receptor, perceptible damage to a view from a more sensitive receptor.
Large Adverse Effect	The project would be at considerable variance with the character (including quality and value) of the landscape; degrade or diminish the integrity of a range of characteristic features and elements; damage a sense of place.	The project would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view.
Very Large Adverse Effect	The project would be at complete variance with the character (including quality and value) of the landscape; cause the integrity of characteristic features, elements and sense of place to be lost.	The project would cause the loss of views from a highly sensitive receptor, and would constitute a dominant discordant feature in the view.

Appendix 2- Proposed Development Drawings



LEGEND:

SYM.	DESCRIPTION
	BOUNDARY OF DEVELOPMENT SITE
	EXISTING BUILDINGS TO BE RETAINED
	PROPOSED CARAVAN BASES
	EXISTING TREES TO BE RETAINED
	EXISTING HEDGES / SCRUB TO BE RETAINED
	PROPOSED WOODLAND PLANTING.
	PROPOSED SPECIMEN TREES
	PROPOSED WILDFLOWER MEADOW AREAS
	PROPOSED MOWN GRASS AREAS
	EXISTING AMENITY GRASS AREAS
	EXISTING WATER BODIES
	PROPOSED ACCESS ROADS / PARKING BAYS
	PROPOSED PATHS & PEDESTRIAN AREAS
	PROPOSED DECK AREAS AROUND CENTRAL COMPLEX

NOTES:

PROVIDE MINIMUM DEPTH OF TOPSOIL TO PLANTED AREAS AS FOLLOWS: GRASS AREAS : 200MM, SHRUB PLANTING: 450MM, AND TREE PITS: 750MM.

TREE PITS SHALL BE BACKFILLED WITH A PRE-MIXED SOIL/ COMPOST MIXTURE INCORPORATING A SLOW RELEASE FERTILIZER.

SPECIMEN TREES TO BE DOUBLE STAKED WITH SINGLE CROSSBAR.

TO EACH TREE, TRANSPLANT AND CONTAINER GROWN PLANTING STATION THE CONTRACTOR SHALL SUPPLY AND INCORPORATE A SLOW RELEASE FERTILIZER.

CONTAINER GROWN STOCK SHALL BE PLANTED IN A PIT EXCAVATED TO SUFFICIENT DEPTH AND WIDTH TO ACCOMMODATE THE PLANT WITHOUT DISTURBING THE ROOTS.

TRANSPLANT PITS SHALL BE EXCAVATED TO A DEPTH OF 300MM DIAMETER AND 300MM DEPTH BELOW EXISTING GROUND LEVEL. ALL PITS SHALL BE EXCAVATED TO SUFFICIENT DEPTH AND WIDTH TO ACCOMMODATE THE PLANT WITHOUT DISTURBING ITS ROOTS. DURING BACKFILLING THE FINAL SOIL LEVEL AROUND THE TRANSPLANT SHOULD BE RAISED TO 40MM ABOVE THE SURROUNDING SOIL LEVEL.

ORNAMENTAL PLANTING AREAS SHALL BE CULTIVATED TO A MEDIUM TILTH AND 300MM DEEP. A SLOW RELEASE FERTILIZER SHALL BE INCORPORATED IN A SECOND PASS FOLLOWING INITIAL CULTIVATION. THE CONTRACTOR SHALL PLACE A 50MM LAYER OF ORGANIC MULCH TO COVER THE COMPLETE AREA OF ORNAMENTAL PLANTING AREAS. BEFORE APPLICATION OF THE MULCH THE AREA SHALL BE WEED FREE. THE CONTRACTOR SHALL PLACE A 75MM DEPTH LAYER OF ORGANIC MULCH TO A CIRCLE 500MM RADIUS AROUND THE BASE OF ALL STANDARD TREES WITHIN GRASS AREAS. BEFORE APPLICATION OF THE MULCH THE AREAS SHALL BE WEED FREE.

PLANTING BEDS SHOULD BE KEPT COMPLETELY WEED FREE AND DEPTH OF MULCH MAINTAINED AT 50MM DEPTH.

RABBIT GUARDS MAY BE REQUIRED, EITHER INDIVIDUAL GUARDS OR FENCING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION OF SERVICES PRIOR TO PLANTING. TREES WITHIN PLANTING MIXES SHOULD BE PLACED AWAY FROM ANY OVERHEAD POWER LINES.

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CLIENT:
AWAY RESORTS LTD

PROJECT/DRAWING TITLE:
MILL RYTHE HOLIDAY VILLAGE- LANDSCAPE PLAN

LOCATION:
HAYLING ISLAND

0 10 20 30 40 50 100m

N

DRAWING NUMBER:
16030-CO-LP-0-01-REV-2

SCALE:
1:1000@A1

DATE:
04-11-2016

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MILL RYTHE HOLIDAY VILLAGE

PROPOSED MASTERPLAN - PROPOSED SITE PLAN

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0 10 20 30 40 50 60 70 80 90 100
Scale 1:1000 - 20mm=20m Metres

LEGEND:

Site Ownership Boundary	Single Storey Self-Catered Chalet	26No. Units
Building	Two Storey Self-Catered Chalet	61No. Units
Existing Landscaping	22No. Caravans approved as part of Planning Application Ref: APP/11/01080	22No. Units
Proposed Landscaping	3.7m x 12.2m Caravan	182No. Units
Retained trees with bat potential	Total Accommodation	291No. Units



CHALET LEGEND:

Single Storey Chalets -

A	Windsor
B	Oxford
C	Nutley
D	Otley
E	Norfolk
F	Matlock

Two Storey Chalets -

G	Ganton
H	Ryde
I	Seaton
J	Solent
K	Tenby
L	Harrow
M	Dover

SUNSET SUNRISE N

Away Resorts — MILL RYTHE Holiday Village

Rev.	Details	Name	Date
D	LANDSCAPING & MINOR AMENDEDMENTS	SJM	08.11.16
C	AMENDED FOLLOWING TREE REPORT	SJM	03.11.16
B	AMENDED FOLLOWING TREE REPORT	SJM	01.11.16
A	REVISED TO REFLECT 16/17 DEVE PROPS	SJM	25.10.16

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T: 01424 200222
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E: admin@a-and-m.co.uk
Established 1980

Client: AWAY RESORTS LTD.

Site Address: **MILL RYTHE HOLIDAY VILLAGE**
HAVANT ROAD, HAYLING ISLAND,
HAMPSHIRE, PO11 0PB

Project: PROPOSED MASTERPLAN

Drawing Title: PROPOSED SITE PLAN

Date	Scale	Drawn
Oct 2016	1:1000 @ A1	SJM

Computer File Name: 3877-410D-422 Proposed Site Plan.dwg
Checked by: .

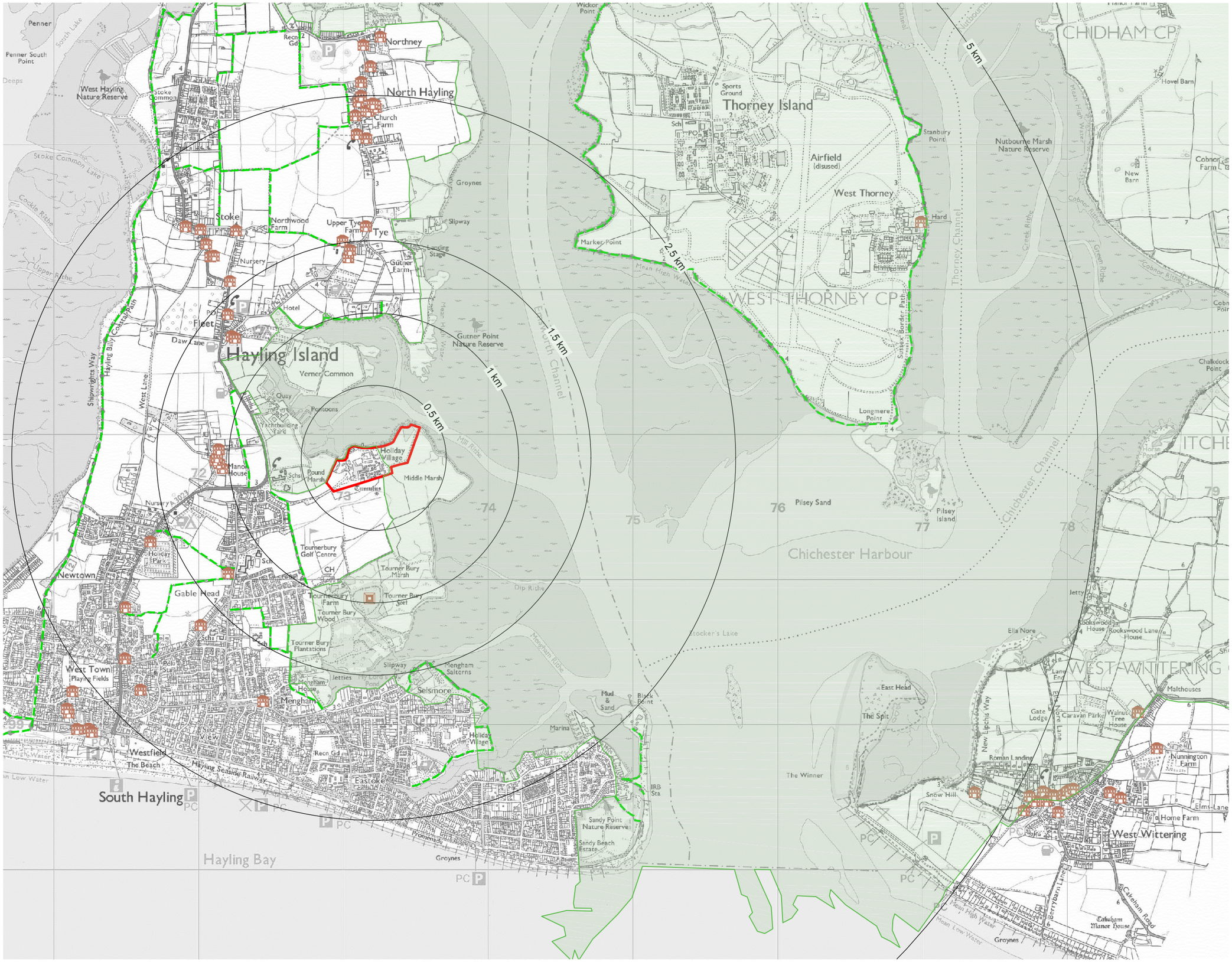
Status: **PLANNING**

Drawing Number: **3877-410** Revision: **D**

Appendix 3- Context

Landscape Character Areas

Visibility



LEGEND:

SYM.	DESCRIPTION
	SITE BOUNDARY
	DISTANCE RADII FROM SITE (500m, 1km, 2.5km, 5km)
	PUBLIC RIGHT OF WAY (FOOTPATH & BRIDLEWAY)
	SCHEDULED MONUMENTS
	LISTED BUILDINGS
	AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

N

0 500m 1km

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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CLIENT:
AWAY RESORTS LIMITED

PROJECT/DRAWING TITLE:
REDEVELOPMENT OF HOLIDAY VILLAGE - SITE CONTEXT

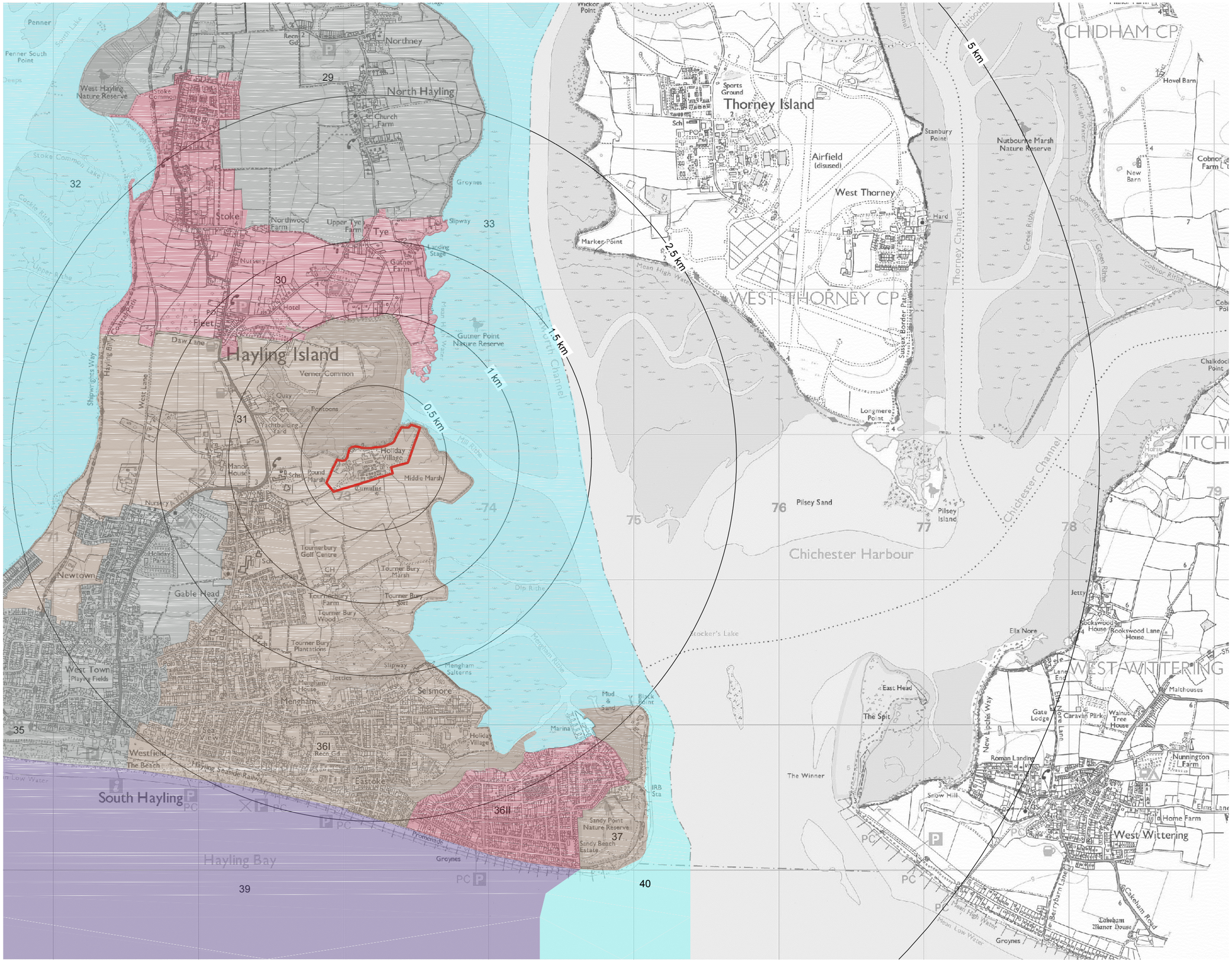
LOCATION:
MILL RYTHE HOLIDAY VILLAGE, HAVANT ROAD, HAYLING ISLAND, HAMPSHIRE

DRAWING NUMBER:
16030-LVIA-LP-01-REV-0

SCALE:
1:25,000@A3

DATE:
14-09-2016

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LEGEND:

SYM.	DESCRIPTION
	SITE BOUNDARY
29	LANDSCAPE CHARACTER AREA 29 NORTH HAYLING
30	LANDSCAPE CHARACTER AREA 30 STOKE AND NORTH-WEST HAYLING
31	LANDSCAPE CHARACTER AREA 31 CENTRAL HAYLING PLAIN
32	LANDSCAPE CHARACTER AREA 32 LANGSTONE HARBOUR
33	LANDSCAPE CHARACTER AREA 33 CHICHESTER HARBOUR
35	LANDSCAPE CHARACTER AREA 35 WEST TOWN, HAYLING ISLAND
36i	LANDSCAPE CHARACTER AREA 36i EASTSTOKE
36ii	LANDSCAPE CHARACTER AREA 36ii SOUTH HAYLING
37	LANDSCAPE CHARACTER AREA 37 BLACK, SANDY AND EASTOKE POINT
39	LANDSCAPE CHARACTER AREA 39 SOUTH COAST HAYLING ISLAND
40	LANDSCAPE CHARACTER AREA 40 CHICHESTER HARBOUR MOUTH

NOTES:

LANDSCAPE CHARACTER AREAS SHOWN HAVE BEEN TAKEN FI
HAVANT BOROUGH TOWNSCAPE, LANDSCAPE AND SEASCAPE
CHARACTER ASSESSMENT

N

0 500m 1km

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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CLIENT:
AWAY RESORTS LIMITED

PROJECT/DRAWING TITLE:
REDEVELOPMENT OF HOLIDAY VILLAGE - LANDSCAPE CHARACTER: HAYLING ISLAND

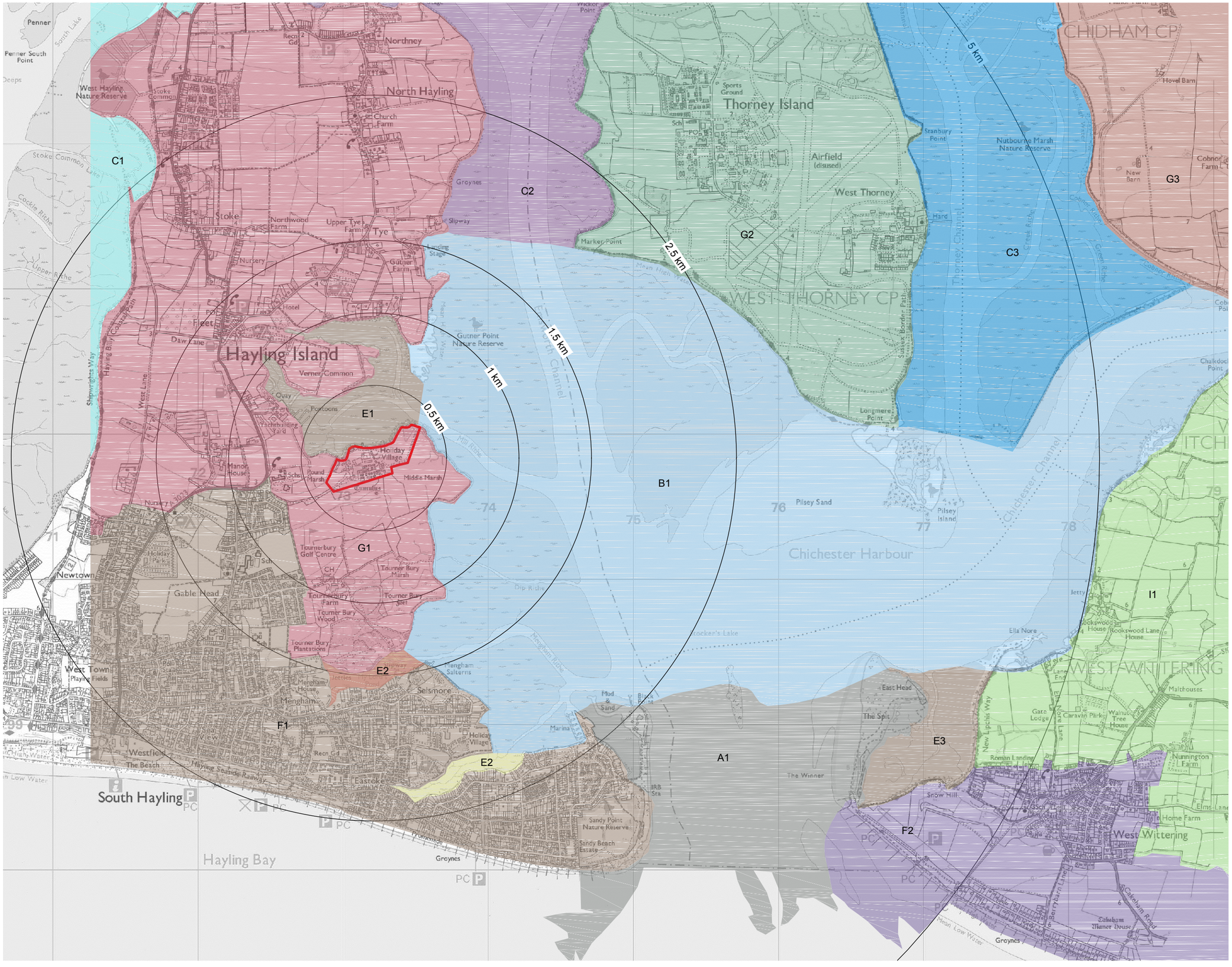
LOCATION:
MILL RYTHE HOLIDAY VILLAGE, HAVANT ROAD, HAYLING ISLAND, HAMPSHIRE

DRAWING NUMBER:
16030-LVIA-LP-02-REV-0

SCALE:
1:25,000@A3

DATE:
14-09-2016

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LEGEND:

SYM.	DESCRIPTION
	SITE BOUNDARY
	LANDSCAPE CHARACTER AREA A1 CHICHESTER HARBOUR MOUTH
	LANDSCAPE CHARACTER AREA B1 CHICHESTER HARBOUR CENTRAL BASIN
	LANDSCAPE CHARACTER AREA C1 LANGSTONE HARBOUR HEAD
	LANDSCAPE CHARACTER AREA C2 EMSWORTH CHANNEL HEAD
	LANDSCAPE CHARACTER AREA C3 THORNEY CHANNEL HEAD
	LANDSCAPE CHARACTER AREA D1 BOSHAM CHANNEL
	LANDSCAPE CHARACTER AREA D2 ITCHENOR REACH
	LANDSCAPE CHARACTER AREA E1 MILL RYTHE
	LANDSCAPE CHARACTER AREA E2 MENGHAM RYTHE AND COCKLE CREEK
	LANDSCAPE CHARACTER AREA E3 SNOW HILL INLET
	LANDSCAPE CHARACTER AREA F1 SOUTH HAYLING ISLAND
	LANDSCAPE CHARACTER AREA F2 WITTERING COAST
	LANDSCAPE CHARACTER AREA G1 NORTH HAYLING ISLAND
	LANDSCAPE CHARACTER AREA G2 THORNEY ISLAND
	LANDSCAPE CHARACTER AREA G3 CHIDHAM PENINSULA
	LANDSCAPE CHARACTER AREA I1 MANHOOD PENINSULA

NOTES:

LANDSCAPE CHARACTER AREAS SHOWN HAVE BEEN TAKEN FROM CHICHESTER HARBOUR CONSERVANCY AONB LANDSCAPE CHARACTER ASSESSMENT.

N

0 500m 1km

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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www.eb-la.com

CLIENT:
AWAY RESORTS LIMITED

PROJECT/DRAWING TITLE:
REDEVELOPMENT OF HOLIDAY VILLAGE - LANDSCAPE CHARACTER: CHICHESTER HARBOUR

LOCATION:
MILL RYTHE HOLIDAY VILLAGE, HAVANT ROAD, HAYLING ISLAND, HAMPSHIRE

DRAWING NUMBER:
16030-LVIA-LP-03-REV-0

SCALE:
1:25,000@A3

DATE:
14-09-2016

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LEGEND:

SYM.	DESCRIPTION
	SITE BOUNDARY
	VIEWPOINT LOCATION

NOTES:

N

0 500m 1km

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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CLIENT:
AWAY RESORTS LIMITED

PROJECT/DRAWING TITLE:
REDEVELOPMENT OF HOLIDAY VILLAGE - VISIBILITY

LOCATION:
MILL RYTHE HOLIDAY VILLAGE, HAVANT ROAD, HAYLING ISLAND, HAMPSHIRE

DRAWING NUMBER:
16030-LVIA-LP-04-REV-0

SCALE:
1:25,000@A3

DATE:
14-09-2016

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Appendix 4- Viewpoints



Viewpoint 1

Viewpoint Information

Photography date:	20/09/2016
Camera height:	1.6M
Direction:	North West
Range:	2900M
WGS Coordinates	50.803085 , -0.91463

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

VIEWPOINTS

AWAY RESORTS LTD/ MILL RYTHE HOLIDAY VILLAGE

SHEET 1

REV 0

10.10.2016

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Viewpoint 2

Viewpoint Information

Photography date:	20/06/2016
Camera height:	1.6M
Direction:	South West
Range:	2700M
WGS Coordinates	50.806059, -0.920751

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 3

Viewpoint Information

Photography date:	20/06/2016
Camera height:	1.6M
Direction:	South West
Range:	2500M
WGS Coordinates	50.813854 , -0.932872

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 4

Viewpoint Information

Photography date:	20/06/2016
Camera height:	1.6M
Direction:	South West
Range:	2000M
WGS Coordinates	50.814966 , -0.939603

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

VIEWPOINTS

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Viewpoint 5

Viewpoint Information

Photography date:	20/06/2016
Camera height:	1.6M
Direction:	South West
Range:	2000M
WGS Coordinates	50.815355 , -0.942517

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

VIEWPOINTS

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Viewpoint 6

Viewpoint Information

Photography date:	20/06/2016
Camera height:	1.6M
Direction:	South West
Range:	2500M
WGS Coordinates	50.821002 , -0.941463

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 7

Viewpoint Information

Photography date:	20/06/2016
Camera height:	1.6M
Direction:	South
Range:	2700M
WGS Coordinates	50.823904, -0.941814

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

VIEWPOINTS

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Viewpoint 8

Viewpoint Information

Photography date:	20/06/2016
Camera height:	1.6M
Direction:	South West
Range:	3000M
WGS Coordinates	50.827602, -0.941219

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 9

Viewpoint Information

Photography date:	20/06/2016
Camera height:	1.6M
Direction:	South West
Range:	3600M
WGS Coordinates	50.833208, -0.936672

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 10

Viewpoint Information

Photography date:	20/06/2016
Camera height:	1.6M
Direction:	South West
Range:	4500M
WGS Coordinates	50.841078, -0.931478

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 11

Viewpoint Information

Photography date:	20/06/2016
Camera height:	1.6M
Direction:	North West
Range:	3600M
WGS Coordinates	50.788525, -0.914258

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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Viewpoint 12

Viewpoint Information

Photography date:	21/09/2016
Camera height:	1.6M
Direction:	North West
Range:	2600M
WGS Coordinates	50.783747 , -0.936667

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 13

Viewpoint Information

Photography date:	21/06/2016
Camera height:	1.6M
Direction:	North West
Range:	2050M
WGS Coordinates	50.786646, -0.9430649

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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Viewpoint 14

Viewpoint Information

Photography date:	21/06/2016
Camera height:	1.6M
Direction:	North West
Range:	1700M
WGS Coordinates	50.786955 , -0.95158

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 15

Viewpoint Information

Photography date:	21/06/2016
Camera height:	1.6M
Direction:	North West
Range:	1400M
WGS Coordinates	50.789129 , -0.956022

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 16

Viewpoint Information

Photography date:	21/06/2016
Camera height:	1.6M
Direction:	North East
Range:	1080M
WGS Coordinates	50.791356 , -0.971050

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 17

Viewpoint Information

Photography date:	21/09/2016
Camera height:	1.6M
Direction:	North East
Range:	475M
WGS Coordinates	50.796553 , -0.970081

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 18

Viewpoint Information

Photography date:	21/06/2016
Camera height:	1.6M
Direction:	North East
Range:	320M
WGS Coordinates	50.799819, -0.970946

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 19

Viewpoint Information

Photography date:	21/06/2016
Camera height:	1.6M
Direction:	South East
Range:	630M
WGS Coordinates	50.803255 , -0.975291

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 20

Viewpoint Information

Photography date:	21/06/2016
Camera height:	1.6M
Direction:	South East
Range:	500M
WGS Coordinates	50.8035 , -0.973157

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

VIEWPOINTS

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Viewpoint 21

Viewpoint Information

Photography date:	21/06/2016
Camera height:	1.6M
Direction:	South East
Range:	620M
WGS Coordinates	50.805244 , -0.973647

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

VIEWPOINTS

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SHEET 21

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Viewpoint 22

Viewpoint Information	
Photography date:	21/09/2016
Camera height:	1.6M
Direction:	South East
Range:	???M
WGS Coordinates	50.809745 , -0.977169

Viewing Information
With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

VIEWPOINTS

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Viewpoint 23

Viewpoint Information	
Photography date:	21/06/2016
Camera height:	1.6M
Direction:	South East
Range:	???M
WGS Coordinates	50.811157, -0.96617

Viewing Information
With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

VIEWPOINTS

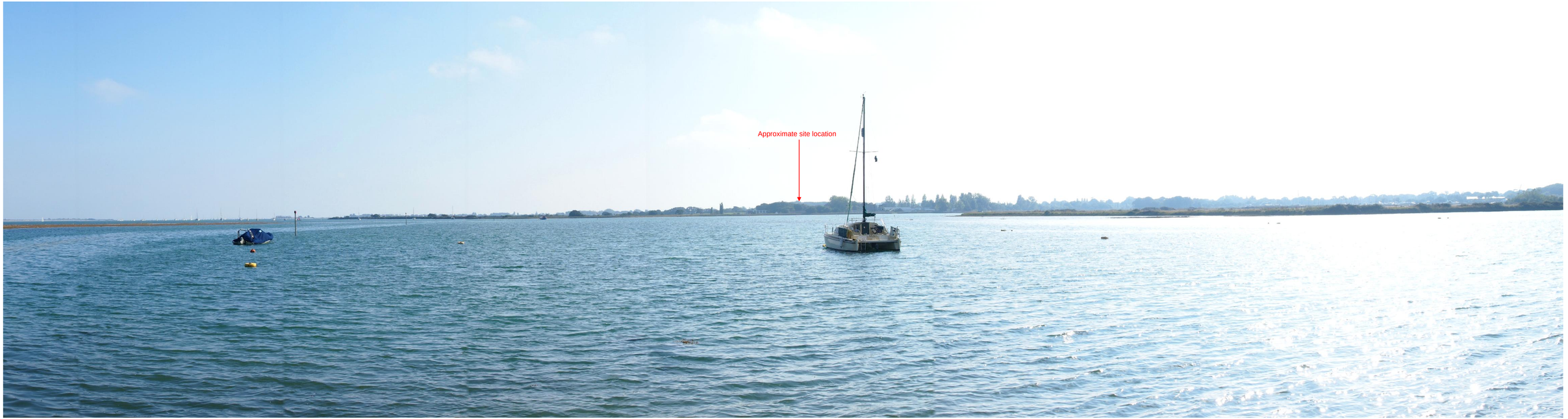
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Viewpoint 24

Viewpoint Information	
Photography date:	21/06/2016
Camera height:	1.6M
Direction:	South East
Range:	???M
WGS Coordinates	50.811268 , -0.961838

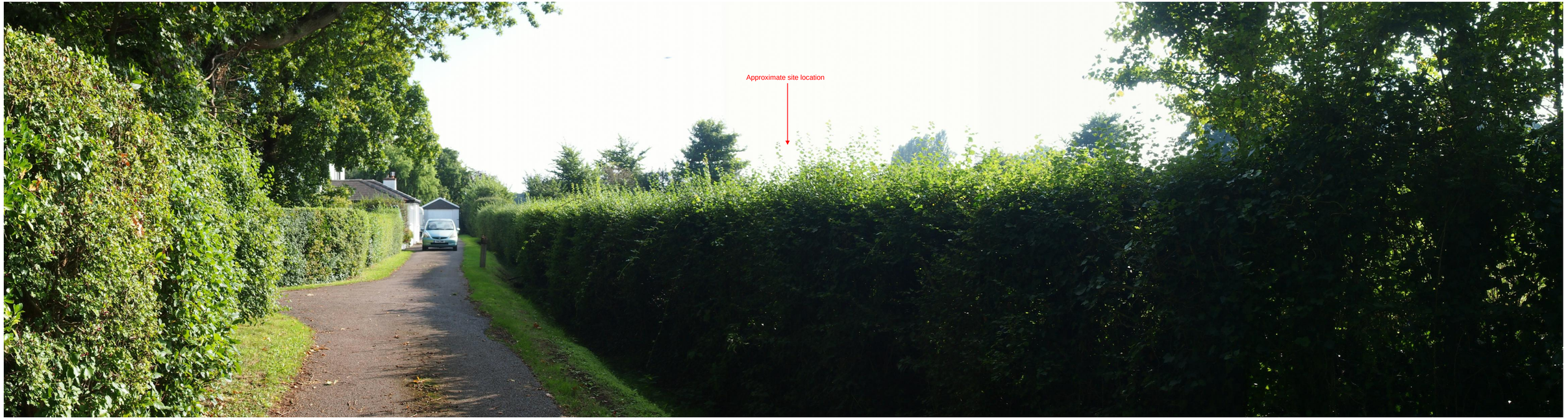
Viewing Information
With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
This image is best used for comparison in the field from the viewpoint location. It is not a substitute for visiting the viewpoint location.

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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE
VIEWPOINTS
AWAY RESORTS LTD/ MILL RYTHE HOLIDAY VILLAGE

SHEET 24
REV 0
10.10.2016

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Viewpoint 25

Viewpoint Information

Photography date:	21/06/2016
Camera height:	1.6M
Direction:	South West
Range:	????M
WGS Coordinates	50.814615, -0.958148

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

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Viewpoint 26

Viewpoint Information

Photography date:	21/06/2016
Camera height:	1.6M
Direction:	South East
Range:	????M
WGS Coordinates	50.823165 , -0.967226

Viewing Information

With one eye closed, hold this sheet from your open eye at a distance of 50cm and curve the image through 90 degrees and turn head to view. Alternatively the image may be viewed by scanning left to right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page.
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PROPOSED REDEVELOPMENT OF HOLIDAY VILLAGE

VIEWPOINTS

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10.10.2016

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Eamonn Byrne Landscape Architecture (EBLA) is a consultancy providing services in landscape architecture, urban design and landscape planning. We are a registered practice with the Landscape Institute.

Our approach is collaborative, responsive and creative. Through our approach and quality service we aim to create valuable places for our clients.

Landscape Architecture

We undertake the design, documentation and implementation of public and private external spaces across a wide range of project types and scales.

Urban Design

Through our urban design services we aim to integrate projects into their urban context and create valuable places for people.

Landscape Planning

Our landscape planning principles and practices consider the integration of topography, infrastructure and natural systems to achieve the optimum balance between the built and natural environment.

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