



Viewpoint No. 01

Location: View from the corner of Lavant Drive and Old Copse Road
Direction of View: East.

Date: 11th January 2021
Time: 09:00 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 11.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72119 07000

Description
Illustrative view of the Site from Old Copse Road at Lavant Drive for pedestrian and vehicular users travelling east down Old Copse Road. Glimpsed views of the flat roofed, metallic grey eastern facade, as well as building signage can be seen beyond the residences due to the height of the most dominant structure within the Site. Views from within the green space associated with Old Copse Road and Lavant Drive would be significantly filtered through the boundary tree line.



Viewpoint No. 02

Location: View from the western end of Crossland Drive
Direction of View: East.

Date: 11th January 2021
Time: 09:10 pm
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 14.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72055 07229

Description
Representative view of the Site from Crossland Drive as seen by pedestrian users of the footpath travelling east at Lavant Drive. The northernmost warehouse unit within the Site can be seen at the end of Crossland Drive at New Lane with a grey/blue clean facade and flat roof. The flat roof line of the tallest building is partially visible through a tree line that runs adjacent to New Lane. Red Brick residential buildings line the northern side of Crossland Drive.

The Site



Viewpoint No. 03

Location: View from Crossland Drive at Old Copse Road junction.

Direction of View: East.

Date: 11th January 2021
Time: 09:15 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 14.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72221 07218

Description
Representative view of the Site from Crossland Drive at Lavant Drive for pedestrian and vehicular users travelling east. From this range, views of the tallest building within the Site are almost entirely filtered and although the northernmost building within the Site is within closer proximity, the plain panel detailing of the western facade reveals little additional information visually.

The Site



Viewpoint No. 04

Location: View of the northwest boundary of the Site from New Lane

Direction of View: Southeast.

Date: 11th January 2021
Time: 09:25 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 15.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72426 07330

Description
Illustrative view through the palisade fencing and out of leaf tree line that forms part of the north-western boundary of the Site, for pedestrian and vehicular users of New Lane. The boundary vegetation can be seen to be less dense to this corner when compared to the hedgerow that runs along much of the boundary with New Lane. In this view a commercial building visible within the Hayward Business Centre presents a similar tone of exterior panelling and roof form, to the main visible structures within the Site.

The Site



Viewpoint No. 05

Location: View of the entrance to the Site from New Lane.
Direction of View: East.

Date: 11th January 2021
Time: 09:35 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 14.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72389 07260

Description

Illustrative view from New Lane of the Northernmost entrance to the Site for pedestrian and vehicular users of New Lane. This view would be fleeting for receptors as they travel north or south on New Lane due to the vegetated boundary either side of the palisade fence style gate. Views into the Site are fairly unimpeded with the façades of two most dominant buildings protruding above a brick wall and palisade fencing seen beyond the entrance drive. The differing density of vegetative planting to the New Lane boundary is also noticeable. The dense foliage of the one of the TPO Holm oak trees is also visible to the right of view.

The Site



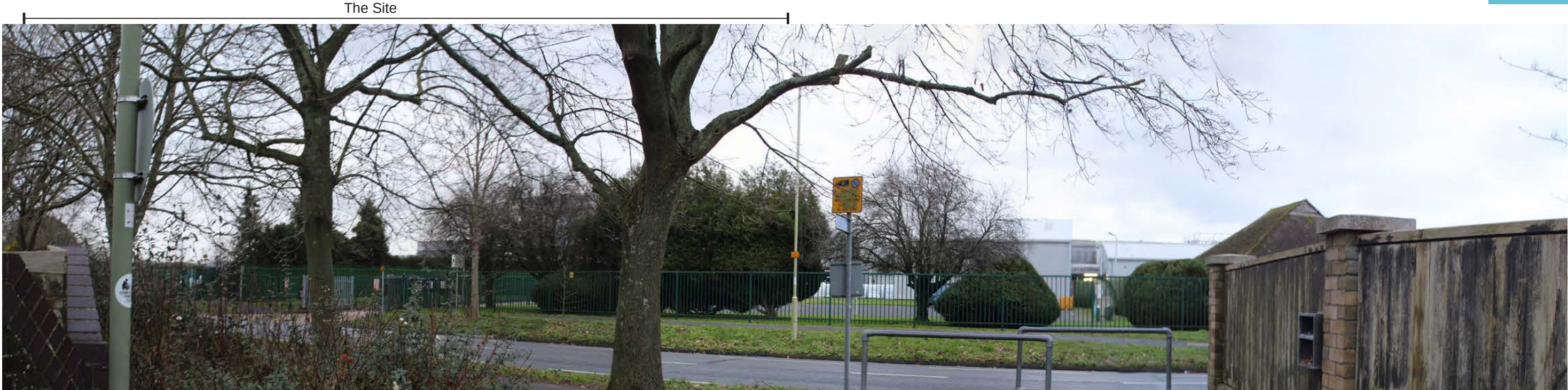
Viewpoint No. 06

Location: View of the southernmost entrance to the site from New Lane.
Direction of View: Northeast.

Date: 11th January 2021
Time: 09:40 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 14.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72307 07043

Description

Illustrative view through the south western boundary/entrance to the Site for pedestrian and vehicular users of New Lane when travelling North. The detailing of the sign-written, rectangular building facade can be seen more fully with vertical lines separating the upper grey panelling and a darker grey strip that runs horizontally across the building mid way down. The out of leaf hedgerow allows filtered views through to the main car park. Two lampposts to either side of the gate provide vertical elements The two TPO trees present on the Site can be seen further down the boundary with their round form and dense foliage.



Viewpoint No. 07

Location: View from the footpath connecting Old Copse Lane and New Lane at New Lane.
Direction of View: East.

Date: 11th January 2021
Time: 09:45 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 14.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72337 07116

Description
Illustrative view for pedestrian users of a footpath that connects Old Copse Road with New Lane. As the footpath approaches new road the outline of buildings within the Site become vaguely perceptible through dense, out of leaf vegetation. The south western boundary is identifiable by the green palisade fencing and coniferous trees to the entrance. The Site can also be seen within the context of the wider industrial estate, with buildings within the Kenwood Business Park in direct view.



Viewpoint No. 08

Location: View of the southwest boundary of the Site from New Lane.
Direction of View: Northeast.

Date: 11th January 2021
Time: 09:50 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 12.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72307 07043

Description
Illustrative view of the Site from New Lane further south of the Site for pedestrian and vehicular users of New Lane. Through a break in vegetation and the tree line on New Lane, the western facade of the sign-written, tallest building on Site is revealed, with the blue, oval design of the company logo perceptible.

The Site



Viewpoint No. 09

Location: View from New Lane adjacent to the allotments.

Direction of View: Northeast.

Date: 11th January 2021

Time: 09:55 am

Weather: Cloudy

Lighting Conditions: Good

Approximate Ground Level: 11.0 metres aOD

Ordnance Survey Grid Coordinates: SU 72218 06808

Description

Illustrative view the southwest corner of the Site, in the context of it's relationship to Stone's allotments, for northbound pedestrian and vehicular users of New Lane. Views are available through the allotment to commercial type buildings at its eastern boundary. Chain Link fencing fixed to concrete posts line the New Lane boundary allowing unrestricted views in and out the allotments. Structures within the allotments mostly consist of timber sheds and greenhouses with roof lines no higher than the boundary fencing.

The Site



Viewpoint No. 10

Location: View from the Cemetery at the corner of New Lane and Eastern Road.

Direction of View: North.

Date: 11th January 2021

Time: 10:05 am

Weather: Cloudy

Lighting Conditions: Good

Approximate Ground Level: 11.0 metres aOD

Ordnance Survey Grid Coordinates: SU 72249 06737

Description

Representative view from New Lane cemetery for pedestrian users visiting deceased friends/family as well as pedestrians cutting through to Eastern Road. A flint faced northern boundary wall, as well as vegetation to both the cemetery and Stones Allotments, prevents views of the Site when within close proximity. However, filtered views are possible when standing back from the wall, of the horizontal roof line and blue signage that identify the tallest building within the Site.



Viewpoint No. 11

Location: View from Swallow Close.

Direction of View: West.

Date: 11th January 2021
Time: 10:20 am
Weather: Cloudy
Lighting Conditions: Moderate to good
Approximate Ground Level: 16.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72719 07027

Description
Illustrative view for vehicular and pedestrian users of Swallow Close, where the eastern facade and roof line of the tallest building within the Site is barely perceptible through the dense branching of out of leaf deciduous trees, as well as conifers, planted to the railway line verges.



Viewpoint No. 12

Location: View from the end of the southernmost close off Nutwick Road

Direction of View: West.

Date: 11th January 2021
Time: 10:30 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 16.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72802 07051

Description
Illustrative view for pedestrian and vehicular users of Nutwick Drive at the end of it's associate Close. House types and features within the area can be seen to be all of a similar style, indicative of planned development across Denvilles. The rectangular main building is visible through the out of leaf deciduous tree line that runs adjacent to the railway line, and that forms part of the eastern boundary of the Site.



Viewpoint No. 13

Location: View from Nutwick Road and Elder Road convergence.
Direction of View: West.

Date: 11th January 2021
Time: 10:40 am
Weather: Cloudy
Lighting Conditions: Moderate to good
Approximate Ground Level: 17.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72810 07130

Description
Illustrative glimpsed view of one of the commercial buildings within the site for pedestrian and vehicular users of Nutwick Road. The building broadly shares the same flat roof line found in other buildings within the industrial estate. This view for receptors is quickly fleeting and not representative of the general view perception and potential into the Site.



Viewpoint No. 14

Location: View of the Site from public footpath, (Havant 62) atop the footbridge.
Direction of View: Southwest.

Date: 11th January 2021
Time: 10:50 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 20.0 metres aOD
Ordnance Survey Grid Coordinates: SU 72814 07432

Description
Illustrative view from atop the railway line footbridge (Havant 62) looking back towards the Site which can be seen clearly beyond the other commercial buildings within the Hayward Business Centre. This view for pedestrian users moving between Denvilles and New Lane reveals additional small signage to the northern facade with the blue, oval logo visible. A red tile and bred brick building is seen towards the western side of the footbridge, which stands out due to being of a significantly different style to the other commercial buildings within the view. Vegetation along the railway line can be seen to increase in height as it reaches the Site.



Viewpoint No. 15
Location: View across sloping grassland from College Road.
Direction of View: East.
Date: 11th January 2021
Time: 11:20 am
Weather: Cloudy
Lighting Conditions: Moderate to Good
Approximate Ground Level: 53.0 metres aOD
Ordnance Survey Grid Coordinates: SU 68703 07072

Description
Illustrative view looking across an area of publicly accessible rough grassland adjacent to College Road towards the Site. In this view for pedestrian and vehicular users of College Road, the landform is seen to be undulating and initially sloping down from College Road before reaching a dense tree belt closer to the A3. The eastern facade of the main building on Site can be identified by its scale and the flat roof line. Signage is also just about visible although as a small patch of blue within the grey mass. Built form within Havant town centre can also be seen, scattered south of the Site, with power lines running horizontally across the landscape.



Viewpoint No. 16 (i)
Location: View from the bridge footpath adjacent to the B2177 passing over the A3 to Pennant Way.
Direction of View: West.
Date: 11th January 2021
Time: 11:45 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 32.0 metres aOD
Ordnance Survey Grid Coordinates: SU 69264 07670

Description
Illustrative view from Portsdown Hill Road passing over the A3 Near Pennant Way. From this viewpoint for vehicular and pedestrian users travelling east, the western facade and roof line of the Site is seen to project slightly above other surrounding built form, signifying for users, an imminent sense of arrival to the urban landscape. The vegetated verges of Portsdown Hill Road prevent further views out towards Langstone in this view. In visible horizon, the rising landform within the SDNP can be seen to the west of the Site.



Viewpoint No. 16 (ii)

Location: View from Pennant Way

Direction of View: West.

Date: 11th January 2021
Time: 11:55 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 31.0 metres aOD
Ordnance Survey Grid Coordinates: SU 69646 06510

Description
Illustrative view for pedestrian and vehicular users of Pennant Hills looking east towards the Site. The rectangular form of the most dominant building can be seen in the distance within the setting of the urban built area of the West Leigh Industrial Estate, beyond the more densely tree planted residential areas. No distinct features can be made out other than a small patch of blue indicating the signage on the facade. On the visible horizon, the rising landform of the SDNP can be seen.



Viewpoint No. 17

Location: View from SDNP (Viewshed Study) representative viewpoint 55, (Windmill Hill).

Direction of View: South.

Date: 11th January 2021
Time: 12:40 am
Weather: Overcast
Lighting Conditions: Moderate
Approximate Ground Level: 189.0 metres aOD
Ordnance Survey Grid Coordinates: SU 71668 16020

Description
Promoted view for pedestrian dog walkers and hikers from the high point at Windmill Hill looking south over Havant and out to sea. The Site is barely perceptible as a grey strip within patches of grey urban zones set amongst more heavily vegetated areas. The land form of the Isle of Wight can be seen in the distance and power lines run horizontally across the landscape.

The Site
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Viewpoint No. 18

Location: View from East Head public footpath WEST WITTERING 1-9 (Chichester Harbour AONB)
Direction of View: Northwest

Date: 17th January 2021
Time: 10.30 am
Weather: Clear
Lighting Conditions: Good
Approximate Ground Level: 1.0 metres aOD
Ordnance Survey Grid Coordinates: SZ 76663 99304

Description
Representative view for pedestrian receptors walking around East Head from the entrance, up the western side and to the tip. The Site can be vaguely identified through referencing the set of 3 no. tall blocks, with brighter, more noticeable façades, that are found to the west of the Site. For the most part, views towards the Site are partially obscured by tree lines and vegetation, most likely associated with the A27. The grey / blue facade at southern facade of the visible structure within the Site perceptible of being a similar colour to the skyline.



Viewpoint No. 19

Location: View from SDNP (Viewshed Study) representative viewpoint 61, (West Itchenor). Public footpath WEST WITTERING 1-5 (Chichester harbour AONB).
Direction of View: Northwest.

Date: 11th January 2021
Time: 1:00 pm
Weather: Clear
Lighting Conditions: Good
Approximate Ground Level: 3.0 metres aOD
Ordnance Survey Grid Coordinates: SU 79055 01390

Description
Representative view for recreational users of beach walk at West Wittering looking northeast, over the water and drifts of reed beds, towards the Site. The Site can be identified by it's scale and flat roof form, as well as it's location relative to the white facade of the tower blocks to the east, although the majority of the structure is obscured by the distant tree line. The vegetation and pockets of built form within Chidham, as well as a mature tree line to the southeast of Thorney Island can be seen, with the rising landform of the SDNP in the visible horizon. The grey / blue facade at southern facade of the visible structure within the Site registers as being a similar colour to the skyline.

The Site
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Viewpoint No. 20

Location: View from Kingley Vale. Bridleway
STOUGHTON 496-4
Direction of View: Southwest.

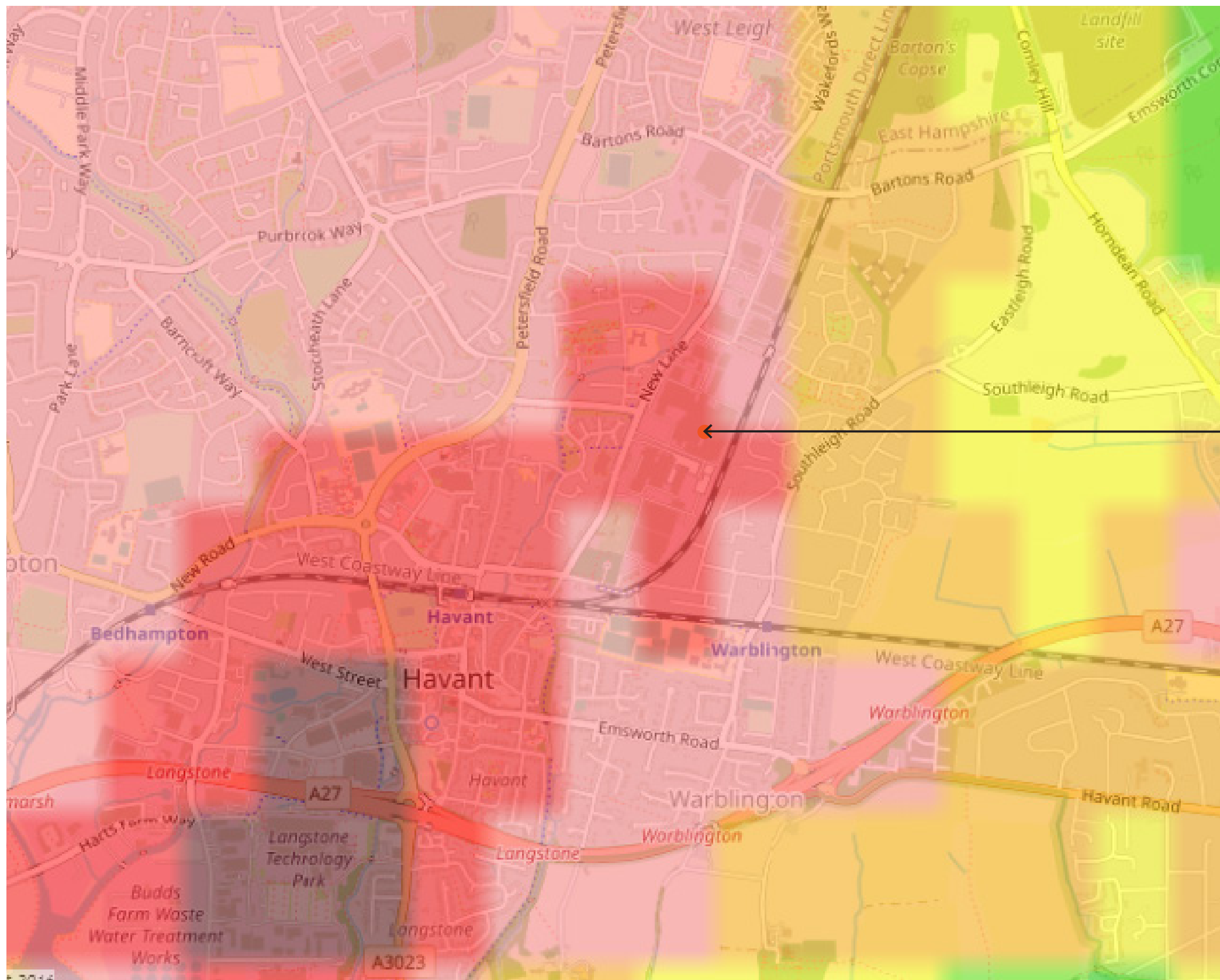
Date: 11th January 2021
Time: 11:55 am
Weather: Cloudy
Lighting Conditions: Good
Approximate Ground Level: 31.0 metres aOD
Ordnance Survey Grid Coordinates: SU 69646 06510

Description
Promoted view for recreational walkers and cyclists from Kingley Vale, looking west over Havant and towards the sea. A recent gap in the tree line resulting from wind damage, reveals the Site within the context of being a grey strip within the West Leigh Industrial Estate. The height of the dominant building within the Site allows visibility above dense evergreen tree line at the bottom of the hill.

Ref	Location and Direction of View	View Details	Reasons for exclusion	Image taken
A	Location: View across Sweare Deep from a footpath north of Langstone Marina. (Langstone harbour SSSI) Direction of View: North.	<i>Date:</i> 11th January 2021 <i>Time:</i> 1:20 pm <i>Weather:</i> Cloudy <i>Lighting Conditions:</i> Moderate to good <i>Approximate Ground Level:</i> 2 metres aOD <i>Ordnance Survey Grid Coordinates:</i> SU 69622 06469	Built form and vegetation obscure any recognisable view of the Site.	
B	Location: View from public footpath: HAVANT 56, across an open field towards the Site location Direction of View: North-west	<i>Date:</i> 11th January 2021 <i>Time:</i> 1:40 pm <i>Weather:</i> Cloudy / Clear <i>Lighting Conditions:</i> Good <i>Approximate Ground Level:</i> 2 metres aOD <i>Ordnance Survey Grid Coordinates:</i> SU 73594 04992	Existing banked vegetation/tree planting to the A27 verges and field boundary vegetation obscures visibility to the Site.	
C	Location: View from public footpath: HAVANT 56, through gaps in the tree line of the wooded area towards the Site location. Direction of View: North-west.	<i>Date:</i> 11th January 2021 <i>Time:</i> 1:50 pm <i>Weather:</i> Cloudy <i>Lighting Conditions:</i> Good <i>Approximate Ground Level:</i> 10 metres aOD <i>Ordnance Survey Grid Coordinates:</i> SU 73709 05311	Tree line and field boundary vegetation prevents views through to the Site.	

	Location and Direction of View	View Details	Reasons for exclusion	Image taken
D	Location: View of from the high bank of public footpath: SOUTHBOURNE 202-5#2 Direction of View: North-west	Date: 11th January 2021 Time: 2:15 pm Weather: Cloudy Lighting Conditions: Good Approximate Ground Level: 9.0 metres aOD Ordnance Survey Grid Coordinates: SU 73709 05311	Built form and vegetation obscure any recognisable view of the Site.	
J	Location: View from Jobson's Lane. Direction of View: South.	Date: 11th June 2019 Time: 13:52 pm Weather: Sunny / Clear Lighting Conditions: Moderate to good Approximate Ground Level: 9.0 metres aOD Ordnance Survey Grid Coordinates: TQ74341 06459	Tree belt and landform restricts visibility to the Site.	

APPENDIX C - DARK NIGHT SKIES



Development Site Location.

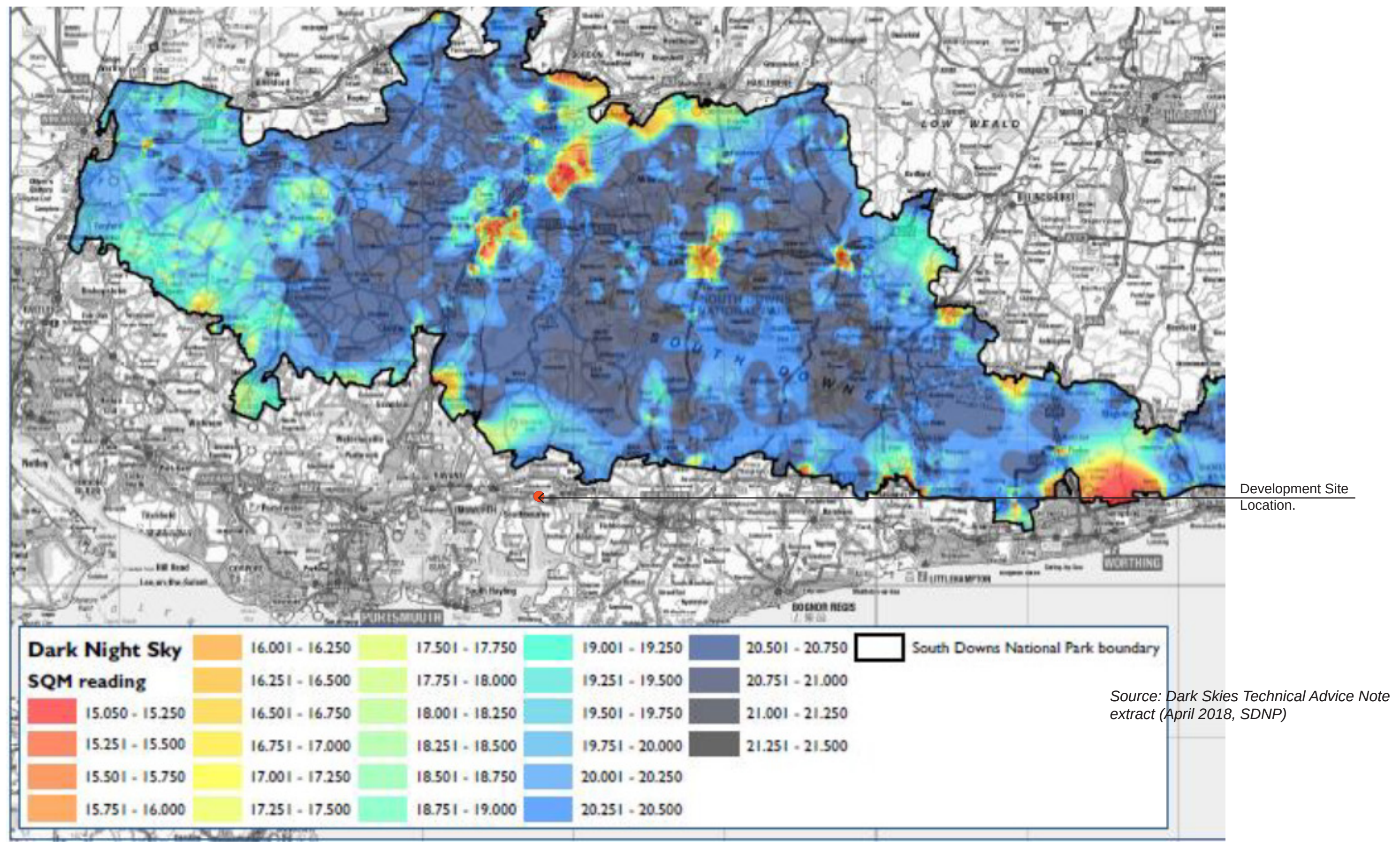
Great Britain's Light Pollution and Dark Skies

Night Lights

- (NanoWatts / cm²/sr)
- >32 (Brightest)
 - 16 - 32
 - 8 - 16
 - 4 - 8
 - 2 - 4 (Brighter)
 - 1 - 2
 - 0.5 - 1
 - 0.25 - 0.5
 - < 0.25 (Darkest)

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Earth Observation Group, NOAA National Geophysical Data Center. Developed by LUC.

APPENDIX C - DARK SKIES TECH. ADV. NOTE (APRIL 2018, SDNP) + AONB PP09 - EXT.



VARIOUS EXTRACTS

Dark Skies in the South Downs National Park

The Dark Skies Technical Advice Note (April 2018, SDNP) defines the dark night sky as comprising two distinct landscapes; the skies above and the landscape below.

The 'above' landscape is described as the: *'unobstructed sky full of stars. This landscape is predominately affected by sky glow from the street lights of the larger urban environment, but can also be significantly affected by over-bright single sources at the local domestic level.'* (Ibid, p8)

The 'below' landscape is described as: *'the 'continuity' of darkness across the Downs themselves which should be free of point sources of light. The nature of a less populated landscape means that lamps can stand out due to the higher contrast between light and dark. While these sources may contribute relatively less to the overhead quality except in the immediate vicinity, being able to manage a landscape as a continuous dark habitat is of equal importance to protect this special quality and the relative tranquilly it offers; an interrupted view of the landscape below is just as important to us and to wildlife, as the interrupted view above.'*

Lighting Pollution

Three types of pollution associated with obtrusive light are identified, comprising of: Sky Glow, Glare and Light intrusion. These types of pollution are defined as follows:

- **'Sky glow** - This is the brightening of the night sky which can be seen emanating in the horizon from cities or other brightly illuminated areas and is the main source of pollution across the Downs. It is caused by the illumination of air molecules and particles and is created both by reflected surfaces and badly directed light. Light that travels near the horizontal is the most damaging as it travels furthest and lowest through the atmosphere. This can be avoided by ensuring lights are pointing down;
- **Glare** - This is the uncomfortable brightness of a light source when viewed against a contrasting darker background. Due to the rural and less populated character of the landscape, lights in rural areas will be relatively higher in glare than in urban areas. This is particularly noticeable when looking from raised viewpoints into the darker landscape below;

- **Light Intrusion** - This is the "Trespass" of light spilling beyond the property or area being lit. Although this pollution generally relates to windows and intrusion into private property, light intrusion also applies to habitats and areas of high species interest.' (Ibid, p13)

The Technical Advice Note identifies key points regarding lighting designs for domestic sites as follows:

- 'Use lights less than 1000 lumen;
- Shield lights above 500 lumens;
- Use proximity sensors or timers;
- Angle lights downwards;
- Use curtains and blinds.' (Ibid, p15)

Technical Design Advice

Viewpoints

The Dark Skies Technical Advice Note (April 2018, SDNP) identifies that:

'There are many key daytime viewpoints across and outside the park which serve both the daytime and night. Proposals should consider the impact on these viewpoints, particularly in regard to the disruption of the dark landscape continuity. As large scale developments are more likely outside the park, consideration should be given to their impact on dark skies within the park. They can be quite significant.' (Ibid, p34)

Dark Skies in Chichester Harbour Area of Outstanding Natural Beauty

Within Chichester Harbour AONB Management Plan 2019-2024 Third Review (Chichester Harbour Conservancy, 2019) the reasoned justification to Planning Principle 09 - Dark Skies, the following is identified:

'The night sky is part of the scenic beauty of the AONB and should be conserved and enhanced. Light pollution is the light that is wasted upwards and reflects off the atmosphere, causing a visible night time blanket. According to the Campaign to Protect Rural England, Chichester Harbour has the third highest level of light pollution across all of England's 34 AONBs (as of 2016). Light pollution is a problem for various reasons, including energy wastage, detrimental effects on human health and psychology, erosion of tranquillity and disruption of ecosystems.' (Ibid, p72)

Obtrusive light is generally a consequence of poorly designed or insensitive lighting schemes. The three main problems associated with obtrusive light are:

- **Sky glow** - the orange glow seen around urban areas caused by a scattering of artificial light by dust particles and water droplets in the sky;
- **Glare** - the uncomfortable brightness of a light source when viewed against a darker background; and
- **Light trespass** - light spilling beyond the boundary of the property on which a light is located.

Each of the three types presents very different problems for the general public and for the environment as a whole.

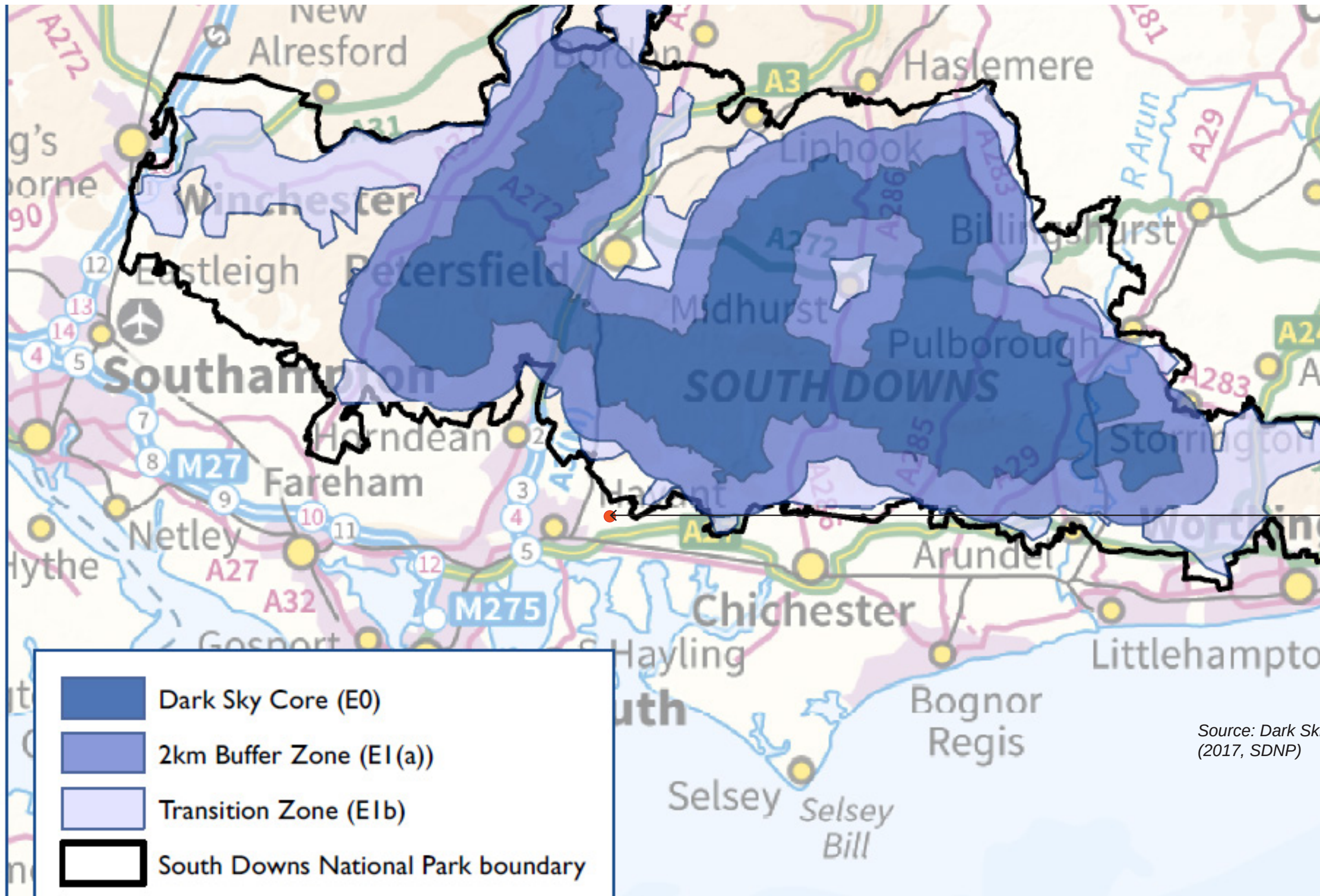
Sky glow is the result of wasteful and ill-directed lighting and reduces the ability of people to see the natural night sky. This is a problem in rural locations. Artificial lighting can destroy local character by introducing a suburban feel into rural areas.

Glare and insensitive lighting can have serious implications for motorists who may become distracted or blinded by glaring lights spilling out on to the highway. Bright or inappropriate lighting in the countryside can also have severe ecological implications.

Obtrusive light in rural locations can affect the natural diurnal rhythms amongst a wide range of animals and plants. Light trespass is a common problem and can intrude on the residential amenity in both urban and rural settings causing stress and anxiety for people affected. In addition to these specific problems, obtrusive light represents a waste of energy, resources and money.

The Institution of Lighting Professionals has published guidance on acceptable levels of illumination for specific environmental zones, which relate broadly to the rural areas. All new developments should be designed so as to adhere to these best practice guidelines. (Ibid, p73)

APPENDIX C - POLICY SD8: DARK NIGHT SKIES, POLICY MAP (2017) - EXTRACT



METHODOLOGY

General

This assessment has been prepared with reference to the following guidance:

- *An approach to landscape sensitivity assessment – to inform spatial planning and land management. (Natural England, June 2019);*
- *Landscape Character Assessment - Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002); An Approach to Landscape Character Assessment, (Natural England, 2014);*
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);*
- *Photography and photomontage in landscape and visual impact assessment, Advice Note 01/11, published by the Landscape Institute, 2011;*
- *Visual representation of development proposals, Technical Guidance Note 02/17, published by the Landscape Institute, 31 March 2017.*

In accordance with GLVIA3, the following distinct but inter-related assessments are undertaken:

- *Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource through: ‘changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive...;*
- *Assessment of visual amenity effects – assessing effects of the proposal on the views available to people and their general visual amenity through: ‘changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements’.*

The Study Area

The extent of the Wider Study Area is defined by the Scheme's Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping and Google Earth Viewshed output. The ZTV is primarily used to identify viewpoints or areas to be visited during the field survey.

Through reference to the field survey and review of resulting photographs, an Indicative Zone of Visual Influence (iZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm, taking into account landform, vegetation, built structure and distance.

The Study Area is subsequently defined to enable a proportionate evaluation of landscape and visual susceptibility to the proposed Scenario and Scheme.

Field Survey

The field survey work was carried out in clear weather conditions on the 11th January 2021, when vegetation was out of leaf. Viewpoint photography is supplemented by imagery from Google Street View, dated July 2019, which has been copied on screen and rescaled to an approximation of the anticipated scale should the standard method, (see *right*) have been applied. However, the elevation from which Google captures these views is at some 2.5m AGL.

Landscape Character

Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs the description of landscape character across the study area, which through reference to landscape planning designations provides the baseline of qualitative and quantitative information against which the potential landscape effects of the Scheme can be predicted.

Within this Study the term ‘landscape’ is synonymous with its definition within the European Landscape Convention as: ‘*An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*’. The Convention is very wide in scope and covers: ‘*natural, rural, urban and peri-urban areas, which include land, inland water and marine areas.*’

Visual Amenity

Viewpoints are selected to represent a range of potential visual effects which may occur from the proposed development and demonstrate long, medium and short distance views. Short distance views are categorised based on the viewpoint being within 500m of the central point within the Site, mid-distance (500m-1k) or long-distance views (*beyond 1km*).

Viewpoints are identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature, then this may be identified as a specific viewpoint.

The photographs have been taken using a Canon EOS 650D Digital SLR Camera with an 18-55mm lens, which was manually set to the 35mm film camera equivalent focal length of 50mm, (*approximately 31mm at 1.6x conversion*) at each shot.

The viewpoint images, (See **Appendix A**) have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location. The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.

A series of single shot photographs have been composed to form panoramic photographs using the cylindrical projection function in Adobe Photoshop. The images are marginally cropped to remove white space from the surrounding edges, to enable the composition of the visual components to be clearly presented.

The viewpoint photographs are presented to be viewed upon an A3 size of paper (420 x 297mm), held at arms length. Based upon variables introduced from differing arm length of between 300mm - 500mm, the resulting relative scale of visual components are presented to approximate with the extent of that visible to a viewer within the landscape.

Assessment Criteria

General

The framework shown in **Table 1** is used as a guide to inform the identification of adverse or beneficial effect thresholds from the differing combinations of levels of landscape and visual receptor sensitivity and magnitude of change:

Table 1 – Effect Thresholds Framework			
Magnitude	Sensitivity (<i>Nature of receptor</i>)		
	High	Medium	Low
High	Significant	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

Note: **Table 1** is only a framework to aid consistency of reporting and provide an initial indication of the likely effect from a consideration of the nature of the receptor and the magnitude of change, undertaken as part of the assessment of effects. Note that the respective effects represent levels on a continuum or continuous graduation, requiring application of professional opinion to lead on the assessment of effect. The following **Tables 2 and 3** are used to respectively inform consideration of value, and susceptibility:

Table 2 – Value Criteria	
Value	Criteria
High	Area and/or features/or views with distinctive characteristics, in good condition with no potential for substitution. Strong sense of cohesion with no or few detracting features. These are likely to be, but not necessarily, within a National Park or Area of Outstanding Natural Beauty.
Medium	Area and/or features/or views with distinctive characteristics or association, in good condition, with limited potential for substitution. Sense of cohesion with few detracting features. These may be locally designated or recognised within district level landscape characterisation.
Low	Area and/or features/or views with typical characteristics, in generally moderate condition, with potential for substitution.
Very Low	Area and/or features/or views in fair to poor condition which have undergone change to the extent that they no longer have a distinctive local character or have become degraded.

Table 3 – Susceptibility Criteria	
Susceptibility	Criteria
High	Area and/or features/or views considered resilient to relatively small changes.
Medium	Area and/or features/or views considered reasonably tolerant of change.
Low	Area and/or features/or views considered potentially tolerant of substantial change.

Landscape Impact Assessment

Nature of Landscape Receptors (Sensitivity)

Within The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Sensitivity is defined as: ‘A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor’, (p158). It is recommended within GLVIA3, that the ‘nature of receptor’ should be used as shorthand in place of the term ‘sensitivity’, (p37).

Landscape components against which the susceptibility of the landscape to the proposed development might be appraised are identified by LLD through reference to planning policy, designations, and landscape characterisation, including aspects such as scenic quality and tranquillity amongst other considerations, as relevant.

Reference is made to Box 5.1, (p84, GLVIA3) which provides a range of factors that can assist in the identification of valued landscapes as follows:

- **‘Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;
- **Representativeness:** Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples;

- **Conservation interests:** The presence of features of wildlife; earth science; archaeological; historical or cultural interest can add to the value of the landscape as well as having value in their own right;
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity;
- **Associations:** Some landscapes are associated with particular people, such as artists or writers.’

Regarding susceptibility of landscape receptors, GLVIA3 identifies that: ‘Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project. It should not be recorded as part of the landscape baseline but should be considered as part of the assessment of effects.’ (p89). Susceptibility is defined as: ‘The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences’, (GLVIA, p158).

This definition is understood by LLD to comprise a consideration of the resilience, (*or capacity*) of the landscape component / area to the proposed change, taking into account the reversibility of the change, or whether the receptor could be easily recreated or substituted elsewhere. It would follow that the Sensitivity of the landscape receptor is Low, (*low susceptibility / high resilience*) if undue negative consequences were not likely. The opposite being that Sensitivity would be High if negative consequences were likely (*high susceptibility / low resilience to the Scheme*).

The allocation of sensitivity is subsequently defined through reference to **Table 4** in a progressive way through a process of firming up the value of the landscape receptors identified, and balancing a consideration of the susceptibility of these components to the specific proposals through retrospective consideration from a point where the magnitude of impact can be anticipated.

Table 4 - Landscape Sensitivity Criteria	
Sensitivity	Criteria
High	Landscape area or feature of high - medium value, with limited potential to accommodate the proposal without Major-Moderate adverse effects. The Scheme would be out of scale / cause a noticeable deterioration to a landscape area / associated feature of recognised quality / scenic qualities.
Medium	Landscape area or feature of medium value, with some potential to accommodate the proposal with limited Moderate-Minor adverse effects resulting. The Scheme would not quite fit / cause a perceptible deterioration to a landscape area / associated feature which contributes to local landscape character
Low	Landscape area or feature of medium - low value, with potential to accommodate the proposal with limited adverse or Negligible effects resulting. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain existing landscape quality.
Very Low	Landscape area or feature of low value, with potential to accommodate the proposal. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain or enhance existing landscape quality.

Magnitude of Landscape Impact

Impacts are defined through considering the magnitude of change anticipated, taking into account size and scale, geographic extent, duration and reversibility.

The criteria in **Table 5** are used to identify magnitude of landscape change:

Table 5 – Magnitude of Landscape Change Criteria	
Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area.
Medium	Partial changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor or virtually imperceptible change in any area of landscape characteristics and features.

The magnitude of change to landscape character depends upon the nature, scale and duration of change. Duration is judged on a scale as follows: short, (0-5 Years) medium, (5-10 years) and long, (10-25 years). The duration over which change is anticipated to differ is defined through reference to the time frame within which mitigatory or enhancement planting might be considered.

Where primary mitigation this would form part of the Scheme. Where secondary this duration enables a consideration of how the magnitude of change would change as a result of recommended mitigation and enhancement.

Landscape Effect

Effects are defined as the consequences of impacts taking into account the nature of the landscape receptor and magnitude of change.

The criteria in **Table 6** are used to define the nature of the landscape effect:

Table 6 - Landscape Effect Criteria Definitions	
Effect	Definition
Significant Major adverse	The proposed Scheme would result in effects that are at a complete variance with the landform, scale and pattern of the landscape; would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting; would cause a very high quality landscape to be permanently changed and its quality diminished.
Major adverse	The proposed Scheme would result in effects that are at a considerable variance to the landscape scale, landform and pattern degrading the integrity of the landscape; would be substantially damaging to a high quality landscape.
Moderate adverse	The proposed Scheme would be out of scale with the landscape or at odds with the local pattern and landform; would be damaging to a landscape of recognised quality.
Minor adverse	The proposed Scheme would not quite fit into the landform and scale of the landscape; would affect an area of recognised landscape character.
Negligible	The proposed Scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality.
Minor beneficial	The proposed Scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.
Moderate beneficial	The proposed Scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Visual Impact Assessment

The visual effect of any proposal depends on both the nature of the visual receptor and susceptibility to the magnitude of change anticipated.

Nature of Visual Amenity Receptor

The people whose visual amenity is defined are referred to as visual amenity receptors. Visual receptors are commonly grouped based on either the nature of the visibility which they are afforded towards the Site, which may be further subdivided based upon distance and orientation.

To enable a description of the nature of the visual amenity afforded to people, the nature of use and any values associated with the visual amenity are identified. This includes the identification of any landscape features within the view, which may emphasise the value associated with the features contribution to the views compositional balance.

The compositional balance of the view is initially described, taking into account considerations of form, scale, mass, line, height, colour and texture as appropriate, which is often defined by the association between horizontal elements such as the skyline and vertical elements such as tree groups and built form. The contribution or presence of elements associated with the Site are then described, to enable their present contribution to the view to be identified. Landscape quality, (*condition*) may also be identified as part of the description of the view, with susceptibility to change subsequently informed by this.

The following criteria in **Table 7** are used to identify the likely Sensitivity of visual receptors, albeit limited by the generic language within. As with Landscape Sensitivity, the allocation of Sensitivity is defined in a progressive way through a process of firming up the nature of the landscape receptors associated with or relevant to the Site, and balancing a consideration of the susceptibility of these components to the specific proposals through retrospective consideration from a point where the magnitude of impact can be anticipated on the character of the view:

Table 7 – Visual Sensitivity Criteria	
Sensitivity	Criteria
High	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity from the Scheme by reason of the nature of use and their expectations associated with that view. Such as those who are engaged in outdoor recreation, including users of public rights of way and visitors to heritage assets.
Medium	Receptors experiencing incidental views not critical to amenity and / or the nature of the view towards the Scheme is not a primary consideration of the users. Such as users of pavements and those engaged in sport or at work.
Low	Receptors where the changed view is unimportant / irrelevant and / or are not sensitive to change. Such as vehicular users on road, rail or other transport routes.

Magnitude of Visual Impact

The magnitude of change to visual amenity depends upon the size and scale, geographic extent, duration and reversibility of the proposed change.

Duration is judged on a scale as follows: short, (0-5 Years) medium, (5-10 years) and long, (10-25 years). This is based on the time frame within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or reduce intervening views. The criteria in **Table 8** are used to identify magnitude of visual change:

Table 8 – Magnitude of Visual Change Criteria	
Magnitude	Criteria
High	Where the proposed Scheme or elements of the Scheme will dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture.
Medium	Where the proposed Scheme or elements of the Scheme will be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture.
Low	Where the proposed Scheme or elements of the Scheme will be perceptible as a minor element within the composition, likely to be missed by the casual observer and/or scarcely appreciated.

Visual Amenity Effect

Whilst landscape value associated with the components of a view is taken into account within the visual amenity assessment, the focus is upon the overall pleasantness of the view in terms of the visual character and compositional balance.

The criteria in **Table 9** are used to define the nature of the visual effect:

Table 9 – Visual Effect Criteria Definitions	
Effect	Definition
Significant adverse	Where the Scheme would cause a significant deterioration to the character of an existing promoted view.
Major adverse	Where the Scheme would cause a significant deterioration to the character of the existing view.
Moderate adverse	Where the Scheme would cause a noticeable deterioration to the character of the existing view.
Minor adverse	Where the Scheme would cause a barely perceptible deterioration to the character of the existing view.
Negligible	No discernible deterioration or improvement in the existing view.
Minor beneficial	Where the Scheme would cause a barely perceptible improvement to the character of the existing view.
Moderate beneficial	Where the Scheme would cause a noticeable improvement to the character of the existing view.

Cumulative Effects

Cumulative effects are considered where relevant, further to the assessment of landscape and visual effects. Where relevant to the decision, proposed development within the Study Area or where identified by the Regulatory Authority would be considered for potential inter-scheme cumulative landscape and visual effects.