

Langstone Quays Resort

**NPA 11122 101 P01
Landscape and Visual Impact Assessment**

A Report on behalf of Spa Creators

October 2019

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1.0 INTRODUCTION

- 1.1 Nicholas Pearson Associates has been appointed to undertake a landscape and visual assessment (LVIA) to provide information regarding the potential effects of a new spa building at the existing Langstone Quays Spa Resort.
- 1.2 The site lies at the very northern end of Hayling Island, Hampshire, approximately 13km west of Chichester and 8 km east of Portsmouth.

2.0 SCOPE AND METHODOLOGY

- 2.1 The purpose of the LVIA is “to identify and assess the significance of and the effects of change resulting from the proposed development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity” (LI & IEMA, 4).
- 2.2 The process is also intended as a tool to assist with the iteration of the scheme design and enable opportunities to avoid, reduce or mitigate against impacts on the landscape.
- 2.3 The assessment process draws on guidance produced by the Landscape Institute and the Institute of Environmental Management and Assessment, set out in ‘Guidance for Landscape and Visual Assessment’ (LI and IEMA 2013 3rd Ed.).
- 2.4 The LVIA follows a 3-stage process:
- Description of the **baseline conditions**, in terms of the landscape character of the site and its environs and its visual context, with reference to visual receptors.
 - Description of the **development proposals, including mitigation**, which are likely to affect the landscape and visual baseline.
 - Assessment of the **potential effects**.
- 2.5 The baseline conditions were assessed using both desk study and site visits. Desk study was undertaken to research planning policies, published landscape a character studies and local

landscape designations relevant to the area and the proposed development. A field visit was undertaken in autumn 2019, the purpose of which was to establish:

- *The value of the site's existing landscape character and features.*
- *The site's visual relationship with its surroundings, in particular how the development may affect the Chichester Harbour AONB.*
- *The contribution of the site to the wider landscape.*
- *The people most likely to be affected by the proposals*

2.6 To determine the likely areas from where the proposals would be visible, a Refined Zone of Theoretical Visibility (ZTV) (see **Figure 3**) was prepared using a 'digital surface model' generated from photogrammetric data which takes account of built form and vegetation.

2.7 Viewpoints were selected from key locations and agreed with the local authority. Viewpoint photographs were also taken. These were then produced as viewpoint figures with consideration to the 'Landscape Institute Advice Note 06/19 – Visual Representation of development proposals'. Due to the timing of the study it was not possible to provide winter viewpoints for the representative viewpoints; the representative autumn photographs provided within this report show the minimum extent of the development likely to be visible and do not account for the depiction of the proposed development when the site is less concealed by foliage in winter. This constraint has been taken into account in the assessment of the scheme, which makes a judgement on the effects in 'winter'.

3.0 LANDSCAPE PLANNING POLICY CONTEXT

3.1 Summary of Planning Policy

3.1.1 The primary publications relating to the landscape character, views and visual amenity, and of the landscape planning policy context to the site are listed as follows:

- *Chichester Harbour AONB Management Plan (2019-2024)*
- *Havant Borough Townscape, Landscape and Seascape Character Assessment (2007)*

- *Havant Borough Core Strategy (2011). Relevant policies include:*
 - *Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough*
 - *Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty*
 - *Policy CS16 High Quality Design*
 - *Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features*

3.2 Summary of Landscape Designations

- 3.2.1 A summary of the relevant landscape designations, as defined within existing publications and documents is provided in the following sections:

Chichester Harbour Area of Outstanding Natural Beauty (AONB)

- 3.2.2 The site is within Chichester Harbour AONB. AONBs are designated to protect and enhance natural beauty and “Great weight should be given to conserving and enhancing landscape and scenic beauty in... Areas of Outstanding Natural Beauty.” (MHCLG, 49).

- 3.2.3 The Chichester Harbour AONB Management Plan 2019-2024 describes the vision for the future the AONB. Ten special qualities that help to create the distinctiveness of the area are set-out in the plan. These are:

- The unique blend of land and sea – especially the combination of expanses of open waters, narrow inlets and intimate creeks.
- The frequently wooded shoreline.
- The flatness of the landform, unusual among AONBs, accentuates the significance of sea and tide and of distant landmarks across land and water.
- The open water of the central area of the Harbour.
- The overall sense of wilderness within the seascape.
- The particularly strong historic environment and heritage assets.

- The picturesque harbourside settlements.
- The wealth of flora and fauna, and notably the vast flocks of wading birds add to the richness and diversity of the landscape.
- The unspoilt character and unobtrusive beauty.
- The very special sense of peace and tranquillity, largely engendered by the gentle way the AONB is used and closeness to nature that is experienced.

3.2.4 The management plan also contains Planning Principles for promoting these special qualities. Relevant principles include:

- *PP01 Chichester Harbour as a Protected Area*
- *PP09 Dark Skies*

4.0 BASELINE CONDITIONS

4.1 Published Character Assessments, NPA Landscape Appraisal and Landscape Receptors

4.1.1 Existing studies help to establish a baseline for areas of the landscape likely to be affected by the proposals. There are a number of relevant published character studies for the Site and its local context, these are summarised below.

National Character Area (NCA) 126. South Coast Plain

4.1.2 The site lies within NCA 126. South Coast Plain. The key characteristics relevant to this area are:

- *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. . . harbours*
- *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.*
- *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.*
- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems. (NE, 6).*

Chichester Harbour AONB, Chichester Harbour AONB Management Plan 2019-2024

4.1.3 Chichester Harbour AONB landscape is characterised by “open water, intertidal mud and sand, saltmarshes, shingle beaches, sand dunes, woodlands, meadows and grasslands, ponds and streams, coastal grazing marsh, reed beds, hedgerows, trees, ditches and farmland. . . The Harbour’s coastline is made-up by distinctive tidal channels, leading to numerous inlets and rythes that criss-cross expanses of saltmarsh and mudflats. The shoreline is fringed by wind-sculpted oaks and scrub, with open agricultural fields bounded by hedgerows. Historic coastal villages are defined by centuries of maritime association, and in the flat landscape, the vertical elements of church spires and old mills are important parts of its character.” (CHC, 24).

4.1.4 The landscape also undergoes change from current pressures, “agriculture has developed; settlements have changed in both their appearance and extent; road traffic has increased and the industries associated with the Harbour have changed.” (CHC, 24).

Havant Townscape, Landscape and Seascape Character Assessment 2007

4.1.5 The proposed development falls within Landscape Character Type H ‘Open lower harbour plain’ and Landscape Area 29 ‘North Hayling’. Key landscape and visual characteristics extracted from the description of the landscape area are as follows:

Physical characteristics

- *Low lying and predominantly flat. . .*
- *A high density of streams and water courses, many channelled into field side ditches.*

- *Small tidal inlets with contrasting tidal conditions of mud banks and a discrete water channel which are hidden by water at high tide.*

Biodiversity and vegetation pattern

- *Medium size predominantly arable fields with a sparse intermittent hedgerow vegetation.*
- *Occasional woodland shelter belt*
- *Woodland tends to be broadleaved.*
- *Some scrub but predominantly areas of coastal grazing marsh adjacent to the harbour side.*

Built form and settlement pattern

- *Underlain with River Terrace Deposits which overly a number of chalk formations. . . Raised marine deposits exist along the harbour basin edge. . .*
- *Settlements generally comprise irregular row villages and hamlets. . .*
- *Traditional vernacular building materials. . . were originally timber-framing and that, superseded by flint, brick and plain tile.*
- *Flint and brick boundary walls are a particular feature.*
- *Towards the harbour edge holiday villages with a dense built character and often with a high density of non-native trees and shrubs contrast with adjacent areas of the landscape.*
- *Low density industrial development of large shed style buildings with large open areas of hard standing and wide roads.*
- *Yacht building yards with marinas remodelling the harbour edge.*
- *Engineering works including bridges and embankments are prominent due to the flat landform and proximity to the water's edge.*

NPA Site Character Appraisal

- 4.1.6 To further understand the character of the site and its immediate surroundings, a desktop study and site visit has provided a finer level of detail.
- 4.1.7 Langstone Quays Resort is located at the northern tip of Hayling Island. This is an area strongly characterised by the harbour, its maritime and recreational use, the associated tourist facilities, including the various buildings, and the natural habitats present around/ at the water's edge. The rotunda of the resort at the entrance faces the water's edge and looks towards Langstone

and Emsworth Harbour on the mainland generally to the north. Various lines/ pockets of mature tree planting, including evergreen species are located around the edges of the resort providing some local enclosure and to an extent differentiating the locality from the more scrubby, native vegetation elsewhere in the area.

- 4.1.8 The topography of the Site, which lies between 0-5m AOD, is flat and of a similar terrain to the surrounding wider landscape. As such the site is not overlooked by higher ground.
- 4.1.9 Immediately adjacent to the north east of the Site is Northney Marina. This is open to the public and includes a variety of facilities such as car parking, a café, boat yard and pontoons. To the east of the Site lies an area of intertidal mud and sand that flows from the harbour around the south of the marina and up to the southern end of the resort. North Common, an open space accessible to the public, borders the south of this area. North Common stretches from the Northney Road in the east to the water in the west. It comprises a network of footpaths and dense areas of scrub with occasional trees with some views of Northney marina and the harbour beyond where not obscured by vegetation. Northney Road, a generally quiet two lane road, runs along the western boundary of the Site before turning east approximately 200m further south where detached houses line the northern side. West of the Site lie arable fields at Bridge Farm House. The fields here are flat and open with a distinctive mature shelter belt running north to south along the field boundary.
- 4.1.10 The site as a whole extends approximately 150m further south beyond the rotunda, and includes a complex of two storey brick and white clad buildings, two car parks and surrounding soft landscape comprising amenity areas of mown grass, ornamental shrubs and trees.
- 4.1.11 The proposed development is to be located within and immediately adjacent to the existing southern car park. This area is located between the back of the existing hotel buildings and the western end of North Common. It is well enclosed by the existing development to the north and blocks of vegetation including hawthorn, bramble and conifer along the water's edge to the south. It includes a mix of soft and hard landscape, comprising mown grass, two mature trees, blocks of boundary planting, car parking and an access road leading directly to Northney Road.
- 4.1.12 CPRE's light pollution and dark skies map illustrates that the area for development falls between 2-4 nanowatts/cm²/sr - the midpoint between the darkest and the lightest on the

scale. At Langstone Technology Park approximately 2km to the north west, the brightest level on the scale is emitted. Whilst in North Hayling, 1.3km further south east, the radiance is measured between 0.5-1 nanowatts/cm²/sr, within the darker half of the scale.

Landscape Baseline Summary

4.1.13 In summary, the Site lies on Hayling Island, at the far north eastern corner of Chichester Harbour AONB. Under the National Planning Policy Framework AONBs are given the highest level of protection in relation to conserving and enhancing scenic beauty (MHCLG, para 172). The AONB is known for its flat landform, open water, intimate creeks and sense of tranquillity. However, in strong contrast to other areas and wider AONB landscape, at the north eastern tip of Hayling Island, Langstone Quays Resort and Northney Marina form a prominent and established cluster of recreational development at the harbour's edge. The Site itself, at the southern end of Langstone Quays Resort, lies in a generally enclosed part of this developed local landscape set within the wider open and scenic coastal landscape.

Summary of Landscape Receptors

4.1.14 The landscape receptors shown in **table 4.1** have been identified for assessment. Based on the landscape baseline, these have been chosen due to the weight given to the AONB and the most locally relevant descriptions provided in the Havant Townscape, Landscape and Seascape Character Assessment.

Table 4.1: Landscape Receptors Identified for Assessment

Landscape Receptor	Source of baseline description
Chichester Harbour AONB	Chichester Management Plan 2019-24
Landscape Area 29 'North Hayling'	Havant Townscape, Landscape and Seascape Character Assessment
Langstone Quays Resort	Site appraisal

4.1.15 Chichester Harbour AONB:

Value: The Chichester Harbour AONB extends across the entirety of the site. Due to the weight given to an AONB designation in landscape terms, the Chichester Harbour AONB is of **national landscape value/importance**.

Susceptibility: The Chichester Harbour AONB is of **low susceptibility** to the type of development proposed. Typical to the AONB, the topography of the surrounding area is flat and the Site itself has some enclosure provided by blocks of vegetation to the south and east, and existing built development to the north.

In terms of land cover, the immediate area within which the Site sits is made up of land uses features incongruous to the valued qualities of the AONB. These include built development, car parking and ornamental planting of Langstone Quays Resort and Northney Marina. The building is proposed within a man-made landscape where human activity and development are currently expected as part of the local character.

Due to the existing presence of development and minimal special qualities within the Site itself, the receptor is more able to accommodate the proposed spa building.

Sensitivity: Medium

4.1.16 Landscape Character Area 29 North Hayling:

Value: This receptor forms the northern end of Hayling Island. The Chichester AONB covers a portion of this receptor, encompassing the north and east coastal areas.

The receptor has a varied yet strong character reflected in the open agricultural landscape; small settlements with vernacular style and Listed buildings; noted features such as mature shelterbelts, important habitats and a general tranquillity.

Northney Marina and Langstone Quay Resort are prominent developments on the water's edge. These are features in contrast to the valued character of the AONB.

Noting that not all of this receptor is part of the AONB, but much of it is part of the setting, special qualities present are the blend of land and sea, the flat landform, the wealth of flora and fauna, and a sense of place and tranquillity

This receptor is of **national landscape value/importance value**.

Susceptibility: This receptor is a varied landscape with human activity and development as well as scenic coastal, agricultural areas and heritage assets. Due to the siting

of the development within a previously developed car park the proposals are unlikely to affect the valuable landscape qualities present.

The character area has a **negligible/ low susceptibility** to the type of development proposed, partly due to the proximity of the existing built development, the location of the proposals on an existing car park, the overall scale of proposed development and the partial enclosure of the Site by built form to the immediate north and west and blocks of existing vegetation to the south and east.

Sensitivity: Medium-low

4.1.17 The Site:

Value: This receptor comprises the car park area at the southern end of Langstone Quays Resort.

Although fully within the AONB, the Site is not consistent with the valued characteristics of the AONB. There are urbanising influences, such as the hotel buildings and the car park, that contribute little to the positive aspects of the wider area. The condition of the infrequently used access track is poor. Nevertheless, the mature on-site vegetation, including two centrally located trees and blocks of planting at the edges, add to the sense of place.

In terms of perceptual quality, there is a sense of enclosure resulting from the small scale of the receptor, built form and mature vegetation.

Tucked at the rear of the hotel complex adjacent to North Common, despite the low level presence of human activity, this is a fairly tranquil area.

Given the location within Chichester Harbour AONB, this receptor is of **national landscape value/importance value**.

Susceptibility: The Site itself is well enclosed by existing built form and mature vegetation. The nature of the land use, result is a generally low scenic quality. The proposals are of a similar development type and height to the existing adjacent buildings. Therefore, this receptor is of **negligible/ low susceptibility**. It is not vulnerable to the type of development proposed and is able to accommodate indirect change arising from the development.

Sensitivity: Low

4.2 Visual Context and Visual Receptors

4.2.1 Views towards the proposed site are gained from the following broad geographic areas:

- Land to the south and east;
- Northney Road and Public rights of way to the west and south west;
- Northney Marina to the immediate north east;
- Mainland and Thorney Island to the north west, north east and east.

4.2.2 Ten viewpoints have been selected to represent the potential views of the proposals from these broad areas. These viewpoints have been agreed with Havant Borough Council and a site visit was undertaken to visit each viewpoint. The viewpoint locations are indicated on **Figures 3 and 4**. The representative photographs from these viewpoints are shown in **Figures 5 – 14**, and description of views below in the text below.

Table 4.2: Summary of Viewpoints

Viewpoint	Description
01	North Common south east of site
02	North Common south east of site
03	North Common east of site
04	Northney Road west of the site
05	Public Right of Way south west of the site
06	Northney Marina immediately north east of site
07	Langstone Bridge, Hayling Billy Coastal Path to the north west
08	Langston Quay, Solent Way National Trail on mainland to the north west
09	Emsworth Nore Barn, Solent Way National Trail on mainland to the north east
10	Sussex Border Path National Trail on Thorney Island east of site.

4.2.3 Land to the south and east (approximately 0.1-0.4km from the site):

Nature of views: Views seen by visitors, mainly walkers, to North Common are seen from within Chichester Harbour AONB and are valued for their natural, wild appearance. Views experienced are local and sequential and seen at the transition between a rural to more wild rural character.

The dense scrub of North Common and adjacent intertidal marshes form a large component of the views. Langstone Quays resort is an established and locally prominent part of the views, partially visible to varying extents in the mid-distance. Existing blocks of vegetation generally obscure views of the ground floors of the most southerly located hotel buildings, except for close views immediately south of the site, where direct views of the southern end of the resort and car park can be seen. During winter a similar extent of the buildings will remain concealed due to the presence of evergreen and dense deciduous vegetation.

Views from residences along Northney Road, Northney Lane and Spinnaker Grange are stationary, long ranging and look across North Common and Chichester Harbour AONB valued for its unspoilt character and unobtrusive beauty.

Residents are likely to have mid-distance views of the hotel complex, seen amongst intervening and backdrop of vegetation, as a distinctive component in the wider panoramic view.

- Receptors:*
- Users of North Common
 - Residents of Northney Road, Lane & Spinnaker Grange.

Representative Viewpoints 1, 2 and 3. Figures 5-7.

viewpoints:

4.2.4 Northney Road and Public Rights of Way to the west and south west (between approximately 0.15-0.36km from the site):

Nature of views: Values of views from the west of the site relate to the scenes overlooking the Chichester Harbour AONB and towards the South Downs in the distance.

From Northney Road transitory, local views of the site are available from a short stretch of the road, where the tops of the existing on-site trees are prominent features in the mid-distance. Elsewhere along Northney Road the site is not visible due to intervening built form and vegetation.

Similar views of the site are gained from the public right of way near Bridge House Farm. Here, rural agricultural fields are seen in the foreground, with field boundaries and vegetation within North Common providing a well vegetated backdrop. The existing most westerly building block of the hotel is

partially visible through vegetation along Northney Road and the access road.

In winter, there will be increased visibility of the built form of the hotel.

Receptors: Road users along Northney Road

Representative Viewpoints: Viewpoints 4 and 5. Figures 8-9.

viewpoints:

4.2.5 Northney Marina to the immediate north east (approximately 0.25km from the site):

Nature of views: View experienced by users of the Marina are valued for their views out across the wider Chichester Harbour AONB. The Marina has features that create strong visual experience. Long distance views from the Marina out towards to harbour are primarily in a northerly and easterly direction. Few and very limited views are gained of the site itself.

Receptors: Users of Northney Marina

Representative Viewpoint: Viewpoint 6. Figure 10.

viewpoints:

4.2.6 Mainland and Thorney Island to the north west, north east and east (between approximately 0.9-2.25km from the site):

Nature of views: These long-distance views are valued for their scenic qualities of the open water of the harbour, in the context of Chichester Harbour AONB.

The views are sequential and look southward and eastwards towards Langstone Quay Resort on the opposite shoreline. This is seen as a wooded shoreline, with the existing hotel rotunda and sailing boats in the Marina are visually prominent amongst the green backdrop. The site itself, located behind these features, is not visible from the majority of the views or only partial distant glimpses will be apparent.

Receptors: Users of Hayling Billy Coastal Path, Solent Way and Sussex Border Path
National Trails

Representative Viewpoints: Viewpoints 7, 8, 9 and 10. Figures 11-14.

viewpoints:

Visual After Dark Context:

- 4.2.7 There are some existing sources of light in the vicinity of Langstone Quays Resort. Including the Marina, Langstone Quays Resort itself which includes light columns within car parking areas, and nearby residential areas such as Spinnaker Grange. Existing lighting from the site itself will likely be visible in local views and to some extent in the more distant views as an indication of settlement at the northern end of Hayling Island.

5.0 DEVELOPMENT PROPOSALS

5.1 Scheme Proposals

- 5.1.1 The proposals comprise a two storey, maximum 8.9m high building to house new spa facilities. This will be located within and adjacent to the existing car park at the southern end of the resort. The building will be clad in timber and stone appearance with glazing incorporated. The ground floor includes two external decking areas either side of the core of the building. A roof deck with glass balustrade forms the upper level of the building.
- 5.1.2 The proposals include external lighting on and around the new building. This includes downlighters on external walls at ground floor level, lighting on the roof terrace, wayfinding and security lighting. The large windows will also emit light from interior lighting at dark. The opening hours of the building will be from 8.30am until 10.30pm. Only the way finding and security lighting is anticipated to be used outside of these hours.
- 5.1.3 The existing mature *eucalyptus sp.* and *prunus sp.* trees are proposed to be retained, although pruning of the *eucalyptus sp.* will require pruning to allow for the positioning and erection of the building. The existing asphalt road will be shortened to maintain access to the car park from Northney Road. The area at the rear of the building will be laid to lawn. Additional native shrub and tree planting is proposed to fill the existing gap along the water's edge south of the building, as well as the extension of existing planting east of the car park. This planting is proposed to be of a substantial width providing a local landscape enhancement and to assist with physical and visual integration.

5.2 Timings and Programme

- 5.2.1 Should planning permission be granted, the construction of the building is proposed for early 2020. The building sits above ground on a foundation pad and screw piles which negate the need for traditional concrete foundations. Ground works preparation will take two weeks and upon delivery a further two days is anticipated for erection of the building structure.

6.0 ASSESSMENT OF EFFECTS

6.1 Assessment of Potential Effects on Landscape Receptors

Construction effects:

Scale of change: The construction of the proposed spa building and planting of proposed blocks of native vegetation will not include any vegetation clearance. The temporary construction process is anticipated to be short term. The limited impacts will arise relating to the presence of a construction machinery and compound any required portacabins, for example ground works equipment and any required portcabins or facilities for construction workers, and temporary disturbance to the tranquillity of the local area. This change to the landscape character would be temporary, confined to the car park and the immediate vicinity and is unlikely to cause undue negative consequences to the wider AONB and its special qualities.

Magnitude of change: Negligible/ Low

Level of effect: Slight (adverse)

Operational effects (permanent and irreversible):

6.1.1 Chichester Harbour AONB; sensitivity – Medium:

Scale of change: The proposals will result in new built form in an area currently used as a car park. The new building will sit alongside the existing Langstone Quays hotel buildings and add a contemporary character to the southern end of the resort. The building will be a similar height to the

existing hotel buildings and of a scale not dissimilar to the existing buildings in the locality, using natural materials to integrate with the locality. No landscape features or vegetation that contribute positively to the AONB will be lost.

Due to the nature, scale and specifically, the location of the proposals within a car park fairly sheltered to the wider area, the scheme will not noticeably or materially affect the overall special qualities of Chichester Harbour AONB. Once in use, the proposed scheme will result in a barely perceptible change to the characteristics of the overall Chichester Harbour AONB.

The extent of influence would be limited to a defined and very local extent of the AONB. Any effects would be perceptible from a very small proportion of the receptor only.

Magnitude of change Negligible

Level of effect: Negligible

6.1.2 Landscape Character Area 29 North Hayling; sensitivity – Medium-low:

Nature of change: The addition of the new spa building will introduce a new feature into the locally well-settled landscape. The proposals will be similar in height to the existing buildings within the resort whilst differ in style, with a contemporary design and use of materials which will assist in local integration. The scheme will not result in a direct loss of valued landscape features characteristic of the receptor.

Any direct effects resulting from the scheme will be experienced at a site level and will not interact detrimentally with the key characteristics found within the wider receptor. The tranquillity of the area will remain much the same. The proposed native planting will provide some local landscape enhancement

Magnitude of change: Low

Level of effect: Slight (adverse) – relating to the introduction of new built form

Slight (beneficial) – relating to the native planting

6.1.3 The Site; sensitivity – low:

<i>Scale of change:</i>	The proposals will constitute a direct and clearly discernible change to the area, introducing a new building within the car park. Although this would differ in materials to the existing buildings within the resort, introducing a more contemporary style, it will be of a similar, and therefore proportionate, height. Effect on tranquillity will be very limited as a result of the additional development/ recreational activity, due to the existing character of the car park and use of the area. The character of the site would alter as a result of the additional built form and planting, increasing enclosure within the immediate vicinity. The effects will be minimised by the use of natural materials and the proposed native planting, appropriate to the local area. Once the proposed planting has matured, it will reinforce the boundaries and further enclose the site. Existing trees and shrubs are proposed to be retained and there will be no loss of landscape elements. The existing access road is also proposed to be shortened before reaching the proposed building and its eastern end restored to grass. On this basis, elements of the proposals are considered to provide an element of enhancement to the character of the immediate landscape.
<i>Magnitude of change:</i>	Medium-low (adverse) – proposed building Low (beneficial) – proposed vegetation and removal of part of the access road
<i>Level of effect:</i>	Slight (adverse) – proposed building Slight (beneficial) – proposed vegetation and removal of part of the access road

6.1.4 Landscape After Dark Effects:

<i>Sensitivity:</i>	The night sky is considered part of the scenic beauty of Chichester Harbour AONB. The AONB's dark skies planning policy supports the conservation and enhancement conserving and enhancing of dark skies. The landscape relating to the proposals is of high sensitivity to any additional lighting.
<i>Scale of change:</i>	The external lighting proposals include downward lighting on external walls, rooftop lamps, wayfinding and security lighting. It building design

also includes large windows through which interior lighting will be emitted. However, all lighting other than wayfinding and security lighting is proposed to be turned off out of hours, between 10.30pm and 8.30am. This would add to the lighting currently emitted from the resort, particularly the existing lamp columns within the rear car park. When in use after dark, this additional lighting would contribute to the light levels within the AONB.

Magnitude of change: Low

Level of effect: Slight (adverse)

Table 6.1: Summary of Effects on Landscape Receptors

Landscape Receptor	Sensitivity	Magnitude of Change	Level of Effect
Chichester Harbour AONB	Medium	Negligible	Negligible
Landscape Character Area 29 North Hayling	Medium-low	Low	Slight (adverse) Slight (beneficial)
The Site	Low	Medium-low (adverse) to low (beneficial)	Slight (adverse) to slight (beneficial)

6.2 Assessment of Potential Effects on Visual Receptors

Construction effects:

Scale of change: Due to the valued local views of the site seen within the AONB, the sensitivity of the receptors to the construction activity is likely to be high. However, this is moderated by a construction programme of minimal duration. Due to the temporary timeframe, the proposed construction technique is anticipated to cause minimal interruptions to the wider views into the site. Despite this, during some stages of the construction process views will include the addition of construction machinery. However, views of uncharacteristic equipment will be substantially filtered by the existing blocks of vegetation. The construction activity associated with the proposals would cause some localised yet noticeable change to the views in closer proximity to the development. To those views experienced at

a distance, the temporary construction activity will result in a barely perceptible change.

Magnitude of change:

Low

Level of effect:

Slight (adverse)

Operational effects:

6.2.1 Land to the south and east:

Receptors:

- Users of North Common
- Residents of Northney Road, Lane & Spinnaker Grange.

Sensitivity:

Both walkers and residents who enjoy the attractive and rural views experienced from this area will be highly susceptible to change. The development will form part of the views from some areas of North Common. The sensitivity is high.

Description of change:

Walkers in North Common will see, in the available sequential and transitory views, the proposed two storey building with roof terrace against the existing hotel building. Partial to full views of the proposed building will be visible, reducing overtime as the proposed planting matures. These changes would be most noticeable from immediately south of the site where direct views are gained. Elsewhere within the Common, walkers will experience a smaller visual change, with partial views of the new building, in the context of the existing hotel buildings of which a greater extent will be concealed by proposed on site vegetation.

In contrast, views seen by residents will undergo less change. Although partially visible, due to the wider expanse of view available across the landscape, the development will form a noticeable yet minor feature in the overall panoramic view, seen in the context of the existing hotel development.

In time, as the planting matures there will be an increased filtering of these views of both existing and proposed built form which will reduce the visual effects.

Magnitude of change:

Medium – walkers

Low - residents

Level of effect: Moderate (adverse) – walkers
Slight (adverse) – residents
Slight (beneficial) – resulting from maturing planting over time/ in the future.

6.2.2 Northney Road and Public Rights of Way to the west and south west:

Receptors: Road users and users of the public right of way.

Sensitivity: Walkers are likely to have a strong appreciation of the attractive and rural views experienced from this area and will be highly susceptible to change. Road users will also have an appreciation of the surrounding scenery as they travel along the edge of the AONB, however they will be travelling at a greater speed and are likely to be less engaged in their surroundings. Despite this appreciation of the surrounding by both receptor groups, the extent of the proposed development visible will be similar to the extent of filtered views of the existing hotel buildings currently accepted in the views. The sensitivity for walkers and road users is therefore moderated to medium.

Description of change: The proposed development would constitute a noticeable change but would affect only a small proportion of the views and would be seen in the context of the existing hotel buildings.

Intervening dense vegetation along the boundaries of North Common and the canopies of on-site trees will partially conceal views of the proposed building, with the upper storey and roof terrace visible above and amongst the canopies. In winter, a greater extent of the building will be visible through leaf-free tree canopies, although in comparison to summer views the overall visual baseline would not be altered.

Magnitude of change: Medium-low

Level of effect: Slight (adverse)

6.2.3 Northney Marina to the immediate north east:

Receptors: Users of the Marina

<i>Sensitivity:</i>	Although within the Chichester Harbour AONB, the visitors to the Marina will likely primarily be engaged in the tasks relating to boating and views are in the context of the resort and marina. The sensitivity is medium.
<i>Description of change:</i>	Views of the site from Northney Marina are rarely gained due to intervening built form, structures and vegetation. Representative viewpoint 6 illustrates the view seen by users of the Marina looking towards the site and shows that the site is not visible. For this reason, this viewpoint is not considered to be affected by the development and is not described further. Limited direct views of the site are visible from a small area at the far southern end of the Marina yard looking across the creek; however these are similar in nature to views seen from North Common, discussed under viewpoints 1, 2 and 3.
<i>Magnitude of change:</i>	Scoped out
<i>Level of effect:</i>	Scoped out

6.2.4 Mainland and Thorney Island to the north west, north east and east:

<i>Receptors:</i>	Users of Hayling Billy Coastal Path, Solent Way and Sussex Border National Trails
<i>Sensitivity:</i>	Part of the enjoyment experienced by the receptors come from the scenic views of the open water and sense of wilderness provided along the shoreline. Although the distant views are likely to be of interest to this receptor group, due to the long viewing distance from the site there will be little discernible change to composition of the view and the sense of openness experienced at this viewpoint. The sensitivity for walkers is medium.
<i>Description of change:</i>	Generally, the site is not visible from views to the north west at Langstone Bridge (Hayling Billy Coastal Path) and Langstone Quay (Solent Way) as the hotel rotunda and other built form of the hotel complex obscure the proposals. Further east, from the Solent Way at Emsworth Nore Barn, the site is unlikely to be discernible from the viewing distance behind Northney Marina.

From Thorney Island, a glimpse of the existing southern hotel blocks is visible as a very small element beside a backdrop of trees. The top of the proposed building will also be visible above vegetation. This will comprise a very minor feature in the wider view, seen in the context of the existing Langstone Quays Resort, causing a barely perceptible change to the view.

Magnitude of change: Negligible

Level of effect: Negligible

6.2.5 Visual After Dark Effects:

Sensitivity: The views are seen from the AONB or setting of the AONB and are therefore of a high sensitivity to light emissions after dark. Nevertheless, this sensitivity is moderated by the existing lighting associated with the rear car park and the existing lighting emitted from the wider Langstone Quays development against which the proposals will be viewed. The sensitivity is medium.

Description of change: When in use in the evening, the rooftop lighting will be visible from the local viewpoints. However, it is unlikely that the footpaths of North Common and public rights of way to the west of the site will be much used after dark, as such the change will most likely be experienced by local residents and users of Northney Road. From the more distant views on the mainland and Thorney Island, visual effects will be limited, contributing a minor element within the existing settlement lighting/ night-time context in the vicinity of Langstone Quays and the Marina.

Magnitude of change: Low

Level of effect: Slight (adverse)

Table 6.2: Summary of Effects on Visual Receptors

Visual Receptor	Sensitivity	Magnitude of Change	Level of Effect
Users of North Common	High	Medium	Moderate (adverse), reducing to Slight (beneficial) as the proposed planting matures
Residents of Northney Road, Lane & Spinnaker Grange.	High	Low	Slight (adverse), reducing to Slight (beneficial) as the proposed planting matures
Users of Northney Road	Medium	Medium - low	Slight (adverse)
Users of Northney Marina	Medium	<i>n/a scoped out</i>	<i>n/a scoped out</i>
Users of PRow near Bridge Farm House	Medium	Medium-low	Slight (adverse)
Users of Hayling Billy Coastal Path, Solent Way and Sussex Border National Trails	Medium	Negligible	Negligible

7.0 CONCLUSION

- 7.1 A landscape and visual impact assessment, in accordance with GLVIA (3rd edition), has been prepared of the proposed spa at the existing Langstone Quays Resort, Hayling Island. The impact assessment process has involved desk study of mapping, published landscape character assessments and planning policies relevant to the local area, in addition to a site visit to Langstone Quays Resort and the surrounding local landscape.
- 7.2 A review of planning policies relating to landscape and visual issues has established that the site is within the Chichester Harbour AONB, a designation given great weight under planning policy in order to conserve and enhance its landscape and scenic beauty.
- 7.3 A review of landscape character assessments has established that the site is located within landscape character area 29 'North Hayling' of which the key characteristics are a low lying flat landscape with small tidal inlets and a high density off streams and water courses. There are agricultural fields, shelter belts and adjacent to the harbour side, areas of scrub and coastal grazing marsh. Small settlements often comprise traditional vernacular.

- 7.4 The proposed development is contained within the rear car park of the existing Langstone Quays Resort. This is a generally enclosed area, surrounded by existing hotel buildings and some established vegetation alongside the creek. The site is inconsistent with the semi-rural surrounding character.
- 7.5 The proposals comprise a two storey timber clad building with elements of native planting to the east and south. The proposals have been carefully considered within respect to building location, use of materials and soft landscape such that adverse landscape and visual effects have been avoided or minimised as far as possible. The proposed planting provides an element of local landscape enhancement.
- 7.6 The predicted effects of the proposals on the landscape character will range from slight (adverse) to slight (beneficial) because the addition of built form will result in a discernible change to the site, whilst the planting proposals are considered to improve the character of the immediate landscape. The effects on the overall Chichester Harbour AONB will be localised to a very small proportion of the receptor. Effects during the operational period will be negligible due to the lack of loss of valued features and the location of the proposals within an existing car park. There will be no material impact on the special qualities of AONB.
- 7.7 The predicted visual effects of the proposals will range from negligible to moderate (adverse). The local views from the adjacent North Common to the southeast and Northney Road and public rights of way to the immediate west will be the most affected by the development. Initially, views of the development from parts of North Common will be clear and direct. Overtime as the proposed planting matures, parts of the new building will become concealed in views by vegetation. Elsewhere, partial views of the new building will be seen through and above the existing vegetation, again becoming further concealed but remaining partially visible overtime. In distant views from the mainland and Thorney Island there will be very limited or imperceptible visual effects as a result of a combination of the small scale nature of development, distance of views and the various effects of intervening existing built form and vegetation.

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NICHOLAS PEARSON ASSOCIATES

ENVIRONMENTAL PLANNERS • LANDSCAPE ARCHITECTS • ECOLOGISTS

THE FARM HOUSE CHURCH FARM BUSINESS PARK CORSTON BATH BA2 9AP TEL: 01225 876990 FAX: 01225 876991

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A. Preddy

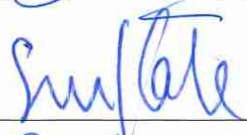


Landscape Architect

25.10.2019

Checked by:

S. Kale

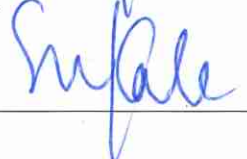


Managing Director

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Approved by:

S. Kale



Managing Director

25.10.2019

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We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

The report is provided for the sole use of the named client and is confidential to them and their professional advisors. No responsibility is accepted to others.

Landscape and Visual Impact Assessment

Spa Creators
Langstone Quays Resort
11122
Draft

October 2019

NICHOLAS PEARSON ASSOCIATES

ENVIRONMENTAL ASSESSMENT | LANDSCAPE ARCHITECTURE | ECOLOGY | VISUALISATION

npaconsult.co.uk npavisuals.co.uk +44 (0)1225 876990 The Farm House, Church Farm Business Park, Corston, Bath BA2 9AP



Company Reg. No. 02715105
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List of Figures

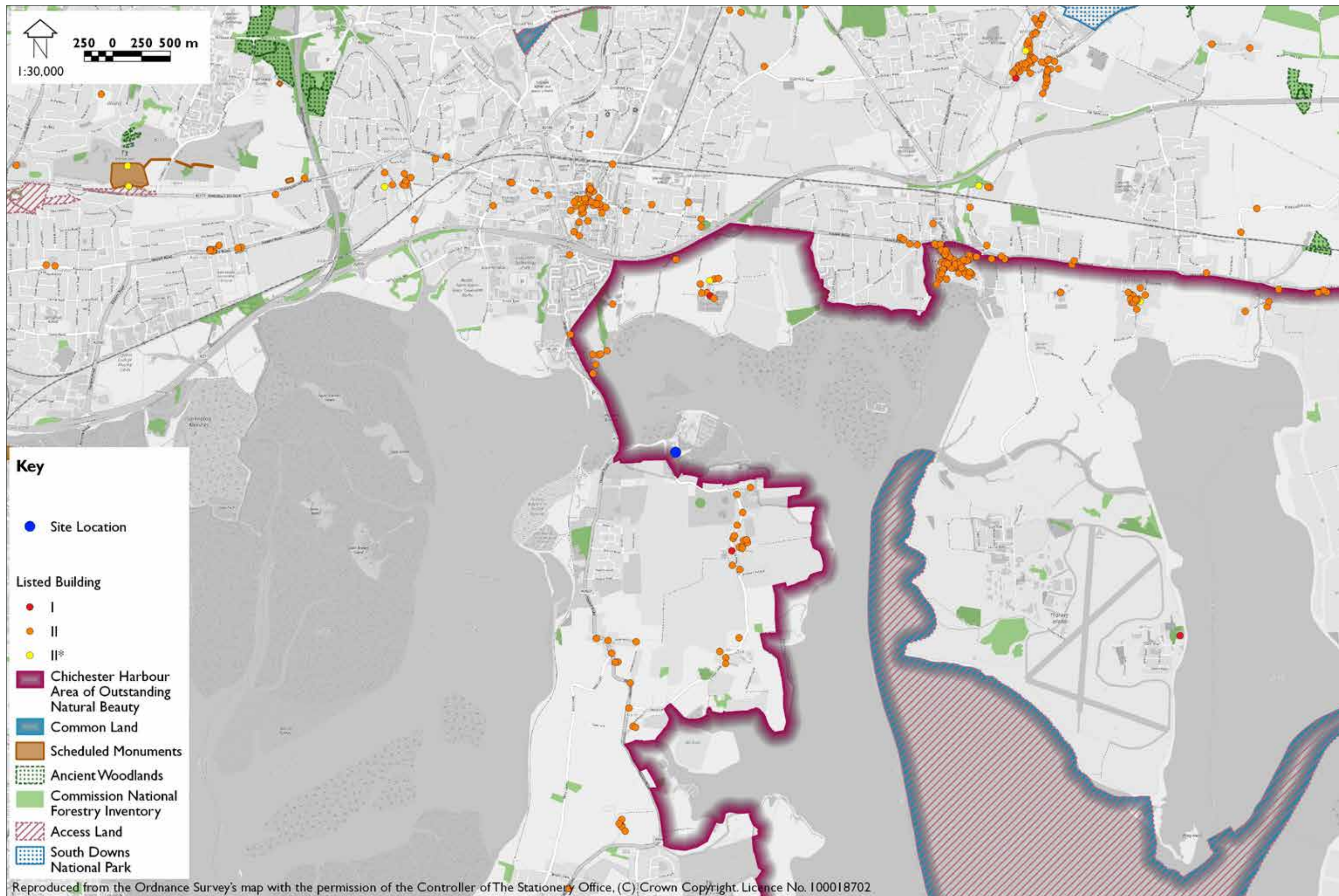
Fig. 1: Landscape Designations

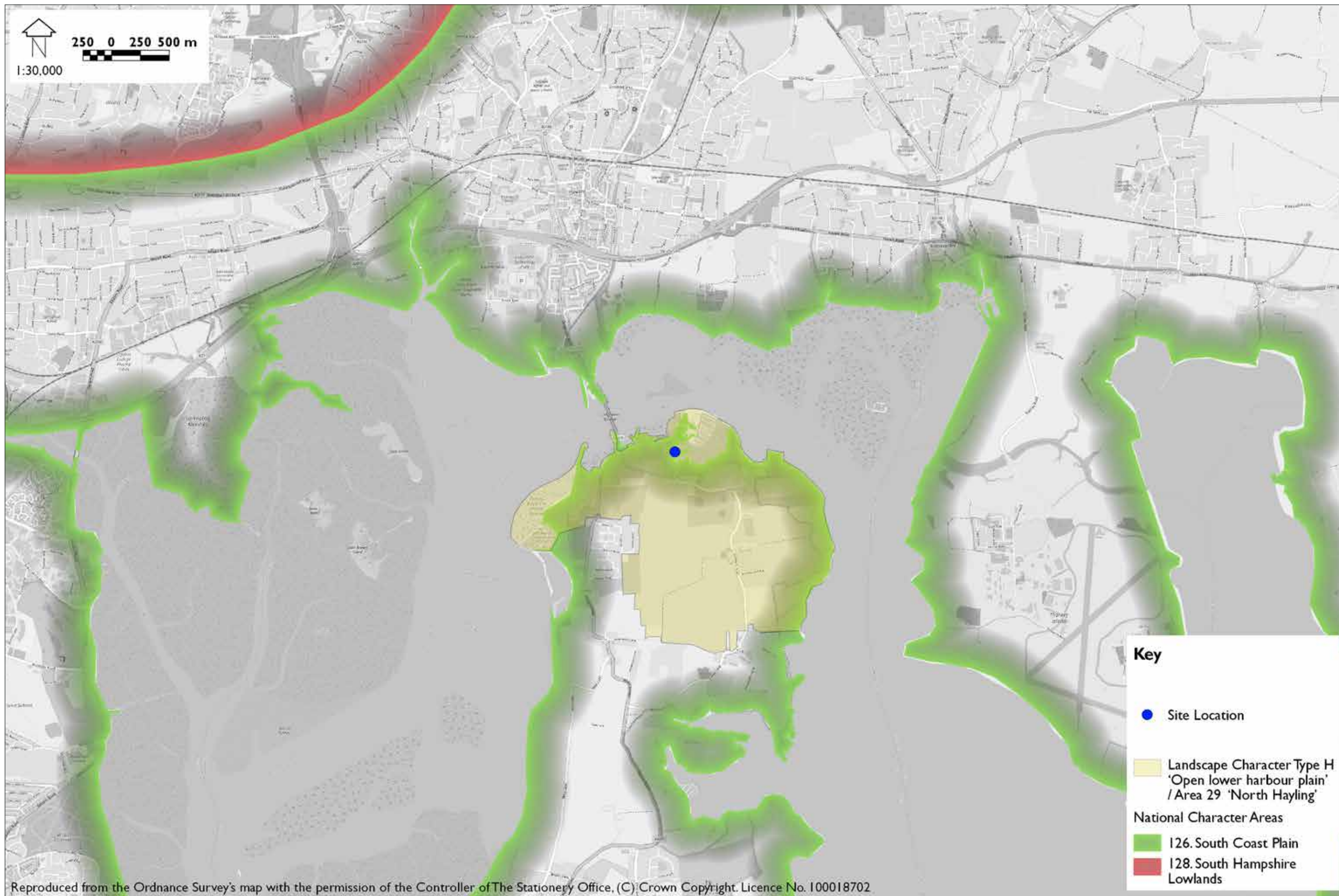
Fig. 2: Published Landscape Character Areas

Fig. 3: Representative Viewpoint Location Plan (Viewpoints 7-10)

Fig. 4: Representative Viewpoint Location Plan (Viewpoints 1-6)

Fig. 5 - 14: Representative Viewpoints 1 to 10





Key

● Site Location

■ Landscape Character Type H
'Open lower harbour plain'
/ Area 29 'North Hayling'

National Character Areas

■ 126. South Coast Plain

■ 128. South Hampshire
Lowlands

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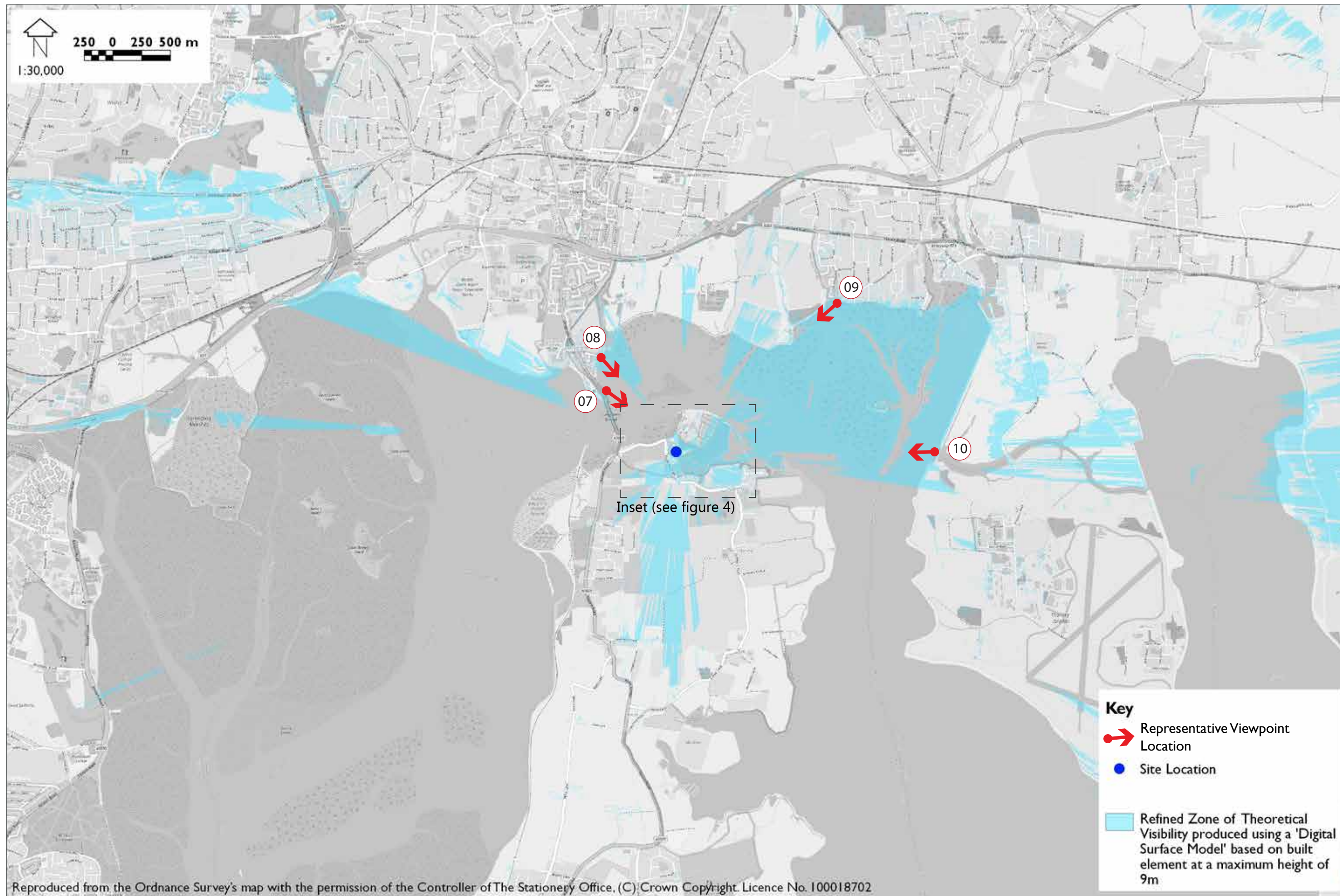
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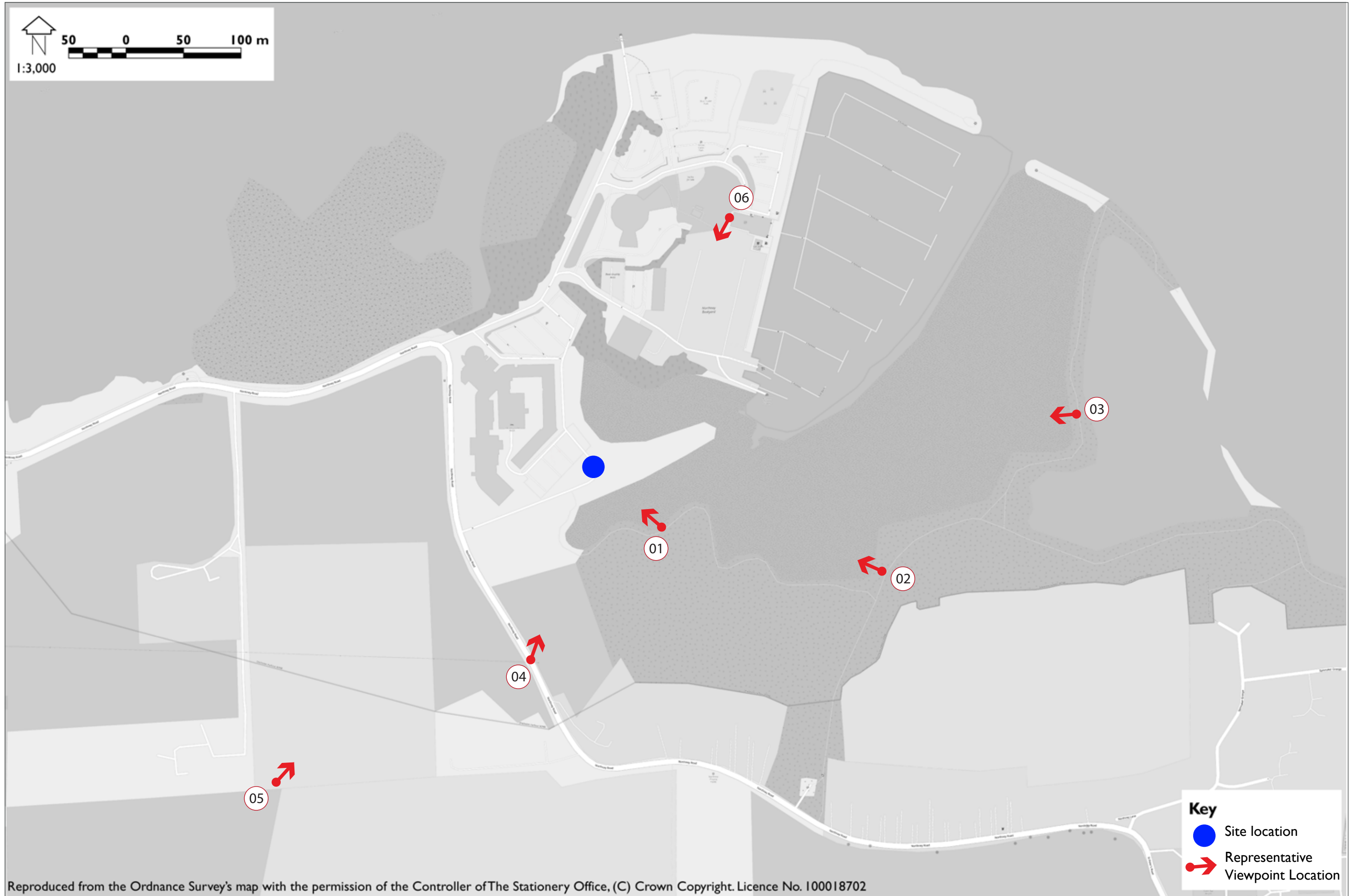
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+44 (0)1225 876990

The Farm House, Church Farm Business Park, Corston, Bath BA2 9AP

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Date: OCTOBER 2019
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Figure: Fig. 2: Published Landscape Character Areas









Approximate Site Location



Approximate Site Location



Approximate Site Location

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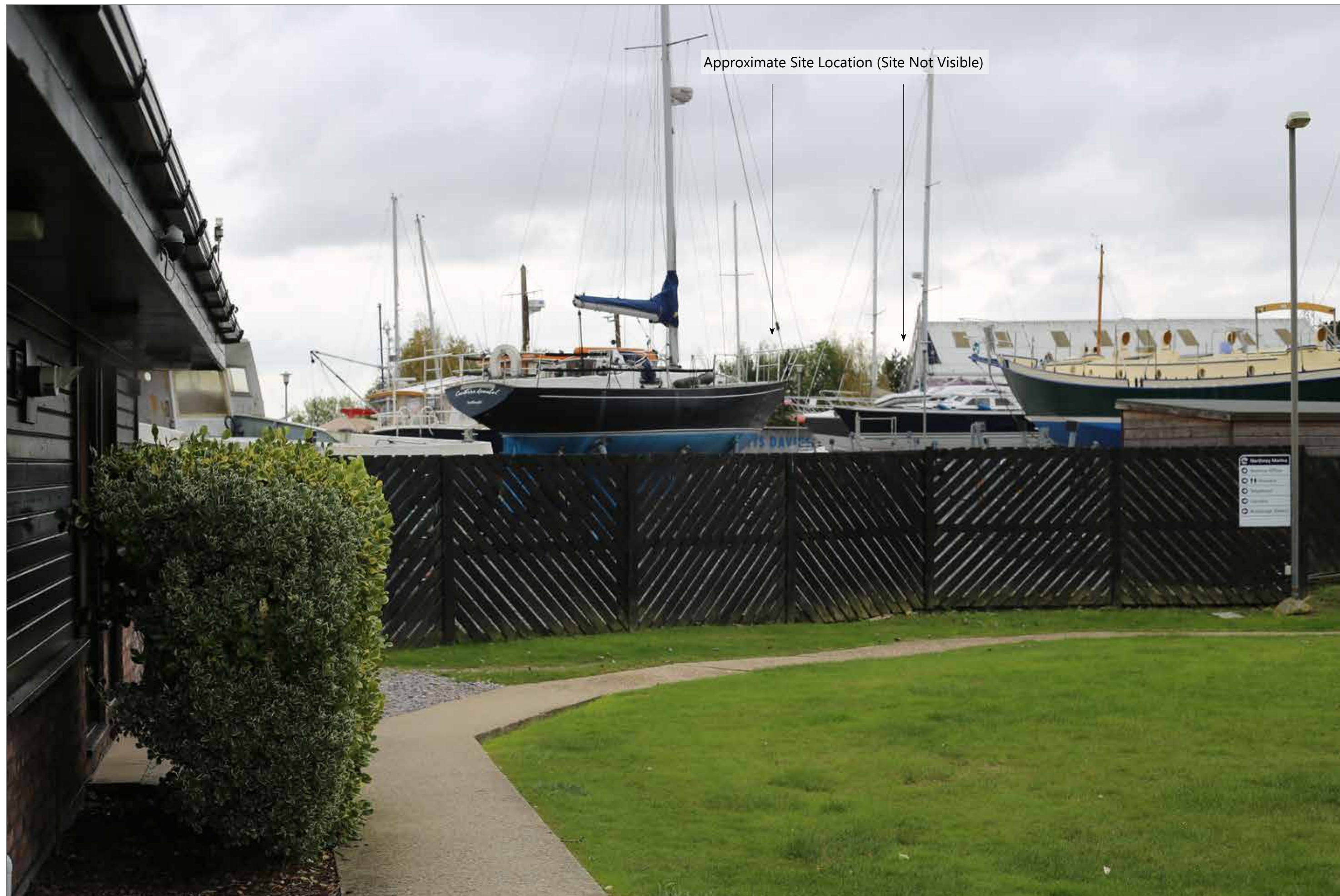
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Figure: Fig. 8: Representative Viewpoint 4



Approximate Site Location







Approximate Site Location



Approximate Site Location



Approximate Site Location

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