

SINAH LANE
HAYLING ISLAND

LANDSCAPE AND
VISUAL IMPACT
ASSESSMENT



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Contents

1.0	NON-TECHNICAL SUMMARY	1
2.0	INTRODUCTION.....	2
3.0	ASSESSMENT METHODOLOGY.....	4
4.0	LEGISLATION AND POLICY CONTEXT	5
5.0	BASELINE STUDY	7
6.0	METHOD OF ASSESSMENT	8
7.0	LANDSCAPE CHARACTER ASSESSMENT CRITERIA.....	10
8.0	VISUAL ASSESSMENT CRITERIA	17
9.0	ESTABLISHMENT OF BASELINE ENVIRONMENT	26
10.0	ASSESSMENT OF EFFECTS	35
11.0	MITIGATION AND RECOMMENDATIONS FOR DEVELOPMENT	49
12.0	SUMMARY OF RESIDUAL IMPACTS AND SIGNIFICANCE	51
13.0	CONCLUSION	54
14.0	APPENDICES	57

1.0 Non-Technical Summary

- 1.1 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects. The assessment has been conducted in line with published best practice guidelines and includes a desk study (data trawl of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical visibility) and onsite observations.
- 1.2 This report provides a landscape and visual impact assessment of the proposals for 195 residential dwellings with access road and open spaces located at Sinah Lane, Hayling Island.
- 1.3 The site and its surrounding landscape were visited and assessed during June 2018. The application was submitted and in response to officer feedback, a revised scheme was prepared. This report provides an updated assessment against the revised scheme.
- 1.4 The site has an assessed high landscape sensitivity and a small magnitude of landscape impact. The significance of landscape character is moderate/minor, i.e. not significant in landscape terms.
- 1.5 The visual impact assessment identified no viewpoints with significant visual effects.
- 1.6 Following mitigation measures, vegetation growth and weathering, visual impacts would be ameliorated from the viewpoints. For the remaining receptors, the views of the development will remain largely unchanged or have only glimpsed views at such a distance that it would be difficult to perceive for the casual viewer.
- 1.7 There will be no significant residual landscape or visual effects.

2.0 Introduction

- 2.1 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects. Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape. Due to the inherently dynamic nature of the landscape, change arising from a development may not necessarily be significant.
- 2.2 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.
- 2.3 Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with the respect of visual amenity.
- 2.4 Landscape effects relate to understanding the changes that may affect the baseline. These changes to be considered include the way the character of the landscape varies spatially, the landscapes condition, history (which may include a separate specialist study), geographic extent of the change, the way the landscape is experienced and the value attached to it.
- 2.5 This report provides a landscape and visual impact assessment of a scheme for 195 residential dwellings with access road and open spaces.
- 2.6 This document includes an appraisal of the following:
- Landscape Impacts, including:
- direct impacts upon specific landscape elements within and adjacent to the site;

- effects on the overall pattern of the landscape elements which give rise to the landscape character of the site and its surroundings; and
- impacts upon any special interests in and around the site.

Visual Impacts:

- direct impacts of the development upon views in the landscape; and
- overall impact on visual amenity.

3.0 Assessment Methodology

3.1 As a matter of best practice the assessment will be undertaken in accordance with the methods outlined in the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA); and
- An Approach to Landscape Character Assessment (Second Edition), published by Natural England (2018).

3.2 In accordance with the GLVIA and other best practice guidance noted above, both the landscape and visual assessments will include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.

3.3 The assessment has been based on a desk-based review of relevant published guidance, including legislation and policy, baseline information production, and information followed by a number of detailed site appraisals.

3.4 The principal objectives of the LVIA are:

- to identify and classify the existing landscape likely to be affected by the construction and operation of the proposal and ancillary works;
- to identify the 'visual receptors' with views of the proposed development; and
- to assess the significance of effects on the prevailing landscape character and visual amenity, taking into account the measures proposed to mitigate any impacts identified.

4.0 Legislation and Policy Context

Landscape Planning Policies

- 4.1 Guidelines, legislation and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.
- 4.2 Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:
- The Countryside and Rights of Way Act 2000;
 - Wildlife and Countryside Act 1981;
 - Town and Country Planning Act 1990;
 - Hedgerow Regulations 1997;
 - Environment Act 1995;
 - Countryside Act 1968; and
 - The National Parks and Access to the Countryside Act 1949.
- 4.3 The National Planning Policy Framework (NPPF) outlines the Government's planning policies for England, setting out how these are expected to be applied. The NPPF is a material consideration in planning decisions and any development would need to accord with the following planning provisions.
- 4.4 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan making, this means that local planning authorities *"should positively seek opportunities to meet the development needs for their area"*.
- 4.5 For decision making, development that accords with a current development plan should be approved without delay; and, where the development plan

is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

4.6 Footnote 6 on page 6 of the NPPF, indicates areas of designation where development should be restricted, namely:

- Sites of Special Scientific Interest;
- Green Belt;
- Local Green Space;
- Area of Outstanding Natural Beauty;
- Heritage Coasts;
- National Parks;
- Irreplaceable habitats;
- Designated Heritage Assets; and
- Areas at risk of Flooding or Coastal Erosion.

4.7 The site is not subject to any of the above designations, but it situated close to the boundary of a Ramsar site, Sites of Special Scientific Interest (SSSI), a Special Area of Conservation (SAC) and Hayling Billy Local Nature Reserve (LNR).

4.8 Other designations, such as scheduled monuments are located within the 2.5km radius study area.

5.0 Baseline Study

- 5.1 Both the landscape and visual assessment include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change. The initial study area was set to a radius of approximately 2.5km from the centre of the site (N50°47'41, W00°59'45) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.
- 5.2 Following an initial desk based assessment of aerial photography, Ordnance Survey mapping a Zone of Theoretical Visibility (ZTV) was prepared.

Zone of Theoretical Visibility

- 5.3 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the visual barrier effects of vegetation or buildings.
- 5.4 A computer generated ZTV was established and a study area together with a number of representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.
- 5.5 The extent of study area and viewpoints were selected as being representative and having the potential to offer significant landscape and visual effects.

6.0 Method of Assessment

6.1 The landscape and visual impact assessments have been based on an evaluation of the sensitivity of the receiving landscape and visual receptors, and the magnitude of change associated with the introduction of the proposed scheme into the landscape and visual context of the study area.

6.2 The assessment process is set out in further detail within this document, but involves the following steps:

- Baseline Appraisal
- Classification of resources
- Assessment of effects

6.3 This approach for assessing the importance of impacts will be based on the framework set out in the GLVIA3 and consists of the following steps which are applied to each assessment:

First stage of the assessment process: Criteria against which to assess:

- The susceptibility of the receptor to the detailed impacts of the proposals;
- The value of the receptor affected;
- The size, scope or magnitude of the impact (i.e. how much effect it has);
- The physical extent of the area that will be affected.

Second stage of the assessment process: Combination of Judgements

- Combining the judgements about susceptibility of the receptor to change and the value of the receptor to assess the overall sensitivity of receptor;

- Combining the judgements about the magnitude and extend of the impacts to assess the magnitude of the impact;
- Combining the assessments of sensitivity and magnitude of impact to inform judgements about the relative importance of the impacts.

7.0 Landscape Character Assessment Criteria

7.1 Description and classification of existing landscape character has involved a review of published regional and sub-regional landscape character assessment information.

7.2 The GLVIA3 identify, in Box 5.1 page 84, a range of factors that can help in the identification of valued landscapes. These are as follows:

- Landscape quality (condition): The intactness of the landscape and the condition of the individual elements within it;
- Scenic Quality: The term used to describe landscapes that appeal to the senses (primarily but not wholly the visual senses);
- Rarity: The presence of rare elements or a rare landscape character type;
- Representativeness: Whether the landscape contains features or elements that are considered important examples;
- Conservation interests: Specific interest of heritage, archaeological, geological, ecological, that adds value to the landscape;
- Recreational value: Where the landscape is valued for recreational activity, where experience of the landscape is important;
- Perceptual aspects: Notably wildness or tranquillity;
- Associations: With people, art, writers or events in history.

7.3 Local landscape character and landscape sensitivity has been defined by taking account of landform, hydrology, vegetation, settlement, land use pattern, and cultural and historic features and associations, consequently the landscape character has been categorised as follows.

Quality

- 7.4 Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional and ecological perspectives, together with the state of repair of its constituent features or elements (e.g. hedgerows, woodlands, field pattern etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table.

Table 1. Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Value

- 7.5 The value attributed to an area of landscape reflects communal perception at a local, regional, national or, occasionally, international scale. It is informed by a number of factors including scenic beauty, wildness, tranquillity and particular cultural associations. Cultural associations may be widely held at a national scale or more local in nature. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes, perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable landscape

as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

Table 2. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g. National Parks or Areas of Outstanding Natural Beauty (AONB)
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas, or the setting of Areas of Outstanding Natural Beauty (AONB). Such areas may also relate to the setting of internationally or nationally statutory designated areas, e.g. National Parks.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Character sensitivity

- 7.6 Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, taking into account its key characteristics, landscape elements, composition and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers particular experiences such as remoteness or tranquillity. The criteria used to determine the sensitivity of landscape character are set out in the following table.

Table 3. Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition. Scale and Enclosure: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered. Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors Remoteness and Tranquillity: Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition. Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views. Manmade influence: Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.

Visual Sensitivity of Landscape Areas:

- 7.7 The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.
- 7.8 The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table 4. Landscape Visual Sensitivity

Landscape Sensitivity	Visual	Typical Indicators
Very High		Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High		Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium		Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low		Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low		Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

- 7.9 The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium, Low and Very Low.

7.10 Since each criterion has a varying weight in its contribution to sensitivity the overall value is determined by professional judgement.

7.11 For the purposes of this assessment greater weight is attributed to Landscape Value and Landscape Character Sensitivity since these factors have greater defining criteria in the description of the landscape characterisation.

Magnitude of Change

7.12 Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape elements (e.g. tree planting, landform, buildings, and watercourses etc.), which would arise through introduction of the proposed scheme.

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

Significance of Landscape Effects

- 7.13 The significance of the landscape character effects is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in Table 6.
- 7.14 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2017), 'Significant' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

Magnitude	Sensitivity			
	Very High	High	Medium	Low
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

8.0 Visual Assessment Criteria

8.1 In conjunction with the landscape character impact assessment, a visual impact assessment has been undertaken in order to assess any potential visual impact arising as a result of the proposed development.

8.2 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location takes into account the:

- Sensitivity of the views and viewers (visual receptor) affected;
- Nature, scale or magnitude and duration of the change
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

Visual Receptors

8.3 Visual impact assessment considers the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.

8.4 A range of fixed visual receptors was initially considered, with emphasis placed on identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views.

Viewpoints were selected to be representative of these visual receptor types.

- 8.5 These preliminary viewpoints locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. In addition, field investigation identified a number of other closer viewpoints.
- 8.6 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Photography and photomontage in landscape and visual impact assessment advice notes issued by the Landscape Institute (Advice note 01/11).
- 8.7 Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, taking into account the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

- 8.8 The initial photographic study was undertaken in June 2018. Viewpoints at varying close distance from the site were selected to represent the typical views of the site. ACD figure 4 shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the significance of the impact upon receptors in those locations.
- 8.9 The locations from which the proposed development will be visible are known as visual receptors. In accordance with the “Guidelines for Landscape & Visual Impact Assessment 3rd Edition”, for the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.

- 8.10 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.
- 8.11 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view. The assessment of the significance of effect is a result of the assessment of magnitude of the impact related to the assessment of sensitivity of the receptor.

Visual Receptor Sensitivity

- 8.12 The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.
- 8.13 In accordance with the GLVIA, for the purposes of the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table 7: Visual Receptor sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

- 8.14 The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.
- 8.15 It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

- 8.16 The visibility of the proposals and the magnitude of their change upon a view and the resulting significance of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from a main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked in accordance with the follow table.

Table 8: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Significance of Visual Effect

- 8.17 The significance of the visual effects is determined by the assessment of receptor sensitivity set against the magnitude of change as indicated by the matrix in Table 9.
- 8.18 For the purposes of this assessment 'Significant' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 9: Significance of Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Representative Viewpoint Assessment

8.19 Viewpoint selection has been chosen by a review of visual receptors within the vicinity of the site as well as the presence of landscape designations. The choice of representative viewpoints has been limited due to the location of the scheme and surrounding built form. The baseline description of each view is contained within the visual impact assessment.

8.20 The following viewpoints in Table 10 were selected and submitted as part of the scoping process as being representative of the potential visual issues associated with the proposed development.

Table 10: Submitted Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Westing	Rationale for selection
1	North Shore Road	0.0km, NE	50°47'47	00°59'44	Road users
2	Junction of Sinah Lane and St Catherine's Road	0.06km, N	50°47'34	00°59'53	Road users
3	Sinah Lane	0.01km, N	50°47'34	00°59'45	Road users
4	Hayling Billy Coastal Path (Shipwrights Way)	0.01km, W	50°47'38	00°59'41	Users of long distance walking route
5	Hayling Billy Coastal Path (Shipwrights Way)	0.02km, W	50°47'47	0°59'34	Users of long distance walking route
6	Hayling Billy Coastal Path (Shipwrights Way)	0.25km, SW	50°48'04	00°59'25	Users of long distance walking route
7	Hayling Billy Coastal Path (Shipwrights Way)	0.58km, SSW	50°48'14	00°59'20	Users of long distance walking route
8	Ferry Road on route of Shipwrights Way adjacent to The Kench LNR	1.90km, NE	50°47'37	01°01'19	Users of long distance walking route
9	Hayling Island Ferry Landing	2.03km, E	50°47'45	01°01'30	Users of national cycle route 2

Limitations of Assessment

- 8.21 The initial field study and photographic appraisal was undertaken during June at a time when views have the benefit of vegetation in full leaf. In winter months when deciduous species have lost their foliage, more views of the landscape will be available due to vegetation forming less dense visual barriers. Photographs at the end of each viewpoint indicate the general outlook for receptors.
- 8.22 In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the significance of the impact upon receptors in those locations.
- 8.23 For the purposes of this report, the assessment has been based on development proposals illustrated in the planning application. This assessment is based on the site before mitigation measures have been implemented, so represents worst case scenario.
- 8.24 The proposals include a series of elevations and sections for the various heights of buildings and a series of detailed development plans.

9.0 Establishment of Baseline Environment

Landscape Character Baseline

- 9.1 Natural England has published a study on its website entitled 'Countryside Character Initiative'. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development. This initiative is based on 'The Character of England: landscape, wildlife and natural features' map, first published in 1997, which divides England into National Character Areas (NCA's). These character areas were updated and republished in April 2014.
- 9.2 The NCA of relevance to the study area, the site and its vicinity is NCA 126 – South Coastal Plain.
- 9.3 The key characteristics of this area are defined as below. Points of relevance to the site and setting are shown highlighted in bold text:
- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
 - The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high-quality soils.
 - In places, streams and rivers flow south from the higher land of the Downs to the sea.
 - Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.

- **There are stretches of farmed land between developed areas,** often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.
- 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.
- Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.

9.4 The national character area NCA 106 covers a relatively wide and diverse area. The context of the site shows few of the key characteristics, principally only the land between developed areas.

Sub-Regional Character

9.5 Hampshire County Integrated Landscape Character Assessment was published in March 2010. The purpose of the report was to assess the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.

9.6 The site falls within landscape character type Coastal Plain Open. The key characteristics of the relevant landscape character type relevant to the study area are reproduced below. Points of relevance to the site and setting are shown highlighted in bold text:

- Extensive and **flat or gently sloping plain**.
 - Nationally important high grade agricultural soils, often supporting intensive horticulture and historically market gardening crops.
 - **Tree shelter belts** and low hedgerows with windswept trees near the coast.
 - Often associated with early more piecemeal enclosure – but the fields have often been enlarged and reorganised creating an open character.
 - Includes area where there has been historically greater levels of market gardening.
 - Often associated with arable land uses.
 - Less semi natural habitats than coastal plain enclosed.
 - Lack of bridleways, open access sites restricted to remnant seaside commons.
 - History of gravel quarrying – restored sites can sometimes be obvious by the fact that they are at a lower level than the surrounding landscape.
 - Some of the most densely developed areas in Hampshire have occurred in this landscape.
 - Some areas are particularly exposed to coastal weather where trees have been moulded by the prevailing winds.
 - Big skies and flat horizon to the south, sometimes with distant grey outline of the hills of the Isle of Wight, engender sense of exposure and anticipation of the coast to the south.
- 9.7 The context of the site exhibits few of the key characteristics of the landscape character type Coastal Plain Open. These are related to the sites relatively flat topography and its enclosure on two sides by tree shelter belts.
- 9.8 The site falls within landscape character area 9h – South Coastal Plain. The key characteristics of the relevant landscape character area relevant to the study area are reproduced below. Points of relevance to the site and setting are shown highlighted in bold text:
- A low lying predominantly open coastal plain island, separated from the mainland by shallow tidal harbours.

- Nationally important agricultural soils in the north of the island.
- A system of straight manmade ditches lay soils in the central and southern plain.
- Tree cover includes short lines of tall poplar wind breaks and remnant woodland and hedgerow mature oaks.
- Land use is predominantly agricultural but with intense pressure from competing modern land uses including leisure and tourism and housing.
- A naturally dynamic coastline managed and protected by sea defences from groynes in the south to sea walls in the east and west.
- A fragmented rights of way network made up mainly of short linear routes and little formal horse riding provision.
- Main recreational experience is concentrated on the south coast and **Hayling Billy disused railway on the west coast.**
- A very popular shingle beach of high biodiversity interest and value.
- Presence of unusual but declining coastal historic landscape types such as salterns and coastal grazing marsh and common.
- Historically nucleated settlement pattern concentrated in the north but development trend reversed with huge early to late 20th century mass housing estate and piecemeal expansion.

9.9 The context of the site exhibits few of the key characteristics of local character area 9h. This is related to the sites position adjacent to the Hayling Billy disused railway. .

Landscape Character of the Site and Its Surroundings

- 9.10 This section describes in detail, the site and its surroundings. The section also discusses in brief the issue of visual amenity from certain areas within the landscape.

Land to the North of the site

- 9.11 The site is bound to the north by an existing small woodland with understorey planting that sits alongside a waterbody. Langstone Harbour forms the landscape to the north and is protected by a Ramsar Designation, SSSI, SAC and SPA. The landform is relatively flat and laid out in mudflat and some areas of salt marsh. Some open views are available to the west allowing long range views of Portsmouth to the west.

Land to the East of the site

- 9.12 The site is bound to the east with a mature shelterbelt of hedgerow with trees, which defines the edge of the site and sits along the route of the Hayling Billy Coastal Path (Shipwrights Way). The Hayling Billy Coastal Path is bound on both sides by mature vegetation and feels enclosed and intimate. To the east of the coastal path sit fields in agricultural use, defined by hedgerows with trees. Beyond that lies existing residential and light industrial development and built form that represents this part of the settlement of Hayling Island.

Land to the South of the site

- 9.13 The site is bound to the south by the existing residential development that sits along Sinah Lane and North Shore Road. The rear gardens of this development back onto the site and the dwellings act as visual barriers preventing most views into the site from the south. Sinah Lane is relatively busy, with road noise and movement apparent.

Land to the West of the site

- 9.14 The site is partially bound to the southern half of the western boundary by the existing rear gardens of dwellings situated along North Shore Road. To the northern half of the western boundary lies a hedgerow that meets the shore of Langstone Harbour. The harbour is tidal, so is cyclically full of water and when the tide is out salt marshes and mud flats are apparent. Longer range views of Portsmouth are available from this location reducing the sense of enclosure one feels to the southern half of the boundary.

SITE CHARACTER AREA AND LOCAL CONTEXT

The site is located alongside Sinah Lane, adjacent to existing residential dwellings along parts of its boundary and in other places woodland and the Langston Harbour. Built elements are clearly visible from the site, with road noise and movement apparent within the site from the surrounding area, reducing the sense of tranquility one might expect to feel towards the southern edge of the site.

The site is currently in agricultural use. The sites topography is relatively flat and similar to the local landform.

The site itself exhibits few of the key characteristics or qualities outlined in the published national character area and within the more local studies. The site is relatively enclosed by mature vegetation from the local landscape, but is visible in some filtered views. The site does not exhibit characteristics one might consider to be rare or of value and has no features that could be considered as important examples of the type. There are no features of interest to conserve on site, but it does bound a Ramsar Site which is also a SSSI and SAC to the west. The site offers limited recreational value. The sites context reduces the sense of tranquility one may feel if built elements were not so evident. The site has no associations to events, history or culture.

Assessed Landscape Sensitivity of Site		
Criteria	Indicator Description	Assessed Result
Quality	Some landscape elements remain intact and in good repair, notably the site boundary hedgerows. The internal landscape is currently in agricultural use. Some detracting elements are evident, such as the existing residential dwellings that bound the site.	Medium
Value	The area contains some features of landscape value but lacks a pleasing landscape composition. Part of the sites western boundary is concomitant with a Ramsar site that is also a SSSI and SAC. The site is otherwise undesignated and commonplace at the local level.	High
Character sensitivity	Few key landscape elements are susceptible to change, the area is subject to some presence of man-made infrastructure and residential elements with vertical emphasis and engineered patterns. In terms of remoteness the area is subject to some human activity and development and in terms of tranquillity it is subject to some noise and movement. The landscape is partially enclosed but includes some views of the wider landscape.	Medium
Landscape visual sensitivity	Relatively flat topography, moderate density of population, routes with some degree of focus on the landscape, frequent vegetative features.	High
	Overall, Weighted Landscape Sensitivity.	High

Identification and Assessment of Potential Impacts

- 9.15 This section aims to identify the Landscape and Visual effects of the proposed development during construction and operation.
- 9.16 For the purposes of this report the assessment is based on the effects encompassed by the zone of theoretical visibility within the extent of the 2.5km radius study area.
- 9.17 For the purposes of this report and as 'worst case', the construction and operational stages are assessed at peak construction and fully operational periods.
- 9.18 The characteristics of the proposed development that have been considered as part of this assessment are described in the following section.

Characteristics of the Proposed Development

- 9.19 The proposal is for a scheme of 195 residential dwellings with access road and open spaces.
- 9.20 The main vehicular access into the site will come from Sinah Lane to the south with additional pedestrian access to the Hayling Billy Coastal Path to the east. There is a central open space featuring an orchard and play space, with additional open spaces along the eastern boundary.
- 9.21 The highest point of the proposed buildings are the apartment blocks which are 7.7m to the eaves and 11m to the ridge height.
- 9.22 Landscape and visual impacts may result during both the temporary construction phase and the permanent operational period of the proposed development, including:
- Site establishment works including temporary spoil mounds;
 - Construction activities, including the location of site compound areas, laydown areas and the use of cranes and task lighting;
 - Permanent features introduced as part of the operational stage development proposals, including the principal visual features of the phased development which are proposed to be:
 - Raised ground levels to form building platforms;
 - Amended road infrastructure and associated car parking together with external lighting;
 - Development set within the consented and agreed framework of landscape structure planting;
 - Consented and agreed ecological conservation landscaping as part of the development.

10.0 Assessment of Effects

10.1 This section aims to identify the issues relating to the impacts of the proposed development during construction and operation.

10.2 The characteristics of the proposed development that have been considered as part of this assessment are described below. The potential visual impact of the proposed development is assessed from the photographic viewpoints (See ACD Figure 4: photo viewpoint locations).

Landscape Character Impacts during Construction

10.3 While the current use of the site is given over to agricultural use, the site itself contains few landscape features, other than the hedgerows which bound the site, but these will be retained.

10.4 Landscape quality, value, character sensitivity and visual sensitivity as it relates to the individual LCA's have been determined. Taking into account the perceived alteration to landscape character that the scheme will bring, it is assessed that the study area overall, will have a high landscape character sensitivity to this form of development.

10.5 When seen as part of an essentially extended built area, the character for this part of the study areas landscape character will continue to have high sensitivity during the construction period.

10.6 In summary, both the proposed site itself and the local landscape in general, are assessed as having high landscape sensitivity. For the proposed site itself, it is assessed to be subject to a medium magnitude of change, due to the minor loss or alteration to one or more key elements or features, and the introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for the construction period is assessed to be moderate/minor. This assessment of landscape effect is not classified as 'significant'.

Visual Impacts during Construction

- 10.7 The potential for visual impact will fluctuate throughout the period of construction, particularly during specific construction operations relating to rooftops. As construction progresses on these elements there will be a gradual change in the visual 'environment' as the working height increases.
- 10.8 The intermittent but temporary introduction of prominent tall features such as cranes used during the construction phases would have some short term, temporary visual effects on the visual amenity of both nearby and to a lesser degree longer distance sensitive receptors. In particular for short distance visual receptors, the taller cranes will be obvious, distinct and clearly visible (temporary) features within the landscape that may be readily noticed by the receptors.
- 10.9 Additional temporary visual effects will be caused as a result of construction vehicle movements to and from the construction site and for general construction operations.
- 10.10 During the construction phases, some temporary lighting will be required. It is not anticipated that there will be any activities requiring work on a 24-hour basis, however, the use of lighting to ensure safe working will probably be required particularly during the winter months. For the highest structures lighting at higher elevations will be required, consequently the greatest potential for visual impact from construction lighting for receptors will result primarily, (but not solely from), from the construction of these particular structures.
- 10.11 The introduction of construction features and facilities, construction lighting, together with general construction activities for a project of this small scale will not be unfamiliar or uncommon features in the local landscape.
- 10.12 With the introduction of construction activities, given that the scheme would occur over a short period, it would result in a noticeable change in the existing view, and would form a conspicuous element in the wider landscape. This would result in a medium magnitude of change.

- 10.13 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high or medium (users of national trails, residents and road users). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as major/moderate (i.e. 'Significant').

Operation Stage Impacts

Landscape Effects

- 10.14 The introduction of this building within a substantial landscape framework will not be uncharacteristic when set within the existing attributes of the local receiving landscape. It can be determined that the introduction of features that are in the local vernacular would be similar to other residential dwellings found adjacent to the site. The magnitude of change on landscape character is determined to be small.
- 10.15 Based on a high landscape sensitivity of both the local and wider landscape rather than just of the site itself, the significance of effect on the landscape character resulting from the proposed development is therefore assessed to be moderate/minor.

Visual Effects

- 10.16 The introduction of this scheme within the existing landscape framework would not be considered to alter the nature of the visual baseline when considered as part of the wider setting. This includes the existing road network, development and infrastructure.

Viewpoint Analysis

10.17 The viewpoints have been selected to be representative of the types of views experienced by a range of sensitive receptors such as those listed in the preceding Table 10 and should be read in conjunction with ACD figure 4. The original fieldwork was undertaken during June 2018.

10.18 A full list of viewpoints, are listed in Table 11 as follows;

Table 11: Viewpoint Locations

No	Viewpoint	Direction of view	Distance to site (Km)	Receptor sensitivity at viewpoint
1	North Shore Road	NE	0.0	Medium - Road users
2	Junction of Sinah Lane and St Catherine's Road	N	0.06	Medium - Road users
3	Sinah Lane	N	0.01	Medium - Road users
4	Hayling Billy Coastal Path (Shipwrights Way)	W	0.01	High - Users of long distance walking route
5	Hayling Billy Coastal Path (Shipwrights Way)	W	0.02	High - Users of long distance walking route
6	Hayling Billy Coastal Path (Shipwrights Way)	SW	0.25	High - Users of long distance walking route
7	Hayling Billy Coastal Path (Shipwrights Way)	SSW	0.58	High - Users of long distance walking route
8	Ferry Road on route of Shipwrights Way adjacent to The Kench LNR	NE	1.90	High - Users of long distance walking route
9	Hayling Island Ferry Landing	E	2.03	High - Users of national cycle route 2

Viewpoint 1: *View from North Shore Road*



Vp1	Panoramic View (Distance 0.0km looking north east)	
Baseline Description	This is a view through a gateway in a mature hedgerow with trees to the north of North Shore Road looking north east towards the site. Some longer range views of the landscape are available where topography falls to the north. Mature trees can be seen forming the wooded horizon to the north east and these represent the northern boundary of the site. The field in the foreground is in agricultural use and is relatively flat.	
Predicted change	From this viewpoint, although the site sits in the foreground of the view, no built elements will be visible due to the positioning of housing adjacent to the existing residential units to the south.	
Type of effect	The introduction of the proposed buildings would be comparable to the existing buildings visible in the local landscape.	
Magnitude of Change	The development would result in no change to the existing view and would not be discernible to an observer.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Negligible
Significance of Effect		Negligible – Not significant

Viewpoint 2: View from junction of Sinah Lane and St Catherine's Road



Vp2	Panoramic View	(Distance 0.06km looking north)
Baseline Description	This is a view from the junction of Sinah Lane and St Catherine's Road looking north towards the site. The existing residential dwellings that are situated along Sinah Lane can be seen to the north foreshortening views. The residential dwellings along with fences, walls and mature vegetation within curtilages form dense visual barriers to potential views to the north. Street lights and telegraph poles add further urbanising elements to the setting of the view.	
Predicted change	From this viewpoint, the site will sit beyond the existing residential dwellings, to the north. There are likely to be some limited partial views of the rooftops of the proposals that are situated along the southern site boundary.	
Type of effect	The introduction of the proposed buildings would be comparable to the existing buildings visible in the local landscape.	
Magnitude of Change	The development would result in a barely perceptible change in the existing view and would not be obvious to an observer.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Very small
Significance of Effect		Minor – Not significant

Viewpoint 3: View from Sinah Lane



Vp3	Panoramic View (Distance 0.01km looking north)	
Baseline Description	This is a view from Sinah Lane looking north towards the sites proposed access. The existing residential dwellings that are situated along Sinah Lane can be seen to the north foreshortening some views into the site. The residential dwellings along with fences, walls and mature vegetation within curtilages form dense visual barriers to most potential views to the north, but some longer range views into the site are available. The existing residential dwellings that are situated along North Shore Road are partly visible set within mature vegetation that forms the horizon. Street lights and telegraph poles add further urbanising elements to the setting of the view.	
Predicted change	From this viewpoint, the site will be accessed between the two existing residential dwellings that sit either side of the green space in the foreground. The current longer range views into the site will be curtailed by proposed residential dwellings and planting that will be visible along the proposed access road. The new development will be seen in the same context as the existing residential development that sits in the local landscape.	
Type of effect	The introduction of the proposed buildings would be comparable to the existing buildings visible in the local landscape.	
Magnitude of Change	The development would result in a noticeable change in the existing view and would be clearly visible to an observer.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Medium
Significance of Effect		Moderate – Not significant

Viewpoint 4: View from Hayling Billy Coastal Path (Shipwrights Way)



Vp4	Panoramic View (Distance 0.01km looking west)	
Baseline Description	This is a view from Hayling Billy Coastal Path (Shipwrights Way) looking west towards the site. The mature trees and understorey growth that bound the coastal path can be seen forming a dense visual barrier to potential views into the site.	
Predicted change	From this viewpoint, the site will sit beyond the existing vegetation to the west. There are likely to be some heavily filtered views of the proposals that are situated along the eastern site boundary. In winter months when vegetation has lost its foliage, some further views of the landscape beyond will be available.	
Type of effect	The introduction of the proposed buildings would be comparable to the existing buildings visible in the local landscape.	
Magnitude of Change	The development would result in a barely perceptible change in the existing view and would not be obvious to an observer.	
Assessment	Sensitivity	Users of long distance walking trail - High
	Magnitude	Very small
Significance of Effect		Minor – Not significant

Viewpoint 5: View from Hayling Billy Coastal Path (Shipwrights Way)



Vp5	Panoramic View	(Distance 0.02km looking west)
Baseline Description	This is a view from Hayling Billy Coastal Path (Shipwrights Way) looking west towards the site. The mature trees and understorey growth that bound the coastal path can be seen forming a partial visual barrier to potential views into the site, but gaps in the vegetation allow some glimpses of the site. The site can be seen as a field in agricultural use, with some longer range views of boundary vegetation to the sites western edge visible.	
Predicted change	From this viewpoint, although the site sits beyond the vegetation in the view, no built elements will be visible due to the positioning of housing adjacent to the existing residential units to the south. In winter months when vegetation has lost its foliage, some further views of the landscape beyond will be available.	
Type of effect	The introduction of the proposed buildings would be comparable to the existing buildings visible in the local landscape.	
Magnitude of Change	The development would result in no change to the existing view and would not be discernible to an observer.	
Assessment	Sensitivity	Users of long distance walking trail - High
	Magnitude	Negligible
Significance of Effect		Negligible – Not significant

Viewpoint 6: View from Hayling Billy Coastal Path (Shipwrights Way)



Vp6	Panoramic View (Distance 0.25km looking south west)	
Baseline Description	This is a view from Hayling Billy Coastal Path (Shipwrights Way) looking south west towards the site. The mature trees and understorey growth that bound the coastal path can be seen forming a dense visual barrier to potential views into the site, but gaps in the vegetation allow some limited views of the wider landscape to the south west.	
Predicted change	From this viewpoint, although the site sits in the foreground of the view, no built elements will be visible due to the positioning of housing adjacent to the existing residential units to the south. In winter months when vegetation has lost its foliage, some further views of the landscape beyond will be available.	
Type of effect	The introduction of the proposed buildings would be comparable to the existing buildings visible in the local landscape.	
Magnitude of Change	The development would result in no change to the existing view and would not be discernible to an observer.	
Assessment	Sensitivity	Users of long distance walking trail - High
	Magnitude	Negligible
Significance of Effect		Negligible – Not significant

Viewpoint 7: View from Hayling Billy Coastal Path (Shipwrights Way)



Vp7	Panoramic View (Distance 0.58km looking south south west)	
Baseline Description	This is a view from Hayling Billy Coastal Path (Shipwrights Way) looking south south west towards the site. From this location, some longer range views across Langstone Harbour are available towards Portsmouth in the distance, with mud flats and salt marshes visible forming the intervening seascape. The mature vegetation that runs along the Hayling Billy Coastal Path can be seen to the left of the image, with mature trees and understorey vegetation following the coastline as it curves to the south and west. Existing partial views of existing residential dwellings can be seen set within the mature vegetation that forms a wooded backcloth to views.	
Predicted change	From this viewpoint, the proposals will sit in similar context, with some limited views of rooftops of the units located to the north of the site partly visible. The change will not stand out but will be very limited by existing vegetation and the similar setting. In winter months when vegetation has lost its foliage, some further views of the landscape beyond will be available.	
Type of effect	The introduction of the proposed buildings would be comparable to the existing buildings visible in the local landscape.	
Magnitude of Change	The development would result in a barely perceptible change to the existing view and would be indistinct to an observer.	
Assessment	Sensitivity	Users of long distance walking trail - High
	Magnitude	Very small
Significance of Effect		Minor – Not significant

Viewpoint 8: View from Ferry Road on route of Shipwrights Way adjacent to The Kench LNR



Vp8	Panoramic View (Distance 1.90km looking north east)	
Baseline Description	This is a view from Ferry Road on the route of the Shipwrights Way adjacent to The Kench LNR looking north east towards the site. From this location, some longer range views across Langstone Harbour are available, with mud flats and salt marshes visible forming the intervening seascape. The mature trees and understorey vegetation that sits to the east of The Kench LNR form a dense visual barrier to potential views to the north east. House boats and other harbour related elements can be seen within the view.	
Predicted change	From this viewpoint, the proposals will be visible due to the dense vegetation that sits between the viewer and the site acting as a visual barrier. In winter months when vegetation has lost its foliage, some further views of the landscape beyond will be available.	
Type of effect	The introduction of the proposed buildings would be comparable to the existing buildings visible in the local landscape.	
Magnitude of Change	The development would result in no change to the existing view and would not be discernible to an observer.	
Assessment	Sensitivity	Users of long distance walking trail - High
	Magnitude	Negligible
Significance of Effect		Negligible – Not significant

Viewpoint 9: View from Hayling Island Ferry Landing



Vp9	Panoramic View (Distance 2.03km looking east)	
Baseline Description	This is a view from Hayling Island Ferry Landing looking east towards the site. From this location, some longer range views across Langstone Harbour are available, with mud flats and salt marshes visible forming the intervening seascape. Boats and other harbour related elements can be seen within the view.	
Predicted change	From this viewpoint, the proposals will not be visible due to the dense vegetation that sits between the viewer and the site acting as a visual barrier. In winter months when vegetation has lost its foliage, some further views of the landscape beyond will be available.	
Type of effect	The introduction of the proposed buildings would be comparable to the existing buildings visible in the local landscape.	
Magnitude of Change	The development would result in no change to the existing view and would not be discernible to an observer.	
Assessment	Sensitivity Magnitude	Users of national cycle route 2 - High Negligible
Significance of Effect		Negligible – Not significant

Summary of Visual Impacts and Significance

Table 12 Summary of Visual Significance of Effect for Operational Stage

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect
1	North Shore Road	Road users	Medium	Negligible	Negligible
2	Junction of Sinah Lane and St Catherine's Road	Road users	Medium	Very small	Minor
3	Sinah Lane	Road users	Medium	Medium	Moderate
4	Hayling Billy Coastal Path (Shipwrights Way)	Users of long distance walking route	High	Very small	Minor
5	Hayling Billy Coastal Path (Shipwrights Way)	Users of long distance walking route	High	Negligible	Negligible
6	Hayling Billy Coastal Path (Shipwrights Way)	Users of long distance walking route	High	Negligible	Negligible
7	Hayling Billy Coastal Path (Shipwrights Way)	Users of long distance walking route	High	Very small	Minor
8	Ferry Road on route of Shipwrights Way adjacent to The Kench LNR	Users of long distance walking route	High	Negligible	Negligible
9	Hayling Island Ferry Landing	Users of national cycle route 2	High	Negligible	Negligible

Significance of Effects indicated in bold are considered 'Significant' in landscape terms

11.0 Mitigation and Recommendations for Development

- 11.1 Development should be kept back from the site boundaries to allow for boundary planting and visual barrier elements to minimise the potential impact of the built form.
- 11.2 Existing housing backs onto the southern and western boundaries of the site which would lend itself to the new gardens of new housing backing onto these boundaries.
- 11.3 The eastern boundary runs parallel with the Hayling Billy Coastal Path and as such, development should be kept back from the eastern boundary to maintain the existing vegetation and allow sufficient space for new landscape planting.
- 11.4 The development on site should be concentrated towards the southern half of the site, adjacent to the existing residential development on North Shore Road and Sinah Lane.
- 11.5 The scale of the development should be largely limited to 2.5 storeys in order to retain the same skyline to views from the local landscape.
- 11.6 The larger buildings and apartment blocks should be located more centrally within the scheme to minimise the potential visual impact.
- 11.7 Materials that form the external envelope of the buildings to be chosen to minimise potential visual intrusion. These colours will also have a more subtle impact on the landscape. Weathering will further reduce potential visual impact.
- 11.8 Additional trees should be planted along the site boundaries to supplement the existing boundary hedging. This will also reflect the local areas existing wooded character.
- 11.9 Additional planting to the open space suds feature and ornamental planting within residential curtilages will add to the sites green infrastructure and boost biodiversity.

- 11.10 The mitigation measures proposed are of an appropriate level for their effect on mitigating development effects from the scheme.

12.0 Summary of Residual Impacts and Significance

Summary of Residual Landscape and Visual Effects

12.1 While the visual assessment has looked, where necessary, at both the construction stage and operational stage separately the residual impacts will only cover the operational stage since:

- The construction stage is temporary;
- Any planting mitigation will take some years to become effective.

12.2 The most successful mitigation will be the development of a substantial landscape framework to reinforce the existing retained hedges and trees. This additional visual barrier effect will reduce the visibility of the development to form either inconspicuous minor elements within the view or that no part of the development would be appreciated. The reassessment of visual impacts has been taken after this 15 year period following the start of the operational stage. In this time span any tree planting will have grown to over 8m high and any hedge planting, for example, will have now become a dense managed hedgerow.

Landscape Character

12.3 With the introduction of this proposal, the overall magnitude of landscape character impact is assessed as still being moderate/minor. Assessed against a landscape character that has been determined to have a high sensitivity, and a magnitude of change assessed as small the significance of effect will remain as moderate/minor.

Visual Impact

12.4 Within a 15-year assessment period;

- New hedging and vegetation boundaries will be well established and will have been managed at heights that provide more effective visual barrier.
- Planting to reinforce the existing vegetation will provide denser effective winter visual barrier.
- The tree belts and occasional hedge trees will also now be 8+ metres high.
- Materials that form the external envelope and roof of the buildings will have 'weathered' and have more subdued tones.

12.5 These mitigation measures would help limit views of the development and therefore alter and reduce some of the magnitudes of visual change from the established viewpoints.

Table 13 Summary and comparison of Residual Visual Significance of Effects

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect	Magnitude of Change	Significance of Visual Effect
				Operational Stage		Residual Stage (after 15 years)	
1	North Shore Road	Road users	Medium	Negligible	Negligible	Negligible	Negligible
2	Junction of Sinah Lane and St Catherine's Road	Road users	Medium	Very small	Minor	Negligible	Negligible
3	Sinah Lane	Road users	Medium	Medium	Moderate	Very small	Minor
4	Hayling Billy Coastal Path (Shipwrights Way)	Users of long distance walking route	High	Very small	Minor	Very small	Minor
5	Hayling Billy Coastal Path (Shipwrights Way)	Users of long distance walking route	High	Negligible	Negligible	Negligible	Negligible
6	Hayling Billy Coastal Path (Shipwrights Way)	Users of long distance walking route	High	Negligible	Negligible	Negligible	Negligible
7	Hayling Billy Coastal Path (Shipwrights Way)	Users of long distance walking route	High	Very small	Minor	Negligible	Negligible
8	Ferry Road on route of Shipwrights Way adjacent to The Kench LNR	Users of long distance walking route	High	Negligible	Negligible	Negligible	Negligible
9	Hayling Island Ferry Landing	Users of national cycle route 2	High	Negligible	Negligible	Negligible	Negligible

Significance of Effects indicated in bold are considered Significant in landscape terms*

13.0 Conclusion

Landscape Character

- 13.1 The site falls within no areas of designation, but areas of designation such as Ramsar, SSSI and SAC are found within the 2.5km study area.
- 13.2 The assessment of the local character area, on the whole is assessed as having high sensitivity to this form of development

Construction Stage

- 13.3 For the proposed site itself during the construction stage and with the retention of the main important landscape features such as the boundary hedgerow, it is assessed to be subject to a small magnitude of change. Consequently the significance of landscape effect for the construction of the proposal is assessed to be moderate/minor. This assessment of landscape effect is not classified as 'significant'.

Operational Stage

- 13.4 It has been assessed that a minor loss of key landscape elements and the introduction of elements that may be prominent but not uncharacteristic will occur and the subsequent landscape effects are considered not significant in landscape terms.

Significance of Residual Landscape Effects

- 13.5 It has been determined that there will be no significant residual landscape effects.

Visual Effects

- 13.6 All viewpoints are from publicly accessible areas and have been specifically chosen to represent certain views or users of certain views. Viewpoints chosen include footpaths, settlements and roads that fall within the ZTV.

Construction Stage

- 13.7 The introduction of construction features and facilities, construction lighting, together with general construction activities for projects of this scale will not be unfamiliar or uncommon features in the local landscape.
- 13.8 With the introduction of all these construction activities, given that the scheme would occur over a relatively short period, it would result in a medium magnitude of change.
- 13.9 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high or medium (users of PRow, long distance walking route and road users). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as major/moderate (i.e. significant).

Operational Stage

- 13.10 The visual impact assessment has identified no viewpoints with visual effects that can be considered significant in landscape terms from the assessed viewpoints.
- 13.11 For four of the nine viewpoints, the assessment has found that while parts of the development are visible, such views are glimpsed and would not have significant visual effects in landscape terms.

- 13.12 This is primarily due to the scale of the proposals being considered noticeable even though it would not affect the quality or character of the view.

Significance of Residual Visual Effects

- 13.13 With the dwellings being up to 9 metres in height, the mitigation planting will provide visual barriers to the entire site. On this basis the residual impact assessment is expected, as a worst case, to have not significant visual effects.

14.0 Appendices

Appendix A - Glossary of Terms

Appendix B - Sources of information

Figure 1 - Ordnance Survey Map

Figure 2 - Aerial Photography

Figure 3 – Zone of Theoretical Visibility

Figure 4 – Viewpoint Locations

Figure 5 – Statutory Designation Plan

APPENDIX A - Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
Assessment (landscape)	An umbrella term for description, classification and analysis of landscape.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
Compensation	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes cause by a development in conjunctions with other past, present or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
“Do nothing situation”	Continued change/evolution of landscape or of the environment in the absence of the proposed development.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction or creation.
Environment	Our physical surroundings including air, water and land.

Environmental appraisal	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
Environmental fit	The relationship of a development to identified environmental implications opportunities and constraints in setting.
Environmental Impact Assessment	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System	Computerised database of geographical information that can easily be updated and manipulated.
Heritage	Historical or cultural associations.
Indirect impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape character type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.

Landscape effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
Landscape feature	A prominent eye-catching element, for example, wooded hilltop or church spire.
Landscape quality (or condition)	is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which makes up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.
Magnitude	A combination of the scale, extent and duration of an effect.
Methodology	The specific approach and techniques used for a given study.

Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic or feature over another.
Quality	See Landscape quality
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.
Regulatory authority	The planning or other authority responsible for planning consents or project authorisation (synonymous with determining authority).
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of a development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; <i>genius loci</i> literally means 'spirit of the place'.
Sensitive/sensitivity	See landscape sensitivity
Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technique	Specific working process

Threshold	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (ie beneficial or an improvement) or negative (ie adverse or a detractor)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of visual influence	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX B - Sources of Information

The following sources of information were obtained or consulted during the course of the assessment:

- Consultations with the client regarding the development proposals;
- Natural England and Hampshire County Council published landscape character descriptions;
- MapInfo Professional Geographic Information systems surface model produced using terrain 5 data purchased from Emapsite.com. This data is then interrogated to produce a zone of theoretical visibility based on a number of representative points centred on the location of development;
- Aerial photography;
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.



LEGEND



Site boundary



Client: Barratt David Wilson Homes Southampton

Scheme: Sinah Lane, Hayling Island

Drawing: Ordnance Survey Plan

Figure No: 1

ACD Ref: BDWS20660

Scale: NTS@A3

Drawn: WC

Checked: JPF





LEGEND



Site boundary



Image supplied by Google Maps
<https://maps.google.co.uk/>
 Accessed 15th June 2018

Client: Barratt David Wilson Homes Southampton

Scheme: Sinah Lane, Hayling Island

Drawing: Aerial Photograph

Figure No: 2

ACD Ref: BDWS20660

Scale: NTS@A3

Drawn: WC

Checked: JPF





LEGEND



Site boundary

Zone of theoretical visibility



Yellow wash - Potential view



Blue wash - No potential view



NB: Generated using Ordnance Surveys Terrain 5 Dataset which is based on 5m resolution Digital Terrain Model (DTM), incorporating the proposed development modelled across the site to a maximum anticipated height of 11m.
Proposed scheme is derived from the proposed Red Line Boundary (RLB) areas dated 26/06/19 with reference points included across the full extent of the RLB site. The ZTVs do not include the layout of buildings which are not known at this stage.
ZTV calculated using MapInfo Pro 17.0 with observer eye height 1.6m above ground.
Viewshed analysis represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Client: Barratt David Wilson Homes Southampton

Scheme: Sinah Lane, Hayling Island

Drawing: Zone of Theoretical Visibility

Figure No: 3

ACD Ref: BDWS20660

Scale: NTS@A3

Drawn: WC

Checked: JPF





LEGEND



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



Blue wash - No potential view



NB: Generated using Ordnance Surveys Terrain 5 Dataset which is based on 5m resolution Digital Terrain Model (DTM), incorporating the proposed development modelled across the site to a maximum anticipated height of 11m.
Proposed scheme is derived from the proposed Red Line Boundary (RLB) areas dated 26/06/19 with reference points included across the full extent of the RLB site. The ZTVs do not include the layout of buildings which are not known at this stage.
ZTV calculated using MapInfo Pro 17.0 with observer eye height 1.6m above ground.
Viewshed analysis represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Client: Barratt David Wilson Homes Southampton

Scheme: Sinah Lane, Hayling Island

Drawing: Viewpoint Location Plan

Figure No: 4

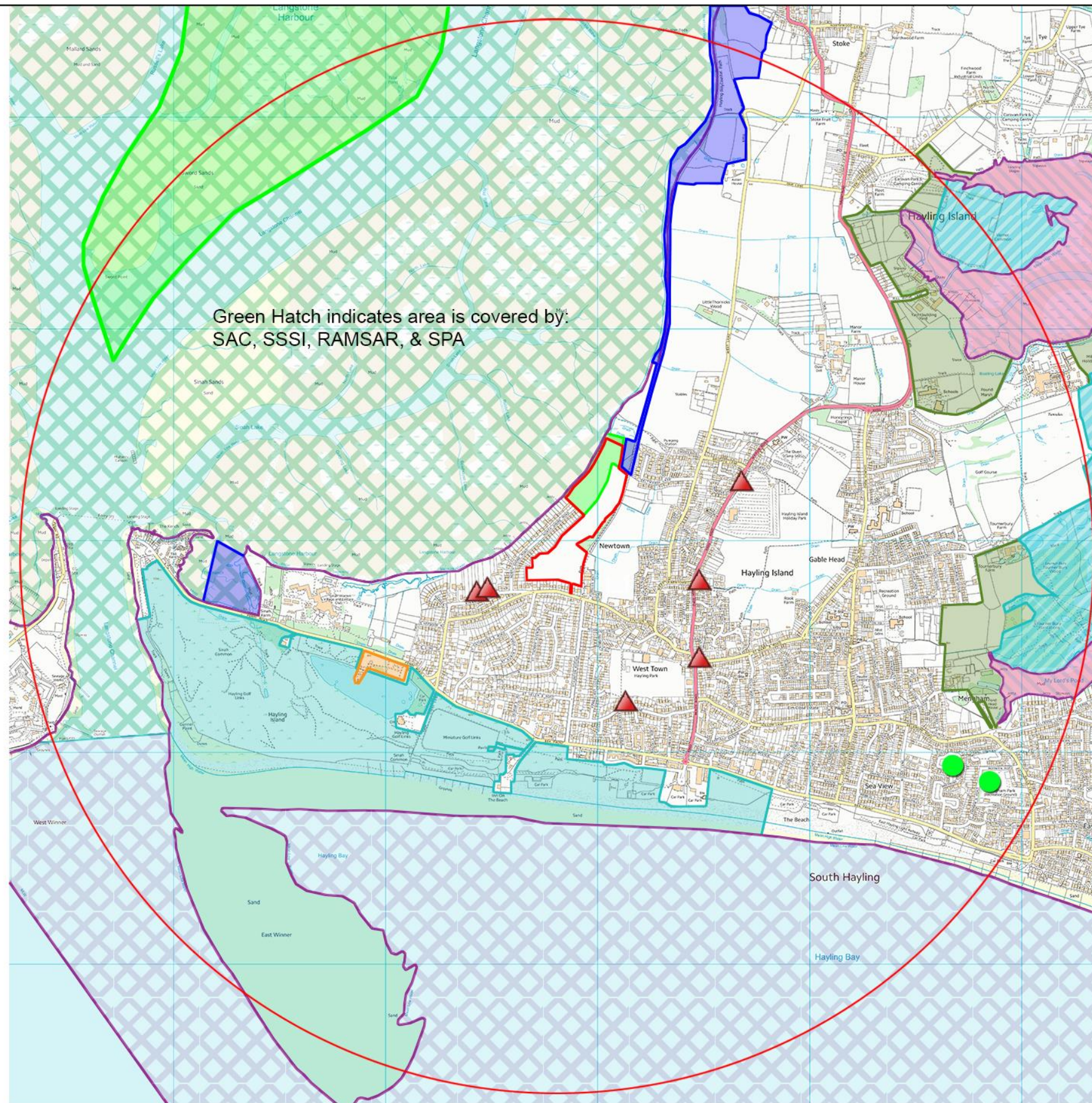
ACD Ref: BDWS20660

Scale: NTS@A3

Drawn: WC

Checked: JPF





LEGEND



Site Boundary



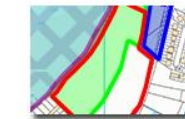
2.5km Radius



SAC



SSSI



RSPB Reserve



Local Nature Reserves



AONB



Indicates areas covered by:
RAMSAR, SSSI & AONB



Indicates areas covered by:
SAC, SSSI, RAMSAR, SPA & AONB



English Heritage Site



Listed Building within
approximately 500m



Town or Village Greens



Client: Barratt David Wilson Homes Southampton

Scheme: Sinah Lane, Hayling Island

Drawing: Designations Plan

Figure No: 5

ACD Ref: BDWS20660

Scale: NTS@A3

Drawn: WC

Checked: JPF





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