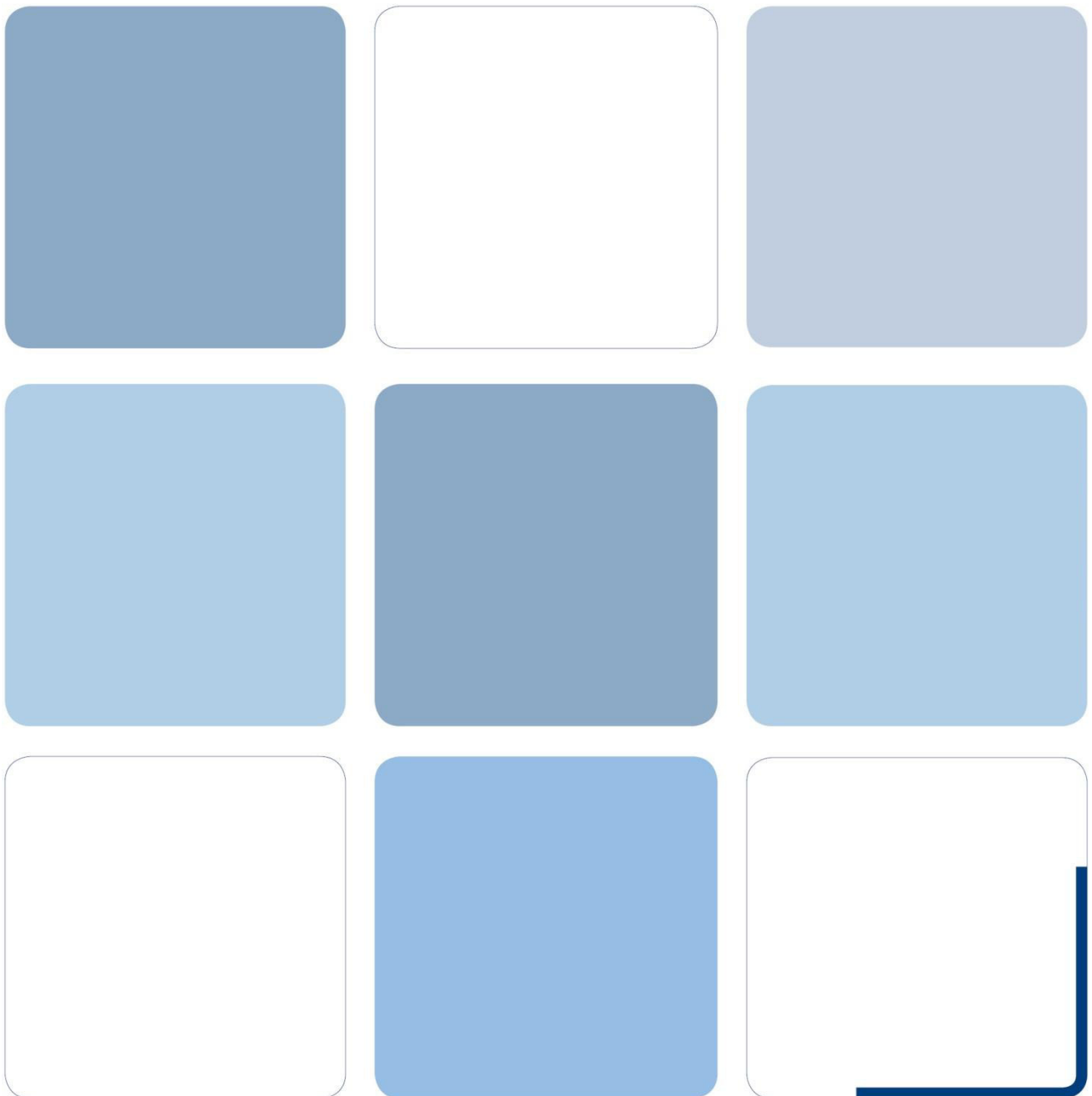


MANOR ROAD, HAYLING ISLAND

LANDSCAPE AND VISUAL IMPACT ASSESSMENT



MANOR ROAD, HAYLING ISLAND LANDSCAPE AND VISUAL IMPACT ASSESSMENT

July 2017

Our Ref: JSL2697_171

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APPENDIX 1 – PHOTOMONTAGE METHODOLOGY

1 INTRODUCTION

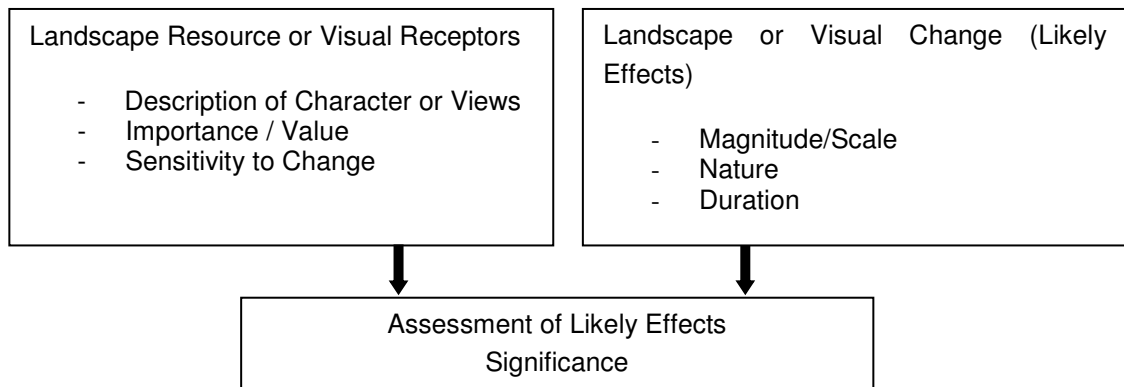
General

- 1.1 RPS has been commissioned by Lidl UK GmbH to prepare an assessment of the potential landscape and visual effects that would result from the proposed development of land adjoining the junction of Manor Road and Church Road, in the centre of Hayling Island, hereinafter referred to as the 'application site'. The assessment forms part of the planning application for the retail proposal, which is hereinafter referred to as the 'proposed development'.
- 1.2 The application site is approximately 1.1ha in extent. It comprises a single field bound by hedges, woodland and trees, and is currently used for horse grazing.
- 1.3 The proposed development would comprise a new retail building together with areas of associated hard and some soft landscaping, car parking and an access road. Primary access to the proposed development would be off Manor Road.

2 ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

Context

- 2.1 The methodology for the assessment of landscape and visual effects follows the guidance within the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA) – published by the Landscape Institute and the Institute of Environmental Management and Assessment (3rd Edition 2013) (Ref. 1).
- 2.2 The GLVIA, (2013) gives the following definitions (para, 2.21-2.22, p.21):
- *“Assessment of landscape effects: assessing the effects on the landscape as a resource in its own right.”*
 - *“Assessment of visual effects: assessing the effects on specific views and on general visual amenity experienced by people”. Here ‘general visual amenity’ is taken to mean, the overall pleasantness of the views enjoyed by people.*
- 2.3 The likely landscape and visual effects of the proposed development are assessed by considering the change that would result from it against the landscape resource or visual receptor as outlined in the diagram below:



- 2.4 These factors are determined by a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement. Magnitude of change and receptor sensitivity is expressed in the scales described in the paragraphs below. Landscape and Visual effects can be beneficial (positive) or neutral as well as adverse (negative).
- 2.5 The assessment has been carried out for the operational phase of the proposed development and would take into account potential day-time effects during this phase. Fieldwork was undertaken during summer 2017 when broadleaf vegetation was in full leaf. Whilst the assessment of potential landscape and visual effects is based upon that of the opening year during winter Year 1 (when all the construction works are complete) and during summer Year 10

when any mitigation (in the form of landscape planting) would have achieved its intended design function, the Year 1 assessment is, due to the timing of fieldwork, based upon the anticipated visibility of the proposed development within the winter scene.

Consultations

- 2.6 Consultations with the determining authority, Havant Borough Council (HBC) planning officers, have been carried out to agree the methodology and scope of the landscape and visual impact assessment and the specific locations / number of photographic viewpoints and receptors. At the time of writing, HBC have responded to the request for feedback. This feedback has resulted in the rationalisation of key viewpoints within the immediate vicinity of the site and the inclusion of three additional viewpoints to the north and north west of the application site.

Planning Policy Context

- 2.7 This section summarises the national and local plan policies pertinent to landscape and visual issues considered to be of relevance to the proposed development. The application site is located to the north of South Hayling; the determining authority for the proposed development is Havant Borough Council (HBC). Landscape planning designations are shown on Figure 1. The following policy documents have been reviewed as part of the study:

- *National Planning Policy Framework (NPPF) (Ref. 2);*
- *National Planning Practice Guidance (NPPG) (Ref. 3);*
- *Havant Borough Core Strategy (March 2011) (Ref. 4);*
- *Havant Borough Local Plan (Allocations) (July 2014) (Ref. 5);*
- *Chichester Harbour AONB Management Plan 2014 – 2019 (2014) (Ref. 6); and,*
- *Chichester Harbour Area of Outstanding Natural Beauty (AONB) Planning Principles (2016) (Ref. 7).*

Visual Assessment

- 2.8 In order to help determine the extent of the study area for a landscape and visual assessment, a computer generated Zone of Theoretical Visibility (ZTV) has been used. Preparation of a ZTV is recommended in GLVIA3 (para. 6.8, p.103) as, “*it makes clear that the area so defined only shows land from which the proposal may theoretically be visible.*” A ZTV can be completed using a ‘bare earth’ scenario, i.e. no intervening structures or significant vegetation, and a ‘with barriers’ scenario using existing screening features, i.e. urban areas and existing vegetation.
- 2.9 A ZTV for the proposed development, which takes into account the screening effects of significant blocks of settlement and existing vegetation, is included within this assessment (Figure 2). It illustrates the theoretical extent of the surrounding area from which the roofline of the main building at 11.3m above ordnance datum (AOD) may be potentially visible. The ZTV was computer generated using Key Terra-firma software. A 3km radius has been selected (equivalent to a 6km diameter) for the study area used in this assessment. It is considered that any potentially significant visual and/or landscape effects resulting from the proposed

development would be within 3km of the application site. Topographical variation within the study area is shown on Figure 3.

- 2.10 Visual receptors include the public or community at large, residents and visitors to the area. A number of key viewpoints looking towards the proposed development have been selected. These include views from local roads and the Public Rights of Way (PRoW) network at different distances and orientations to the application site. The key viewpoints have been used to assess the potential visual effects of the proposed development (for their locations, see Figure 2). Existing view photographs for each of the key viewpoints is shown on Figures 4a to 4k for daytime. The key viewpoints are as listed in Table 1 below.

Table 1: Key Viewpoints

Key Viewpoint No./Location	NGR	Notes
VP1: Church Road	472271, 100543	View from a local road to the south of the application site.
VP2: A3023 Havant Road	472260, 100636	View from a local road to the east of the application site.
VP3: A3023 Havant Road	472440, 100642	View from a local road to the east of the application site.
VP4: A3023 Havant Road	472449, 100940	View from a local road to the north east of the application site.
VP5: Footpath No. 87	472337, 100763	View from a Public Right of Way to the north of the application site in the vicinity of Manor Farm.
VP6: A3023 Manor Road	472105, 100631	View from a local road to the west of the application site.
VP7: West Lane	Approx.471579, 100761	View from a local road to the north west of the application site.
VP8: Long distance route No. 12 Shipwrights Way	471334, 101018	View from a Public Right of Way to the north west of the application site.
VP9: Long distance route No. 12 Shipwrights Way	471445, 101818	View from a Public Right of Way to the north west of the application site.
VP10: Footpath No. 87	472242, 101153	View from a Public Right of Way to the north of the application site in the vicinity of The Maypole PH.
VP11: Informal Footpath	472918, 100873	An informal footpath located on the bund sea defence north of Mill Rythe Holiday Village to the west of the application site.

- 2.11 Near distance views are defined as those key viewpoints up to 1km from the application site, whilst mid to long distance views are described as those between 1-3km from the application site

- 2.12 Baseline photographs have been taken at eye level from each of the viewpoints, using a digital SLR camera with a lens equivalent to a 48mm focal length in 35mm film format. These photographs have been reproduced in the assessment and a description of the views included.

Visual Receptor Sensitivity

- 2.13 An assessment of the sensitivity of visual receptors at each of the viewpoints has been undertaken and is dependent upon:
- the location and context of views;
 - whether views are continuous, fragmented or intermittent (i.e. the transient nature of a view gained while travelling through an area); and
 - the importance of views and the activity or expectations of receptors.
- 2.14 The ‘importance’ of views is determined by influences such as the numbers of receptors affected, popularity of views and the significance of views in relation to valued landscapes or features. Sensitivity levels have been identified for each visual receptor represented by the viewpoints, in accordance with the criteria indicated in Table 2 below.

Table 2: Visual Receptor Sensitivity

Receptor	Rationale	Sensitivity
Residents within residential properties with garden and/or ground floor views, recreational users of public rights of way/promoted paths.	Observers experiencing the view from the windows or gardens of their homes or pursuing quiet outdoor recreation where views of surroundings are an important contributor to the experience are more sensitive to visual change.	High
Users of local roads and outdoor workers or people engaged in active sports outdoors. Occupiers of residential properties with upper floor views.	Observers in open areas on quiet routes or engaged in outdoor activities which are not dependent upon appreciation of the landscape are moderately sensitive to visual change.	Medium
Users of main roads and workers or people engaged in activities indoors.	Observers travelling at speed in vehicles or people focused on indoor activities where outdoor setting is not important to experience are less sensitive to visual change.	Low

Magnitude of Change (Visual Effects)

- 2.15 The nature of effect or magnitude of change to an existing view has been determined by a number of interrelated factors. These are the scale of change in the view with respect to the loss or addition of features in the view and changes to its composition, including the proportion of the view occupied by the proposed development. Consideration has also been given to whether the views would be full, partial or glimpsed and (for transitory views) the relative amount of time over which the proposed development would be visible. In addition, consideration has also been given to the height of potentially visible parts of the proposed development relative to the visual receptor and the scale and degree of contrast or integration with the existing landscape. It is assumed that change would be seen in clear visibility and appropriate lighting conditions and the assessment would be carried out on that basis. Magnitude of change has been assessed using the criteria in Table 3.

Table 3: Magnitude of Change: Visual Receptors

Magnitude of Change	Example
Major	Complete or very substantial change in view; change very prominent involving complete or very substantial obstruction of existing view or complete change in character and composition of baseline, i.e. pre- development view through removal of key elements or addition of uncharacteristic elements.
Moderate	Moderate change in view: may involve partial obstruction of existing view or partial change in character and composition of baseline, i.e. pre-development view, through the introduction of new elements or removal of existing elements. Change may be prominent but would not substantially alter scale and character of the surroundings and the wider setting. Composition of the views would alter. View character may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be visually discordant.
Minor	Minor change in baseline, i.e. pre-development view; change would be distinguishable from the surroundings while composition and character would be similar to the pre-change circumstances.
Negligible	Very slight change in baseline, i.e. pre-development view; change barely distinguishable from the surroundings. Composition and character of view substantially unaltered approaching a 'no change' situation.
No Change	No part of the proposed development, or work activity associated with it, is discernible. No alteration to the existing view.

Significance of Visual Effects

- 2.16 In order to assess the relative significance of the visual effect identified, due regard has been given to the combination of magnitude of the change in question and the sensitivity of the visual receptor. The significance of effect on views was then evaluated according to a seven-point scale as provided in Table 4 below.

Table 4: Typical Descriptors of the Visual Significance of Effect Categories

Significance of Effects	
Major Beneficial	Typically, the visual receptor is of High sensitivity with the proposals representing a Major magnitude of change and/or the proposals would result in a major improvement in the view.
Moderate Beneficial	Typically, the visual receptor is of Medium sensitivity with the proposals representing a Moderate magnitude of change and/or the proposals would result in a clear improvement in the view.
Minor Beneficial	Typically, the visual receptor is of Low sensitivity with the proposals representing a Minor magnitude of change and/or the proposals would result in a slight improvement in the view.
Neutral	Typically, the proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the quality of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
Minor Adverse	Typically, the visual receptor is of Low sensitivity with the proposals representing a Minor magnitude of change and/or the proposals would result in a slight deterioration in the view.
Moderate Adverse	Typically, the visual receptor is of Medium sensitivity with the proposals representing a Moderate magnitude of change and/or the proposals would result in a clear deterioration in the view.
Major Adverse	Typically, the visual receptor is of High sensitivity with the proposals representing a Major magnitude of change and/or the proposals would result in a major deterioration in the view.

2.17 In addition to the above criteria, if the proposed development would not be visible within a view; the equivalent of a magnitude of change of 'No Change', then the significance of effect has been recorded in the assessment as 'No effects'.

2.18 The assessment of significance requires considerable judgement to balance the relationship between the different components of the view and the sensitivity of the visual receptor(s) in question. As such, the definitions in Table 4 above are, to an extent, subjective and cannot be considered prescriptive.

Landscape Assessment

2.19 The landscape character baseline information in this study has been derived from the following documents:

National:

- *NCA Profile: 126 South Coast Plain (2014) (Ref. 8);*
- *Chichester Harbour AONB Landscape Character Assessment (June 2005) (Ref. 9).*

County:

- *Hampshire Integrated Character Assessment (2010) (Ref. 10).*

District:

- *Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007) (Ref. 11); and,*
- *Havant Borough Landscape Character Assessment Sensitivity Report (February 2007) (Ref. 12).*

2.20 Whilst the relevant character areas / types from the national and county level landscape character studies have been included and referred to, the assessment of potential landscape effects uses the district level landscape characterisation study within the Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA) (February 2007) (Ref. 12) as the baseline for the assessment.

2.21 The landscape character classifications within the study area are shown on Figure 5. In order to further inform the assessment, Figure 5a shows the ZTV overlaid onto the landscape character areas / types.

Sensitivity of the Landscape Resource

2.22 Each landscape character area has been evaluated in terms of its sensitivity to the type of change brought about by the proposed development. Sensitivity is a measure of both the value of the receiving landscape and its ability to accommodate change of the type that would result from it, such as the introduction of new features or the loss of existing features.

2.23 To assist with the evaluation of sensitivity, a relative 'level of importance' or 'value' on a 3 point scale ('High', 'Medium' or 'Low') has been applied to each landscape character area as part of

the baseline study. The assessment is based on professional judgement, but also takes into account any statutory designations and other values to society that may be expressed by the local community or consultees using the following definitions:

- International e.g. designated World Heritage Site (WHS);
- National e.g. designated National Park, Area of Outstanding Natural Beauty (AONB), Heritage Coast;
- Regional: Local Government Designations; and
- Local: Undesignated but certain elements or features may be worthy of conservation or enhancement.

2.24 In addition, the value of undesignated resources or value expressed through consensus, demonstrable use or non-official publications are considered using the following criteria:

- Landscape quality (condition); a measure of the physical state of the landscape;
- Scenic quality, measures the degree to which the landscape appeals to the visual senses;
- Rarity is concerned with the presence of rare features and elements in the landscape or the presence of a rare character type;
- Representativeness, analyses the features or elements within the application site that are worthy of retention because they represent particular character;
- Conservation Interests, include features of particular wildlife, earth science or archaeological, historical and culture interest;
- Recreation Value, evidence as to the value of the landscape for recreational activity where experience of the landscape is important;
- Perceptual Aspects, such as tranquillity or wildness; and
- Associations, with particular people, artists, writers or other media or events in history.

2.25 To complete the evaluation of sensitivity, a relative value on a three point scale has been used as shown in Table 5, below.

Table 5: Landscape Sensitivity to Change

Sensitivity	Examples of Receptor
High	Important landscape elements or landscape character types of a particularly distinctive and highly valued character and rarity, typically of international, national or regional scale (e.g. World Heritage Sites, National Parks, AONBs). A landscape element, or landscape character, which may be susceptible to slight changes.
Medium	Valued landscape elements or landscape character types of moderate importance and rarity typically of regional or local scale. Valued through demonstrable use or support. A landscape capable of accommodating limited change with some effect on landscape elements or character.
Low	Landscape elements or landscape character of relatively low importance and

	rarity, or degraded, typically of local scale. Identified as having some redeeming features and possibly identified for improvement. Tolerant of substantial change without adverse effect on character, features or elements.
--	--

- 2.26 GLVIA (2013) indicates that existing available landscape sensitivity and capacity studies will not suffice for the determination of sensitivity in any assessment of potential landscape effects and states (Para. 5.42, p.89):

“Some of these existing assessments may deal with what has been called ‘intrinsic’ or ‘inherent’ sensitivity, without reference to a specific type of development. These cannot reliably inform assessment of the susceptibility to change since they are carried out without reference to any particular type of development and so do not relate to the specific development proposed. Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project. It should not be recorded as part of the landscape baseline but should be considered as part of the assessment of effects.”

- 2.27 As such, an assessment of the sensitivity of each landscape character area to the changes that would result from the proposed development has been included as part of the assessment of effects rather than as part of the baseline.

Magnitude of Change (Landscape Effects)

- 2.28 The various landscape effects of the proposed development have been identified taking into account the impacts of the removal of any existing landscape elements within the application site and the design, scale, layout and appearance of the proposed development together with the landscape design proposals.

- 2.29 The identification of landscape effects distinguishes between direct effects upon the physical resource (landform, vegetation, pattern, etc.) and those associated with amenity and views so as to avoid double counting. However, where visual effects of, for example, a proposed building may affect the character of adjacent landscape character areas, this has been taken into consideration in the assessment.

- 2.30 The nature of the effect or magnitude of change was then be assessed using the criteria shown in Table 6 below:

Table 6: Landscape Magnitude of Change Criteria

Magnitude of Change	Criteria for assessing Change
Major	Total loss or large-scale change to existing character, features and elements of the baseline conditions such that post development character/composition/attributes would be fundamentally changed.
Moderate	Partial loss or noticeable change to existing character, features and elements of the baseline conditions such that post development character/composition/attributes would be altered.
Minor	Slight change to existing character, features and elements of the baseline conditions such that post development character/composition/attributes would be similar to the pre-change circumstances.
Negligible	Barely noticeable change to existing character features and elements of the baseline

Magnitude Change	of	Criteria for assessing Change
		such that post development change would be barely distinguishable, approximating to a 'no change' situation.
No Change		No noticeable loss, damage, or alteration to existing character, features and elements of the baseline conditions.

Significance of Landscape Effects

- 2.31 As with the assessment of visual effects, the relative significance of the landscape effects has given due regard to the combined magnitude of the change in question and the sensitivity to change of the affected landscape resource. With regards to determining the significance of a landscape effect, a higher significance of effect may generally be attached to large scale effects and effects on highly sensitive landscape receptors. However, a judgement could be made, depending on circumstances, that small scale but significant landscape effects on highly sensitive receptors may be more important than large scale effects on less sensitive receptors.
- 2.32 The significance of effect upon the landscape resource was then evaluated according to a seven-point scale as provided in Table 7 below:

Table 7: Typical Descriptors of the Landscape Significance of Effect Categories

Significance of Effects	
Major Beneficial	Typically, the landscape resource has a High sensitivity with the proposals representing a Major beneficial magnitude of change and/or the proposed changes would: - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; and/or - enable a sense of place to be enhanced.
Moderate Beneficial	Typically, the landscape resource has a Medium sensitivity with the proposals representing a Moderate beneficial magnitude of change and/or the proposed changes would: - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; and - enable a sense of place to be restored.
Minor Beneficial	Typically, the landscape resource has a Low sensitivity with the proposals representing a Minor beneficial magnitude of change and/or the proposed changes would: - complement the character (including value) of the landscape; - maintain or enhance characteristic features or elements; and - enable some sense of place to be restored.
Neutral	Typically, the proposed changes would (on balance) maintain the character (including value) of the landscape and would: - be in keeping with landscape character and blend in with characteristic features and elements; and - enable a sense of place to be maintained.
Minor Adverse	Typically, the landscape resource has a Low sensitivity with the proposals representing a Minor adverse magnitude of change and/or the proposed changes would: - not quite fit the character (including value) of the landscape; - be at variance with characteristic features and elements; and - detract from sense of place.
Moderate Adverse	Typically, the landscape resource has a Medium sensitivity with the proposals representing a Moderate adverse magnitude of change and/or the proposed changes would:

Significance of Effects	
	- conflict with the character (including value) of the landscape; - have an adverse effect on characteristic features or elements; and - diminish a sense of place.
Major Adverse	Typically, the landscape resource has a High sensitivity with the proposals representing a Major adverse magnitude of change and/or the proposed changes would: - be at variance with the character (including value) of the landscape; - degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost; and - change a sense of place.

- 2.33 As with the assessment of visual effects and, in addition to the above criteria, if the proposed development results in “no noticeable loss, damage, or alteration to character or features or elements” within a landscape character area; the equivalent of a magnitude of change of ‘No Change’, then the significance of effect is recorded in the assessment as ‘No effects’. Further, the assessment of significance of effect upon the landscape resource also requires considerable judgement in balancing the complex relationships, especially between the different components of the landscape in question. As such, the definitions in Table 7 above are to an extent subjective and cannot be considered prescriptive.

Limitations and Assumptions

- 2.34 The visual assessment is based on analysis of OS mapping of the application site and surrounding area and on field survey of views towards the application site from publicly accessible viewpoints in the surrounding landscape. Although every effort has been made to include viewpoints in sensitive locations and areas from which the proposed development would be likely to be most visible, not all public viewpoints from which the proposed development would be seen are included in the assessment.
- 2.35 In addition, field survey to inform the assessment of both landscape and visual effects was undertaken during summer when existing deciduous vegetation is in full leaf. As such, the assessment of potential visual effects at winter Year 1 is based on the anticipated visibility of the proposed development within a winter scene.

3 POLICY FRAMEWORK

- 3.1 This section summarises the national and local planning policies pertinent to landscape and visual issues, which are considered to be of relevance to the proposed development. The policy documents described below have been reviewed as part of the study.

National Planning Policy Framework (NPPF)

- 3.2 The National Planning Policy Framework (NPPF) was published in March 2012. The purpose of the document was to simplify and therefore speed up the planning process. It replaces all previous national planning policy in relation to landscape. Paragraph 109 states that *“The planning system should contribute to and enhance the natural and local environment”*.
- 3.3 The NPPF emphasises the importance of sustainable development. Paragraph 6 states, *“The purpose of the planning system is to contribute to the achievement of sustainable development”*. Three dimensions of sustainable development are highlighted by the NPPF which should be considered which includes (along with Economic and Social roles) an *“Environmental Role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”*. These dimensions should not be considered in isolation as they are mutually dependant.
- 3.4 The NPPF indicates that, *“Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking”*. One of these 12 principles indicates the need to, *“take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.”*
- 3.5 Section 11 of the NPPF is entitled *“Conserving and enhancing the natural environment”*. Paragraph 109 states that, *“The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils”*.
- 3.6 Paragraph 113 states that, *“Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks”*.
- 3.7 Paragraph 115 within the NPPF re-affirms the importance of the Area of Outstanding Natural Beauty (AONB) designation stating that, *“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty”*.

3.8 Paragraph 116 states that, “*Planning permission should be refused for major developments in these designated areas [e.g. AONBs] except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:*

- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.*

National Planning Practice Guidance (NPPG)

3.9 On 6th March 2014 the Government published National Planning Practice Guidance (NPPG). This replaces a number of older guidance notes and complements the National Planning Policy Framework (NPPF). The new guidance is not intended to provide further policy but instead is meant to help clarify issues relevant to the planning regime. National planning practice guidance has been produced for the ‘Natural Environment’ (amongst others); providing further information in relation to most of the paragraphs noted above with respect to the NPPF.

Havant Borough Core Strategy (March 2011)

3.10 The Havant Borough Core Strategy was formally adopted in 1st March 2011 and sets out the planning framework for the Havant communities for the period up to 2026. The Core Strategy seeks to address local needs, particularly for housing and economic development, with an emphasis on good quality design within the regions natural and built environment.

3.11 The Havant Borough Core Strategy document has been reviewed as part of this assessment and planning policies considered to be pertinent to the proposed development are listed in Table 8 below.

Table 8: Relevant Planning Policies as derived from the Havant Borough Core Strategy (March 2011)

Policy No.	Details
CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough	Planning permission will be granted for development that: 1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community. 2. Protects and where possible enhances the borough’s statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland. 3. Has particular regard to the following hierarchy of nature conservation

Policy No.	Details
	designations within the borough (as identified on the Proposals Map): i. Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. ii. Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. iii. Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local]. 4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest. 5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation. 6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests. 7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh. 8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration. 9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map. 10. Protects the best and most versatile agricultural land that has the greatest potential for local food security. 11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.
CS12: Chichester Harbour Area of Outstanding Natural Beauty (AONB)	Development will be permitted where it: 1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting; 2. Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area; 3. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan); 4. Meets the policy aims of the Chichester Harbour AONB Management Plan; and, 5. Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.
CS13:	Development will be permitted that:

Policy No.	Details
Green Infrastructure	1. Maintains and manages the network of green infrastructure identified at the sub regional and local levels. 2. Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources. 3. Does not undermine the functional integrity of the green infrastructure. 4. Creates, where appropriate, new green infrastructure (including access management measures) either through on site provision or financial contributions. Development proposals that adversely affect green infrastructure will not be permitted unless superior alternative provision can be provided or where it is part of a service provider's plans to provide improved local services in equally accessible locations. Green infrastructure sites will be allocated in the Development Delivery (Allocations) Plan.
CS16: High Quality Design	Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: 1. Responds to, draws inspiration from and respects local context and: a. Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site; b. Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest; c. Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors; d. Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and, e. The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking. 2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where: a. The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development; b. New streets are not dominated by vehicular traffic; c. The layout of the development is legible, meaning it is easy to orientate oneself and move through. 3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority

Policy No.	Details
	regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art. - Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration. - Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate. - Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling. - Adapts to the changing needs of the users and the changing climate over the lifespan of the building.
DM8: Conservation, Protection and Enhancement of Existing Natural Features	Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below: - Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality. - Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival. - Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments. - Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.

Havant Borough Local Plan (Allocations) (July 2014)

- 3.12 The Havant Borough Local Plan (Allocations) was formally adopted by Havant Borough Council on 23rd July 2014. Together with the Havant Borough Core Strategy it sets out policies to encourage investment in new jobs, provide enough land for new homes and protect its special environment. This document plans for the delivery of the Borough's vision for growth and prosperity up to 2026, which is set out in the Havant Borough Local Plan (Core Strategy).
- 3.13 The Havant Borough Local Plan (Allocations) document has been reviewed as part of this assessment and planning policies considered to be pertinent to the proposed development are listed in Table 9 below.

Table 9: Relevant Planning Policies as derived from the Havant Borough Local Plan (Allocations) (July 2014)

Policy No.	Details
AL1: Presumption in Favour of Sustainable Design	When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether: 1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or, 2. Specific policies in the NPPF indicate that development should be restricted.
AL2: Urban Area Boundaries and Undeveloped Gaps between Settlements	The urban area boundaries for Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville are defined on the Policies Map. The Borough's undeveloped gaps are those areas between the urban area boundaries of Waterlooville, Leigh Park, Havant, and Emsworth; together with the undeveloped gaps between them and neighbouring boundaries with Portsmouth, Winchester, East Hampshire and Chichester. Planning permissions will be granted for developments within the undeveloped gaps that help to define the separate identity of settlements and prevent their coalescence, and meets any of the following: 1. Relates to small scale householder development. 2. Meets an overriding public need e.g. for community or recreation use, that cannot be accommodated elsewhere in the Borough. 3. Meets the policies for exceptional development in 'rural areas', set out in the NPPF. Land outside the defined urban area on Hayling Island is 'non-urban' rather than undeveloped gap. Development of exceptional affordable housing in the non-urban areas of Hayling Island is not considered appropriate or necessary and is likely to be refused planning permission.
AL8: Local Green Spaces	Planning permission will be granted for development proposals that protect or enhance the Local Green Spaces, as shown on the Policies Map. Development proposals that would be harmful to these Local Green Spaces will not be permitted other than in very special circumstances.

Chichester Harbour AONB Management Plan 2014 – 2019 (2014)

3.14

Produced by the Chichester Harbour Conservancy, the Chichester Harbour AONB Management Plan is the principal document that guides the management of the AONB. Formally adopted in 2014 by Havant Borough Council (and neighbouring authorities), the Chichester Harbour AONB Management Plan and its supporting documents *"identify the distinctive features and*

characteristics of the landscape and provide the framework for the management and ongoing spatial planning of Chichester Harbour AONB” (Havant Borough Core Strategy, P70).

- 3.15 The document sets out a number of policies in relation to development within the AONB. A review of this document has been undertaken and all relevant policies in relation to the proposed development are set out in Table 10 below.

Table 10: Relevant Policies as derived from the Chichester Harbour AONB Management Plan 2014-2019 (2014)

Policy No.	Details
The Land and Seascape	
LS1	Promote the conservation and enhancement of the special qualities of the AONB and its setting, and raise awareness of the AONB designation.
LS2	Monitor landscape and seascape condition and identify change, particularly relating to development, land use and the impact of climate change.
LS3	Identify opportunities to plan and deliver landscape enhancement projects within the AONB.
LS4	Promote and protect the importance of tranquillity in the natural landscape of the AONB.

Chichester Harbour Area of Outstanding Natural Beauty (AONB) Planning Principles (2016)

- 3.16 Produced by the Chichester Harbour Conservancy, The Chichester Harbour Conservancy Planning Principles document is intended to help applicants and local authorities understand the criteria against which planning applications will be assessed in and around the AONB. The principles will be used to decide whether any objections should be raised against any given application.
- 3.17 The Chichester Harbour AONB Conservancy's planning objectives, against which applications will be assessed along with specific Planning Principles, are set out below.
- i. To protect, conserve and enhance the natural beauty of Chichester Harbour AONB;
 - ii. To protect, conserve and enhance the value of the area for wildlife;
 - iii. To conserve, maintain and improve the Harbour and support its associated marine facilities for water-based recreation where they are consistent with (i) and (ii);
 - iv. To support sustainable forms of industry and agricultural practice where they are consistent with aims (i), (ii) and (iii); and,
 - v. To support the economic and social needs of the local communities where they are consistent with aims (i), (ii) and (iii).

4 BASELINE CONDITIONS

- 4.1 This section contains a description of the application site, together with a description of the features that contribute to the landscape character of the study area. It also provides a summary of existing local landscape character assessments, and a description of the types of visual receptors at each of the key viewpoints.

Application Site and Local Surrounds

- 4.2 The application site is located within the northern part of South Hayling on the outskirts of Gable Head on land off the A3023 Manor Road. The site is approximately 1.1 Hectares (ha) and consists of an existing open field, currently used for grazing horses, bound by tree, woodland (principally *Quercus* sp.) and hedgerow vegetation to the south, west and east. The northern boundary of the site, bordering Manor Road, is more open with scattered trees (*Salix caprea* and *Carpinus betulus*) and mixed species hedge / scrub vegetation to the edge of the grass verge.
- 4.3 To the north of the application site, beyond the A3023 Manor Road, is open countryside primarily agricultural with scattered farmsteads, tree and woodland vegetation, particularly to field boundaries and adjacent to principal roads. To the south of the application site the landscape becomes more urban approaching Gable Head and South Hayling.

Topography and Drainage

- 4.4 Topographical variations throughout the study area are illustrated on Figure 3. The application site and the immediate surrounding land is generally level, with the latter sitting at approximately 5m Above Ordnance Datum (AOD).
- 4.5 The landscape within the wider study area is generally level with little topographical variation. At a maximum elevation of approximately 10m AOD with the land falling gently towards the sea in all directions.

Land Use and Vegetation

- 4.6 Land use throughout the study area is urban and agricultural. The land is principally arable, with small to medium sized fields particularly to the north of the study area. To the south of the study area land use becomes more urban interspersed with arable fields. The nearest significant settlements to the application site is Gable Head, the outskirts of which lie directly to the south east of the application site off Church Road. The settlements of West Town, Mengham, Selshire and Eastoke are to the south of the study area creating a more or less continuous urban development along the coastline of South Hayling interspersed with open spaces and recreational / leisure facilities.
- 4.7 Woodland vegetation is limited. The most notable woodland is that of Tournier Bury Wood / Plantation approximately 1.3km south east of the application site. Existing trees and vegetation within the application site are described in paragraphs 4.2 and 4.3 above. This includes Honeyrings Copse to the southern and western boundary, a copse of predominantly mature Oaks.). There is a TPO located on the southern, western and eastern boundary (Honeyrings

Copse) identified as TPO No. 2069, including two tree groups and an individual Common Oak (*Quercus robur*) identified as T1 which sits within the application site (ref. HBC Tree Preservation Order No. 2069/2017).

Landscape, Ecology and Cultural Heritage Designations

- 4.8 The application site itself is not subject to any statutory designations, however there are several statutory landscape, ecology and cultural heritage designations within the study area and wider landscape, including Listed Buildings, Sites of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Countryside Rights of Way Act (CROW) Access Land, Local Nature Reserves (LNR), Scheduled Monument, Conservation Areas (CA), Area of Outstanding Natural Beauty (AONB), Ramsar and Special Protection Areas (SPA).
- 4.9 The closest designation of national importance is Chichester Harbour AONB, approximately 650m north east of the application site at its nearest point, designated for its landscape quality and value.
- 4.10 The application site does not sit within a Conservation Area. There are 2 Conservation Areas within the study area, including St. Peters and Coastguards approximately 2.8km north west and 1.9km south west respectively.
- 4.11 Listed Buildings within 1km of the application site, include the Church of St. Mary (Grade II*), Flint Cottage, South Hayling Manor, 2 Granaries at Manor Farm, Stable Block at Manor Farm and Barn at Manor Farm (all Grade II). There are several other Listed Buildings within the study area, particularly north clustered around the Church St. Peters Conservation Area. Scheduled Monuments within the study area include the Tournier Bury (approximately 1.2km south east of the application site) and World War II Heavy Anti-aircraft gun site at Sinah Common (approximately 2.5km south west of the application site).
- 4.12 Chichester Harbour SSSI is approximately 650m north east of the application site, at its closest point, is the nearest SSSI to the application site. Chichester Harbour is a large estuarine basin in which at low water extensive mud and sandflats are exposed, drained by channels which unite to make a common exit to the sea. The site is of particular significance for wintering wildfowl and waders and also breeding birds both within the Harbour and in the surrounding permanent pasture fields and woodlands. There is a wide range of habitats which have important plant communities (ref. Chichester Harbour SSSI citation, Natural England).
- 4.13 There are multiple statutory designations located within the same part of the study area covered by the Chichester Harbour AONB and SSSI, including Hayling Billy LNR, Chichester and Langstone Harbours Ramsar, Solent Maritime SAC and Chichester and Langstone Harbours SPA.

Communications

- 4.14 Communication routes within the study area are predominantly minor 'B roads', lanes and residential streets. The main route running generally north to south is the A3023 Havant / Manor Road.

- 4.15 There are also a number of recreational routes and Public Rights of Way that traverse the study area, including the Hayling Billy Coastal Path / Shipwrights Way which runs north to south along the western side of the island, approximately 955m west of the application site at its nearest point.

Visual Baseline

- 4.16 The ZTV has indicated that the proposed development would be visible primarily to the north east and north west of the study area, with existing vegetation and built form preventing any views to the south of the study area. It indicates that the proposals would be visible from a number of designations, including the Shipwrights Way / Hayling Billy Coastal Path Recreational Route to the west of the site.

Key Viewpoints

- 4.17 Key viewpoints looking towards the application site are listed in Table 1. The locations of these are shown on Figure 2, and the existing daytime view from each is described and shown on Figures 4a to 4k.

Landscape Character

- 4.18 The study area is covered by a number of landscape character assessments which have defined and described the landscape at a National, County and District level.

National Level Study

- 4.19 At a national level, the application site and study area, fall within National Character Area (NCA) '126: South Coast Plain'. The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water (NCA Profile '126: South Coast Plain' Page 3).
- 4.20 The key characteristics of NCA 126 are described within the National Character Area Profile document published by Natural England (2014) and are summarised below:
- 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.

County Level Study

4.21 At a county level, the study area is covered by the Hampshire Integrated Character Assessment (Hampshire County Council, 2012). The application site sits within the Hayling Island Coastal Plain Landscape Character Area (LCA). This LCA has been further divided into more detailed Landscape Character Types (LCT), with the application site sitting within the Coastal Plain Open LCT. The key identifying characteristics of the Coastal Plain Open LCT are described within the study as follows:

- 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 have 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.

District Level Study

- 4.22 At a district level, the study area is covered by 2 assessments; Chichester Harbour AONB Landscape Character Assessment (June 2005) and Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA, February 2007).
- 4.23 The Chichester Harbour AONB Landscape Character Assessment identifies and describes 9 Landscape Character Types covering Hayling Island and the AONB. These have been further divided into 19 more detailed Landscape Character Areas.
- 4.24 The ZTV has indicated that the proposed development would be visible from Landscape Character Areas B1: Chichester Harbour Central Basin, C1: Langstone Harbour Head, C2: Emsworth Channel Head, C3: Thorney Channel Head, E1: Mill Rythe, G1: North Hayling Island and G2: Thorney Island. The nearest Landscape Character Areas to the application site are those of E1 and G1, the key characteristics of each are as follows:

LCA E1: Mill Rythe

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

LCA G1: North Hayling Island

- Large harbour side island of arable and pasture farmland.
- Both large and small scale field patterns.
- Small hedged paddocks associated with settlements, and a network of copses, small woodlands and tree belts give a strong sense of enclosure.
- Distinctive fringe of low lying and unimproved coastal grazing marsh which attracts waders and wildfowl.

- Panoramic views of the harbour and Thorney Island from the coastal path.
- Historic, linear settlement pattern of cottages and farm buildings in North Hayling village.
- Mostly undeveloped character to the coastal edge.

4.25 In addition to the Chichester Harbour AONB Landscape Character Assessment, the HBTLSA identifies and describes 16 Landscape Character Areas covering Hayling Island, these have been further divided into more detailed Landscape Character Types, of which the HBTLSA identifies 10 covering Hayling Island.

4.26 The key characteristics of the Landscape Character Types within this study that fall within the study area and from which the ZTV has indicated potential inter-visibility, are summarised in Table 11 below and a value applied to each in accordance with the criteria described in the methodology (see Section 2).

Table 11: Landscape Character Types - Key Characteristics

Landscape Character Types	Relevant Key Characteristics (as derived from District Level Studies)	Value
Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007)		
H: Open Lower Harbour Plain	▪ River terrace and periglacial deposits over a mix of Tertiary bedrock including chalk, sands and clays, producing freely draining soils and loamy soils with a naturally high water content ▪ A mix of high grade agricultural soils supporting intensive arable production with contrasting poor quality soils along the harbour edge producing areas of rough grassland ▪ Low lying and predominantly flat with some local variations producing smooth low mounds ▪ Manmade earth works adjacent to the harbour edge are visibly prominent within this open flat landscape ▪ A high density of streams and water courses, many channelled into field side ditches ▪ Small tidal inlets with contrasting tidal conditions of open mud banks and a discrete water channel which are hidden by water at high tide.	Medium to High (part within Chichester Harbour AONB)
I: Enclosed Lower Harbour Plain	▪ The underlying geology comprises river terrace and periglacial deposits (Head) over a mix of Tertiary bedrock including chalk, sands and clays, producing freely draining soils and loamy soils with a naturally high water content ▪ A mix of medium grade agricultural land with poor quality soils along the harbour edge ▪ Low lying and predominantly flat landform with some local variations of smooth low mounds ▪ Manmade earth works adjacent to harbour edge ▪ A high density of streams and water courses, many channelled into field side ditches ▪ Narrow tidal inlets with varying tidal conditions.	Medium to High (part within Chichester Harbour AONB)
J: Harbour Basin	▪ The underlying geology is a mix of Tertiary sand, clays and chalk overlaid with beach and tidal flat deposits with some raised marine deposits ▪ The few soils are known as salt marsh soils and have a very low fertility ▪ A shallow marine basin enclosed by a low lying natural	High (within Chichester Harbour AONB)

Landscape Character Types	Relevant Key Characteristics (as derived from District Level Studies)	Value
	- shore line with low embankments, wharfs and quays - The central part of the harbour basin is made up of large open stretches of intertidal mudflats, salt marsh, low lying fragmented islands and some periphery areas of reclaimed land - Large sand banks exposed at low tide can be located adjacent to the harbour mouth and the main drainage channel - This is a constantly changing environment as a result of on-going geomorphological processes - Intricate maze of tiny channels flowing into wider water channels known as rithes and further channels known as lakes, which then flow into the main channel and out to sea - A wide tidal range producing two contrasting landscapes; at low tide with a large expanse of mudflats and some sand banks and at high tide with a large flat area of water.	
L: Broad Inlets	- The geology is made up of beach and tidal flat deposits overlying bedrock of Tertiary sands and clay formations. Shingle is found at the top of the beach grading down into the mud flats - Broad inlets with large branching inlet heads, with a low lying predominantly natural shoreline - Broad, straight and narrow forking streams or rithes draining into a main central channel.	High (within Chichester Harbour AONB)

Overview of Landscape Value/ Importance

4.27 Each of the landscape character types, as derived from the Havant Borough Townscape, Landscape and Seascape Character Assessment, identified as having potential views to the proposed development are entirely or partly within the Chichester Harbour AONB. This is a Landscape of national importance for its landscape and scenic beauty. Landscape character types 'J: Harbour Basin' and 'L: Broad Inlets' are therefore considered to be of High landscape value and importance. The two remaining landscape character types, while only partly within the AONB, contribute to the local setting of the AONB within views to and from it. Landscape character type 'H: Open Lower Harbour Plain' and 'I: Enclosed Lower Harbour Plain' are therefore considered to be of Medium to High landscape value.

5 PROPOSED DEVELOPMENT

- 5.1 The proposed development consists of a new retail store with associated hard landscaping, including car parking for 126 vehicles, including 10No. accessible bays and 8No. parent and child spaces, cycle parking and new vehicular and pedestrian access off Manor Road.
- 5.2 Soft landscaping on the site, although limited, will include specimen tree planting, within the car park area and perimeter, native species hedgerow planting to reinforce the existing hedgerow to be retained along Manor Road which is to be retained and protected during construction. Proposed shrub and ground cover planting, semi aquatic planting, wildflower wetland and general purpose meadow grass mix.
- 5.3 Existing tree and woodland planting to the site boundary along with areas of semi improved grassland will be retained, reinforced and 'made good' as required.

6 ASSESSMENT OF POTENTIAL EFFECTS

- 6.1 The potential effects of the proposed development upon views and landscape character during the operational period at winter Year 1 and summer Year 10 have been assessed using the methodology described in Section 2.

Potential Effects upon Views

- 6.2 The potential operational effects of the proposed development upon views from the key viewpoints are summarised in Table 1. A more detailed assessment is included on Figures 4a to 4k.

Summary of Potential Operational Phase Visual Effects (Daytime) upon Key Viewpoints

Near Distance Views (Up to 1km from the Application Site)

- 6.3 The most noticeable change to the baseline views would be to those from key viewpoints 2 and 6. Key viewpoint 2 is 45m north east of the application site at its nearest point, while key viewpoint 6 is 10m from the western edge.
- 6.4 Within the view from key viewpoint 2 (footpath adjacent to Manor Road to the north east of the application site), the new Lidl store development with the western part of the application site would be visible within views, partially filtered by existing retained hedgerow and tree vegetation along Manor Road, from footpath and road users (visual receptors of medium sensitivity). At winter Year 1, with no foliage on existing retained trees and hedgerow vegetation, there will remain open views to the proposed development above hedgerow vegetation and glimpsed views to the eastern extremes of the site through natural gaps in the vegetation. At summer Year 10, although in full leaf, existing and proposed planting would only partly screen views to the development. It is considered that the proposals would result in an obvious change to the existing view resulting in a Major magnitude of change and Moderate to Major Adverse significance of effect at winter Year 1. With vegetation in full leaf helping to filter / screen views to the development in the western part of the site, it is considered that the magnitude of effect would be slightly reduced to Moderate to Major; in turn the significance of effect would be slightly reduced to Moderate Adverse at summer Year10.
- 6.5 Within the views from key viewpoint 6, users of the A3023 Manor Road and adjacent footway (medium sensitivity visual receptors) would have partially screened views over existing retained vegetation to the proposed development. At winter Year 1, partially filtered views would remain to the majority of the proposed development with existing intervening vegetation screening views to the extreme western side of the development. Existing retained vegetation will be in full leaf in summer Year 10 which will further filter views of the development. Although partially screened the development will remain a prominent feature within the view, introducing an urban form in an otherwise rural setting resulting in a noticeable change in the character and composition of the view. At winter Year 1 the resultant magnitude of change is considered to be Major with a Moderate to Major Adverse significance of effect. Although much of the hedgerow and tree vegetation adjacent to the A3023 Manor Road would be retained and in full leaf, due to the close

proximity and scale of the proposed development, it is considered that there would remain a Major magnitude of change and Moderate to Major Adverse significance of effect at summer Year 10, albeit that retained vegetation would go some way to screen the development from view, it would be a significant and obvious change to the character and composition to views from this location.

- 6.6 Within the remaining near distance views, intervening mature tree, woodland and hedgerow vegetation along with buildings to the edge of Gable Head would combine to largely screen / obstruct views to the proposed development.
- 6.7 Within key viewpoint 1 (Church Road), existing vegetation to the eastern boundary of the site, Honeyrings Copse which is currently protected by TPO No. 2069, will be retained and protected. This will continue to heavily screen views to the proposed development from this location. In winter Year 1, it is considered that there may be very glimpsed indirect transient views to parts of the proposals through natural gaps in intervening vegetation, any views would be barely discernible and not significantly alter the characteristic features within the view. There would be a Negligible magnitude of change and overall Neutral to Minor Adverse significance of effect upon users of medium sensitivity from this location. With tree / woodland vegetation along the eastern boundary, adjacent to Church Road, in full leaf further screening views to the proposals it is considered that the magnitude of change will be reduced to No Change to Negligible and result in a Neutral significance of effect.
- 6.8 Key viewpoints 3 and 4 are a series of views located on the A3023 Havant Road on approach to the proposed development (visual receptors of medium sensitivity), leading to the Manor Road / Church Road roundabout. Existing residential properties adjacent to Havant Road are a prominent feature within views from key viewpoint 3; in contrast there are only glimpsed views of these properties from key viewpoint 4 due to intervening vegetation. There are open views across the Manor / Church Road roundabout towards the proposed development which would be heavily screened by existing retained vegetation to the eastern site boundary. There would be possible glimpsed transient views to the western parts of the site above existing hedgerow vegetation along Manor Road.
- 6.9 Within key viewpoint 3 it is considered that there would be a Minor magnitude of change as a result of the proposed development. With no foliage on the intervening vegetation there may be possible glimpsed filtered views to the eastern parts of the site, with glimpsed views above existing vegetation along Manor Road remaining. The resultant significance of effect is considered to be Minor Adverse upon users of medium sensitivity. At summer Year 10, with vegetation in full leaf further screening views to the proposals, particularly the eastern parts of the site. It is considered that the magnitude of change would be reduced to Negligible resulting in a Neutral to Minor Adverse effect.
- 6.10 By contrast from key viewpoint 4, due to intervening vegetation and landform, the proposed development is considered to have a Negligible magnitude of change at winter Year 1 as only very glimpsed views may be available from this location, would be indirect and transient in nature and any views would not be discernible and therefore not materially change the composition or character of the view. Views at summer Year 10 would be further screened by intervening vegetation, in full leaf, in combination with the landform. It is considered that this

would result in the magnitude of change reducing to No Change and in turn resulting in No Effect significance of effect.

- 6.11 Key viewpoint 5 is located on PRow 87 to the north of the application site; it is a heavily screened view with intervening mature tree and woodland vegetation. There are glimpsed views of properties along the A3023 Havant Road on the approach to the application site. Views to the site itself are limited, with only glimpsed views to traffic on Manor Road with the hedgerow planting, forming the northern boundary of the site partially visible but barely discernible within the view. At winter Year 1, with no foliage on much of the intervening vegetation there may be further filtered views to other parts of the proposed development through natural gaps in the vegetation while glimpsed views to Manor Road under the tree canopy would remain. It is considered that any possible glimpsed views would be indirect and barely discernible within the view, therefore the overall character and composition of the view would not be materially changed as a result of the proposals. This would result in a Negligible to Minor magnitude of change at Year 1, with a Neutral to Minor significance of effect as a result of the perceived high sensitivity of receptors using the PRow. Views at summer Year 10 would largely remain the same as that of the baseline view. With intervening vegetation in full leaf it is considered that there would be no direct views to the proposed development, with only glimpsed views through gaps in the tree planting as identified in the existing view, and possible glimpsed views through other breaks in the planting. Any possible view would be indirect and transient in nature resulting in a Negligible magnitude of effect, which would reduce the significance of effect at summer Year 10 to Neutral.
- 6.12 Key viewpoint 7 is a heavily screened near distance view located on West Lane with open views across arable fields south east towards the application site. There are open views to upper stories of a handful of properties along the A2032 Manor Road on approach to the site, for example St. Patricks Catholic Church. Intervening mature tree and woodland vegetation prevent any views to the application site itself. At winter Year 1, it is considered that while there would be no foliage on much of the intervening vegetation, the density of planting is such that there would be no discernible view of the proposed development from this location. It is possible that the taller elements of the proposals, e.g. the sign, may break the skyline but at a distance of greater 500m it is thought that any possible glimpsed view would be barely discernible within the view. Additionally, views from this location would be indirect and transient for road user along West Lane; as such it is considered that the proposed development would not materially alter the character or composition of views. This would result in a magnitude of change of Negligible and a Neutral significance of effect from viewers of medium sensitivity. Views at summer Year 10 would be much the same as that of the baseline, with no direct views to the proposed development. The resultant magnitude of change and significance of effect would be reduced to No Change and No Effect respectively.
- 6.13 Within views from key viewpoint 8, located some 980m north west of the application site, existing mature hedgerow tree and woodland vegetation heavily screen views to the application site. As a result there are no direct views to the site itself with only glimpsed views of properties along West Land and Manor Road on the approach to the site. At winter Year 1, although intervening vegetation will be devoid of all deciduous foliage the density of planting is such that it is considered that no direct views of the proposed development would be available from this location. With no foliage on intervening vegetation it cannot be certain that there would be no

glimpsed views of the proposals, however, at this distance it is considered that any possible glimpsed or heavily filtered views would not be discernible, particularly to the casual observer, and would therefore not significantly affect the characteristic composition of the view. As a result of possible glimpsed views the resultant magnitude of change is thought to be No Change to Negligible with a No Effects to Neutral significance of effect at winter Year 1. This would be reduced to No Change and No Effects respectively at summer Year 10, with views being ostensibly the same as that of the baseline.

- 6.14 Key viewpoint 10 is a heavily screened near distance view to the north of the application site. There are glimpsed views, from this location and its vicinity, to properties along the A3023 Havant Road on the approach to the site. However, due to intervening mature tree, hedgerow and woodland vegetation, particularly within the grounds of Manor House / Farm, there are no views to the application site itself or features there in. In winter Year 1, although there will be no leaf coverage on much of the existing vegetation, it is considered that the vegetative density along with the intervening built form of Manor Farm and House is such that there would continue to be no views to the proposed development. As a result the magnitude of change is thought to be that of a No Change scenario resulting in No Effect when considering its significance.
- 6.15 Within the view from key viewpoint 11, similarly to viewpoint 10, there are glimpsed views to properties along Kings Road, however intervening mature vegetation prevent any views to the application site. At winter Year 1 there will be no leaf cover on much of the intervening vegetation resulting in potentially more views to surrounding developments, such as Mill Rythe Junior School. Although there may be glimpses of parts of the proposed development, it is considered that these would be seen in the context of development towards the foreground of the view and therefore not be distinguishable. As such it is thought that the proposed development would have no material effect on views from this location, resulting in a No Change magnitude of change and No Effect when considering the significance. Similarly in summer Year 10 views from this location will remain largely the same as that of the baseline, with mature vegetation and existing development preventing any views to the proposals. This would result in a residual No Change / No Effect at summer Year 10.

Mid to Long Distance Views (Between 1-3km from Application Site)

- 6.16 Key viewpoint 9 is a heavily screened mid to long distance view from the Shipwrights Way / Hayling Billy Coastal Path looking south east towards the application site. Open view across grass fields bounding coastal path, with intervening tree and woodland vegetation, primarily to field boundaries, preventing any views to the application site. Although there will be no foliage on much of the intervening vegetation at winter Year 1, due to the 'layering' and extent of vegetation it is considered that there would be no view of the proposed development from this location. With only glimpsed views of scattered farmsteads in the immediate landscape. This will result in a No Change scenario when considering the magnitude of change and significance of effect being No Effects. The view at summer Year 10 will be largely the same to that of the baseline. With intervening vegetation in full leaf and the 'layering', effect preventing any views to the proposed development. This will result in No Change magnitude of change to the existing baseline view. Similarly to winter Year 1 the resultant significance of effect would be No Effect.

Potential Landscape Effects

- 6.17 The potential effects of the proposed development upon each landscape type from which the ZTV indicates that the proposed development would be potentially visible within views and which may be affected by the proposed development have been assessed. The results are described in Table 12 overleaf.

Table 12: Overview of Likely Landscape Effects during Operational Phase

Landscape Character Types	Value (Level of Importance)	Sensitivity (to type of proposed development)	Description of Daytime Landscape Effects	Magnitude of Proposed Change	Significance of Effect	
					Year 1 (Winter)	Year 10 (Summer)
Landscape Character Types [as derived from the Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007)]						
H: Open Lower Harbour Plain	Medium to High (part within Chichester Harbour AONB)	Medium to High	Year 1 (Winter): With the proposed development siting within this Landscape Character Type, there will be a direct effect on a small part of it as a result of the proposed development. This LCT is predominantly rural in nature, with the proposed development located at the edge of existing urban settlement. Although this part of the LCT is urban in character, the proposed development is of a scale that is not entirely in keeping with the area and its characteristic vernacular. In addition it will result in an existing rural / greenfield site being changed to one of an urban character. With the majority of existing vegetation surrounding the site being retained it is considered that the overall character of the LCT will only be significantly affected at a local level, with the remainder of the LCT unaffected. The resultant magnitude of change and significance of effect, when considering the LCT as a whole, is considered to be Minor to Moderate with a noticeable change to the character at a local level.	Year 1 (Winter): Minor	Minor to Moderate	
			Year 10 (Summer): At summer Year 10, much of the existing retained vegetation surrounding the proposed development, which is mature tree and woodland, will not have noticeably grown on more. Proposed tree planting on site will have matured, helping to screen parts of the development. The proposed development will remain a significant feature at a local level with the character of the overall LCT remaining largely unchanged. Due to proposed and existing vegetation growing on and being in full leaf, helping to soften the impact of the building it is considered that the magnitude of change and in turn the significance of effect will be slightly reduced to Minor Adverse at Year 10.	Year 10 (Summer): Minor		Minor Adverse

Landscape Character Types	Value (Level of Importance)	Sensitivity (to type of proposed development)	Description of Daytime Landscape Effects	Magnitude of Proposed Change	Significance of Effect	
					Year 1 (Winter)	Year 10 (Summer)
I: Enclosed Lower Harbour Plain	Medium to High (part within Chichester Harbour AONB)	Medium to High	Year 1 (Winter): The proposed development does not sit within this LCT; therefore there will be no direct effects as a result of the proposals. The ZTV has indicated that there may be possible views from a small part of the LCT to the development, in particular during winter months with no foliage on the majority of intervening vegetation. Any possible views are at such a distance so as not to be discernible within the view and may be missed by the casual observer. As such it is considered that the proposed development will have no characterising effect on this LCT or characteristic features there in. The resultant magnitude of change is thought to be No Change with a No Effects significance of effect.	Year 1 (Winter): No Change	No Effects	
			Year 10 (Summer): Summer Year 10 will see existing and proposed planting further matured and in full leaf, further screening the proposed development from views within the LCT. As a result the defining character of the area will remain unaffected. This will result in the magnitude of change and significance of effect remaining unchanged from that of Year 1.	Year 10 (Summer): No Change		
J: Harbour Basin	High (within Chichester Harbour AONB)	High	Year 1 (Winter): The proposed development does not sit within this LCT and there will therefore be no direct characterising effects upon it as a result. With the ZTV indicating that the proposals may be visible from parts of the LCT there may be an indirect effect on small parts of the LCT. Views would be at such a distance from the LCT that it is considered the proposed development would not be discernible within views and therefore have no significant characterising effects upon this LCT. The resultant magnitude of change is thought to be No Change with a No Effects significance of effect.	Year 1 (Winter): No Change	No Effects	
			Year 10 (Summer): Summer Year 10 will see existing and proposed planting further matured and in full leaf, further screening the proposed development from views within the LCT. As a result the defining character of the area will remain unaffected. This will result in the magnitude of change and significance of effect remaining unchanged from that of Year 1.	Year 10 (Summer): No Change		

Landscape Character Types	Value (Level of Importance)	Sensitivity (to type of proposed development)	Description of Daytime Landscape Effects	Magnitude of Proposed Change	Significance of Effect	
					Year 1 (Winter)	Year 10 (Summer)
L: Broad Inlets	High (within Chichester Harbour AONB)	High	Year 1 (Winter): There will be no direct effects on this LCT as a result of the proposed development as it does not fall within it. However, with the ZTV indicating that there may be possible views from parts of the LCT, it is possible that there may be some indirect effects. Any potentially glimpsed views of the development, particular taller elements which may break the skyline, is likely to be seen in the context of neighbouring urban features. Although not entirely in keeping with the neighbouring settlement it is considered that any glimpsed views would barely be discernible within views from this LCT. As such there will be no characterising effects upon the overall LCT. This will result in the magnitude of change and significance of effect remaining unchanged from that of Year 1.	Year 1 (Winter): No Change	No Effects	
			Year 10 (Summer): Intervening vegetation will have matured at Year 10, further screening any possible views. As a result there will be no discernible characterising effect on this LCT due to the development. The resultant magnitude of change and significance of effect is considered to remain the same as that of winter Year 1.	Year 10 (Summer): No Change		No Effects

Summary of Potential Operational Phase Landscape Effects (Daytime)

Landscape Character Type H: Open Lower Harbour Plain

- 6.18 Open Lower Harbour Plain is described as a predominantly rural area characterised by its flat topography and mix of arable fields with small settlements with a rural setting. As such, the introduction of the proposed development to an otherwise rural setting will not be entirely in keeping with the local area. However, any significant effects will be at a very local level within an existing rural site, albeit on the edge of existing settlement, being altered to an urban form. This change would be permanent and not entirely in keeping.
- 6.19 When considering the overall LCT, it is thought that as the development would directly affect only a small part of it, the effects on the wider landscape would be less significant and not alter the overall character type and characteristic features there in.
- 6.20 Due to the sensitivity of Open Lower Harbour Plain, it is considered that there would be a Minor magnitude of change and Minor to Moderate significance of effect upon this LCT as a result of the proposed development. Albeit with any significant effects being limited to a small part of the LCT with the immediate vicinity of the site already urban in character.

Other Landscape Character Types

- 6.21 The ZTV has indicated that views may be possible from parts of each of the remaining Landscape Character Types, I: Enclosed Lower Harbour Plain, J: Harbour Basin and L: Broad Inlets. However, any effects will be indirect in nature and are in some cases at such a distance that any potential views would barely be discernible within views and seen in the context of the existing built form within South Hayling.
- 6.22 As a result it is considered that the magnitude of change and significance of effect will be No Change and No Effect respectively on the remaining LCTs.

Potential Effects upon the Chichester Harbour AONB

- 6.23 The majority of the Chichester Harbour AONB lies beyond the 3km study area, as such there will be no effects upon the character of these areas as a result of the proposed development.
- 6.24 There are a number of Landscape Character Areas (LCAs), as derived from the Chichester Harbour AONB Landscape Character Assessment, which fall within the 3km study area and largely correspond to the Landscape Character Types identified and assessed above. These include:

LCA B1: Chichester Harbour Central Basin (equivalent to LCT J: Harbour Basin [part], as derived from the Havant Borough Townscape, Landscape and Seascape Character Assessment);

LCA C1: Langstone Harbour Head (equivalent to LCT J: Harbour Basin [part]);

LCA C2: Emsworth Channel Head (equivalent to LCT L: Broad Inlets [part]);

LCA E1: Mill Rythe (equivalent to LCT L: Broad Inlets [part]);

LCA E2: Mengham Rythe & Cockle Creek (equivalent to LCT M: Minor Inlets);

LCA F1: South Hayling Island (equivalent to LCT N: Lowland Coastal Settlement); and,

LCA G1: North Hayling Island (equivalent to LCT H: Open Lower Harbour Plain and LCT I: Enclosed Lower Harbour Plain).

- 6.25 As stated above, the ZTV has indicated that there may be potential views from LCTs H, I, J and L and in turn therefore from the corresponding LCAs within the Chichester Harbour AONB. Any possible glimpsed views would be at such a distance from the LCAs that it is considered the proposed development would not be discernible within views.
- 6.26 Overall, it is considered that the inherent landscape character of the Chichester Harbour AONB would be unaffected by the proposed development.

7 RESIDUAL EFFECTS AND CONCLUSIONS

- 7.1 The residual effects of the proposed development are defined as those that would remain at summer Year 10 once new planting has matured to the point that it would have achieved its intended design and / or management function, be this visual screening and / or landscape integration.

Visual Effects

- 7.2 Within views from each of the key viewpoints, the proposed development is considered to have the greatest effect upon the existing view from near distance key viewpoints 2 and 6. Key viewpoint 2 is located on a footpath adjacent to the A3023 Havant / Manor Road, approximately 35m to the north east of the application site. It is considered that there would be a Moderate to Major Adverse significance of effect upon users of low to medium sensitivity at winter Year 1 from this location. Due to proposed planting reaching its desired design function by Year 1 (summer) and with retained vegetation providing further screening to parts of the proposed development, it is thought that the resultant significance of effect would be slightly reduced to Moderate Adverse. However, the proposed development would still remain an obvious feature within the view. Key viewpoint 6 is from a footpath adjacent to the A3023 Havant / Manor Road, approximately 10m to the north west of the application site. For users of this footpath and road users (visual receptors of low to medium sensitivity), there would be a residual Moderate to Major Adverse significance of effect.
- 7.3 Within the view from each of the other key viewpoints, the likely residual significance of effect is considered to be no greater than Minor adverse. As such, it is considered that the overall quality of the remaining existing views would be maintained, with only very glimpsed or filtered views possible being barely discernible within the view.

Landscape Effects

- 7.4 There would be direct impacts upon a small and contained part of landscape character type 'H: Open Lower Harbour Plain'; a part of it that is separated from the bulk of the LCT to the north by the A3023 Manor / Havant Road. The part of the LCT directly impacted is currently used for horse paddocks with some temporary development in the form of sheds used for stables and other elements associated with this type of land use. The field pattern within the application site itself is defined by post and wire fencing demarcating different size paddock areas and is devoid of hedgerow planting, with existing mature planting to the application site boundary along the A3023 Manor Road, Church Road and to the south of the application site. This part of the character type is also influenced by the urban edge of Gable Head and Newtown with its character being typical of the urban edge and managed landscape. The proposed development would change a small part of the overall character type from rural to that of an urban form and although the proposed development is not entirely in keeping with the surrounding vernacular, when considering the LCT as a whole it is considered that the proposed development would result in a residual Minor Adverse significance of effect upon the landscape character type.

Additional Mitigation Measure

- 7.5 As the assessment has progressed, a number of additional mitigation proposals have been identified which are likely to reduce the potential effects of the proposed development upon views and further assist with its landscape integration. These are as follows:
- Consider additional native specimen tree planting, to match existing species where possible, for example *Quercus robur*, *Acer campestre* or *Carpinus betulus* as identified in the tree survey (Ref. JSL2697_750). In particular, along the boundary abutting the A3023 Manor Road. This will help to filter views from a local level and lessen the visual impact of the proposals, while maintaining views to the store, particular off the Manor / Church Road roundabout approaching from the east; and,
- 7.6 It is considered that these additional mitigation measures may further reduce the potential effects upon some of the local views to the north of the proposed development, most notably from key viewpoints 2 and 6 (A3023 Manor Road), as well as potentially reduce the locally characterising effects of the proposed development upon the local rural landscape.
- 7.7 Any additional tree planting to Manor Road, if implemented, should take into consideration any potential safety / effects upon the highway. In particular, appropriate clear visibility splays must be maintained at the site entrance to ensure vehicles can exit and enter safely. In addition, careful placement of tree planting should be considered to avoid any conflict with services.

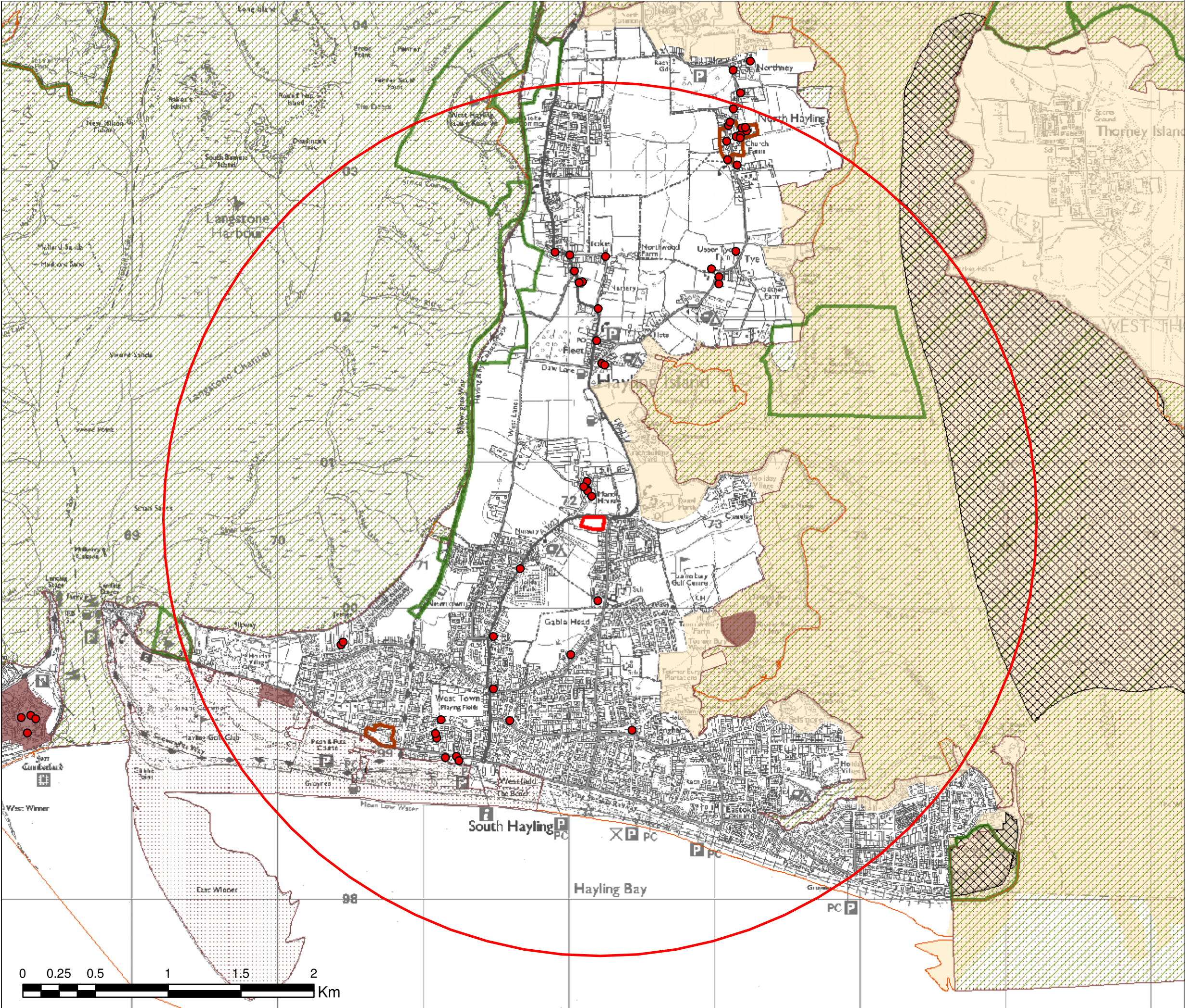
Overview

- 7.8 There would be residual, albeit at a local level, Moderate to Major Adverse significance of effect upon users at key viewpoint 6. With the proposed development remaining an obvious feature within the view. Additionally the proposed development would add a contemporary building of a scale and form not entirely in keeping with the local vernacular.
- 7.9 The most significant visual effects would be at a local level only (Key Viewpoints 2 and 6), however, with the surrounding vegetation retained and the opportunity to include additional planting in key locations, the proposed development would have no significant visual or characterising effects on the wider landscape of Hayling Island, as demonstrated by the illustrative visualisations from key viewpoints 3 and 4 (Figures 5e and 5g).
- 7.10 In conclusion, while not entirely in keeping with the local landscape, overall it is considered that the proposed development would have no significant visual or characterising effects upon the landscape as a whole. However, it is recommended that further consideration be given to the additional mitigation measures described above to help further integrate the proposed development within its local landscape setting.

8 REFERENCES

- (Ref 1): The Landscape Institute and the Institute of Environmental Management & Assessment, (2013): Guidelines for Landscape and Visual Impact Assessment (Third Edition);
- (Ref 2): Department for Communities and Local Government, (First Published March 2012): National Planning Policy Framework;
- (Ref 3): Department for Communities and Local Government: National Planning Practice Guidance;
- (Ref 4): Havant Borough Core Strategy (March 2011);
- (Ref 5): Havant Borough Local Plan (Allocations) (July 2014);
- (Ref 6): Chichester Harbour AONB Management Plan 2014 – 2019 (2014);
- (Ref 7): Chichester Harbour Area of Outstanding Natural Beauty (AONB) Planning Principles (2016);
- (Ref 8): Natural England, NCA Profile: 126 South Coast Plain (2014);
- (Ref 9): Chichester Harbour AONB Landscape Character Assessment (June 2005);
- (Ref 10): Hampshire Integrated Character Assessment (2010);
- (Ref 11): Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007);
- (Ref. 12): Havant Borough Landscape Character Assessment Sensitivity Report (February 2007).

FIGURES



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Legend

- 3km Study Area
- Application Site Boundary
- Listed Buildings
- Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- CROW Access Land
- Local Nature Reserves
- Scheduled Monument
- Conservation Areas
- Areas of Outstanding Natural Beauty (AONB)
- Ramsar & Special Protection Area



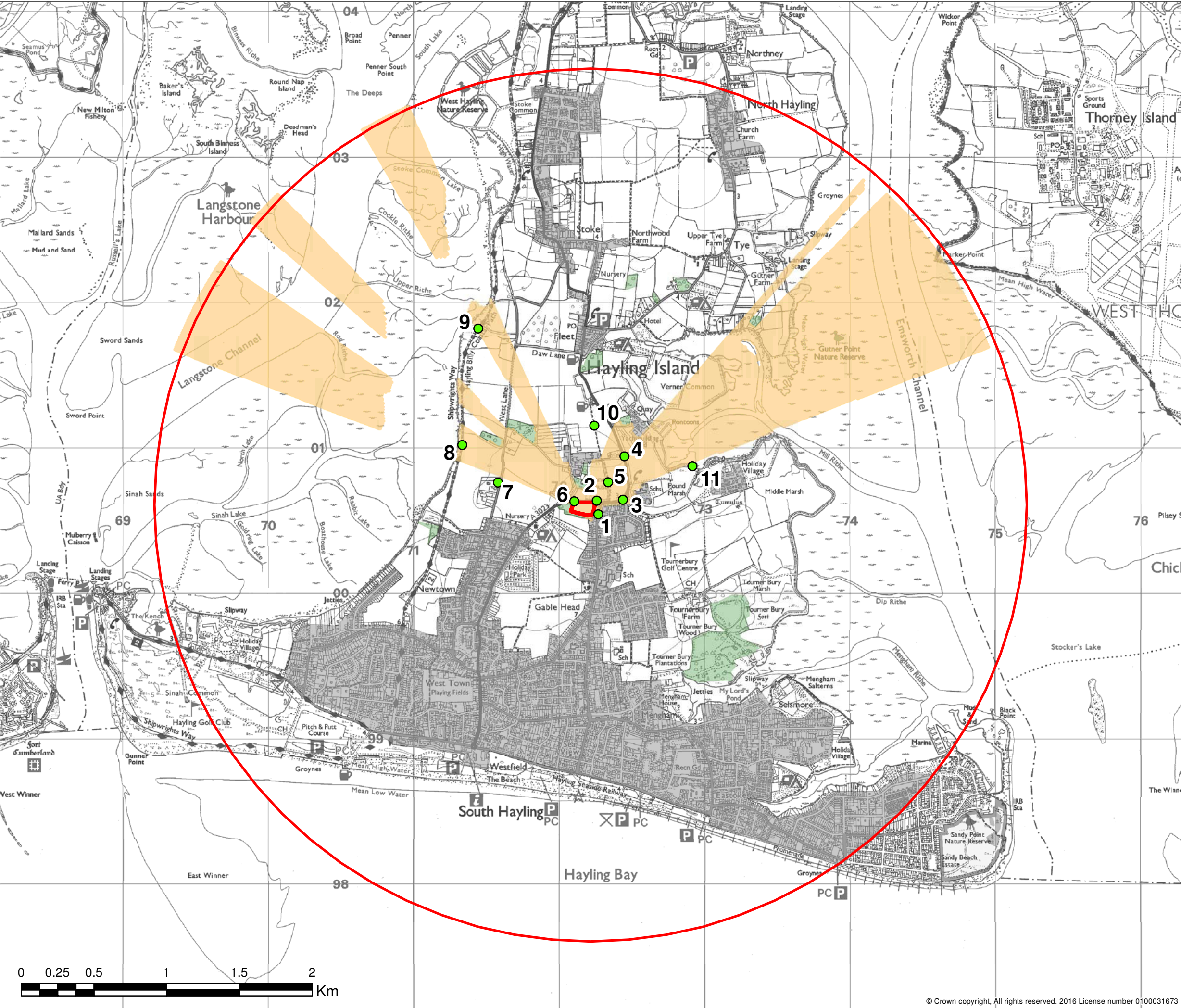
Rev	Description	Date	Initial	Checked



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Project Lidl: Manor Road Hayling Island
Title Landscape Planning Designations

Status Information	Drawn By JMB	PM/Checked By GL
Job Ref JSL2697	Scale @ A3 1:25,000	Date Created JULY 2017
Figure Number 1		Rev -



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Legend

- 3km Study Area
- Application Site Boundary
- 1 Key Viewpoints
- Indicative extent of the surrounding area from which views to the proposed development may be available.
- Settlement Barriers
- Vegetation Barriers

Note:

ZTV compiled assuming observer height as 1.5m at eye level and takes into account screening effects of main built up areas at a height of 9m and main vegetation blocks at a height of 12m.

The origin point used to illustrate the ZTV of the proposed development at 11.3m AOD.

OS Terrain 5 data has been used for generating the ground model.

Rev	Description	Date	Initial	Checked

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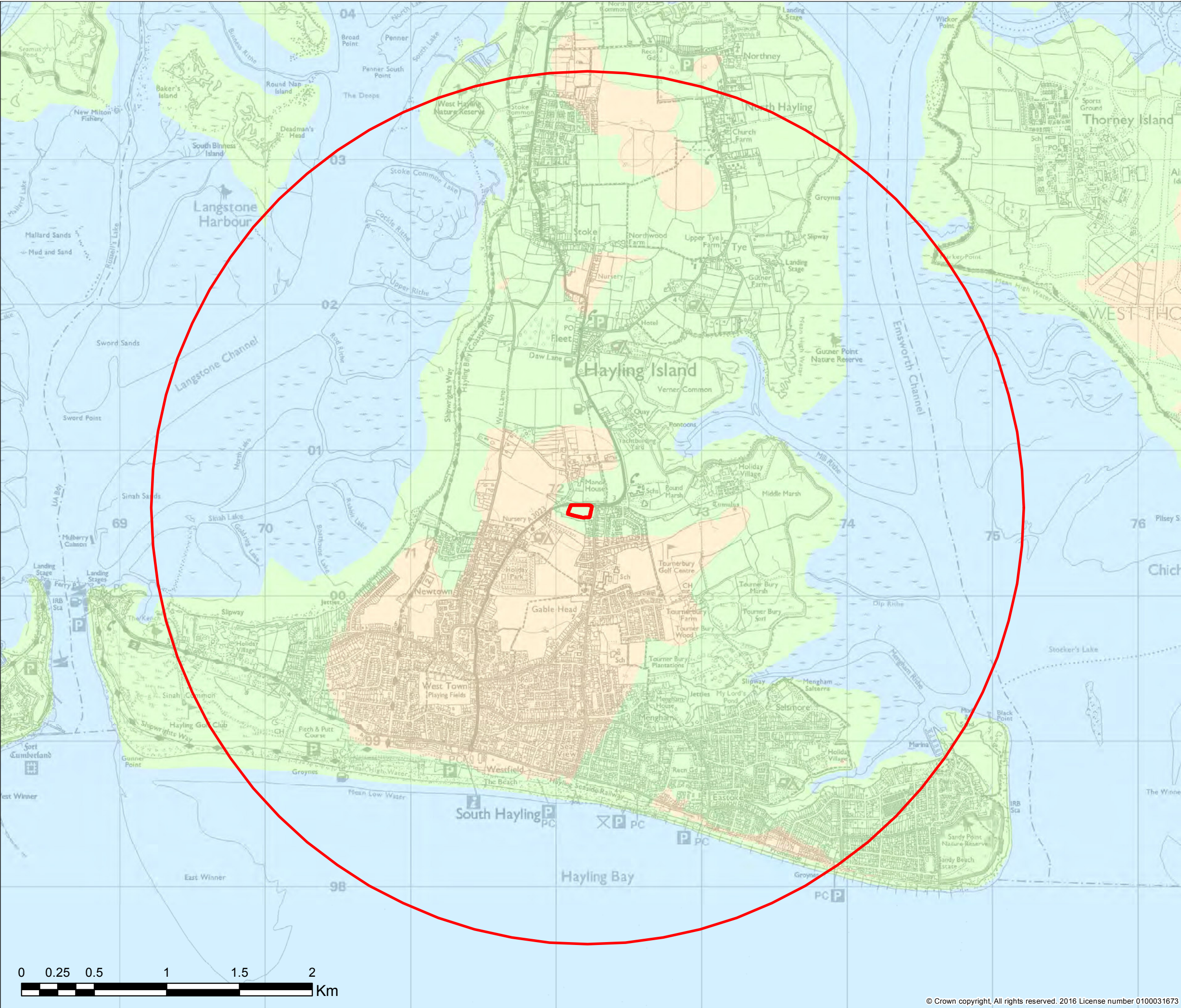
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Client Lidl UK GmbH

Project Lidl: Manor Road
Hayling Island

Title Zone of Theoretical Visibility (ZTV)
and Key Viewpoints

Status Information	Drawn By SH/JMB	PM/Checked By GL
Job Ref JSL2697	Scale @ A3 1:25,000	Date Created JULY 2017
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Legend

— 3km Study Area

Application Site Boundary

Topography (AOD m)

0 m

0 - 5 m

5 - 10 m

Rev	Description	Date	Initial	Checked



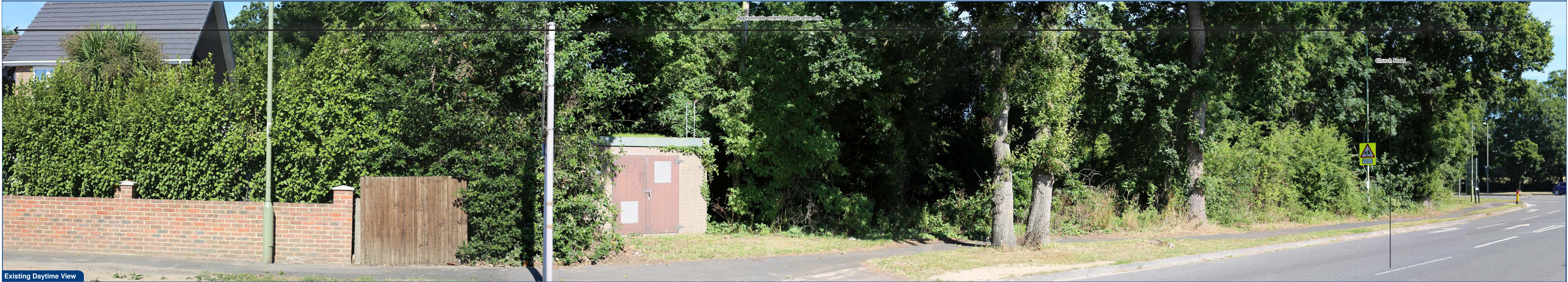
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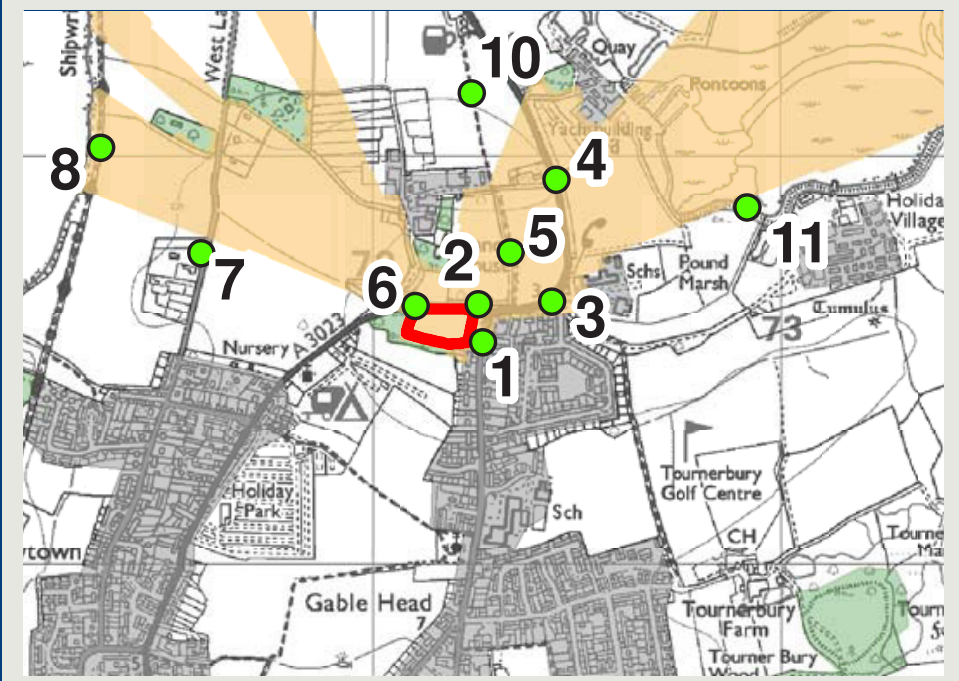
Project Lidl: Manor Road
Hayling Island

Title Topography

Status Information	Drawn By JL	PM/Checked By GL
Job Ref JSL2697	Scale @ A3 1:25,000	Date Created July 2017
Figure Number 3		Rev -



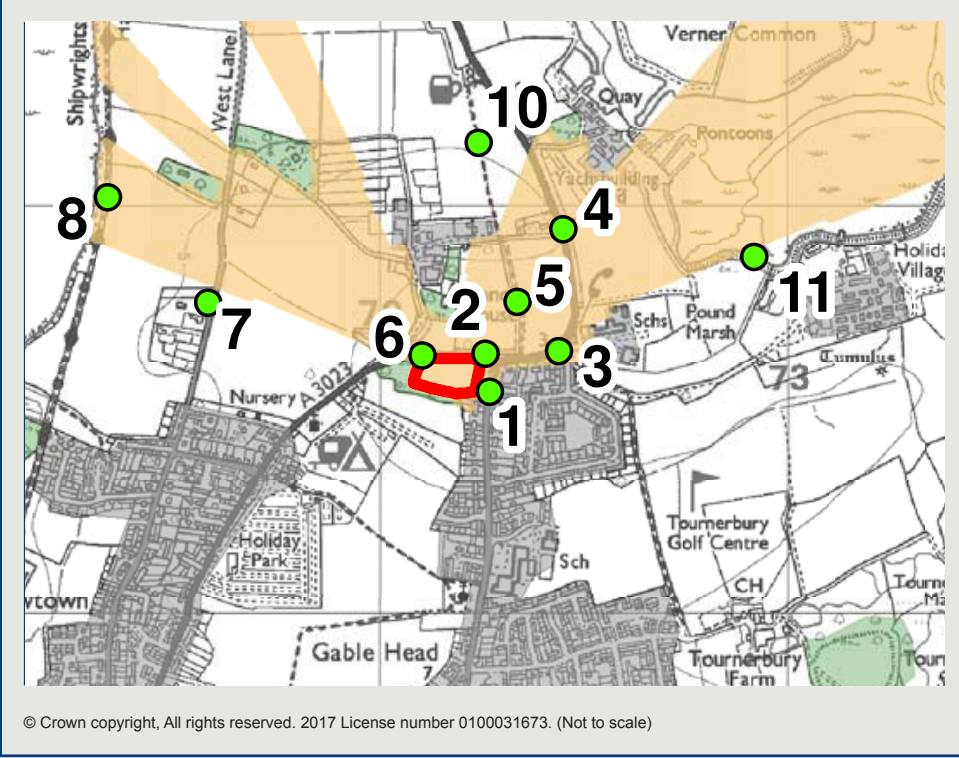
Existing Daytime View



Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
Medium (Users of a Local Road)	Existing Daytime View: Heavily screened view north west towards application site. Existing woodland vegetation, associated with Honeyrings Copse, marking the eastern boundary of the site largely prevents views of the application site and features there in. There are very glimpsed views through natural gaps in the vegetation.			
	Year 1 (Winter): At winter Year 1, with no foliage on intervening vegetation, there may be very glimpsed views to the proposed development through natural gaps in the retained vegetation along the eastern boundary. Any possible glimpsed views would be indirect and transient in nature. It is considered that the proposed development would be barely distinguishable within the view.	Year 1 (Winter): Negligible	Neutral to Minor Adverse	
	Year 10 (Summer): In summer Year 10, views will be much the same as that of the baseline views, with intervening vegetation in full leaf. There may be possible glimpsed views of the proposed development through natural gaps in the vegetation. Any glimpsed views would be transient and indirect and, as with Year 1, barely distinguishable within the view. Due to the additional screening as a result of the summer scene, it is considered that the resultant significance of effect would be slightly reduced to that of Year 1.	Year 10 (Summer): No Change to Negligible		Neutral



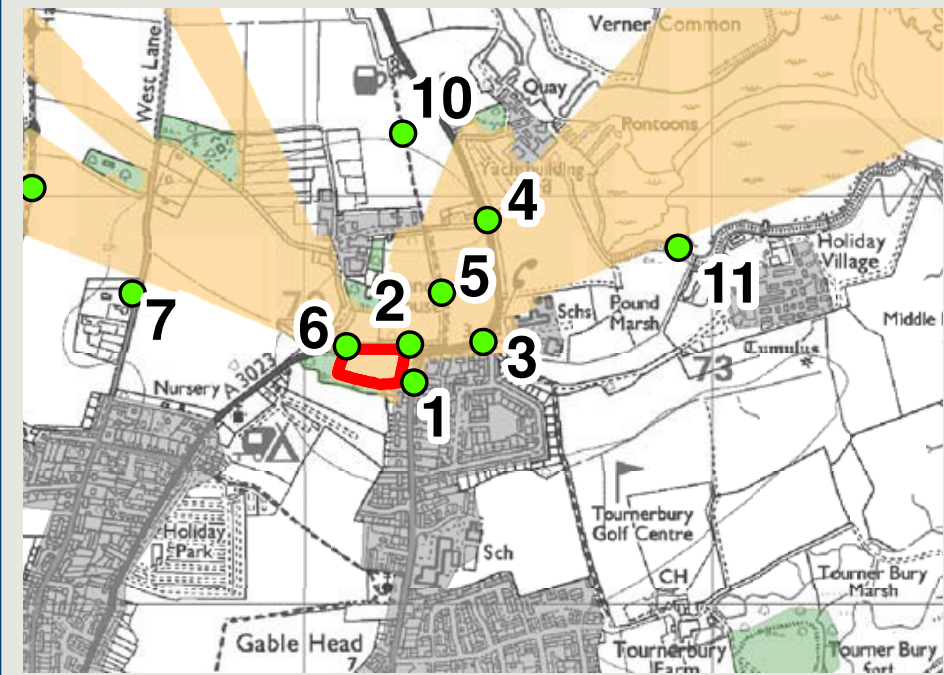
Existing Daytime View



Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
Medium (Users of a Local Road)	Existing Daytime View: Near distance view to the north east of the application site. Looking south west across Manor Road. Open views to application site over existing hedgerow vegetation along Manor Road, with scattered trees providing screening to the western half of the site. Tree and woodland vegetation to the eastern boundary adjacent to Church Road largely prevent views to the eastern extremes of the site.			
	Year 1 (Winter): At winter Year 1, with no foliage on intervening vegetation open views to the new development will remain above hedgerow vegetation along Manor Road. Although vegetation to the eastern boundary along Church Road will remain, during winter months there are likely to be glimpsed views to this part of the site. With the development itself screening much of the existing vegetation, it is considered that it will be a prominent and very noticeable feature within the view.	Year 1 (Winter): Major	Moderate to Major	
	Year 10 (Summer): Views in summer (Year 10) views will be much the same as those of the baseline view. With the tree and hedgerow vegetation in full leave which will screen views to the eastern part of the site. Tree and hedgerow vegetation along Manor Road will filter views to the proposed development; however, the new development itself will screen views to existing vegetation on the southern and western boundary and will therefore continue to be a prominent feature within the view.	Year 10 (Summer): Moderate to Major		Moderate Adverse

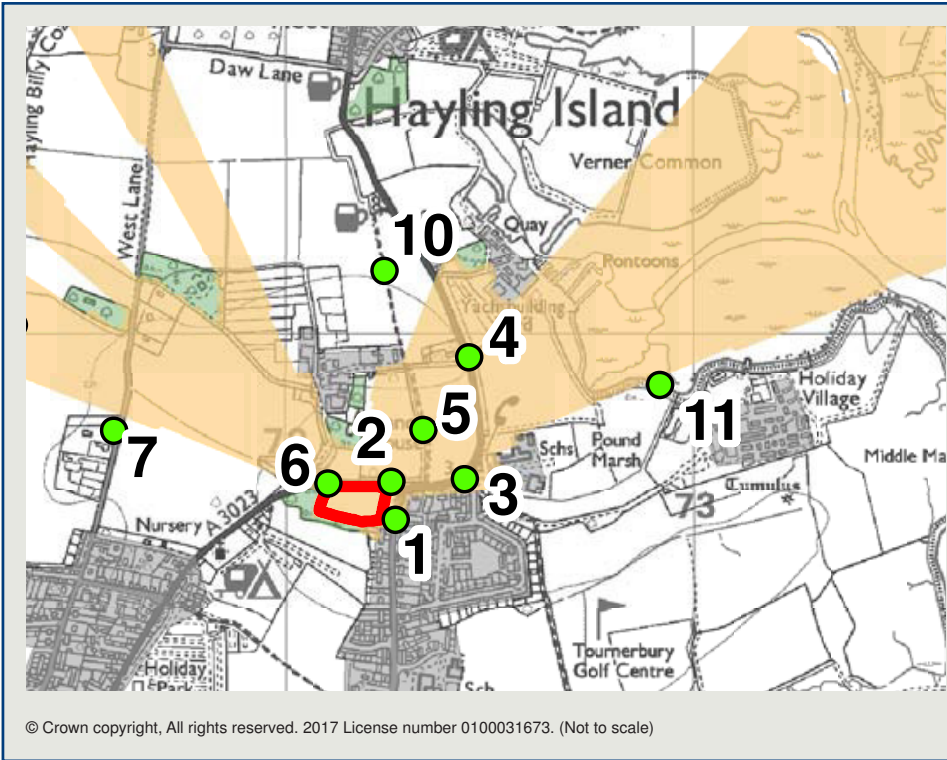


Existing Daytime View



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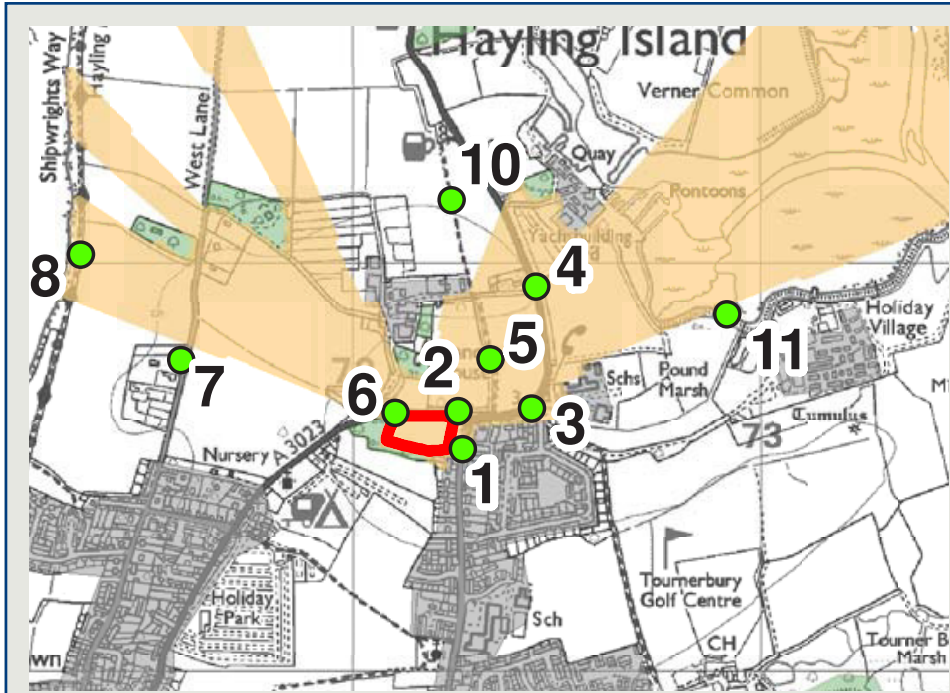
Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
Medium (Users of a Local Road)	Existing Daytime View: Heavily screened near distance view from A3023 (Havant Road) looking west south west towards application site. View across busy A3023 with existing mature tree / woodland vegetation along the eastern boundary preventing views to the site with potential glimpsed views in winter.			
	Year 1 (Winter): Existing tree / woodland vegetation to the eastern boundary of the site adjacent to Church Road is to be retained. This will result in the proposed development being heavily screened from view. With no foliage on the tree and hedgerow vegetation, there may be possible glimpsed views of the completed Lidl development through natural gaps / brakes in the vegetation, and glimpsed views above retained hedgerow vegetation along Manor Road beyond the roundabout would remain, although it is not considered that any glimpsed transient views would be a prominent feature within the view.	Year 1 (Winter): Minor	Minor Adverse	
	Year 10 (Summer): At summer Year 10 views from this location would be much the same as those of the baseline. Retained tree / woodland vegetation along Church Road will be in full leaf which will heavily screen the proposed development from view. Possible glimpsed views may be available through natural gaps in the vegetation and above retained hedgerow vegetation along Manor Road, in particular where this has been removed to allow pedestrian access to the site. Any glimpsed views would be transient in nature and are not considered to be prominent within the view.	Year 10 (Summer): Negligible		Neutral to Minor Adverse



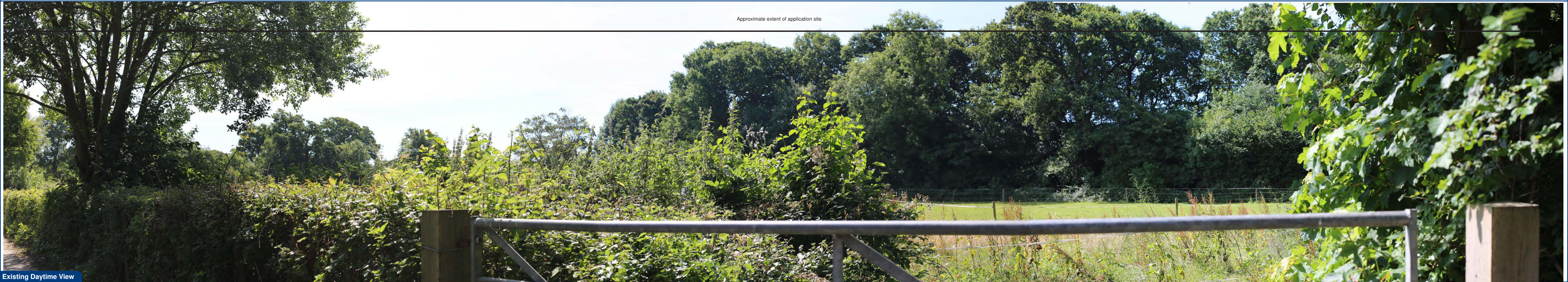
Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
Medium (Users of a Local Road)	Existing Daytime View: Heavily screened near distance view looking south west towards application site, adjacent to the A3023 Havant Road. View across busy A3023 and arable fields, with existing intervening tree, hedgerow and woodland vegetation, particularly adjacent to footpath number 87, largely preventing views to site. There are glimpsed views of residential properties along Havant Road on approach to the site.			
	Year 1 (Winter): At winter Year 1, although intervening vegetation would remain largely screening views to the proposals from this location, it is possible with no foliage that there may be glimpsed views to parts of the proposed development. Any potential views would be transient in nature and barely discernible within views from passing motorist. As such it is considered that the proposed development would result in no change from that of the baseline view.	Year 1 (Winter): Negligible	Neutral	
	Year 10 (Summer): Views at summer Year 10 will be much the same as those of the baseline views, with intervening mature vegetation unlikely to have grown further. With trees in full leaf it is considered that the proposed development would be screened from view and although there may be very glimpsed views to the development, as views would be indirect and transient it is considered that any possible views would not be discernible within the view and views would remain largely unchanged from that of the baseline.	Year 10 (Summer): No Change		No Effects



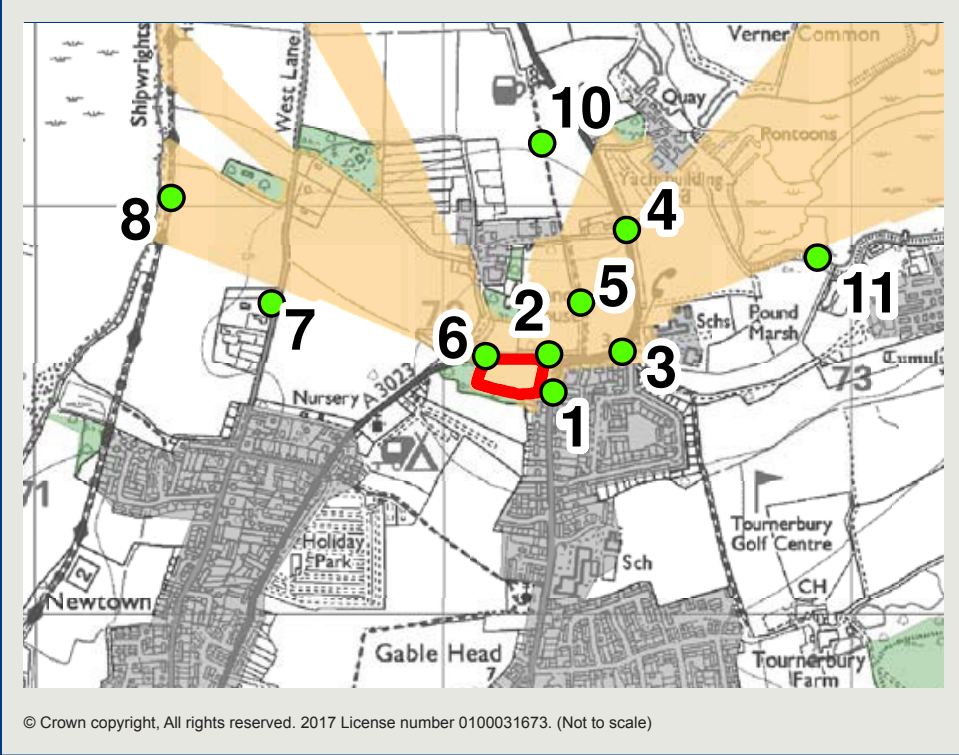
Existing Daytime View



Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
High (Users of Public Rights of Way)	Existing Daytime View: Heavily screened near distant view from Public Right of Way, looking south west towards application site. Intervening tree and woodland vegetation largely prevent views to the site with only glimpsed views possible of Manor Road and the application site beyond through gaps in the tree planting and beneath the canopies.			
	Year 1 (Winter): At winter Year 1, with no foliage on intervening vegetation although retained, there may be further glimpsed views to the proposed development though natural gaps in the tree canopies in addition to the views already identified in baseline views. Although a greater portion of the development may be glimpsed, due to the relative distance to site and the indirect nature of views it is considered that the new development would barely be discernible within views.	Year 1 (Winter): Negligible to Minor	Neutral to Minor Adverse	
	Year 10 (Summer): Views at Year 10 will be largely the same as those of the baseline situation. With intervening vegetation being in full leaf further screening views. Gaps in the planting identified in the existing view are likely to remain as mature planting is unlikely to have grown on greatly. As a result there may be glimpsed views to the new development across Manor Road through these gaps. Although these views would remain, they would be indirect and glimpsed, it is therefore considered that the proposed development would be barely discernible within the wider view.	Year 10 (Summer): Negligible		Neutral



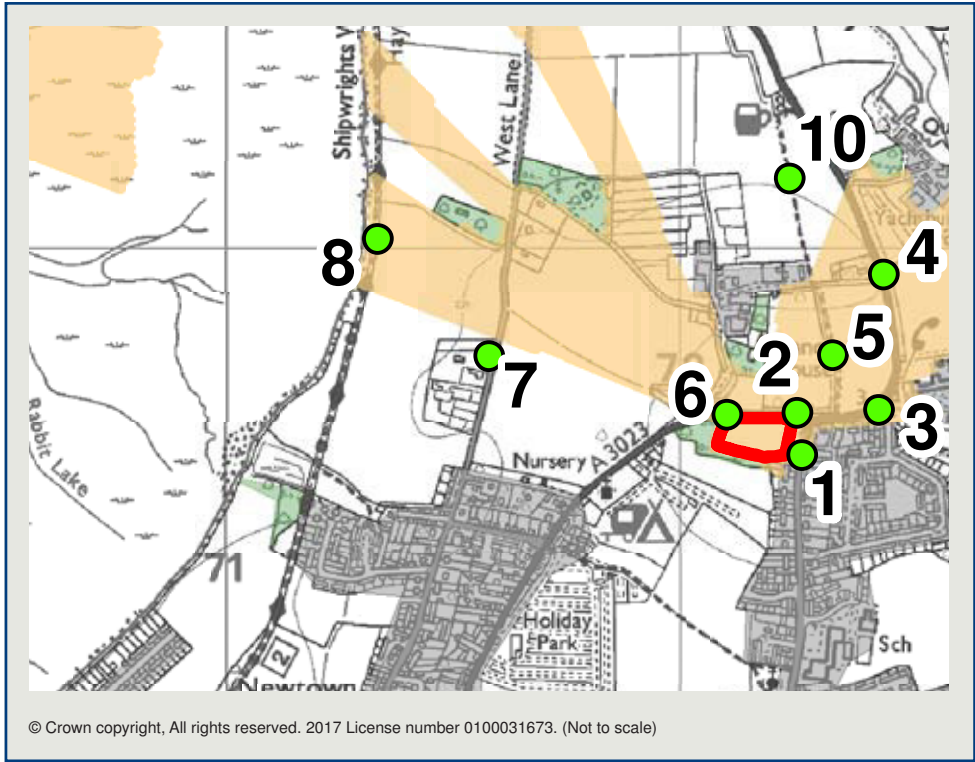
Existing Daytime View



Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
Medium (Users of a Local Road)	Existing Daytime View: Near distance, partially screened / filtered view east towards application site above existing hedgerow vegetation along the A3023 Manor Road. Existing site access provides largely open views to the west of the site, with existing intervening vegetation screening / filtering views to the remainder of the site.			
	Year 1 (Winter): Vegetation will not be in leaf at winter Year 1; this will further open up views to the completed development above the hedgerow vegetation along Manor Road. With the new site entrance and main part of the development in close proximity to the view it is considered that this would result in a major change to the baseline view, introducing an urban form to an otherwise rural setting.	Year 1 (Winter): Major	Moderate to Major Adverse	
	Year 10 (Summer): Although vegetation will be in full leaf, with younger trees along Manor Road potentially growing on, helping to filter views to the development. It would remain an obvious feature within the view, particularly with the new site entrance giving open views to the new development. Retained hedgerow vegetation and scattered trees along Manor Road will largely screen views to the eastern part of the development, although the views from this location would remain substantial altered from that of the baseline.	Year 10 (Summer): Major		Moderate to Major Adverse



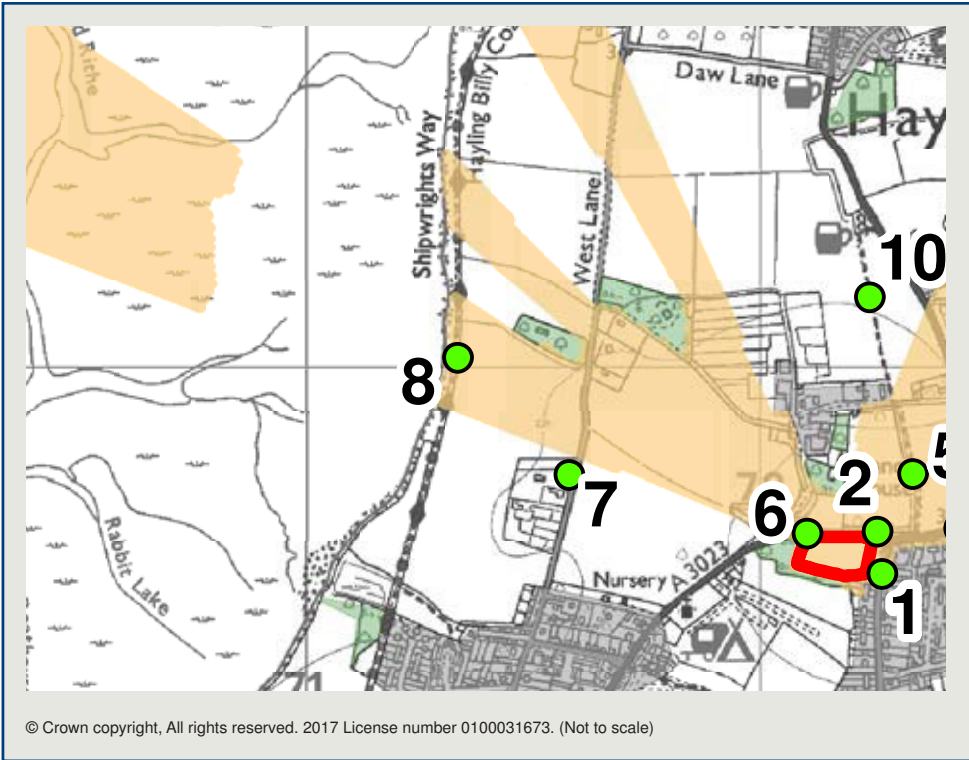
Existing Daytime View



Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
Medium (Users of a Local Road)	Existing Daytime View: Open view from West Lane across arable fields, looking south east towards application site. Intervening vegetation prevent views to the application site, with glimpsed views of properties along the A3023 Manor Road, such as St. Patricks Catholic Church, in the vicinity of the application site.			
	Year 1 (Winter): With no foliage on intervening vegetation there may be possible glimpsed views to the proposed development through natural gaps in the vegetation, with taller elements of the development possibly breaking the skyline. Although potentially visible, any views would be indirect and transient from this location. As such, it is considered that the new development would be barely discernible within the view.	Year 1 (Winter): Negligible	Neutral	
	Year 10 (Summer): Views at Year 10 (summer) would be largely the same as those of the baseline. With intervening mature vegetation unlikely to have grown on a great deal. It is possible that there may be glimpsed transient, and indirect, views of taller elements of the development, such as the sign. It is considered that any possible glimpsed views would be seen in the context of the existing built form and not materially alter the existing view.	Year 10 (Summer): No Change		No Effects



Existing Daytime View

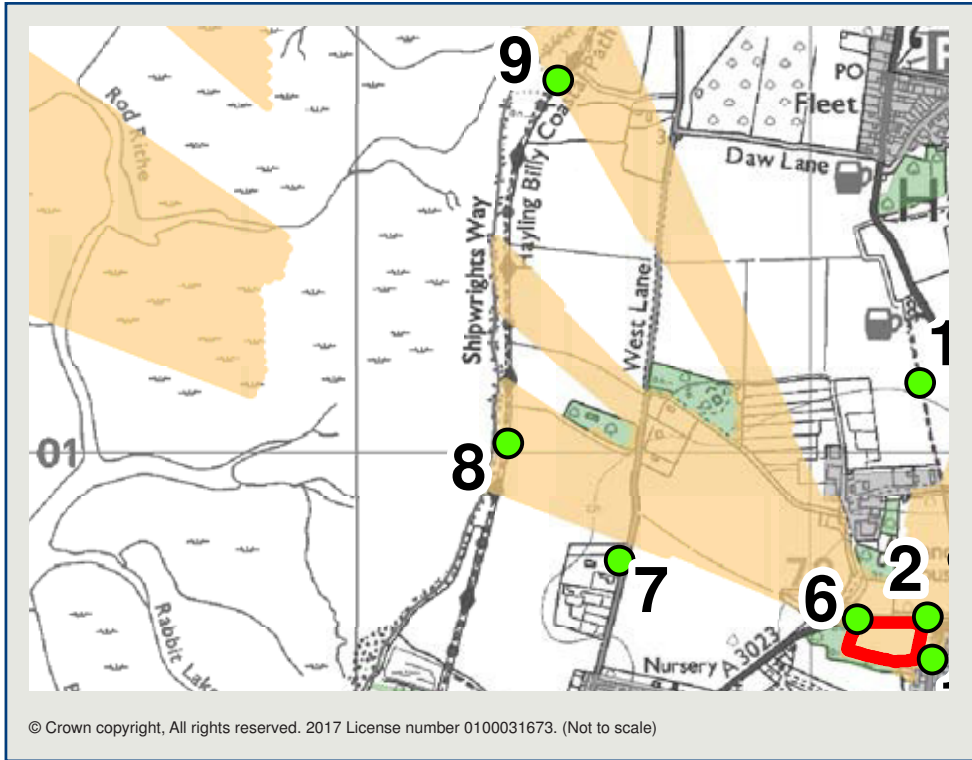


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Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
High (Users of Public Rights of Way)	Existing Daytime View: Heavily screened near distance view from the Shipwrights Way / Hayling Billy Coastal Path looking south east towards the application site. Open view across arable fields with intervening vegetation preventing any possible views to site, with very glimpsed views to properties along Manor Road on the approach to the site.			
	Year 1 (Winter): At winter Year 1, with no foliage on intervening vegetation, the proposed development would remain heavily screened although possible glimpsed views may be available particularly to taller elements of the development. Any views would be indirect and it is considered that they would be barely discernible within the view at this distance.	Year 1 (Winter): No Change to Negligible	No Effects to Neutral	
	Year 10 (Summer): Views at summer Year 10 would be largely the same as those of the baseline situation. The proposed development would be heavily screened by intervening vegetation preventing views to the site from this location. Taller elements of the development, such as the sign, may be visible above the treeline. However, any possible view would be indirect in nature and, at this distance, barely discernible within views. As a result it is considered that the proposals would not materially affect views from this location and would remain unchanged from that of the baseline.	Year 10 (Summer): No Change		No Effects



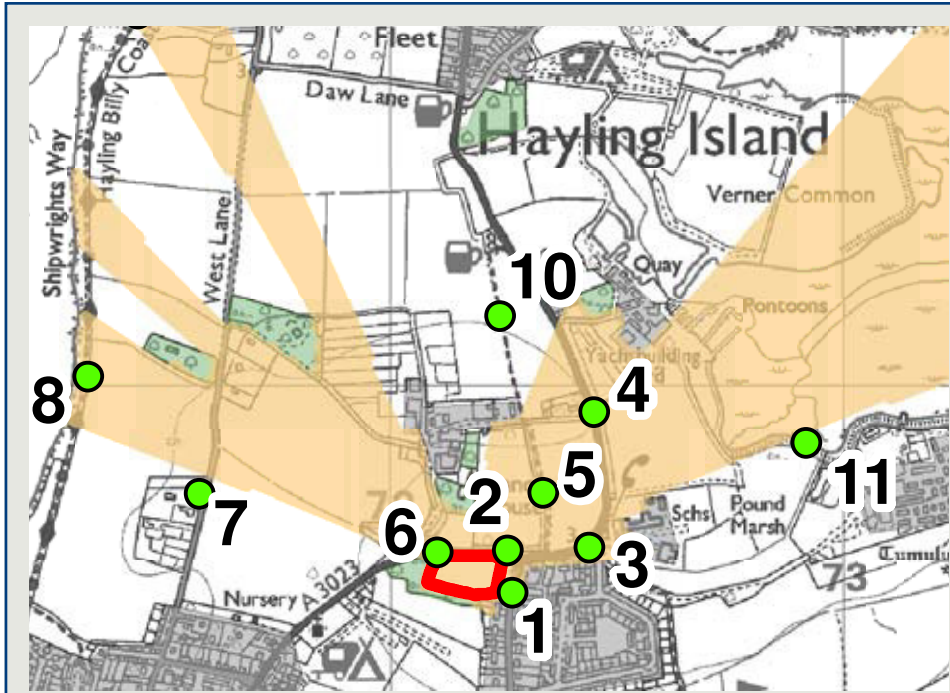
Existing Daytime View



Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
High (Users of Public Rights of Way)	Existing Daytime View: Heavily screened mid to long distance view from the Shipwrights Way / Hayling Billy Coastal Path looking south east towards the application site. Open view across arable fields bounding coastal path, with intervening tree and woodland vegetation, primarily to field boundaries, preventing any views to the application site.			
	Year 1 (Winter): Although there will be no foliage on much of the intervening vegetation, due to the 'layering' and extent of vegetation it is considered that there would be no view of the proposed development from this location. With only glimpsed views of scattered farmsteads in the immediate landscape.	Year 1 (Winter): No Change	No Effects	
	Year 10 (Summer): The view at summer Year 10 will be largely the same to that of the baseline. With intervening vegetation in full leaf and the 'layering', effect preventing any views to the proposed development. This will result in No Change to the existing baseline view with only glimpsed indirect views of nearby properties possible from this location.	Year 10 (Summer): No Change		No Effects



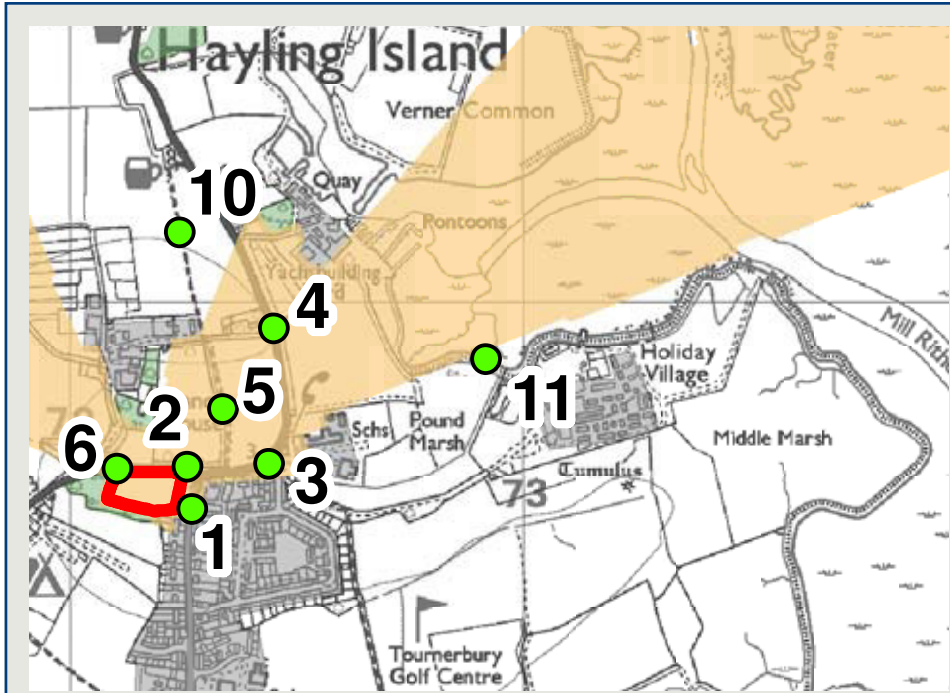
Existing Daytime View



Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
High (Users of Public Rights of Way)	Existing Daytime View: Heavily screened near distance view south towards application site. Existing tree / woodland vegetation surrounding properties associated with Manor House / Farm accessed off Havant Road prevent views to the site. There are glimpsed views to existing residential properties along the A3023 Havant Road on approach to the application site.			
	Year 1 (Winter): The layering of intervening vegetation surrounding Manor House / Farm and adjacent to Manor Road, although with no foliage, will continue to heavily screen views to the proposed development. It is considered that there would be no change to the view as a result of the Lidl development.	Year 1 (Winter): No Change	No Effects	
	Year 10 (Summer): At Year 10 the view would remain the same as that of the baseline. With existing mature vegetation, unlikely to have grown on much further, continuing to prevent any views to the new development. This would result in a 'no effect' scenario on views from this location.	Year 10 (Summer): No Change		No Effects



Existing Daytime View



Sensitivity	Description of Existing View/ Change to Existing View	Magnitude of Change	Significance of Effect	
			Year 1 (Winter)	Year 10 (Summer)
High (Users of Public Rights of Way)	Existing Daytime View: Heavily screened near distance view south west towards the application site. Existing tree and woodland vegetation prevent any direct views to the site. There are glimpsed views to the roofs of properties along Kings Road and the spire of St. Mary Church off Church Rd. There are also glimpsed views of Mill Rythe Junior School through mature woodland vegetation.			
	Year 1 (Winter): At winter Year 1, existing tree and woodland vegetation would remain, heavily screening views towards the proposed development. With there being no foliage during winter it is possible that there would be more views to development along Havant / Kings Road, such as Mill Rythe Junior School. In turn, there may be glimpsed views to the proposals on site through gaps in the vegetation. However, it is considered that any possible glimpsed views would be seen in the context of existing development and therefore be barely discernible as new development within the winter scene.	Year 1 (Winter): No Change	No Effects	
	Year 10 (Summer): The view at summer Year 10 will be largely unchanged from that of the baseline view. Intervening vegetation may have grown on, further screening views to the proposed development. It is considered that there would be no change in views as a result of the Lidl development from this location.	Year 10 (Summer): No Change		No Effects



Existing view

Metadata for all frames

File properties

Document type	Camera Raw image
Date created	07/07/2017
Time	09:04
Dimensions	5760 x 3840
Bit depth	16
Color mode	RGB
Color profile	Untagged

Camera data (EXIF)

Camera type	Canon 5D Mark III
ISO	100
Exposure	1/160 sec
Aperture	f/5.6
Exposure mode	Auto
Lens	EF50mm f/1.4 USM
Metering mode	Evaluative
White balance	Auto
Scene capture type	Standard

Viewpoint data

OS grid reference	472257, 100635
Height of camera	5mAOD (1.5m tripod)
Horizontal field of view	75°
Viewing distance	300mm @ A3



Location plan

Scale: 1:2,000

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Existing view



Proposed view - year 1

Ref: 2697-0004-03

RPS

**Proposed Lidl Store
Hayling Island**

Distance to site: 75m
OS reference: 472257, 100635

Direction to site: southwest
Viewpoint height: 5m AOD

Horizontal field of view: Approx. 75°
Viewing distance: 300mm @ A3

**Viewpoint 2: Year 1
Figure: 5b**



Existing view



Proposed view - year 10

Ref: 2697-0004-03

RPS

**Proposed Lidl Store
Hayling Island**

Distance to site: 75m
OS reference: 472257, 100635

Direction to site: southwest
Viewpoint height: 5m AOD

Horizontal field of view: Approx. 75°
Viewing distance: 300mm @ A3

**Viewpoint 2: Year 10
Figure: 5c**



Existing view

Metadata for all frames

File properties

Document type	Camera Raw image
Date created	07/07/2017
Time	09:29
Dimensions	5760 x 3840
Bit depth	16
Color mode	RGB
Color profile	Untagged

Camera data (EXIF)

Camera type	Canon 5D Mark III
ISO	100
Exposure	1/320 sec
Aperture	f/8.0
Exposure mode	Auto
Lens	EF50mm f/1.4 USM
Metering mode	Evaluative
White balance	Auto
Scene capture type	Standard

Viewpoint data

OS grid reference	472440, 100642
Height of camera	5mAOD (1.5m tripod)
Horizontal field of view	75°
Viewing distance	300mm @ A3



Location plan

Scale: 1:2,000



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Existing view



Proposed view - year 1 and 10

Ref: 2697-0004-03



**Proposed Lidl Store
Hayling Island**

Distance to site: 250m
OS reference: 472440, 100642

Direction to site: west
Viewpoint height: 5m AOD

Horizontal field of view: Approx. 75°
Viewing distance: 300mm @ A3

--- Building outline

**Viewpoint 3: Year 1/10
Figure: 5e**



Existing view

Metadata for all frames

File properties

Document type	Camera Raw image
Date created	07/07/2017
Time	09:43
Dimensions	5760 x 3840
Bit depth	16
Color mode	RGB
Color profile	Untagged

Camera data (EXIF)

Camera type	Canon 5D Mark III
ISO	100
Exposure	1/320 sec
Aperture	f/8.0
Exposure mode	Auto
Lens	EF50mm f/1.4 USM
Metering mode	Evaluative
White balance	Auto
Scene capture type	Standard

Viewpoint data

OS grid reference	472448, 100944
Height of camera	6mAOD (1.5m tripod)
Horizontal field of view	75°
Viewing distance	300mm @ A3



Location plan

Scale: 1:2,000



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Existing view



Proposed store
hidden behind
existing trees

Proposed view - year 1 and 10

Ref: 2697-0004-03

RPS

**Proposed Lidl Store
Hayling Island**

Distance to site: 435m
OS reference: 472448, 100944

Direction to site: southwest
Viewpoint height: 6m AOD

Horizontal field of view: Approx. 75°
Viewing distance: 300mm @ A3

--- Building outline

Viewpoint 4: Year 1/10
Figure: 5g



Existing view

Metadata for all frames

File properties

Document type	Camera Raw image
Date created	07/07/2017
Time	10:18
Dimensions	5760 x 3840
Bit depth	16
Color mode	RGB
Color profile	Untagged

Camera data (EXIF)

Camera type	Canon 5D Mark III
ISO	100
Exposure	1/200 sec
Aperture	f/5.6
Exposure mode	Auto
Lens	EF50mm f/1.4 USM
Metering mode	Evaluative
White balance	Auto
Scene capture type	Standard

Viewpoint data

OS grid reference	472103, 100627
Height of camera	6mAOD (1.5m tripod)
Horizontal field of view	75°
Viewing distance	300mm @ A3



Location plan

Scale: 1:2,000

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Existing view



Proposed view - year 1

Ref: 2697-0004-03

RPS

**Proposed Lidl Store
Hayling Island**

Distance to site: 30m
OS reference: 472103, 100627

Direction to site: southeast
Viewpoint height: 6m AOD

Horizontal field of view: Approx. 75°
Viewing distance: 300mm @ A3

**Viewpoint 6: Year 1
Figure: 5i**



Existing view



Proposed view - year 10

Ref: 2697-0004-03



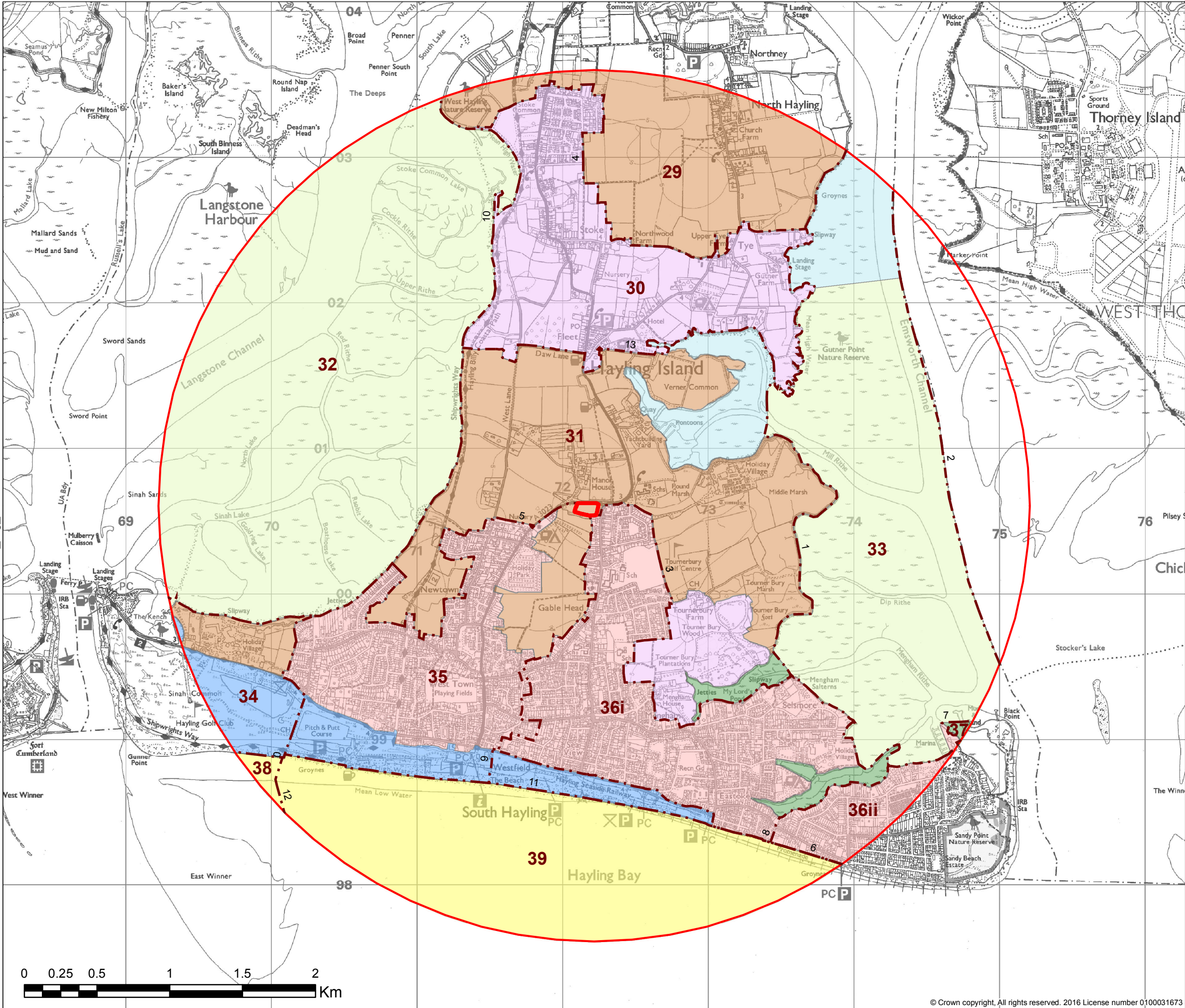
**Proposed Lidl Store
Hayling Island**

Distance to site: 30m
OS reference: 472103, 100627

Direction to site: southeast
Viewpoint height: 6m AOD

Horizontal field of view: Approx. 75°
Viewing distance: 300mm @ A3

**Viewpoint 6: Year 10
Figure: 5j**



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Notes

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Legend

- 3km Study Area
- Application Site Boundary

Hayling Island Landscape Character Types

- H-Open Lower Harbour Plain
- I-Enclosed Lower Harbour Plain
- J-Harbour Basin
- L-Broad Inlets
- M-Minor Inlets
- N-Lowland Coastal Settlement
- O-Lowland Open Coastal Plain
- P-Open Coast

Hayling Island Landscape Character Areas

- 29 - North Hayling
- 30 - Stoke and north-west Hayling
- 31 - Central Hayling
- 32 - Langstone
- 33 - Chichester
- 34 - Sinah Common and the Kench
- 35 - West Town, Hayling Island
- 36i - Eaststoke
- 36ii - South Hayling
- 37 - Black, Sandy
- 38 - Langstone
- 39 - South coast

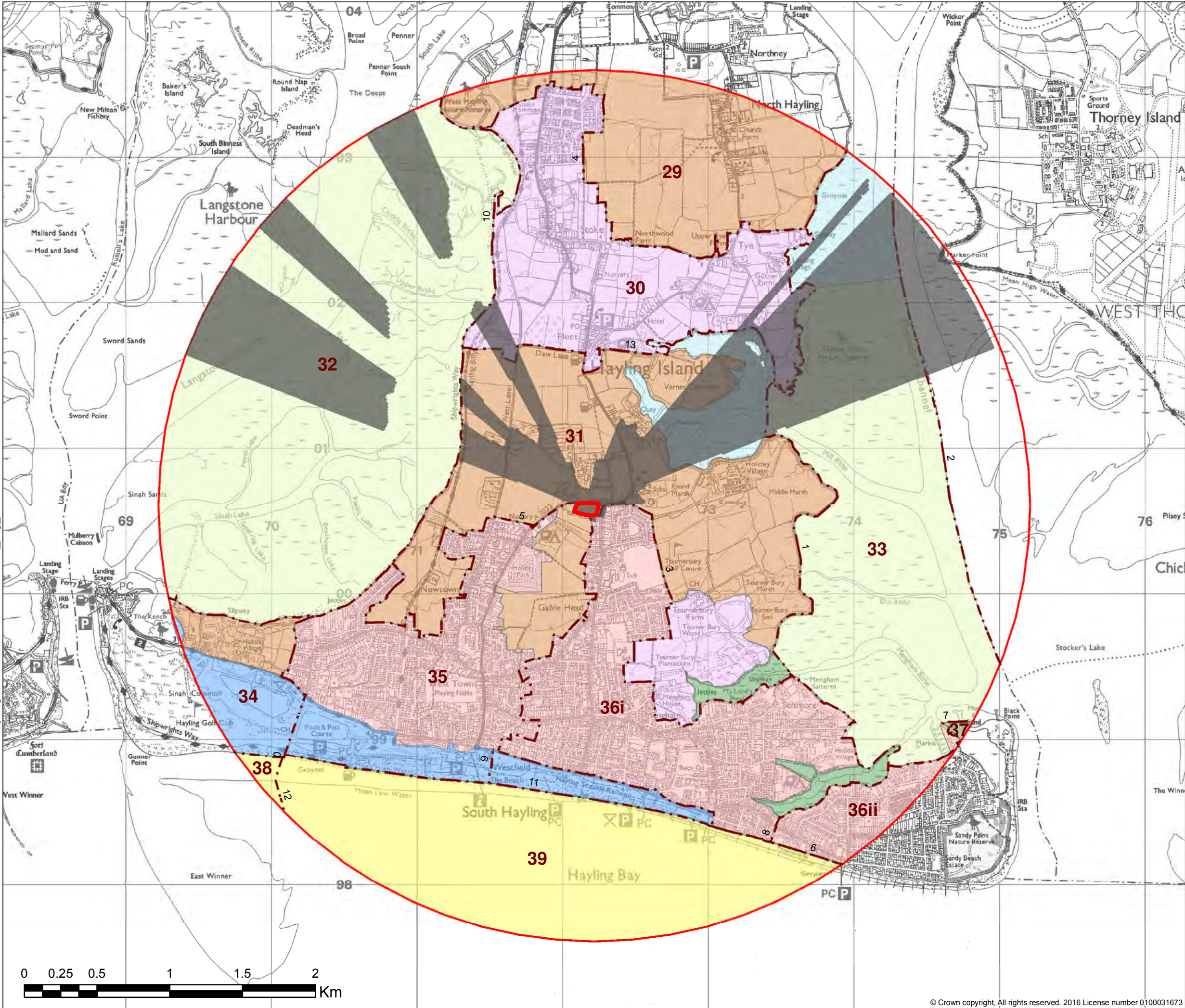
Rev	Description	Date	Initial	Checked
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Client Lidl UK GmbH
Project Lidl: Manor Road
Hayling Island
Title Landscape Character Areas
& Landscape Character Types

Status Information Drawn By JMB PM/Checked By GL
Job Ref JSL2697 Scale @ A3 1:25,000 Date Created JULY 2017
Figure Number 6a Rev -



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2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

Legend

3km Study Area

Application Site Boundary

Indicative extent of the surrounding area from which views to the proposed development may be available.

Hayling Island Landscape Character Types

- H-Open Lower Harbour Plain
- I-Enclosed Lower Harbour Plain
- J-Harbour Basin
- L-Broad Inlets
- M-Minor Inlets
- N-Lowland Coastal Settlement
- O-Lowland Open Coastal Plain
- P-Open Coast

Hayling Island Landscape Character Areas

- 29 - North Hayling
- 30 - Stoke and north-west Hayling
- 31 - Central Hayling
- 32 - Langstone
- 33 - Chichester
- 34 - Sinah Common and the Kench
- 35 - West Town, Hayling Island
- 36i - Eaststoke
- 36ii - South Hayling
- 37 - Black, Sandy
- 38 - Langstone
- 39 - South coast

Rev	Description	Date	Initial	Checked
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Client Lidl UK GmbH

Project Lidl: Manor Road Hayling Island

Title Landscape Character Areas & Landscape Character Types with ZTV

Status Information Drawn By JMB PM/Checked By GL

Job Ref JSL2697 Scale @ A3 1:25,000 Date Created JULY 2017

Figure Number 6b Rev -

APPENDIX 1 – PHOTOMONTAGE METHODOLOGY

Introduction

- 1.1 The photomontages included in this report have been produced in accordance with the Landscape Institute Advice Note 01/11 'Use of Photography and Photomontage in Landscape and Visual Assessment' (2011) as follows:

Photography

- 1.2 In order to produce photographs of suitable quality to be used in the photomontages, the following points have been adhered to as much as possible:

- Photographs have been taken in weather conditions of clear visibility;
- A 50mm lens is used in a 35mm format;
- A 50% overlap is taken between photos to allow the sides of each photo to be removed when splicing the photos together to minimise distortion;
- Panoramas are produced by splicing standard photographs with recognised software (e.g. Adobe Photoshop) and not by the use of specialist cameras in order to minimise distortion;
- A levelled tripod is used. In addition, the camera is also levelled using a spirit level that sits in the flash socket of an SLR camera. This ensures that the sea horizon is in the centre of the frame;
- A very high quality camera lens is used, the Canon EOS 5D Mark III digital AF SLR with a large, fine-detail, 8.20-megapixel CMOS sensor;
- When taking the photo the precise location is recorded using a hand held GPS. The orientation to the proposed development, date, time of day and weather conditions are recorded for each viewpoint;
- If, when on site, the proposed viewpoint location is screened by trees or minor variations in topography, the viewpoint is relocated. Winter views if feasible will ensure maximum visibility through vegetation cover;
- Where possible, the site is positioned in the middle of the view with frames taken either side to give context; and,
- To ensure all photos align, all shots are taken from the same location/grid co-ordinate by turning the camera on the tripod on the same spot.

Methodology for the Production of Computer Models (Visualisation)

- 1.3 The proposed scheme is modelled to be superimposed on the photograph to generate the photomontage as follows;

- Base mapping and height data of the relevant area are set up to real-world OS coordinates;
- The proposed scheme model is located according to the scheme design. These are positioned to match real-world OS co-ordinates;
- The fully rendered scheme model has been placed within photomontages to provide further guidance when assessing the likely significance of effects on landscape and visual resources;
- Viewpoint locations are inputted using GPS data collected on site;
- The panoramic photography is then aligned for the relevant viewpoint using survey data, aerial imagery and GPS data collected on site;
- The direction and viewing angle of the perspective is then matched with each photographic frame in the panoramic views;
- Photographs are corrected for colour, brightness and contrast to ensure that image quality is optimised. Model lighting is corrected to match photographic conditions; and
- Using Adobe Photoshop imaging software additional features are combined with the generated photomontage.

Presentation

- 1.4 Photomontages are used as a series of figures within the Environmental Statement and this report. The general format of this document is A3 landscape. However, where a particular view requires a different format, i.e. to illustrate a wider panorama, the A3 format is widened accordingly.
- 1.4.1 The majority of viewpoints are presented on an A3 sheet showing the existing view and the proposed view with specific camera information and distances to the Scheme. The A3 format allows for a 75° field of view, which should be viewed at approximately 300mm from the image. If the print is curved around the viewer to give a constant 300mm distance it produces an accurate reproduction of how the viewer would perceive things on site.
- 1.4.2 For those views which require presenting as a wider panorama (i.e. 110° field of view), the sheet size is adjusted accordingly. However, the viewing distance at which the photomontage is to be viewed remains as 300mm for consistency with the A3 format of presentation.