



Gladman Developments Ltd

St Mary's Road, Hayling Island

LANDSCAPE AND VISUAL APPRAISAL

8th December 2021

FPCR Environment and Design Ltd

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed development at St Mary's Road, Hayling Island by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning statement, Development Framework, Design and Access Statements (DAS) and accompanying reports.
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 The site is situated to the north west of St Mary's Road, Hayling Island, and lies immediately adjacent to the existing settlement edge. The site extends to a total area of 11.77 ha and comprises of three field compartments that are currently in agricultural use.
- 1.4 A network of public footpaths abuts the northern and western boundaries of the site. Beyond the site to the north the land opens up into arable farmland. To the south and east of the site lies the residential settlement of Hayling Island.
- 1.5 Figure 1 shows the location and context of the site and Figure 2 shows the aerial context of the site.

Proposed Development

- 1.6 The proposed scheme consists of up to 300 dwellings which will comprise of varying sizes, types and tenures, including 30% affordable housing and associated roads with an appropriate and extensive green infrastructure network that includes woodland planting and public open space.

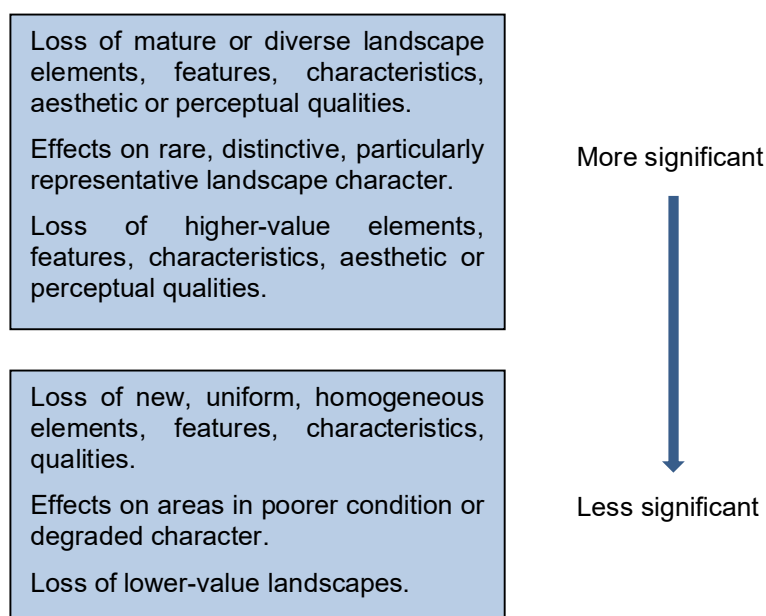
2.0 METHODOLOGY

- 2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".
- 2.2 In summary, the GLVIA3 states:
- "Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity."* (GLVIA3 paragraph 1.1.)
- 2.3 There are two components of LVIA:
- *"Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
 - *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people."* (GLVIA3 paragraph 2.21.)
- 2.4 The GLVIA3 states:
- "LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."*
- *As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies".* (GLVIA paragraph 3.2)
- 2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.
- 2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

- 2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).
- 2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.
- 2.9 A range of landscape effects can arise through development. These can include:
- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document)



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 0 Winter) and longer term (year 15 Summer).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)*

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- *“The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
- *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*
- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).*

2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development;
- The extent of the area over which the changes would be visible.

2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*

2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, July 2021)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 174 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 175 advises that:

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 176 goes on to add:

"Great weight should be given to conserving and enhancing 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 these issues". And

"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 3.6 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning PolicyHavant Borough Core Strategy, Local Development Framework (March 2011)

- 3.8 The Havant Borough Core Strategy sets out the current overarching planning framework for the authority area up to 2026. The Core Strategy consists of a series of overarching strategic policies accompanied by a suite of Development Management requirements.
- 3.9 The following strategic policies are of relevance to landscape and visual matters and the proposed development:

Policy CS1- Health and Wellbeing

- 3.10 The Council will grant planning permission to proposals that:
- Retain open spaces that are valued by the local community but if retention is not possible, a superior alternative should be provided. It lists Hayling Park and Hayling Beach as strategic open spaces.
 - Improve existing open space by introducing high quality features and enhancing accessibility, highlighting the preference given to proposals that achieve national standards.
 - Contribute to the Borough's green infrastructure by providing new areas of open space that are safe and easily accessible to housing developments.
 - Improve the connectivity of walking and cycling routes within the borough by increasing the opportunities for cycling in line with the Council's Walking and Cycling Strategy.
 - Protect and enhance the availability of community facilities through refurbishment or provision.
 - Hayling Island is singled out as a location where there is a strong desire to see an increase and improvement of allotment space. This could include new plots or community gardens in housing developments.

Policy CS5 - Tourism

- 3.11 The Council will grant planning permission to proposals that:
- Provide small scale, sustainable recreational opportunities.
 - Safeguard and improve existing tourist facilities including holiday and caravan parks.

Policy CS7 - Community Support and Inclusion

- 3.12 The Council will grant planning permission to proposals that:
- Has been informed and shaped by community and local stakeholder involvement in accordance with the Statement of Community Involvement.

Policy CS8 - Community Safety

- 3.13 The Council will grant planning permission to proposals that:
- Demonstrate the thought given to the safety of the local community from the start of the development process.
 - Provide well-lit footpaths, cycle ways and roads as long as this does not adversely affect the landscape or habitat.

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

- 3.14 The Council will grant planning permission to proposals that:
- Protect and enhance the key characteristics and principals set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment.
 - Protect and enhance the Borough's statutory and non-statutory designated landscape and heritage through mitigation, conservation and adaptation.
 - Create a partnership with landowners and developers to ensure the restoration, enhancement and where appropriate the creation of new valued landscapes.

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

- 3.15 The Council will grant planning permission to proposals that:
- Carefully assess the impact of individual proposals on Chichester Harbour AONB and its setting.
 - Conserves and enhances the special qualities set out in the Chichester Harbour AONB Management Plan.
 - Detrimental effects of existing damaged landscapes are mitigated and improved.

Policy CS13 - Green Infrastructure

- 3.16 The Council will grant planning permission to proposals that:
- Manages and maintains the network of local and sub-regional green infrastructure.
 - Seeks to improve existing green infrastructure through the restoration, enhancement and creation of additional resources.
 - Do not undermine or change the functional integrity of green infrastructure.
 - Creates new green infrastructure or provides appropriate off-site provision or financial contributions.

Policy CS16 - High Quality Design

- 3.17 The Council will grant planning permission to proposals that:
- Demonstrate that inspiration has been drawn from local feature and has responded positively to existing features of local character within the site.
 - Contributes to the improvement of the public realm close to the development through the use of high quality hard and soft landscaping materials.
- 3.18 The following development management policies are of relevance to landscape and visual matters and the proposed development, and must be read in conjunction with the strategic policies:

Policy DM1- Recreation and Open Space

- 3.19 The Council will grant planning permission to proposals that:
- Demonstrate that proposals adhere to the standards of provision set out in the Council's Open Spaces Plan.

- It has been identified that there is a deficit of green infrastructure in the Borough and so it must be demonstrated that the land cannot be reasonably converted into a type of open space.
- Where there is no surplus of a type of open space, contribution to new provision to the equivalent or improved standard must be followed.

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

3.20 The Council will grant planning permission to proposals that:

- Protect natural features of nature conservation and amenity importance on site.
- Incorporate existing features into the design of the proposed development.
- Provide new landscape features using locally found plants and materials that will successfully integrate with the local environment.
- Seek to protect 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

- 3.21 The Havant Borough Allocations Plan is a follow on from the Core Strategy and sets out a number of strategic policies and allocated areas of land suitable for development.
- 3.22 The proposed site in this assessment is not an allocated area of land covered by the above plan.
- 3.23 There are no policies within the Havant Borough Allocations Plan that have not been covered within the Core Strategy or that are relevant to landscape or visual matters and the proposed development.

Havant Borough Council Emerging Local Plan

- 3.24 The Council are currently in the process of preparing a new Local Plan for the Havant borough area. Once adopted the new Local Plan will supersede the existing policies contained within the Havant Borough Core Strategy and Allocations Plan documents, in providing an up-to-date strategy for meeting the authority's development needs up to 2037. The Havant Borough Local Plan was submitted for examination to the Secretary of State for Housing Communities and Local Government on 12 February 2021.
- 3.25 The site has since been allocated by the LPA and is covered under policy H27 – Rook Farm in the emerging Local Plan for up to 390 dwellings.

H27 – Rook Farm

- 3.26 This housing policy proposes that the development will likely constitute EIA development and requires 11.9 ha of refuge land for Brent Geese and Waders.
- 3.27 The Council will grant planning permission to proposals that:
- Secures access to the site from the A3023 (Manor Road) with only an emergency access (including pedestrian and cycle permeability) from St Mary's Road.
 - Secures an appropriate relationship between the development and the rear of residential properties on St Mary's Road, Church Road and Fathoms Reach.
 - Retains and incorporates protected trees and boundary hedgerows.

- Provides a high degree of permeability through an extensive network of walking and cycling routes across the site which connect with the existing rights of way network and the adjacent Fathoms Reach (H28) allocation.
- Protects and where possible, enhances the existing rights of way.
- Provides onsite public open space, including community food growing provisions, in line with Policy E9.
- Provides play space for children and young people to address the deficit highlighted in Policy E11.
- Respects and, where possible, enhances the setting of the heritage assets of the Church of St Mary's, the Farm Cottage and Rook Farmhouse.
- Creates a vista to the Grade II* listed St Mary's Church through the development and retains views of the church from the public footpaths wherever possible.

3.28 Other Relevant Strategies, Guidelines or Documents

Havant Borough Council Design Guide - Supplementary Planning Document (December 2011)

- 3.29 The Havant Borough Council Design Guide was adopted on the 8th of July 2011 as technical guidance for development proposals. It sets out the key principles of design and specific guidance for residential development to ensure high quality design in Havant Borough. It is a consideration in determining the success of planning applications.
- 3.30 The documents and policies relevant to the landscape and green infrastructure of the site are summarised below:

Section 4.1 - Understanding the Seven Key Principles of Good Design

Landscape

Paragraph 4.25

- 3.31 This part of the Design Guide recommends the implementation of Core Strategy strategic policies 11, 12 and 13. It summarises that new developments should aim to utilise and retain existing landscape features.

Paragraph 4.26

- 3.32 The Council encourage proposals to demonstrate good design in respect to the features within the Public Realm, and to avoid un-necessary street clutter in accordance with the local and district authorities.

Section 4.2 - Understanding the Site and Context

Landscape and Topography

- 3.33 Landscape – street trees, gardens and landscape features
- This section recommends that existing features should be worked into the development where possible to help reinforce the character. In particular areas of green space should be retained where there are large amounts of hard surfacing.
 - Landscape designations such as the Chichester Harbour AONB contribute to the character of the borough and should be considered.

Section 5.1 - General Principles for New Residential Developments

Public Amenity - Open Space and Play

Paragraph 5.11

- 3.34 New developments should address parks and open spaces and integrate them into the design to make them focal spaces.

Paragraph 5.12

- 3.35 This section states that all residents have a right to private amenity space, whether it's a back garden, private shared space or a balcony.

Design Guidelines for New Dwellings and Extensions Chichester Harbour Area of Outstanding Natural Beauty (March 2012)

- 3.36 The Chichester Harbour Conservancy have put together a set of guidelines for planning within the AONB. At its nearest point the boundary of the AONB lies 0.7km to the east of the application site and would not be directly affected by the proposals.
- 3.37 Policies relevant to landscape and green infrastructure are summarised below:

Policy A1 - Major changes to the landscape

- 3.38 This policy states that the Conservancy will oppose any applications that introduce large numbers of people into the area or that have an irreversible damaging effect on the landscape. The desire should be to retain, conserve and enhance the rural character of the AONB.

Policy H1 - Recreation and tourism: public access

- 3.39 The Conservancy will not oppose applications that enhance the existing public access network and improve signage and tourist information, as long as it is in accordance with the existing landscape designations and conservation of the AONB.

Policy I1

- 3.40 This policy states that the Conservancy will look to see how proposals have considered and conformed to the design guidelines laid down in the Landscape Character Assessment.

Joint Draft Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document (SPD)

- 3.41 Chichester District and Havant Borough Councils have prepared a Joint Draft Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document (SPD) for public consultation.
- 3.42 The Joint Draft SPD provides guidance for development proposals in the Chichester Harbour Area of Outstanding Natural Beauty (AONB), within both Chichester District and Havant Borough. The document will support the implementation of local planning policy in both districts and ensure a consistency of approach towards planning matters across the AONB.

Havant Borough Council Developer Contributions Guide (November 2013)

- 3.43 This document provides detailed information following on from the Core Strategy on the expectations of developer contributions in Havant Borough.

- 3.44 The documents and policies relevant to the landscape and green infrastructure of the site are summarised below:

Green Infrastructure and Public Open Space

Paragraph 5.17

- 3.45 This states that where there is a deficiency in a type of open space for a proposed development which is deemed to be suitable, then on-site contributions will be sought.

Public Realm

Paragraph 5.20

- 3.46 Developers are expected to make provision to public realm either on-site or close to the development site. Public realm should be utilised to enhance the image of the area and will be based on the context and scale of the proposed development.

Public Realm Design Framework for Havant Borough Council

- 3.47 This document commissioned by Havant Borough Council provides a framework for the design of Public Realm within the borough. It breaks down the borough into different character areas in order to assess the existing character of the public realm.
- 3.48 The site falls under two-character areas, but the majority of the area is covered by Character Area 20, which is described as a mix of residential, holiday and recreational developments with a seaside character.
- 3.49 The document gives a detailed guide to the enhancement of public realm within the borough and highlights opportunities for improvement based on local character.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figures 4 and 5 illustrate the defined character areas within the context of the site.
- 4.2 At this very broad landscape scale, the site, lies within Natural England's National Character Area (NCA) 126: '**South Coast Plain**'. This NCA stretches from Fareham to Worthing and therefore covers a very extensive landscape tract of the south coast. Under Key Characteristics the NCA description includes the following references:
- *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.*
 - *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.*
 - *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated windsculpted 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.*
- 4.3 The description also includes Statements of Environmental Opportunity which includes the following:
1. *Plan for and manage the effects of coastal change by allowing the operation of natural coastal processes and improving the sustainability of current management practices along the diverse coastline to successfully integrate the needs of the natural environment, landscape, local communities, agriculture, tourism and recreation amid significant urban stretches.*
 2. *Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment.*
 3. *Manage and significantly enhance the area's rivers and chalk streams and their wetland valley habitats to provide resilience against climate change and improve flood protection and water quality, particularly in the internationally designated sites such as Chichester and Pagham harbours, for the benefit of local communities and wildlife.*

4. *Manage the rich archaeological and historic resource and geological exposures within the farmed, coastal and peri-urban landscape, including the longstanding associations of horticultural and maritime industries and the military, enhancing a strong sense of place.*

Hampshire County Integrated Character Assessment (March 2010)

- 4.4 The County Landscape Character Assessment has been undertaken at a county level to give a consistent characterisation across Hampshire. The assessment is split into two sections: landscape character and townscape character. It subdivides the landscape into character types and character areas.
- 4.5 The site is located within the Landscape Character Type: **Coastal Plain Open** which has the following key characteristics:
- *Extensive and flat or gently sloping plain*
 - *Often associated with arable land uses.*
 - *Tree shelter belts and low hedgerows with windswept trees near the coast.*
 - *Nationally important high grade agricultural soils, often supporting intensive horticulture and historically market gardening crops.*
 - *Some areas are particularly exposed to coastal weather where trees have been moulded by the prevailing winds.*
- 4.6 The site is located within the Landscape Character Area 9H: **Hayling Island Coastal Plain** which has the following key characteristics:
- *A low lying predominantly open coastal plain island, separated from the mainland by shallow tidal harbours.*
 - *Nationally important agricultural soils in the north of the island.*
 - *A system of straight manmade ditches and channels drain the predominantly clay soils in the central and southern plain.*
 - *Tree cover includes short lines of tall poplar wind breaks and remnant woodland and hedgerow mature oaks.*
 - *Land use is predominantly agricultural but with intense pressure from competing modern land uses including leisure and tourism and housing.*
 - *A fragmented rights of way network made up of short linear routes and little formal horse-riding provision.*
 - *Main recreational experience is concentrated on the south coast and Hayling Billy disused railway on the west coast.*
 - *Historically nucleated settlement pattern concentrated in the north, but development trend reversed with huge early to late 20th century mass housing estate and piecemeal expansion.*
- 4.7 Key qualities and effects of forces include the following:
- *7.1 - An island landscape set between two harbours, with a single bridge connection to the mainland which been a beach holiday destination and popular residential, retirement and leisure area since late Georgian times.*

- 7.2 - Particular biodiversity and historic landscape interest on the periphery of the character area associated with former salterns, coastal grazing marsh and shingle communities and small pockets of sand dunes. Adjoining internationally designated maritime habitats – but with important roosts and high-water refuges.
- 7.3 - A very built up southern and central landscape but still retaining a predominantly rural farmland character to the west and north east of the island.
- 7.4 - Varied and interesting outward coastal views from muddy harbour to open sea with long distance views to the Isle of Wight, Portsmouth and coastal plain and chalk downs. The accessible island edge has an inward-looking hinterland because the landscape is so flat.

4.8 Opportunities to address the forces of change include:

- *Balancing tourism and residents' development demands with the retention of character of remaining rural areas.*
- *Emphasise the importance and contribution some of the original south coast properties with their large leafy gardens have to the overall quality of the built environment especially in the south west of the island.*
- *Retaining the remaining open space landscapes and common on the sea front should be an important part of future tourism initiatives / development on the island.*
- *Ensure that the highest agricultural land (which is of grade 1) and predominantly in the north half of the character area is afforded protection in development and coastal realignment planning.*
- *Depending on the severity of the above issue, woodland planting opportunities through agri-environment schemes on higher ground, with more native salt tolerant species planted.*

Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007)

4.9 At a more local and detailed level, the Havant Borough Landscape Character Assessment has been undertaken to build on what was laid out in the County LCA. This deals with non-urban and urban character areas separately and offers a more refined and detailed characterisation of the site and its context. It subdivides the landscape into character types and character areas.

4.10 The site is located within the Landscape Character Type H: **Open Lower Harbour Plain** which has the following key characteristics:

- *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.*
- *Man-made 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.*
- *Medium size predominantly arable fields with sparse intermittent hedgerow vegetation.*
- *Small woodland copses and hedged paddocks form features adjacent farmsteads.*
- *Woodland tends to be broadleaved woodland with no ancient, semi-natural woodland occurring within this character type.*

- *Some scrub but predominantly areas of coastal grazing marsh adjacent to the harbour side.*
 - *Grassland tends to be improved for agriculture. Some semi-improved neutral grassland occurs adjacent to this agricultural grassland.*
 - *The landscape character type covers an area of 1,138 hectares. 53% of the area is intensive agriculture, 21% of the area is covered by development and gardens, coastal habitats cover 14% of the area and 6% is semi-improved grassland. The other 6% includes woodland, scrub, neutral grassland and freshwater habitats.*
- 4.11 Key issues of the LCT include:
- *The small village settlements could see some additional built development, which could result in the increase in artificial lighting, erosion of the existing rural character, settlement pattern and an increase in traffic on the rural roads.*
 - *The scarcity of unspoilt rural settlements within the borough, which are considered desirable residential locations, results in pressure for infill and backfill development.*
- 4.12 Landscape Management Guidelines include:
- *Maintain and manage the undeveloped swathe of coastal grazing marsh adjacent the harbour edge. Maintain the organic form of the rills and streams within this.*
 - *Improve boundary treatment with tree and shrub planting along adjacent areas of open urban development.*
 - *Improve the quality of hedgerows along field boundaries and maintain and manage and plant new hedgerow trees. New infrastructure should have a simple rural character, avoid unnecessary signage and suburbanising trends i.e., lighting.*
- 4.13 The site is located within the Landscape Character Area 35: **West Town, Hayling Island** which has the following key characteristics:
- *Drainage is evident as manmade ditches within the open fields to the north following hedgerows in places. Drainage is not evident within the built environment.*
 - *Three areas of contrasting vegetation patterns, on the beach, within the built form, and within the fields at Gable Head.*
- 4.14 Experiential: tranquillity, visual perceptions and access
- *A rural village atmosphere along roads such as Sinah Lane and an open agricultural landscape at Gable End.*
 - *Good connections across Gable Head with a number of well used rights of way.*
- 4.15 Visual: openness/enclosure, prominence and visibility
- *Limited views within the built environment.*
 - *A contrasting landscape with areas of openness and exposure adjacent to the seafront*
 - *Open views across agricultural landscape at Gable Head.*
- 4.16 Key issues of the LCA include:
- *Impact of new development on adjacent rural landscape.*

- *Poor quality recreation and tourism development within open coastal plain.*

4.17 Landscape and built form strategy and guidelines

- *Enhance connectivity through the urban areas by means of green infrastructure.*
- *Maintain, manage and improve hedgerow character within central open area of Gable Head to reduce adjacent impact of the built environment and maintain historic character.*
- *Consider visual impact of new development on open agricultural area at Gable Head. Areas of new development adjacent to this open area must include sufficient boundary treatment which does not compromise the rural character of this space. Restrict the height of new buildings adjacent the central open space at Gable Head and within areas which would be visible from Gable Head.*

Havant Borough Council Landscape Assessment Study of Landscape Sensitivity and Capacity and the Value of the Undeveloped Land in Havant

4.18 The aim of this study was to update and supplement information contained in the Havant Borough Landscape, Townscape and Seascape Character Assessment 2007.

4.19 The site is located within the **Landscape Character Area Land Parcel 35.1**. The Capacity for this Landscape Character Area Land Parcel to accept change is classified in the assessment as **Medium**.

Chichester Harbour AONB Landscape Character Assessment (June 2005)

4.20 This Landscape Character Assessment follows on from the Landscape Management Plan for Chichester Harbour AONB and provides a set of planning and land management guidelines to assist in the conservation and enhancement of the character of the harbour landscapes. Although the site does not fall within the AONB, it is located within approximately 600m of the AONB boundary and so this Landscape Character Assessment should be considered.

4.21 The AONB is broken down into Landscape Character Types and Areas, each with their own characteristics and guidelines to inform proposed development design.

4.22 The site is located within the Landscape Character Type: Coastal Strip, which has the following key characteristics:

- *Shingle and sand beaches with timber groynes.*
- *Linear, coastal urban development, interspersed by pockets of urban fringe farmland,*
- *coastal grassland, marsh and scrub.*
- *Holiday Village and Caravan Park development.*
- *Few hedgerows or hedgerow trees.*
- *Exposed character.*

4.23 The site is located within the Landscape Character Area F1: **South Hayling Island**. This character area does include a small portion of the AONB, the condition of which is described as **Moderate**, and the sensitivity is **Moderate to High** (within the AONB). The LCA has the following key characteristics:

- *Extensive coastal urban development, including holiday villages.*

- *Exposed southern sea coast.*
- *Pockets of urban fringe farmland and playing fields.*
- *Small pockets of rough grazing marsh, scrub, copses and dune heath.*
- *Mix of bungalows, caravans, marinas and boatyards, crowd around Cockle Creek and Mengham Rythe.*

4.24 Key Issues of the LCA include:

- *Possible pressure for redevelopment of holiday village sites.*
- *Introduction of suburban walls, fences and sheds.*
- *Intrusion of backland uses such as plant storage, garaging, stabling and boat storage into small, hedged paddocks.*

4.25 The Planning and Land Management Guidelines for the LCA apply to areas that fall within the AONB boundary and therefore do not relate to the Site or its immediate context.

Designations

4.26 The Site is not covered by any statutory or non-statutory designations for landscape value. The nearest designations to be considered in close proximity to the site, are the two nearby Listed Buildings. St Mary's Church lies on the north eastern boundary of the site and Farm Cottage and Rook Farmhouse off Rook Farm Way to the east.

4.27 There are two Scheduled Ancient Monuments within 2km of the site. One is the World War II Heavy Anti-aircraft gun site on Sinah common which is located approximately 1.6km to the south west. The other nearby ancient monument is Towner Bury which is not publicly accessible and is located approximately 0.86km to the east of the Site at the nearest point.

4.28 A Coastguards Conservation Area lies approximately 1km south west of the site on the southern settlement edge of South Hayling and focuses on two groups of buildings- Seaview Terrace and Gorseway House.

4.29 Chichester Harbour AONB covers a portion of land to the east of Hayling Island, Thorney Island and a swathe of land south west of Chichester including Chichester harbour. It is considered of equal importance in terms of landscape value to a National Park.

4.30 At the nearest point to the Site, the boundary of the AONB lies approximately 600m away to the east. Due to distance and lack of intervisibility between the Site and the above designations, they are not therefore affected by the proposed development.

4.31 Figure 6 illustrates the location of the landscape designations.

Topography

4.32 The following should be read in conjunction with Figure 3.

Context – Landform

4.33 The Site is located within the relatively flat topography associated with the Open Lower Harbour Plain LCT. Generally, the land is low in context to the surrounding mainland, with very minimal

- 4.34 intervisibility due to the landform and not much fluctuation in height. The topography shelves gradually down from a central line that runs down the island from north to south, towards the coast on all sides. The highest points of Hayling Island are located towards the south of the island, reaching heights of approximately 8-9m AOD. These areas coincide with built up, urban areas. The lower points of the island are located around the fringes and the seafront, as the land graduates into the sea. Examples of these low points can be seen particularly at marshy areas to the east and the south western part of Hayling Bay, both of which shelve down to 0m AOD. Most of the agricultural land to the north of Hayling Island is open and flat, consistently reaching heights of 3-4m AOD, with exception of a small area of land to the north which reaches around 5-6m AOD.

Site - Landform

- 4.35 The site lies on a gentle south facing slope, with a stream and pond crossing the fields roughly halfway up, flowing from west to east. Currently the site comprises of three arable fields separated into northern and southern compartments by a stream and low-lying scrub. The ground level falls gently south from a high point of 8.3m metres at the northern boundary to approximately 6.5m metres at the southernmost point.

Site and Immediate Context

- 4.36 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.37 The Site sits on the northern settlement edge of the suburb of Gable Head, to the south of Hayling Island. Hayling Island is accessed from the mainland by a single crossing point on the A3023 and lies between Portsmouth and Chichester. To the south, the context is predominantly residential but local shops and facilities can be found off Elm Grove and amenities increase closer to the seafront on the south coast. North of the site the land opens up and gives way to agricultural fields, holiday parks and small settlements.
- 4.38 Most of the surrounding roads to the Site are open and bare of tree planting, lending to the urbanised character of the area. The eastern and southern boundaries abut existing properties off St Mary's Road, whilst a network of public footpaths cross the publicly accessible open space to the north. Beyond that lies Hayling Island Holiday Park and further residential development. St Mary's Church sits on the north eastern boundary of the site, separated by intervening vegetation.
- 4.39 The Site itself reflects the local landscape character as it is essentially three flat, arable fields bounded on two sides by trees, informal hedgerow and the back of existing properties. The northern and western boundaries are visually open, separated from the publicly accessible open space by low lying scrub and a ditch. The site occupies a settlement edge location and is influenced by the adjacent housing to the south and south east which is visible within views across the site. Adjacent roads, Hayling Island Holiday Park and St Mary's Church also influence the character of the site.

Site Features

- 4.40 Site features are defined by arable field compartments separated by a ditch and pond and an island of existing vegetation. The boundaries comprise of woodland, low lying scrub, peripheral specimen mature trees and hedgerows.

- 4.41 A tree survey has been undertaken and is submitted as a separate report with the planning application. This identifies 22 individual trees, 13 groups of trees and hedgerows, three of which are internal. The majority of the trees are classed as 'Moderate Quality' with only two recommended as 'Unsuitable for Retention'. Perimeter trees are largely classified as 'Moderate Quality' with one specimen of a 'High Quality' tree. Internal trees are defined as 'Low Quality' or 'Unsuitable for Retention'.
- 4.42 There is a Public Right of Way that abuts the western and northern boundary of the Site. There are a number of other Public Rights of Way (PROW) in the vicinity of the Site, which generally connect urban areas with areas of greenspace. Down the west coast of Hayling Island runs a National Trail which ends in a circuit around the south western headland of Hayling Bay. Other such National Trails are a common feature in the surrounding area as it encourages the public to access remote, scenic areas without the detrimental effects associated with vehicular transport.
- 4.43 Only the public footpaths within the immediate context are visible from the Site, with long range views primarily limited to views across the bay from the coast.

Landscape Value

- 4.44 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in LI TGN 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.45 Landscape Designations: The site (including its Visual Envelope) is not subject to any national, local or other landscape designations.
- 4.46 Natural Heritage: The field compartments are arable land and generally considered of low biodiversity and nature conservation away from the field boundaries. There are no statutory land-based designations such as National or Local Wildlife sites in the immediate area of the site.
- 4.47 Cultural Heritage: A number of heritage features are found in the surrounding area in the form of listed buildings, scheduled monuments and a conservation area. St Mary's Church is a Grade II* Listed Building which forms an important contribution to the visual amenity of the area. The LPA have highlighted the importance of this heritage feature by requiring a vista to be formed towards the church through the site.
- 4.48 Landscape Condition: The site appears well managed with mature trees and intact hedgerows around the peripherals of the site. The three field compartments of the site are used for arable crop, with associated farm buildings present. Therefore, the land is regularly maintained, although the overgrown scrub along the ditches and around the pond detract from the overall condition of the site.
- 4.49 Associations: There are no known associations with people or events in history which contribute to the perceptions of the value of the site or surrounding area.
- 4.50 Distinctiveness: The flat landform, arable land use and on-site ditch are just some of the characteristics that are typical of the local landscape character and the site is therefore representative of the local area. There are no rare or unusual features within the site or immediate context.

- 4.51 Recreational Value: There are no recreational uses directly associated with the site. There is no public access to the site.
- 4.52 Perceptual (Scenic): Due to the flat landform of the site and its context, visibility across the area is limited. Views generally consist of existing, mature vegetation with a residential backdrop. Overhead cables detract from the scenic quality.
- 4.53 Perceptual (Wildness and tranquillity): Although the site and surrounding area is currently undeveloped, it is surrounded by built form such as the housing off St Mary's Road and Rook Farm Way. These have an urbanising effect on the site and reduce the sense of tranquillity.
- 4.54 Functional aspects: The site is an agricultural field surrounded by hedgerows, it does not contain any particular elements or functional features in relation to ecosystems services.
- 4.55 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of **Medium** landscape value.

Visual Baseline

- 4.56 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.57 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g., rights of way users. The photographs may demonstrate varying degrees of visibility and include both short- and long-range views. The photographs were taken on the 7th of October 2021 and seasonal differences have been taken into account when determining the visual effects on these receptors. As the trees were still in leaf when the photographs were taken, this should be considered a limiting factor in understanding the worse-case visual effects of development.
- 4.58 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.59 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 7 details the location of the Photo Viewpoints and Figures 8 to 17 illustrate the photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.60 This view point represents a user of the public right of way that passes through the grounds of St Mary's Church. The break in the hedgerow illustrates the access point from the church grounds into the open space and the adjacent site is visible from the public footpath. St Mary's Church is a listed building, but views are only partial through the grounds due to intervening vegetation.

Viewpoint 2

- 4.61 This photo viewpoint is taken from the corner of the public footpath that skirts the north western boundary of the site. From this point the open nature of the site and adjacent land is demonstrated and views to properties on St Mary's Road and St Mary's Church are experienced and uninterrupted.

Viewpoint 3

- 4.62 This photo viewpoint represents the user of the public right of way that interacts with the southern boundary of the site but does not pass directly through it. At this point the public footpath has transitioned from open field into woodland and is poorly maintained. Views into the site are unrestricted and open.

Viewpoint 4

- 4.63 This photo viewpoint was taken from the public footpath that runs parallel to the western boundary of the site. In the foreground, a ditch with low lying vegetation visually separates the site from the footpath. The view extends beyond the site to properties off Rook Farm Way and St Mary's Church in the background.

Viewpoint 5

- 4.64 This photo viewpoint is taken on St Mary's Road and represents both users of the road and the footpath. The road runs parallel to the south western boundary of the site, separated by a line of properties and a power station. This viewpoint is looking through one of the only sizable gaps from the road into the site at the existing and proposed access point. Existing vegetation frames the view whilst existing properties curtail wider views into the site.

Viewpoint 6

- 4.65 This photo viewpoint represents the view of a user of the public footpath situated within the publicly accessible open space north of the site. Uninterrupted views south into the site are experienced from these public footpaths, although existing properties off St Mary's Road and Rook Farm Way provide a residential backdrop. St Mary's Church and the overhead power cables are some of the features that distinguish the area.

Viewpoint 7

- 4.66 This photo viewpoint represents the view a user of the public footpath would experience walking east towards the site from the main road through Hayling Island (A3023). The area is enclosed by the mature trees that separate the adjacent housing development to the south west from the site. At this point the footpath has a hard surface and is well lit and well maintained.

Viewpoint 8

- 4.67 This photo viewpoint represents the view of a user of the public space located east of the site, in between Hayling College and Mengham Junior School. The view is looking directly west along the public right of way and Legion Road towards the busy Elm Grove Road. The evergreen hedge lining the perimeter of the open space visually confines the area.

Viewpoint 9

- 4.68 This photo viewpoint was taken from an actual designated viewing point, from where spectators can view activities on Hayling College playing fields. The view point also represents users of the public footpath running north adjacent to Tournerbury Golf Centre. Properties on Burwood Grove and St Mary's Church can be seen from here with uninterrupted views across the playing fields.

Viewpoint 10

- 4.69 This photo viewpoint represents a user of a public right of way north of the built settlement on Hayling Island. The viewpoint is facing south towards the site and skirts the edge of an arable field along a line of mature trees. Glimpsed views towards the main road (A3023) and respective properties can be seen from the footpath. Long range views are curtailed by intervening vegetation.

Viewpoint 11

- 4.70 This photo viewpoint represents a user of the national trail that runs down the west coast of Hayling Island. At this point of the national trail the footpath is enclosed by overgrown vegetation but open views, over the adjacent arable field towards the site are experienced. Residential development off West Lane prevents long range views beyond the properties and into the site.

Viewpoint 12

- 4.71 This photo viewpoint was taken from the World War II Heavy Anti-aircraft scheduled ancient monument, south west of the site. The immediate area is open and protected due to the heritage of the area. A dense line of mature vegetation surrounds the site and restricts views northwards. A car park and properties occupy the foreground of the viewpoint.

Viewpoint 13

- 4.72 This photo viewpoint represents both users of the national trail that loops around Gunners Point and also visitors of Hayling Island Beach. The topography of the land slopes gradually into the sea, and the point at which the viewpoint was taken is situated at one of the lowest points of the island. Although the majority of the foreground is open and undisturbed due to the beach and Hayling Golf course, views are mid-range in nature due to the dense line of vegetation which rises slightly with the land, curtailing views further north towards the site.

Viewpoint 14

- 4.73 This photo viewpoint is taken from Mengham Rithe Sailing Club within Chichester Harbour AONB, which has a public footpath that runs along the harbour. The channel is framed on both sides by vegetation and views are limited to the immediate area, north across the water. The dense vegetation growing over the footpath entirely blocks any views in the direction of the site.

Viewpoint 15

- 4.74 This photo viewpoint represents a user of the public footpath the runs through arable fields to the north of Hayling Island. Residential development is limited in this part of the island, and therefore the foreground comprises entirely of arable field. On the horizon a treeline and some scattered properties are visible, however there are no distinguishable features such as the spire of St Mary's Church that can be identified from this viewpoint.

Viewpoint 16

- 4.75 This photo viewpoint is taken further north of the national trail that runs down the western coast of Hayling Island. The viewpoint offers long range views west across the bay towards Portsmouth. The path is well conditioned and appropriate for pedestrians and cyclists. However, the dense line of vegetation to the east of the national trail, restricts any possible views south east towards the site.

Viewpoint 17

- 4.76 This long-range viewpoint represents the view of a user of the national trail and also, to a certain extent, the views experienced from the A2030 into Portsmouth. The foreground comprises of a green strip of open space which meets a rise in the land from flood defence construction works. Hayling Island is discernible from this viewpoint; however, the distance, topography and coastal vegetation curtails views that extend beyond the western edge of Hayling Island.

Summary of Visual Baseline

- 4.77 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The site has a reasonably restricted visual envelope due to a combination of flat landform, existing development and mature hedgerows and trees.
 - There are few visual receptors, these are mainly restricted to those in the vicinity of the site and include users of public footpaths, local residents adjacent to the site and road users.
 - No long-range views have been identified, particularly from landscape and heritage designations, which are curtailed by low lying topography and intervening vegetation.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Satisfy the requirements of the Council through demonstrating that proposals will protect and enhance the borough's green infrastructure and how they will look to promote green corridor accessibility. Connecting to the existing Public Rights of Way will be of benefit and will extend public accessibility to green space. The development will need to integrate into the surrounding area, using a green corridor lined with avenue trees that will connect the central island of green space with the existing vegetation south west of the site.
 - Proposals must respond to policy within the local plan which requires consideration of the vegetation and Landscape Character Assessment of the area. Retaining existing features such as trees and hedgerows will minimise disruption to wildlife and also conserve the local landscape character. Protecting views from sensitive neighbouring receptors will be achieved by additional tree planting to screen undesired views. Replacement planting within the site will also be required to replenish lost vegetation during construction and new planting should include a mix of native and coniferous, evergreen, salt tolerant species to ensure the local character is not lost.
 - The requirement of the development to contribute to the delivery of healthy communities and for recreation/exercise through the delivery of green infrastructure provides an opportunity to improve facilities in the area through the installation of equipped play and teenage provision. Currently the site contains open parcels of arable field, the northern extent of which will be retained to allow room for exercise and recreation.
 - Utilise green infrastructure to soften views from the network of public footpaths north of the site to the proposed development, and to highlight the heritage views across the site to St Mary's Church through the use of strategic planting. Open space is to be retained where possible to create useable spaces of recreation and to ensure key views are uninterrupted.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- The provision of 4.24 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals – representing approximately 36% of the total site area. This is considered to be appropriate in landscape character terms and would maximise the biodiversity resources of the site, as well as delivering recreational benefits.

- To retain and enhance existing boundary and internal trees and hedgerows with any missing sections infilled with native planting.
- To protect the on-site water bodies by maintaining easements around the ditches and enhancement planting around the pond.
- The creation of a new green corridor to connect the island of green space to the surrounding area. Tree planting along the corridor will create a softer edge to development and enhance the retained heritage views through the site and increase biodiversity connections and habitat opportunities.
- A small section of category C trees will be removed from alongside St Mary's Road to construct the vehicle access. New high quality, replacement planting is proposed towards the north of the site and will comprise parkland style tree planting, grassland and new, native hedgerow planting.
- The detailed landscape design will be based upon a palette of species which are principally native, indigenous, salt tolerant and appropriate to the landscape character of the wider area and would offer valuable ecological benefits.
- The creation of an informal perimeter path that creates a loop around the site to improve connectivity to adjacent residential areas and to allow circulation, linking areas of green space with areas of play and development.
- The creation of two SuDS basins in the southernmost point of the site and also adjacent to the existing watercourse to accommodate surface water run-off. This will also enhance biodiversity habitats within the site.

- 5.4 The landscape and GI proposals will create a substantial landscape setting for the development with improved local open space facilities and enhanced biodiversity features.

Landscape Management

- 5.5 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 All construction works would be carried out in accordance with best practice procedures to minimise effects on landscape character. Appropriate methods will be adopted to protect tree and vegetation during the construction phase based upon guidance contained within BS 58376.
- 6.3 There will be an initial disruption on the site's landscape during the construction phase, which will include the erection of site hoarding and protective fencing for retained hedgerows and trees and the removal of a short section of hedgerow to accommodate the new access points. The removal of any vegetation would be undertaken outside the bird nesting season (or if unavoidable, would be inspected prior to removal by a suitably qualified ecologist and only removed following confirmation that there are no nesting birds present).
- 6.4 In landscape terms, the effects arising during the construction phase would not lead to any long-term harm as the construction phase is transitory in nature and over the short term. It would generally reflect the overall change to the landscape character of the site and loss of landscape features (loss of arable field and resources as outlined in the subsequent Operational Effects section).
- 6.5 Overall and relative to the local landscape character and resources, it is judged there would be a **Minor Adverse** landscape effect at a local scale but Negligible landscape effect at a wider level during the construction phase and effects would be contained to the adjacent settlement edge and public open space context.

Operation (following Completion)

- 6.6 The impacts of the Proposed Development on the landscape and the consequential landscape effects have been assessed. It is considered that the site's landscape is one that could accommodate change as presented by the Illustrative Masterplan, and the consequential landscape effects as a result of the Proposed Development would not result in any unacceptable harm to landscape character. This conclusion is reached by the following:
1. The site is not covered by any designation for landscape value at a national or local level.
 2. The site has been assessed as having a **Medium** landscape value and is not considered to be a particularly distinctive or noteworthy landscape and does not contain any rare or unusual landscape features.
 3. The Landscape Character Area for the site and its context has an 'improve' and 'maintain' landscape strategy within the Havant Borough Townscape, Landscape and Seascape Character Assessment.

4. Positive characteristics of the landscape character such as the flat landform and high density of streams and watercourses will be retained and incorporated into the GI proposals for the development.

National Character Area

- 6.7 The site is located within NCA 126: **South Coast Plain** which covers a large area of the south coast. The sensitivity and value of the landscape will vary across this large area and as the site occupies a very small area of this large NCA landscape effects are considered to be **Negligible** on completion and at Year 15.

Hampshire County Integrated Character Assessment

- 6.8 This county study also identifies relatively large Landscape Character Types. The Landscape Character Type: **Coastal Plain Open** occurs in numerous locations across the region and the site occupies a very small part of one of the linear areas. As the development proposals include the retention of open space and new, salt tolerant woodland planting, which are features of the LCT, landscape effects are considered to be **Minor Adverse** on completion and at Year 15.

Havant Borough Townscape, Landscape and Seascape Character Assessment

- 6.9 Although at a localised level, the **Open Lower Harbour Plain** LCT is still quite extensive and covers a number of settlements within the local area, as well as the landscape between. The development will give an opportunity to address the 'reduce' landscape strategy through improving hedgerow and boundary treatments. Landscape effects are therefore considered to be **Minor Adverse** on completion and at **Negligible** at maturity at Year 15.

Chichester Harbour AONB Landscape Character Assessment

- 6.10 The closest boundary of the Chichester Harbour AONB is situated approximately 0.6km to the east of the site. The area covers the entirety of the harbour mouth but only a small portion of the east of Hayling Island. There were no views identified from the AONB into the site. This is due to the distance the site is from the AONB but also the flat, low-lying landform and intervening vegetation which curtails long range views across the island. Overall landscape effects are considered to be **Negligible** on completion and maturity due to the lack of intervisibility between the site and the AONB.

Site and Immediate Context

- 6.11 The site consists of an open arable field in three compartments, separated by a ditch and low-lying scrub, with broken hedgerows and trees along field boundaries and an open boundary to the north west. The site is located on the edge of the existing settlement of Gable Head and is therefore influenced by adjacent residential development and the road which passes the site's south eastern boundary. Whilst the development will result in the loss of open agricultural land, the key landscape features of landform, waterbodies and hedgerows will be retained and incorporated into the development. Additional habitat will be created through the provision of wetland habitats associated with the SuDS and new hedgerows and tree planting will also be provided.
- 6.12 In conclusion, at the year of completion, it is considered that the direct impact of the development on the local landscape would result in a **Moderate Adverse** effect. This will reduce to

Minor/Moderate Adverse as the associated landscape matures, in combination with other recent development landscape proposals in the local area.

Site Landscape Features

- 6.13 The flat landform is a feature of the site and although some localised levelling will be required to accommodate the development platforms, the landform will still be evident on completion and at maturity. Landscape effects are therefore considered to be **Minor Adverse** on completion reducing to **Negligible** at maturity.
- 6.14 Hedgerows will be retained on site as far as possible. The landscape proposals include extensive new planting to reinforce the green corridor and to frame the landscape within the areas of public open space. The existing water bodies will also be retained where possible and enhanced, in addition to the SuDS which will provide opportunity for additional ecological habitat.
- 6.15 Landscape effects on Woodland, Trees, Hedgerows and Vegetation and for Water Features and Watercourses are therefore considered to be **Minor Adverse** on completion with **Minor Beneficial** effects once the scheme matures.
- 6.16 The development will result in the loss of an open field to development; however, this will allow increased public access to open recreation space. The landscape effects for Land use and Open Space are therefore considered to be **Minor Adverse** on completion, reducing to **Minor Beneficial** once the scheme matures.

Visual Effects

Visual Envelope (VE)

- 6.17 The VE (Figure 7) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.18 The VE has been defined through carrying out a site visit in order to determine the visual extent of the site and the proposed development. The VE of the proposed development is very limited and is restricted to the immediate context of the arable fields and open space north of the site. There were no long-range views identified with intervening vegetation and existing development curtailing views into the site. Filtered views are possible in between properties off St Mary's Road but these are transitional in nature.

Construction

- 6.19 All construction works will be carried out in accordance with best practice procedures to protect and to minimise, as far as practicable, adverse impacts on visual amenity.
- 6.20 During the construction phase, adverse effects upon the local visual resource will occur however this depends on the actual extent of visibility of the site for receptors. Inevitably those visual receptors in closest proximity e.g., residents on St Mary's Road and Rook Farm Way who back on to the site and users of public footpaths to the north, west and south of the site, will experience views of construction activity to include vehicles and associated machinery, site compounds, and earthworks. The majority of the receptors do not experience intervisibility to the site.

- 6.21 The visual effects for the receptors with views into the site would vary during the course of construction and would generally increase at the peak of construction activity. The overall visual effects during the construction phase would be over a relatively short duration and consequently there would be a short-term effect as a result. For sensitive receptors adjacent to the site are therefore considered to be **Moderate/Major Adverse**. However, for less sensitive receptors and those at a distance from the site, effects are considered to be no greater than **Minor/Negligible Adverse**.

Operation (following Completion)

- 6.22 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.23 Residential properties border the site to the south east with properties backing on from St Mary's Road and Rook Farm Way. These properties will likely have views into the proposed development. These views will be partially filtered by boundary hedgerows and fencing associated with gardens along the site boundary. Once complete, the proposed development will be visible, but it will also be seen as an extension of the existing settlement. To the far west of the site, beyond the public open space, there are properties which again back on to the site but indirectly. However, these properties have long back gardens and the distance from the site and intervening mature vegetation will restrict views. Visual effects for these residential receptors are therefore considered to be **Moderate/Minor Adverse** on completion, however once the new planting has matured and views are further restricted, effects are likely to reduce to **Minor Adverse**.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.24 There are a number of public rights of way around Hayling Island, which provide access to areas without encouraging the use of vehicular transport. In the immediate context of the site there is a network of public footpaths that dissect the adjacent publicly accessible open space and connect the residential areas with the green space. Other public footpaths around the site follow the northern and eastern boundaries and cut across the open space towards Hayling Island Holiday Park and the main road (A3023).
- 6.25 These public footpaths are used regularly for recreational purposes and would be impacted by the proposed development. However, as the proposed tree planting matures, the views from the PROW towards the site will be softened and the development will be viewed against an existing residential backdrop. Visual effects for PROW receptors in close proximity of the site are therefore considered to be **Moderate Adverse** at Construction, reducing to **Minor/Moderate Adverse** as the associated landscape planting matures at year 15.
- 6.26 Public footpaths continue further out from the site, with the national trail and the PROW within the AONB to the east being of notable interest to visitors. A high proportion of these public footpaths are semi-enclosed by vegetation or situated close to the coast where the land height is at its lowest. Receptors that would otherwise have direct views into the site are curtailed by existing built settlement, to which the site is proposed to be an extension.
- 6.27 Despite the open nature of views from public footpaths on the coast of Hayling Island and across arable fields to the north, there were no views identified from PROW that were not in the immediate vicinity of the site. Therefore, the experience of these users of the receptors will be unchanged by

the proposed development, and so visual effects for PROW outside the VE of the site are considered to be **Negligible/None** at Construction, reducing to **None** at year 15 after completion.

Roads & Transport Users

- 6.28 Road users are assessed as having a lower susceptibility to change. Generally, intervening hedgerows and properties prevent views from surrounding roads. Because of the existing single and two-story properties between the site and surrounding roads, St Mary's Road and Rook Farm Way, the visual effect experienced by users of these roads is classified as **Minor Adverse/Negligible** at most during construction and at Year 1 but reducing to **Negligible** at year 15 as the on-site planting matures. The visual effects for road users as they pass the new vehicular access point will however be greater for a very short stretch of road where a section of trees will be removed to facilitate access and views into the development created.
- 6.29 There were no other views identified into the site from other surrounding roads away from the site, due to peripheral vegetation and existing properties.

Other Visual Receptors

- 6.30 Other visual receptors considered in this assessment include visitors to the Area of Outstanding National Beauty, Scheduled Ancient Monuments, Hayling Island Beach and spectators/users of the playing fields associated with Hayling College. These receptors have been visited and carefully assessed, and no views were identified from them towards the site. Given the recreational, amenity purpose of visits to these locations they would all be considered **Medium to High** in susceptibility to change, with exception to the users of Hayling College playing fields. However, as no views have been identified and mitigation to reduce the visual impact of the proposed development on the landscape character has been proposed, visual effects are considered to be **Negligible/None** reducing to **None** on maturity.

Night-time Visual Effects

- 6.31 The project will follow the latest best practice guidance to minimise lighting pollution on the surrounding landscape and on the night-time skies. The position of the site in close proximity to the existing settlement edge and street lighting will likely result in no more than a slight increase in lighting levels from that already provided by the settlement and existing street lighting. This would likely decrease as the tree planting within the GI associated with the development matures.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The site is located on the northern edge of Gable Head, a suburb of Hayling Island, and is set within a landscape character which consists of an open, low-lying landform with a high density of streams / watercourses and arable fields. The landscape has been identified as having an 'improve and maintain' landscape strategy within the Havant Borough Townscape, Landscape and Seascape Landscape Character Assessment and is assessed as being of **Medium** landscape value.
- 7.2 The site is not covered by any landscape designations for landscape or heritage quality at a national or local scale. Chichester Harbour Area of Outstanding National Beauty covers a small portion of Hayling Island but not the site itself, and the western boundary is situated approximately 0.6km away from the site boundary.
- 7.3 The visual envelope for the site has been identified as being limited due to the flat landform, surrounding vegetation and existing properties which visually and physically enclose the site. Visual receptors are therefore restricted to those in the vicinity of the site and include residents on St Mary's Road, public footpath users and local road users.
- 7.4 The development proposals would result in the loss of an open arable field however existing landscape features such as the flat, open landform and hedgerows where present, will be retained and incorporated into the GI proposals for the development.
- 7.5 The development proposals include the creation of a green corridor linking the green space within the development to the surrounding area. Hedgerow and tree planting is also proposed, as well as a perimeter footpath, SuDS and an area of public open space to the north of the site. The GI will soften views of the development and will create additional habitats to improve biodiversity of the site.
- 7.6 Long term landscape effects are assessed as being **Moderate/Minor Adverse** for the site and the immediate context due to the retention of existing features and overall enhancement. Some individual features will result in beneficial effects as a result in the increase of planting and the creation of the SuDS and the green corridor.
- 7.7 Long term visual effects are assessed as being **Minor Adverse** due to the associated substantial GI which will help to soften and screen views of the development and help it assimilate into the existing edge of settlement context. The addition of the proposed woodland planting along the northern boundary and the avenue of street tree planting will also help to frame views towards St Mary's Church from the south west of the site.
- 7.8 It is therefore concluded that the site's landscape character has the ability to absorb change through the introduction of high-quality development as illustrated by the masterplan. The proposed development of up to 300 dwellings with associated perimeter planting, public open space and SuDS creation is appropriate within this landscape context and the effects as a result of the proposed development would not give rise to any unacceptable landscape and visual harm.

FIGURES



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project
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SITE LOCATION

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Figure 1

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Site Boundary



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AERIAL PHOTOGRAPH

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Figure 2

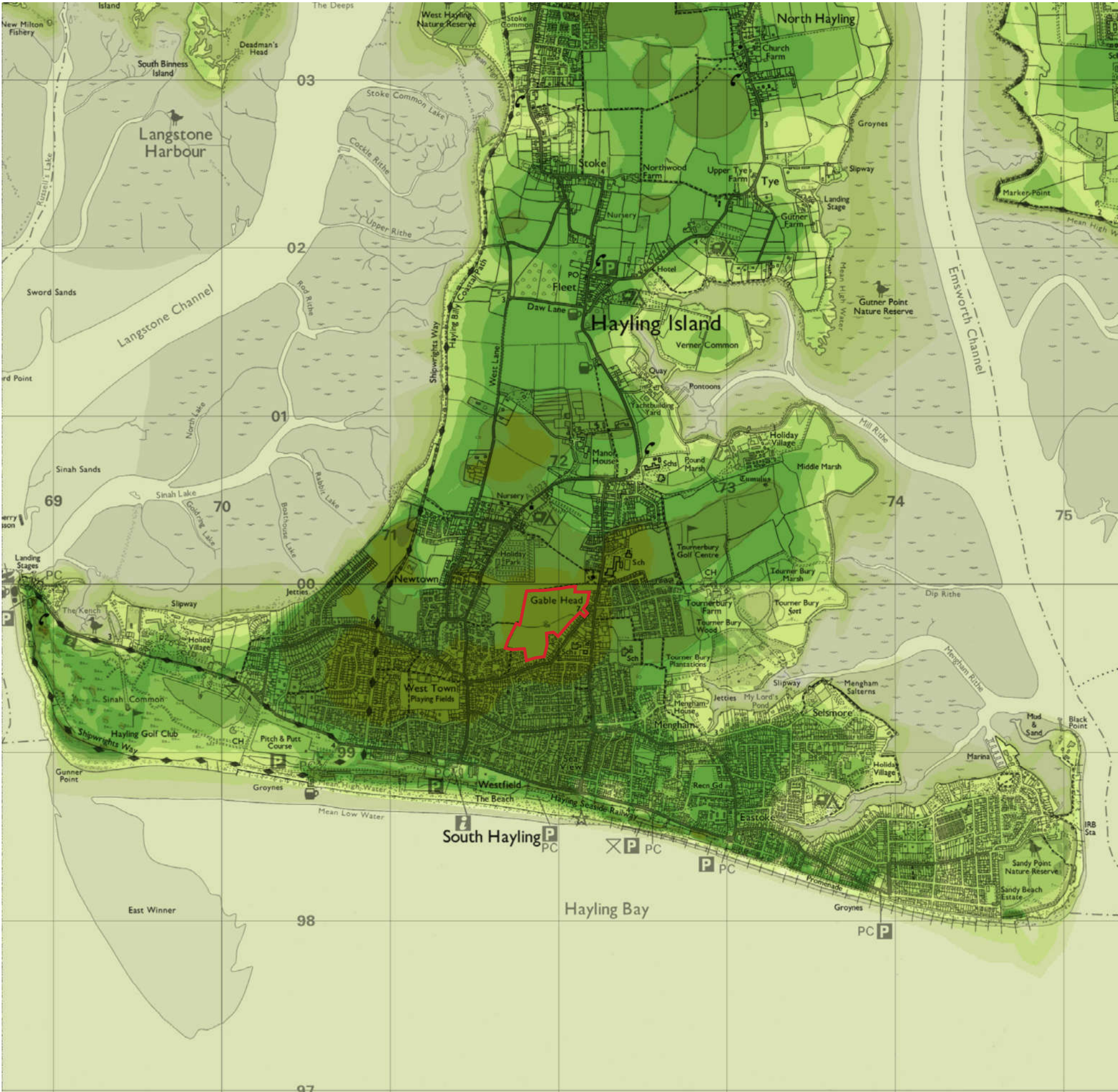
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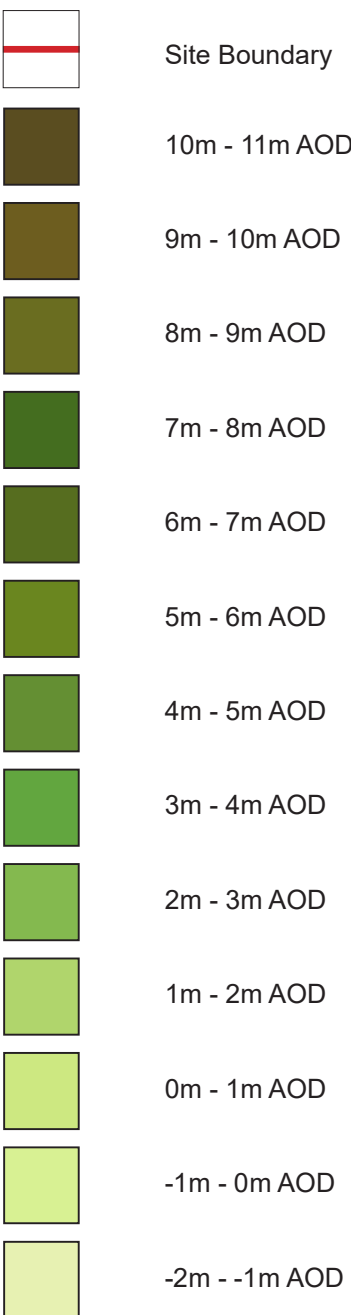
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TOPOGRAPHY PLAN

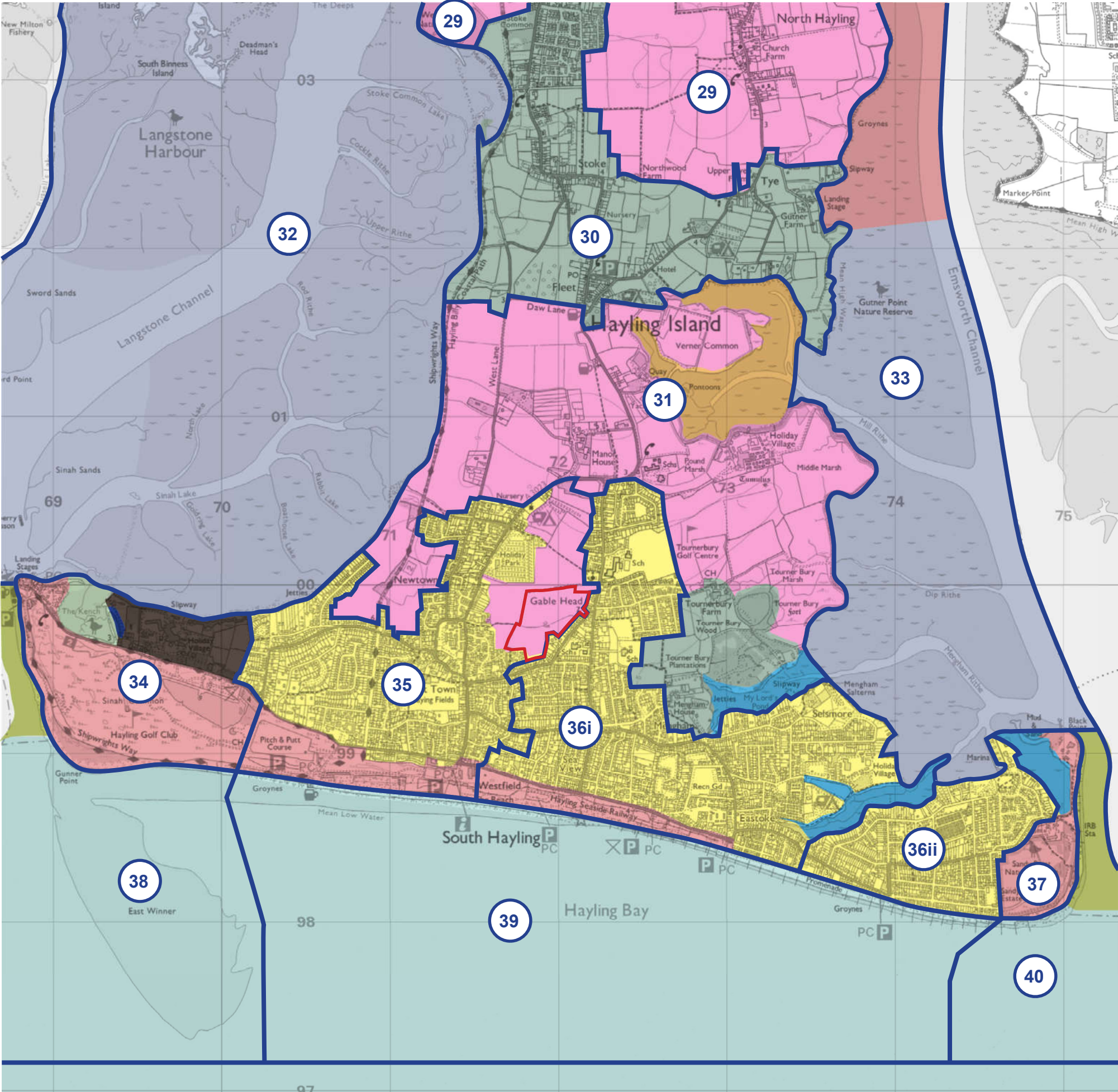
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Figure 3

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 Site Boundary

Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA)

 Landscape Character Areas

- 29 - North Hayling
- 30 - Stoke and north west Hayling
- 31 - Central Hayling plain
- 32 - Langstone Harbour
- 33 - Chichester Harbour
- 34 - Sinah Common and The Kench
- 35 - West Town, Hayling Island
- 36i - Eaststoke
- 36ii - South Hayling
- 37 - Black, Sandy and Eaststoke points
- 38 - Langstone Harbour Mouth
- 39 - South Coast Hayling Island
- 40 - Chichester Harbour Mouth

Landscape Character Types

-  H - Open lower harbour plain
-  I - Enclosed lower harbour plain
-  J - Harbour basin
-  K - Harbour mouth
-  L - Broad Inlets
-  M - Minor Inlets
-  N - Lowland coastal settlement
-  O - Lowland open coastal plain
-  P - Open coast



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LANDSCAPE CHARACTER 1

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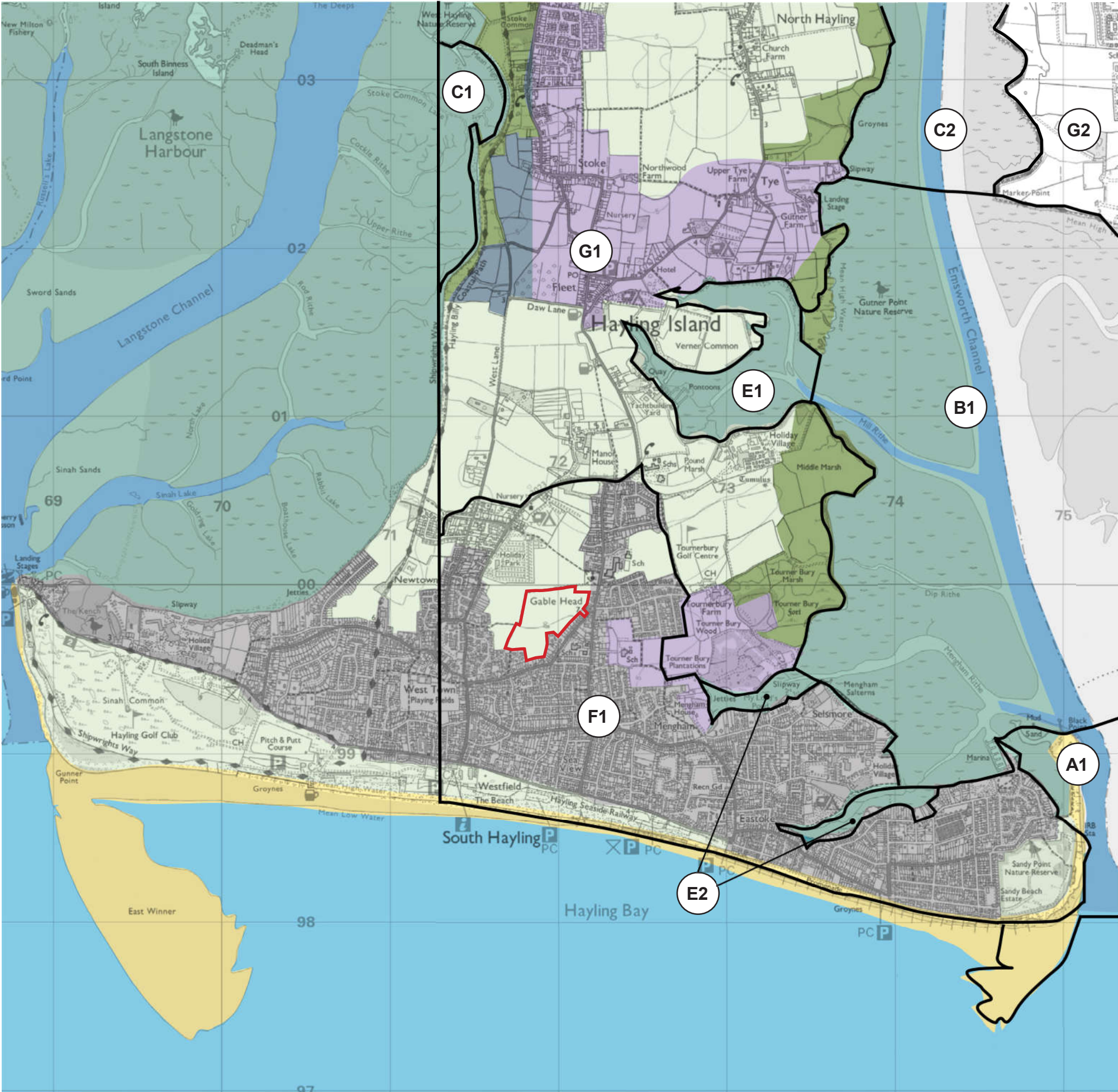
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Figure 4



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-  Site Boundary
- Hampshire Integrated Character Assessment**
- 9H - Hayling Island Coastal Plain**
-  Harbour Channels
 -  Intertidal Estuary and Harbour
 -  Coastal Reclaim and Grazing Marsh
 -  Open Downs
 -  Coastal Plain Enclosed
 -  Settlement
 -  Open Coastal Shore
- 11c - Eastern Solent**
-  Eastern Solent

Chichester Harbour AONB Landscape Character Assessment (June 2005)

-  **A Harbour Mouth**
- A1 Chichester Harbour Mouth
-  **B Harbour Basin**
- B1 Chichester Harbour Central Basin
-  **C Broad Inlet**
- C1 Langstone Harbour Head
 - C2 Emsworth Channel Head
-  **E Minor Inlets**
- E1 Mill Rythe
 - E2 Mengham Rythe and Cockle Creek
-  **F Coastal Strip**
- F1 South Hayling Island
-  **G Harbour Islands & Peninsulars**
- G1 North Hayling Island
 - G2 Thorney Island



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LANDSCAPE CHARACTER 2

scale
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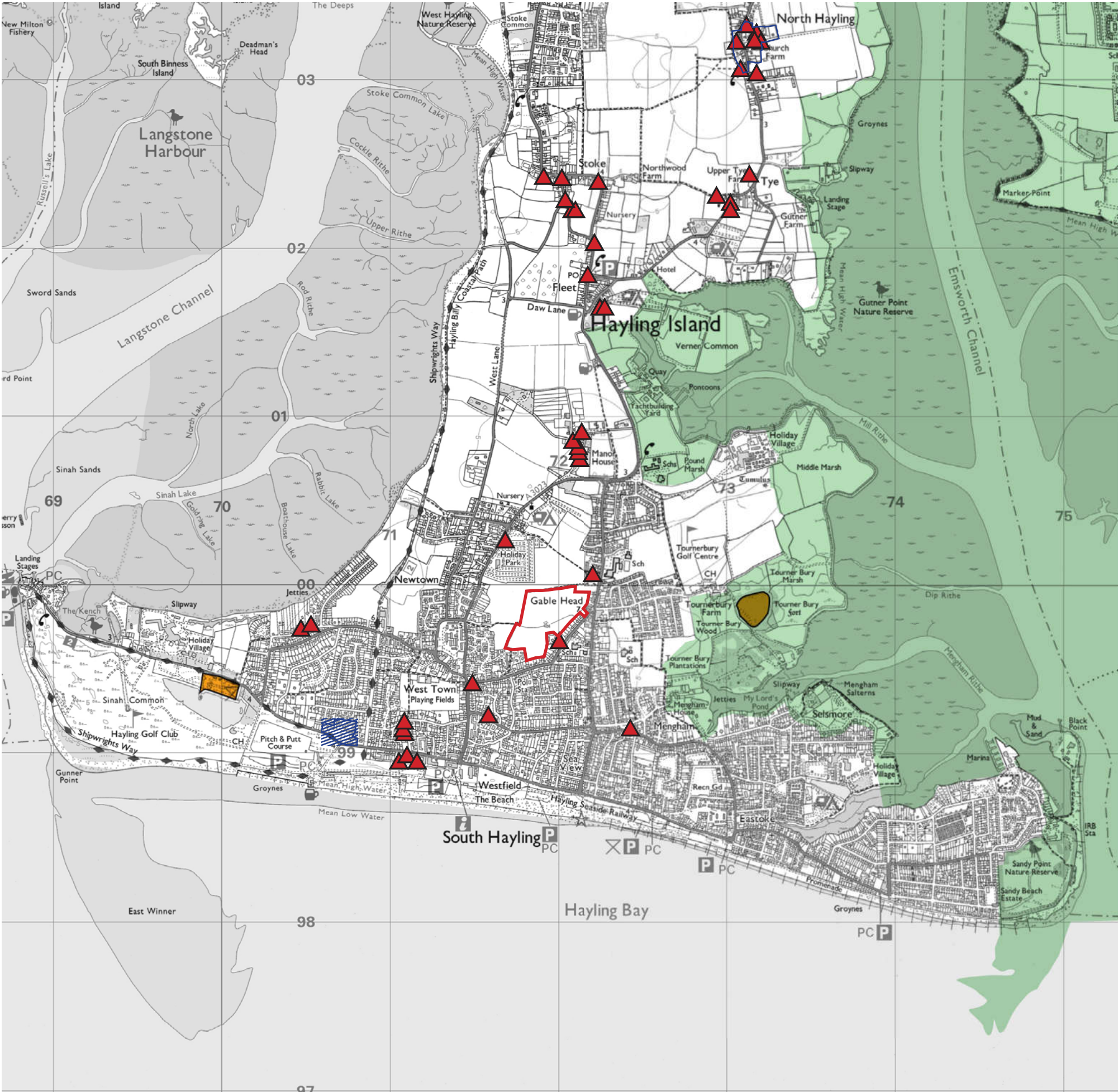
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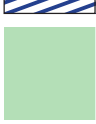


Figure 5



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-  Site Boundary
-  Scheduled Ancient Monument
-  Listed Building
-  Conservation Area
-  Chichester Harbour AONB



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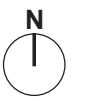


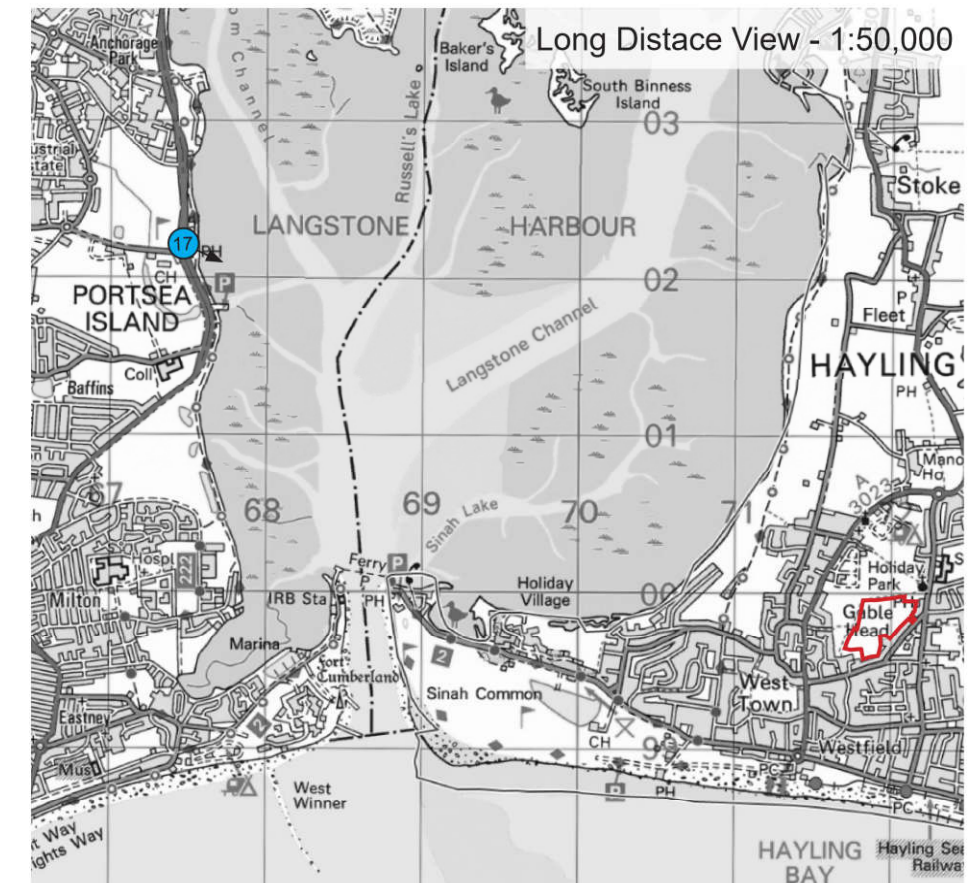
Figure 6



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-  Site Boundary
-  Viewpoint Location
-  Visual Receptors (see LVA Appendix C for reference)
-  Visual Envelope (VE)



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PHOTO VIEWPOINT LOCATIONS

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Figure 7

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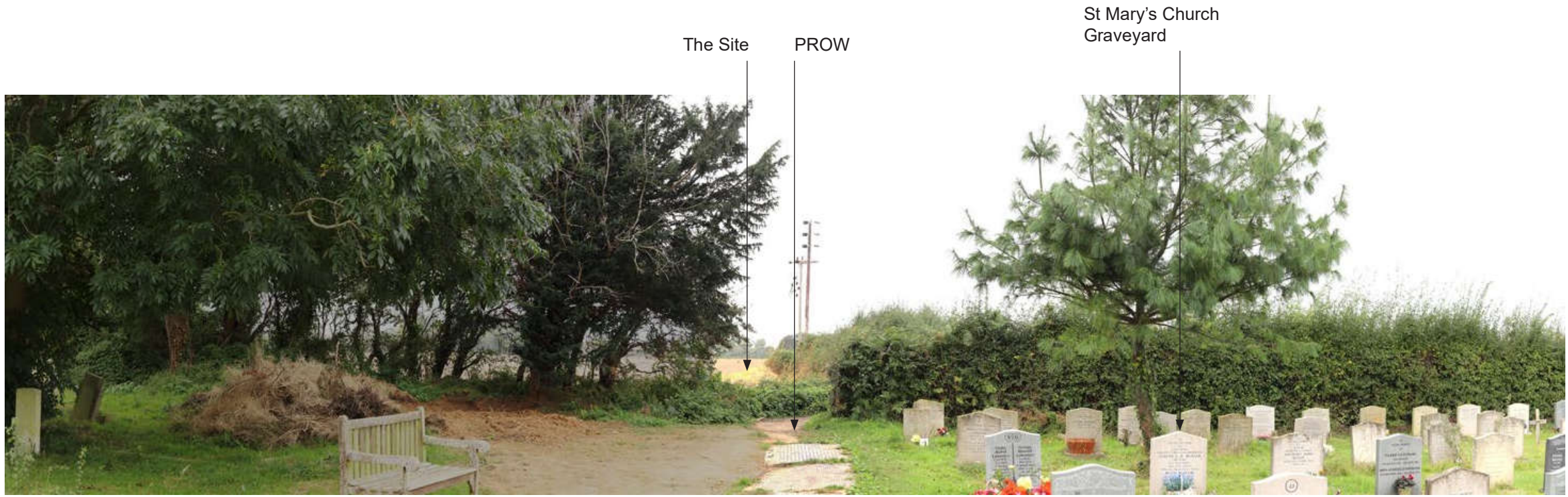


PHOTO VIEWPOINT 1: View west from the public footpath that passes through St Mary's Church graveyard, towards the Site



PHOTO VIEWPOINT 2: View south east from a convergence point of public footpaths that skirt the perimeter of the site

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PHOTO VIEWPOINTS 1 & 2

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Figure 8



PHOTO VIEWPOINT 3: View north east from a public footpath that runs parallel with the southern boundary of the Site



PHOTO VIEWPOINT 4: View north east from a public footpath, across the Site and towards St Mary's Church, alongside a ditch that runs down the western boundary of the Site



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PHOTO VIEWPOINTS 3 & 4

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Figure 9

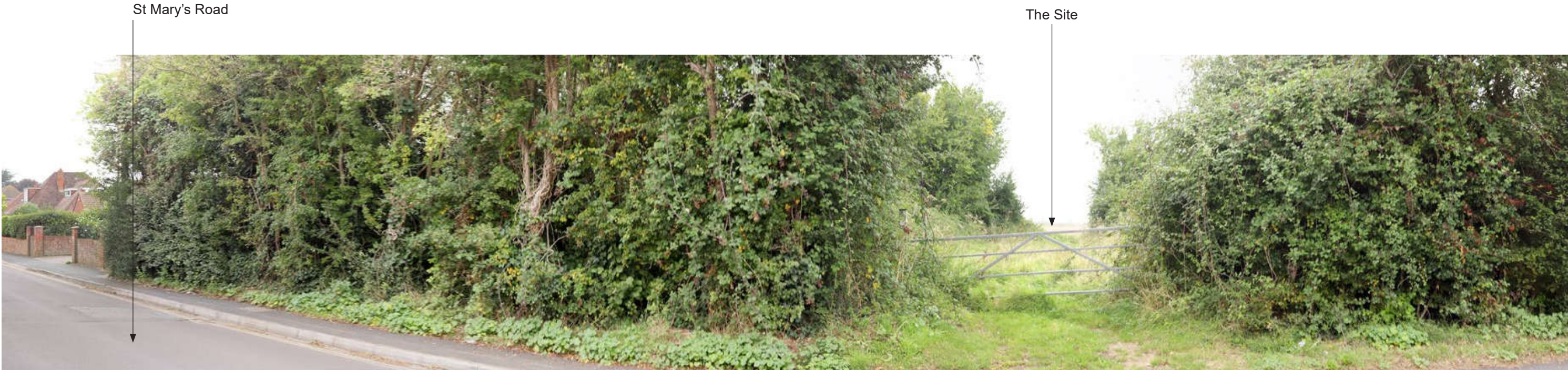


PHOTO VIEWPOINT 5: View west from St Mary's Road towards the Site and through the existing and proposed access point



PHOTO VIEWPOINT 6: View south east from the public footpath running around the publicly accessible space, adjacent to Hayling Island Holiday Park



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PHOTO VIEWPOINTS 5 & 6

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Figure 10

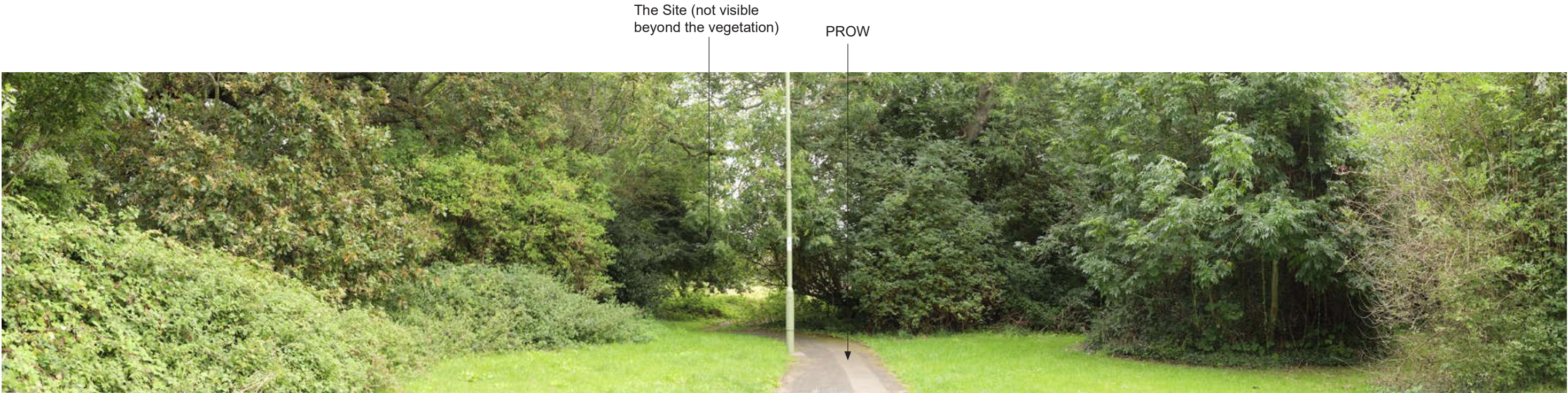


PHOTO VIEWPOINT 7: View east from a public footpath that leads towards the Site



PHOTO VIEWPOINT 8: View west from a public footpath off Legion Road that passes through public open space

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PHOTO VIEWPOINTS 7 & 8

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Figure 11



PHOTO VIEWPOINT 9: View west from a public footpath running north, towards the Site and St Mary's Church across Hayling College Playing Fields

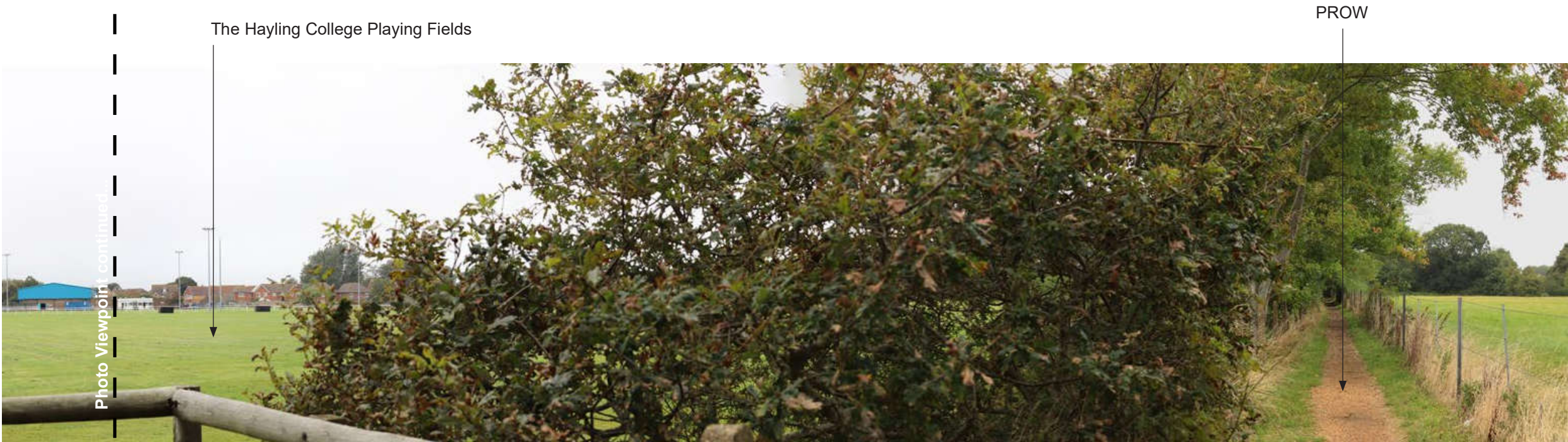


PHOTO VIEWPOINT 9 continued: View west from a public footpath running north, towards the Site and St Mary's Church across Hayling College Playing Fields



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PHOTO VIEWPOINT 9

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Figure 12



PHOTO VIEWPOINT 10: View south from a public footpath running north from the main road through Hayling Island (A3023)



PHOTO VIEWPOINT 11: View south east towards the Site from the national trail that runs up the west coast of Hayling Island



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Hayling Island

PHOTO VIEWPOINTS 10 & 11

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NTS @ A3

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Figure 13



PHOTO VIEWPOINT 12: View north east from a scheduled ancient monument towards the Site



PHOTO VIEWPOINT 13: View north east from South Hayling Beach across Hayling Golf Course towards the Site



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PHOTO VIEWPOINTS 12 & 13

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Figure 14



PHOTO VIEWPOINT 14: View west towards the Site from the public footpath running from Mengham Rithe Sailing Club



PHOTO VIEWPOINT 15: View south from a public footpath in north Hayling Island towards the Site



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Hayling Island

PHOTO VIEWPOINTS 14 & 15

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Figure 15



PHOTO VIEWPOINT 16: View south east towards the site from the national trail running down the west coast of Hayling Island, adjacent to Langstone Harbour



PHOTO VIEWPOINT 17: View east from the national trail running along the east coast of Portsmouth, across Langstone Harbour towards Hayling Island and the Site



PHOTO VIEWPOINT 17 continued: View east from the national trail running along the east coast of Portsmouth, across Langstone Harbour towards Hayling Island and the Site

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St Mary's Road,
Hayling Island

PHOTO VIEWPOINT 17

scale

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Figure 17

APPENDIX A

LVA Methodology and Appraisal Criteria

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (scenic)
- Perceptual (Wildness and tranquillity)
- Functional

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities associations and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area,
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.

Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).
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Visual

Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**

- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B

Landscape Effects Table

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) 126: South Coast Plain	Susceptibility to Change varies across the extensive NCA.	Landscape Value varies across the extensive NCA.	Low	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The LCA for Chichester Harbour AONB does not cover the site as the western boundary of the AONB is, at its closest point, 0.6km away. The AONB covers a stretch of the south coast from the east of Hayling Island across to West Wittering south of Chichester. This LCT is considered sensitive to change but as the site does not fall directly with the AONB the effects of built development are reduced. The character type is characterised as ‘coastal urban development’ and ‘Holiday Village and Caravan Park development’ and so the site is representative of the LCT. Only small parts of the LCT are covered by the AONB and it is these parts that the moderate to high sensitivity relates to. Due to the flat topography, there were no views identified between the site and the AONB. Guidelines given for development within the LCT of the AONB only relate to areas that fall within that area. However, the close proximity to the AONB must be considered and mitigated where required.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA): County/District									
Hampshire County Integrated Character Assessment Landscape Character Type: Coastal Plain Open Landscape Character Area 9H: Hayling Island Coastal Plain	Low	Medium	Medium	Construction: Low Completion: Low Year 15: Negligible	No	Landscape Character Type: Coastal Plain Open covers a large extent of the southern coast of Hampshire but is scattered and localised to areas due to the dramatic and sudden changes of the Landscape Character. However, Landscape Character Area 9H: Hayling Island Central Plain covers only the entirety of Hayling Island. The development at Gable Head within Hayling Island would still therefore have very limited effects on the landscape type as a whole. The site does reflect the key characteristics of the LCA as it is a ‘predominantly agricultural’” and includes ‘fragmented rights of way network’. The development will give an opportunity to address the ‘retain’ landscape strategy as areas of public open space will be incorporated into the proposed development and woodland planting along the boundary of the site to screen and frame views will be selected on a native, salt tolerant basis.	Minor Adverse	Minor Adverse	Negligible

Appendix B: Landscape Effects Table (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Havant Borough Townscape, Landscape and Seascape Character Assessment Landscape Character Type H: Open Lower Harbour Plain Landscape Character Area 35: West Town, Hayling Island	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Negligible	No	Landscape Character Type H: Open Lower Harbour Plain covers the site and a large portion of the undeveloped land to the north of Hayling Island but is scattered and separated by adjacent LCT. The character type is described as 'low lying and predominantly flat' with 'medium size predominantly arable fields' and 'intermittent hedgerow vegetation'. The land it covers is predominantly agricultural, but the site is adjacent to LCT N: Lowland Coastal Settlement. As the LCT is scattered over the borough the site occupies a very small proportion of the LCT and therefore would have very little effect on the landscape type as a whole. LCA 35: West Town, Hayling Island covers 3 LCT including the above, and extends over the western half of the southern settlement in Hayling Island. This LCA is largely urban in nature and as the site is an extension of existing settlement it will not alter the inherent nature of the LCA. The development will provide opportunity to address the 'reduce' landscape strategy in regard to the impact of the built development on the historic character, by improving hedgerow and boundary treatments.	Minor Adverse	Minor Adverse	Negligible
Chichester Harbour AONB Landscape Character Assessment Landscape Character Type: Coastal Strip Landscape Character Area F1: South Hayling Island	High / Medium	High / Medium	High / Medium	Construction: Low Completion: Low Year 15: Negligible	No	The LCA for Chichester Harbour AONB does not cover the site as the western boundary of the AONB is, at its closest point, 0.6km away. The AONB covers a stretch of the south coast from the east of Hayling Island across to West Wittering south of Chichester. This LCT is considered sensitive to change but as the site does not fall directly with the AONB the effects of built development are reduced. The character type is characterised as 'coastal urban development' and 'Holiday Village and Caravan Park development' and so the site is representative of the LCT. Only small parts of the LCT are covered by the AONB and it is these parts that the moderate to high sensitivity relates to. Due to the flat topography, there were no views identified between the site and the AONB. Guidelines given for development within the LCT of the AONB only relate to areas that fall within that area. However, the close proximity to the AONB must be considered and mitigated where required.	Negligible	Negligible	Negligible
Landscape Character: Site and Immediate Context									

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site and Immediate Context	Medium	Medium	Medium	Construction: Medium Completion: Medium Year 15: Low	No	The site is typical of the local landscape context as it comprises three, low lying arable field compartments bounded by trees and hedgerows, located against the settlement edge of Gable Head within Hayling Island. The site has influences from the adjacent residential development and St Mary's road. The landform is flat and enclosed by mature vegetation and existing properties, with limited views to the surrounding area. The development will provide an extension of the residential area of Hayling Island and gives opportunities to improve the existing settlement edge of the settlement by softening views of buildings. Additional hedgerow planting with trees and wetland habitats will also improve the biodiversity of the site and views to St Mary's Church from public footpaths will be retained by incorporating open space into the proposals.	Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse
Site Landscape Features/ Characteristics									
Site Landscape Features <i>Landform</i>	Medium	Low	Medium	Construction: Medium Completion: Medium Year 15: Low	No	The landform slopes slightly and gradually south with the lowest point of the site located at the southernmost point and the base on the internal ditch. This is typical of the local area. The development will not cause any changes in the landform, although localised alterations will be required to accommodate the SuDS and building platforms. Once complete, the existing landform will still be apparent.	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse
Site Landscape Features <i>Woodland, Trees, Hedgerows and Vegetation</i>	Medium	Medium	Medium	Construction: Medium Completion: Low Year 15: Low	No	Existing vegetation on site is relatively extensive with peripheral tree and hedgerow planting and internal vegetation around the pond and ditches. Hedgerows are intact and the majority of the trees are classed as 'Moderate Quality'. There will be some disruption during construction due to the removal of some trees and hedgerows to create the new access points and development blocks. Once complete, new planting as part of the development will increase the overall tree cover and new hedgerows will be created. Once mature, the additional planting will improve the GI for the site and the surrounding area.	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site Landscape Features <i>Water Features and Watercourses</i>	Medium	High / Medium	High / Medium	Construction: Medium Completion: Low Year 15: Low	No	There are several water courses present on site that run along ditches as drainage outlets for surface water. These converge into a pond towards the centre of the site with associated marginal vegetation. Existing waterbodies provide habitats for local wildlife and flora. Where possible these watercourses and waterbodies will be retained, protected and enhanced with the exception of the provision of access between the two field compartments. A new feature is to be provided in the form of SuDS which will accommodate surface water run-off. Once mature, the SuDS will also provide additional wildlife habitat and therefore improve biodiversity within the site.	Moderate Adverse	Minor Adverse	Minor Adverse

APPENDIX C

Visual Effects Table

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx. no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
1	Residential properties on St Mary's Road (to the east of the site) (Approx. 25 no.)	High	Medium	High	35m	Partial	Permanent	Construction: High / Medium Completion: Medium Year 15: Low	These are a mix of single and two storey buildings with some windows facing towards the site. Views are mostly obscured by boundary hedgerows and fencing. During construction vehicles, plant and scaffolding will be visible above the hedgerow. On completion, the new properties are likely to be visible however they will be partially screened by the existing boundary hedge and fencing. Once the associated landscape for the proposed development has matured, views will be further obscured.	Major / Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse
2	Residential properties on St Mary's Road (to the south of the site) (Approx. 12 no.)	High	Medium	High	40m	Partial	Permanent	Construction: High / Medium Completion: Medium Year 15: Low	These are a mix of single and two storey buildings with some windows facing towards the site. Views are mostly obscured by boundary hedgerows and fencing. During construction vehicles, plant and scaffolding will be visible above the hedgerow. On completion, the new properties are likely to be visible however they will be partially screened by the existing boundary hedge and fencing. Once the associated landscape for the proposed development has matured, and the proposed SuDS in the south have been implemented, views will be further obscured.	Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse
3	Residential properties on Rook Farm Way (Approx. 20 no.)	High	Medium	High	17m	Partial	Permanent	Construction: High / Medium Completion: Medium Year 15: Low	These are a mix of modern two storey buildings off a private road, with some windows facing towards the site. Views are mostly obscured by boundary hedgerows and fencing. During construction vehicles, plant and scaffolding will be visible above the hedgerow. On completion, the new properties are likely to be visible however they will be partially screened by the existing boundary hedge and fencing. Once the associated landscape for the proposed development has matured views will be further obscured.	Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse

4	Users of PROW within the grounds of St Mary's Church See VP 1	High	High	High	22m	Glimpse	Permanent	Construction: Medium Completion: Medium Year 15: Low	This public footpath runs west from St Mary's Church into the public open space and east to Church Road. Glimpsed views of the site are possible due to peripheral vegetation and mature trees of the graveyard. Existing residential development on Hayling Island is visible beyond the site. During construction, activity and machinery will be visible within the site, although likely to be restricted by site hoarding and intervening vegetation. Once complete, the new development will be partially visible, although will be viewed against the context of existing development in Hayling Island. As the proposed boundary planting matures, views will be increasingly softened.	Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse
5	Users of PROW that travels parallel to the western boundary of the site See VP 4	High	Medium	High	N/A	Full	Permanent	Construction: High Completion: High / Medium Year 15: Medium	There is a short section of PROW that runs parallel to the western edge of the site before passing through residential development and connecting with St Mary's Road. Full views of the site are possible from this PROW, however transient views of the Gable Head settlement are already observed, and this is part of the experience for the visual receptors as they move through the landscape. During construction, activity and machinery will be visible within the site, although likely to be restricted by site hoarding and intervening vegetation. Once complete, the new development will be visible from the PROW, although will be viewed against the context of existing development in Hayling Island. As the proposed boundary planting matures, views will be increasingly softened.	Major Adverse	Major / Moderate Adverse	Moderate Adverse
6	Users of PROW within the publicly accessible space adjacent to the site See VP 2 & 6	High / Medium	Medium / Low	High / Medium	Varies (6m at closest point)	Full	Permanent	Construction: High / Medium Completion: Medium Year 15: Low	North and west of the site are a number of PROW that pass through the greenspace and connect the surrounding suburban areas. Full views of the site are possible from these PROW, however they will be viewed against an existing residential backdrop and therefore will not be seen out of context. The proposed development does not visually extend into the open space and therefore key views from the PROW towards St Mary's Church will be retained. During construction, activity and machinery will be visible within the site, although likely to be restricted by site hoarding and intervening vegetation. Once complete, the new development will be visible from the PROW, although the proposed boundary tree planting on the north western boundary will soften and filter views towards the proposed development beyond.	Major / Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse
7	Users of National Trails See VP's 11, 13, 16 & 17	High / Medium	Medium	High / Medium	Varies (0.8km at closest point)	None	Permanent	Construction: Negligible Completion: Negligible Year 15: None	A national trail PROW runs down the western coast of Hayling Island and forms a loop along Gunner Point on Hayling Island beach. There is a similar national trail across the bay that runs down the coast adjacent to Portsmouth. These public footpaths provide access and views to otherwise inaccessible areas. However, topography and intervening vegetation limit views to across the bay, and therefore no views of the site were identified. Any views that would otherwise be possible would be of a site that forms a small element of a much wider panorama and set against a built-up settlement edge location.	None	None	None

8	Users of PROW within 3km of the site boundary See VP's 7, 8, 9, 10, 11, 13, 14 & 16	Medium / Low	Medium / Low	Medium / Low	Varies	Glimpse / None	Permanent	Construction: Low Completion: Low Year 15: Negligible	Excluding PROW directly adjacent to the site (see receptors 5 & 6) the network of PROW around Hayling Island and within 3km are limited and short range in nature. Mature, intervening vegetation round the north east and south west of the site restrict visibility and the built-up residential suburb of Gable Head screens views towards the site from the east. Some longer-range views are possible from the PROW passing through Hayling Island College playing fields, but the existing settlement intercepts views and there is only a small possibility of glimpsed views of the rooflines.	Negligible	Negligible	Negligible
9	Users of PROW beyond 3km from the site boundary See VP's 15 & 17	Medium / Low	Medium	Medium	Varies	None	Permanent	Construction: Negligible Completion: Negligible Year 15: None	North of the site the land becomes less built up and more agricultural and open in nature. Views are therefore longer in range. However intervening vegetation in the form of blocks of woodland screen views to the south of Hayling Island and the consistently low, level topography means that views are limited to the immediate surroundings. Only glimpsed views are available of built development within the south of the island, and so any views available towards the site would not be discernible against the settlement context.	None	None	None
10	Road Users St Mary's Road See VP 5	Low	Low	Low	Varies (50m at closest point)	Partial / Glimpse	Temporary	Construction: Low Completion: Low / Negligible Year 15: Negligible	St Mary's Road runs parallel to the eastern and southern boundaries of the site, named after the nearby St Mary's Church. Although the road is in close proximity to the site, existing properties intervene, and only glimpsed views can be experienced. These would be transient in nature and the presence of boundary planting will soften and restrict views further as the vegetation matures.	Minor Adverse / Negligible	Minor Adverse / Negligible	Negligible
11	Users of Hayling College playing fields See VP 9	Low	Medium / Low	Medium / Low	0.5km	None	Temporary	Construction: Negligible Completion: Negligible Year 15: None	Hayling College is situated nearby to the proposed site and the playing fields to the rear of the college offer views into the surrounding area in between existing vegetation. St Mary's Church is visible from the fields which is situated on the northern edge of the site. However, the existing settlement and intervening vegetation intercepts views and there is only a small possibility of glimpsed views of the rooflines.	Negligible	Negligible	None
12	Visitors to scheduled ancient monuments within 2km of the site boundary See VP 12	High / Medium	High	High	1.9km	None	Permanent	Construction: None Completion: None Year 15: None	The scheduled monument World War II Heavy Anti-aircraft site located south west of the site, is a tourist attraction and situated in a sea front context. The scheduled monument sits within a relatively low point on the island and is surrounded by coastal vegetation. Intervening vegetation prevents long range views north towards the site. The other scheduled monument east of the site has not been covered by this receptor as it is not publicly accessible.	None	None	None
13	Visitors to Chichester Harbour AONB See VP 14	High	High	High	Varies (0.7km at closest point)	None	Permanent	Construction: Negligible Completion: Negligible Year 15: None	No views were identified into or towards the site from Chichester Harbour AONB. The site does not fall within the AONB, with the boundary covering a small portion of eastern Hayling Island approximately 0.6km away from the site boundary. Due to the flat nature and existing vegetation of Hayling Island, views are limited to close range. Any views of the site that would otherwise be possible would be against an existing settlement backdrop as the proposed development forms an extension to the surrounding residential development.	None	None	None
14	Visitors to Hayling Island Beach See VP 13	High / Medium	High / Medium	High / Medium	Varies (0.8km at closest point)	Glimpse / None	Permanent	Construction: Negligible Completion: Negligible	Hayling Island beach is a large tourist attraction and offers views across the bay and towards the town. Settlement is centralised around the South of Hayling Island and development reaches right up to the fringes of the beach. The built-up nature of the town and the low-lying topography of the beach	Negligible	Negligible	Negligible

								Year 15: None	restrict long range views to the north. High numbers of visitors spend time at this receptor, but no views have been identified towards the site and generally, the more desirable views are south across the sea.			
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