

CAMP ROAD, WEYMOUTH

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Persimmon Homes South Coast

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1.0 Non-technical Summary

- 1.1.1 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects. The assessment has been conducted in line with published best practice guidelines and includes a desk study (data trawl of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical visibility) and onsite observations.
- 1.1.2 This report provides a landscape and visual impact assessment of a proposed site of 6.8 hectares of residential land and 12.7 hectares of public open space on the former training camp at Camp Road Weymouth.
- 1.1.3 The site and its surrounding landscape were visited and assessed during March 2020.
- 1.1.4 The site has an assessed medium landscape sensitivity and a medium magnitude of landscape impact. The significance of landscape character is moderate adverse (i.e. not a material change).
- 1.1.5 The visual impact assessment identified three of the ten assessed viewpoints to be subject to material adverse visual effects during the construction phase. These three viewpoints, 1,2 and 6, are all in close proximity to the site. Viewpoint 9 was subject to a beneficial change due to the removal of the defunct elements on site to be replaced with open space.
- 1.1.6 Following mitigation measures, vegetation growth and weathering, visual impacts would be ameliorated from the local landscape.
- 1.1.7 With the implementation of a successful mitigation strategy, the overall residual impact on the landscape is considered to have a moderate adverse overall effect on the surrounding landscape character and moderate adverse residual visual effects as a worst case. It should be considered that this type of development is not out of character within the receiving landscape.

2.0 Introduction

- 2.1.1 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects. Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape. Due to the inherently dynamic nature of the landscape, change arising from a development may not necessarily be significant, or material.
- 2.1.2 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.
- 2.1.3 Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with the respect of visual amenity.
- 2.1.4 Landscape effects relate to understanding the changes that may affect the baseline. These changes to be considered include the way the character of the landscape varies spatially, the landscapes condition, history (which may include a separate specialist study), geographic extent of the change, the way the landscape is experienced and the value attached to it.
- 2.1.5 This report provides a landscape and visual assessment of a proposed site of 6.8 hectares of residential land and 12.7 hectares of public open space on the former training camp at Camp Road Weymouth.

2.1.6 This document includes an appraisal of the following:

Landscape Impacts, including:

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

Visual Impacts:

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

3.0 Methodology

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

- Guidelines for Landscape and Visual Impact Assessment (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA); and
- An Approach to Landscape Character Assessment, published by Natural England (2014).

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

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

3.1.4 The principal objectives of the LVIA are:

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

4.0 Method of Assessment

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

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

- Baseline Appraisal
- Classification of resources
- Assessment of effects

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

Criteria against which to assess

- The susceptibility of the receptor to the specific impacts of the proposals;
- The value of the receptor affected;
- The size or scale of the impact (i.e. how much of an effect it has);
- The geographical extent of the area that will be affected;

Stage 2: Combining the Judgements

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

4.1.4 In accordance with Guidelines for Landscape and Visual Impact Assessment 3rd edition, rating the valency, or nature of change or effect can be further considered on the following basis:

- Adverse – a change that reduces the quality of the present environment
- Neutral – a change that is indistinct to the quality of the present environment
- Beneficial – a change that improves the quality of the present environment.

4.1.5 Beneficial impacts are highly likely where well designed development is located within areas of degraded or derelict land/townscape.

4.1.6 For the purposes of this chapter, predicted impacts of major/moderate significance or higher are considered to be substantial or material impacts. Effects that are noted towards the higher level of the scale (Major) are those judged to be most important, whilst those towards the bottom of the scale are of lesser concern.

5.0 Legislation and Policy Context

Landscape Planning Policies

- 5.1.1 Guidelines, legislation and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.
- 5.1.2 Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:
- The Countryside and Rights of Way Act 2000;
 - Wildlife and Countryside Act 1981;
 - Town and Country Planning Act 1990;
 - Hedgerow Regulations 1997;
 - Environment Act 1995;
 - Countryside Act 1968; and
 - The National Parks and Access to the Countryside Act 1949.
- 5.1.3 The National Planning Policy Framework February 2019 (NPPF) outlines the Government's planning policies for England, setting out how these are expected to be applied. The NPPF is a material consideration in planning decisions and any development would need to accord with the following planning provisions.
- 5.1.4 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, which should be considered through both plan-making and decision-taking. For plan making, this means that local planning authorities *"should positively seek opportunities to meet the development needs for their area"* and be *"sufficiently flexible to adapt to rapid change"* unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework (NPPF) taken as a whole"*.
- 5.1.5 For decision-taking, development that accords with an up-to-date development plan should be approved without delay; and, where there are no relevant development plan policies or the policies are out of date, permission should be granted unless the application of policies that protect areas or assets of particular importance provide a clear reason for refusing the proposal or if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

Designations

- 5.1.6 The site falls within the heritage coast. Heritage coasts are defined rather than designated, so are not statutory designated like Areas of Outstanding Natural Beauty (AONB) or national parks. Heritage coasts are protected through development control with the planning system. The boundary of the Dorset AONB sits approximately 500 metres to the south west of the site at its closest point.

6.0 Baseline Study

- 6.1.1 Both the landscape and visual assessment include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change. The initial study area was set to a radius of approximately 2.5km from the centre of the site (N50°35'52, W02°29'17) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.
- 6.1.2 Following an initial desk based assessment of aerial photography and Ordnance Survey mapping, a Zone of Theoretical Visibility (ZTV) was prepared.

Zone of Theoretical Visibility

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

7.0 Landscape Character Assessment Criteria

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

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

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

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

Quality

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

Table 1: Landscape Quality (or Condition)

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

Value

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

Table 2: Landscape Value

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

Character sensitivity

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

Table 3: Character Sensitivity

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

Visual Sensitivity of Landscape Areas:

7.1.6 The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.

7.1.7 The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table 4: Landscape Visual Sensitivity

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

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

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

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

Magnitude of Change

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

Table 5: Definition of Magnitude of Landscape Impacts

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

Significance of Landscape Effects

7.1.12 The significance of the landscape character effects is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in Table 6.

7.1.13 'Material' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

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

7.1.14 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the significance thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions about significance for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

8.0 Visual Assessment Criteria

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

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

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

8.1.3 The locations from which the proposed development will be visible are known as 'visual receptors'. For the purposes of a visual assessment the visual receptors would be graded according to their sensitivity to change.

Visual Receptors

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

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

8.1.6 These preliminary viewpoints locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. In addition, field investigation identified a number of other closer viewpoints.

8.1.7 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in Technical Guidance Note 06/19: Visual Representation of Development Proposals published by the Landscape Institute.

8.1.8 Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, taking into account the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

- 8.1.9 The initial photographic study was undertaken in March 2020. Viewpoints at varying close distance from the site were selected to represent the typical views of the site. Figure 4 shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the significance of the impact upon receptors in those locations.
- 8.1.10 The locations from which the proposed development will be visible are known as visual receptors. In accordance with the “Guidelines for Landscape & Visual Impact Assessment 3rd Edition”, for the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.
- 8.1.11 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.
- 8.1.12 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view. The assessment of the significance of effect is a result of the assessment of magnitude of the impact related to the assessment of sensitivity of the receptor.

Seasonal Change

- 8.1.13 Consideration must be given to the varying degree of filtering or visual barrier effect arising from deciduous vegetation that will apply in summer and winter months. During winter months the least leaf cover will be available so will act as less dense visual barriers to views and can be considered a worst case scenario in visual terms. In summer months when foliage is retained by vegetation, a fuller visual barrier will be created which acts as a denser visual barrier.

Visual Receptor Sensitivity

8.1.14 The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.

8.1.15 In accordance with the GLVIA, for the purposes of the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table 7: Visual Receptor Sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. (with due consideration given to paragraph 6.36 of the GLVIA). Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape. Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work where their attention may be focused on their work or activity. People at their place of work, Industrial facilities.

8.1.16 The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.

8.1.17 It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

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

Table 8: Definition of Magnitude of Visual Impact

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

Significance of Visual Effect

8.1.19 The significance of the visual effects is determined by the assessment of receptor sensitivity set against the magnitude of change as indicated by the matrix in Table 9.

8.1.20 For the purposes of this assessment 'Material' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 9: Significance of Visual Effects

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

(Shaded areas show material effects)

8.2 Representative Viewpoint Assessment

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

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

Table 10: Submitted Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Westing	Rationale for selection
1	Mandeville Road	0.01, S	50°35'57	02°29'15	Users of PRoW
2	Camp Road	0.01, NW	50°35'50	02°29'10	Users of bridleway
3	PRoW accessed from North Road	0.22, SW	50°36'02	02°29'07	Users of PRoW
4	South West Coastal Path	0.59, N	50°35'30	02°29'08	Users of national trail
5	PRoW accessed from South Road	0.84, NW	50°35'23	02°28'56	Users of PRoW
6	South West Coastal Path	0.26, N	50°35'42	02°29'27	Users of national trail
7	South West Coastal Path	0.30, NE	50°35'44	02°29'37	Users of national trail
8	PRoW accessed from Mandeville Road	0.20, NE	50°35'48	02°29'34	Users of PRoW
9	PRoW accessed from Mandeville Road	0.01, E	50°35'53	02°29'29	Users of PRoW
10	PRoW accessed from Hardy Way	2.20, SE	50°36'59	02°30'20	Users of PRoW

Limitations of Assessment

- 8.2.3 The initial field study and photographic appraisal was undertaken during March at a time when views do not have the benefit of vegetation in full leaf. In summer months when deciduous species have their foliage, fewer views of the landscape will be available due to vegetation forming denser visual barriers. Photographs at the end of each viewpoint indicate the general outlook for receptors.
- 8.2.4 In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the significance of the impact upon receptors in those locations.
- 8.2.5 For the purposes of this report, the assessment has been based on the proposed development of residential dwellings, open space and access road. This assessment is based on the site before mitigation measures have been implemented, so represents worst case scenario.

9.0 Establishment of Baseline Environment

9.1 Landscape Character Baseline

9.1.1 Natural England has published a study on its website entitled 'Countryside Character Initiative'. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development. This initiative is based on 'The Character of England: landscape, wildlife and natural features' map, first published in 1997, which divides England into National Character Areas (NCA's). These character areas were updated and republished in April 2014.

9.1.2 The NCA of relevance to the study area, the site and its vicinity is NCA 138: Weymouth Lowlands. The key characteristics of NCA 138 are defined as below. Points of relevance to the site and setting are shown highlighted in bold text:

- The Weymouth Lowlands are united by an underlying broad ridge-and-valley pattern of chalk, limestone and clay.
- **Exposed, windswept coastal grassland with long, open seaward and coastal views** enclosed by the Dorset chalk ridge in the north of the NCA.
- Open, largely treeless ridgetops and coastline with concentrations of valley woodlands and plantations in the Bride Valley and around Osmington.
- **The shingle bar of Chesil Beach and enclosed saline lagoon of The Fleet are distinctive features** linking the Isle of Portland to the mainland, a focus for sweeping views from along the coast, and a key biodiversity, geological/geomorphological and educational feature.
- The rivers Wey and Bride dissect the ridge-and-valley pattern of the Weymouth Lowlands, with the Wey in the east feeding Lodmoor, a wetland reserve in Weymouth, and Radipole Lake, a coastal lagoon in Weymouth, around which the harbour and town have developed.
- Predominantly rural and agricultural in character. A mosaic of arable on the higher ground with pasture on steeper slopes and in valley bottoms.
- Patches of limestone and chalk grassland on ridgetops and along the coast with characteristic calcicole species such as rockrose and quaking grass. Springline flushes, wetlands and coastal habitats such as reef complexes complement the mosaic of habitats present.
- Rectilinear fields on the inland ridges are enclosed by sparse hedgerows with few hedgerow trees and post-and-wire fencing where hedgerows are not present, lending an uncluttered feel to ridgetops.
- Drystone walls are characteristic and are strongly associated with areas where suitable stone is locally and readily available, especially where the Purbeck Beds, Corallian Limestone and Forest Marble outcrop. Their changing colours reflect the changing geology. Notable in the Bride Valley.

- Settlements are mainly located on the lower valley slopes or close to streams. Farmsteads or hamlets lie on valley sides, commonly close together and linked by narrow lanes.
- **The urban area and fringe of Weymouth is extensive**, ringing the southern and northern sides of Portland Harbour and linked by the busy A354.
- A strong local vernacular architecture using a mixture of materials which reflects the underlying geodiversity: Portland Stone at Portesham, Corallian Limestones at Abbotsbury and Osmington, and oolite also at Osmington. Flint and brick with thatch roofs are also seen, particularly near the coast, exemplified by Abbotsbury. In contrast, Weymouth has a mix of styles including a distinctive grandiose Georgian sea front.

9.1.3 The national character area NCA 138 covers a relatively wide and diverse area. The context of the site shows few of the key characteristics, principally only the extensive urban area of Weymouth and the coastal grassland allowing long seaward views of Chesil and beyond.

Sub-Regional Character

- 9.1.4 The Dorset Landscape Character Assessment offers a the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.
- 9.1.5 For the most part, the site falls within landscape character type (LCT) Urban. This LCT does not have key characteristics. This relates to the sites relationship with its surrounding development and access roads and also the previous use of the site.
- 9.1.6 Approximately a fifth of the southern edge of the site falls within LCT Ridge & Vale. The key characteristics are reproduced below. Points of relevance to the site and setting are shown highlighted in bold text:
- broad evenly spaced ridges and valleys which follow a west-east alignment
 - enclosed and defined by the dramatic chalk escarpment to the north
 - mixed farmed area with a patchwork of geometric fields divided by straight hedges
 - larger fields in the valleys and on the open ridges
 - open views along the coast from the smooth, broad and hog-back shaped ridges
 - distinctive settlement pattern along the valley floor and at the foot of the escarpment
 - smaller scale and secluded landscape around Osmington
 - **the edges of the Weymouth conurbation create a negative impact on landscape character**
- 9.1.7 The context of the site exhibits very few of the key characteristics of the LCT. This is predominantly related to the edges of the Weymouth conurbation creating a negative impact on landscape character.

Landscape Features

- 9.1.8 Effects on landscape features may occur due to direct or indirect physical changes to the landscape baseline. Direct changes to the landscape fabric would only occur within the application boundary.
- 9.1.9 Vegetation Pattern: The vegetation comprises grassland set between the existing built form and hardstanding that currently sits on site with a few dispersed trees of mainly evergreen species and a short hedgerow along part of the sites western boundary. This element would be considered to have a low susceptibility to change as there is little of value to retain on site.
- 9.1.10 Settlement Pattern: The pattern of built form that sits on site is that of a former military facility, with buildings, access roads and areas of hardstanding situated almost evenly throughout the site area. Externally surrounding built form of varying types, residential, agricultural and a caravan park are situated to the sites eastern, northern and western boundaries. This element would be considered to have a low susceptibility to change as the current defunct built form on site could be of better quality and located within the site.
- 9.1.11 Land Use: The baseline condition of the site is currently an unused former miary facility which is fenced and not accessible to the public. This sits within the suburban fringe of Weymouth, forming part of a wider fabric of built form and is reflective of the local landscape character.

The change of use to well-placed residential dwellings would cause little change to the quality of the character of the site or the local area. The receptor is therefore judged to be of a medium susceptibility to the type of change proposed.

9.2 Landscape Character of the Site and Its Surroundings

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

Site Character and Local Context

9.2.2 The site is located alongside a demolished garden centre, which is now being developed for residential dwellings and a nucleated agricultural complex to the west, residential development and pastoral field to the north and to the east by Pebble Bank Caravan Park. The southern boundary of the site meets a single detached residential dwelling and stable buildings to its south western corner and by fields in equestrian use across the remainder. Built elements are clearly noticeable from within the site. Longer range views to the south towards the coast beyond the military facility are available due to the sites topography.

9.2.3 The site is currently fenced and not accessible to the public.

9.2.4 The sites topography generally falls from the north east to the south west with a lower 'trough' centrally within the site which the main access route follows.

9.2.5 The site itself exhibits few of the key characteristics or qualities outlined in the published national character area and within the more local studies. The site is visible in some views where existing built form and the undulating topography in the local and wider landscape do not prevent them. The site does not exhibit characteristics one might consider to be rare or of value and has no features that could be considered as important examples of the type. There are no features of interest to conserve on site. The site offers no recreational value. The sites context reduces the sense of tranquillity one may feel if the roads, caravan park and residential dwellings were not so evident. The site has no associations to events, history or culture.

Assessed Landscape Sensitivity of Site and its Context		
Criteria	Indicator Description	Assessed Result
Quality	Few landscape elements are located on site other than some areas of grassland, a few dispersed evergreen trees and a short hedgerow along part of the sites western boundary. Some detracting elements are evident, such as the built form on site and adjacent residential development and built form.	Low
Value	The area contains few features of landscape value and lacks a pleasing landscape composition. The site is undesignated and commonplace at the local level. The boundary of the Dorset AONB sits approximately 500 metres to the south of the site at its closest point, to the other side of the military facility. The site and its surroundings sit within the area of the Heritage Coast. The sites location within the setting of the AONB raises the value higher than it might otherwise be if only the conditions on site were considered.	High
Character Sensitivity	Few key landscape elements are susceptible to change and are of low quality and condition, the area is subject to the presence of man-made infrastructure and residential elements with vertical emphasis and engineered patterns. In terms of remoteness the area is subject to human activity and development and in terms of tranquillity it is subject to some noise and movement. The landscape is partially enclosed due to built form and topography but includes some views of the wider landscape to the south.	Low
Landscape Visual Sensitivity	Undulating topography, moderate density of population, routes with some degree of focus on the landscape, few vegetative and frequent built features.	Medium
	Overall, Weighted Landscape Sensitivity	Medium

9.3 Identification and Assessment of Potential Impacts

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

9.4 Characteristics of the Proposed Development

- 9.4.1 The proposal is to place 71 residential dwellings, access road and public open space.
- 9.4.2 The highest points of the proposed buildings are expected to be no more than 9 metres in height.
- 9.4.3 Landscape and visual impacts may result during the temporary construction phase and the permanent operational period of the proposed development, including:
- Site establishment works including temporary spoil mounds;
 - Construction activities, including the location of site compound areas, laydown areas and the use of cranes and task lighting;
 - Permanent features introduced as part of the operational stage development proposals, including the principal visual features of the phased development which are proposed to be:
 - Raised ground levels to form building platforms;
 - Amended road infrastructure and associated car parking together with external lighting;
 - Development set within the consented and agreed framework of landscape structure planting;
 - Consented and agreed ecological conservation landscaping as part of the development.

10.0 Assessment of Effects

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

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

10.1.3 As the proposals are for residential dwellings, it can be considered that the change will be permanent.

10.2 Construction Stage Impacts

Landscape Character Impacts

10.2.1 While the current use of the site is currently a disused military facility with associated built form, access roads and hardstanding, the site itself contains few landscape features, other than grassland, a few dispersed evergreen trees and a short hedgerow along part of the western boundary.

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

10.2.3 When seen as part of the suburban fringe of Weymouth, the character of this part of the study area would continue to be of a medium sensitivity during the construction period.

10.2.4 In summary, both the proposed site itself and the local landscape in general, are assessed as having medium landscape sensitivity. For the proposed site itself, it is assessed to be subject to a medium magnitude of change, due to the partial loss of baseline characteristics. Consequently the significance of landscape effect for the construction period is assessed to be moderate adverse (i.e. not a material change).

Visual Impacts

10.2.5 The potential for visual impact will fluctuate throughout the period of construction, particularly during specific construction operations relating to rooftops. As construction progresses on these elements there will be a gradual change in the visual 'environment' as the working height increases.

10.2.6 The intermittent but temporary introduction of tall features such as cranes used during the construction phases would have some short term, temporary visual effects on the visual amenity of both nearby and to a lesser degree longer distance sensitive receptors. In particular for short distance visual receptors, cranes would be obvious, distinct and clearly visible (temporary) features within the landscape that may be readily noticed by the receptors.

10.2.7 Additional temporary visual effects will be caused as a result of construction vehicle movements to and from the construction site and for general construction operations.

10.2.8 During the construction phases, some temporary lighting will be required. It is not anticipated that there will be any activities requiring work on a 24-hour basis, however, the use of lighting to ensure safe working will probably be required particularly during the winter months. For the

highest parts of structures, lighting at higher elevations will be required, consequently the greatest potential for visual impact from construction lighting for receptors will result primarily, (but not solely from), from the construction of these particular parts of structures.

10.2.9 The introduction of construction features and facilities, construction lighting, together with general construction activities for a project of this small scale will not be unfamiliar or uncommon features in the local landscape, similar in nature to those found to the north of the site on the former garden centre site that is currently being redeveloped.

10.2.10 With the introduction of construction activities, it would result in a noticeable change in the existing view and would form a conspicuous element in the wider landscape. This would result in a medium magnitude of change.

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

10.3 Operation Stage Impacts

Landscape Effects

10.3.1 The introduction of this proposal within a substantial landscape framework will not be uncharacteristic when set within the existing attributes of the local receiving landscape. It can be determined that the introduction of features that are in the local vernacular would be similar to other built form found adjacent to the site. The magnitude of change on landscape character is determined to be small.

10.3.2 Based on a medium landscape sensitivity of the local landscape and of the site itself, the significance of effect on the landscape character resulting from the proposed development is therefore assessed to be minor adverse (i.e. not a material change).

Visual Effects

10.3.3 The introduction of residential dwellings within the existing landscape framework would be considered similar to the nature of the current visual baseline when considered as part of the wider setting. This includes the existing road network, development and infrastructure.

Viewpoint Analysis

10.3.4 The viewpoints have been selected to be representative of the types of views experienced by a range of sensitive receptors such as those listed in the preceding Table 10 and should be read in conjunction with figure 4. The original fieldwork was undertaken on 19th March 2020. The weather was overcast and clear.

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

Table 11: Viewpoint Locations

No	Location	Direction of view	Distance to Site (km)	Receptor Sensitivity at Viewpoint
1	Mandeville Road	S	0.01	Users of PRow
2	Camp Road	NW	0.01	Users of bridleway
3	PRow accessed from North Road	SW	0.22	Users of PRow
4	South West Coastal Path	N	0.59	Users of national trail
5	PRow accessed from South Road	NW	0.84	Users of PRow
6	South West Coastal Path	N	0.26	Users of national trail
7	South West Coastal Path	NE	0.30	Users of national trail
8	PRow accessed from Mandeville Road	NE	0.20	Users of PRow
9	PRow accessed from Mandeville Road	E	0.01	Users of PRow
10	PRow accessed from Hardy Way	SE	2.20	Users of PRow

Viewpoint 1: View from Mandeville Road



Vp1	Panoramic View <i>(Distance 0.01km looking south)</i>	
Baseline Description	This is a view from Mandeville Road looking south towards the proposed site. The site sits in the foreground and its boundary is formed by the security fencing that can be seen bounding Mandeville Road. Old buildings and hardstanding associated with the sites former military use can be seen set within what appears to be species poor grassland. The local topography is gently undulating, falling to the south with some longer range views of the sea available. The residential dwellings that sit to the north of the site can be seen to the left of the view along with caravans situated at Pebble Bank Caravan Park. Telegraph Poles cross the landscape forming manmade elements with a vertical emphasis on the view.	
Predicted change	From this viewpoint, the proposed residential dwellings will be partly visible further to the east. The proposals will appear as part of the existing built form that sits along Mandeville Road, Mandeville Close and Camp Road.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that already exists in the local suburban fringe landscape.	
Magnitude of Change	The development would result in a noticeable change in the view that would be clearly visible to an observer.	
Assessment	Sensitivity	High – Users of PRow
	Magnitude	Medium
	Valency	Adverse
Significance of Effect	Major/moderate adverse – A material change	

Viewpoint 2: View from Camp Road



Vp2	Panoramic View <i>(Distance 0.01km looking north west)</i>	
Baseline Description	This is a view from Camp Road looking north west towards the proposed site. The site sits in the foreground and its boundary is formed by a grass verge and the security fencing that can be seen bounding Camp Road. The level of the site is somewhat higher than that of Camp Road. A gatehouse and old buildings and hardstanding associated with the sites former military use can be seen set within what appears to be species poor grassland. The local topography is gently undulating, falling to the south with some longer range views of the sea available. Some rooftops of the existing residential development along Mandeville Road can be seen above the rising landform. A large dense hedgerow that forms the boundary to Pebble Bank Caravan Park to the east sits behind and to the left of the view. Lighting columns associated with the sites former use can be seen in the landscape forming manmade elements with a vertical emphasis on the view.	
Predicted change	From this viewpoint, the proposed residential dwellings will be visible further within the site and will replace the built form that is currently visible. The proposals will appear different in character to the current built form on site but will be similar to that further to the north situated along Mandeville Road.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that already exists in the local suburban fringe landscape.	
Magnitude of Change	The development would result in a noticeable change in the view that would be clearly visible to an observer and would cause a noticeable change to the overall character of the view.	
Assessment	Sensitivity	High – Users of bridleway
	Magnitude	Medium
	Valency	Adverse
Significance of Effect	Major/moderate adverse – A material change	

Viewpoint 3: View from PRow accessed from North Road



Vp3	Panoramic View <i>(Distance 0.22km looking south west)</i>	
Baseline Description	This is a view from a PRow accessed from North Road looking south west towards the proposed site. The PRow runs through a pastoral field and is defined by a post and wire fence. The local landform is gently undulating and rises slightly to the south west, then falls towards the coastline (the viewpoint sits approximately 9 metres higher than the sites northern boundary). Some rooftops of the existing residential development along Mandeville Close and Mandeville Road can be seen above the landform along with some longer range views of the sea further to the south. The existing elements that sit to the north west of the site are partly visible due to the intervening landform acting as a visual barrier to other potential views.	
Predicted change	From this viewpoint, parts of rooftops of the proposed residential dwellings will be visible further within the site sitting in the same roofline as the exiting development at Mandeville Close. The proposals will appear similar in character to the current built form in the local area.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that already exists in the local suburban fringe landscape.	
Magnitude of Change	The development would result in a barely perceptible change in the view that would not be obvious to an observer and would not affect the overall character of the view.	
Assessment	Sensitivity	High – Users of PRow
	Magnitude	Very small
	Valency	Adverse
<i>Significance of Effect</i>		<i>Minor adverse – not a material change</i>

Viewpoint 4: View from South West Coastal Path



Vp4	Panoramic View <i>(Distance 0.59km looking north)</i>
Baseline Description	This is a view from the South West Coastal Path accessed looking north towards the proposed site. The national trail runs through a pastoral field. The local landform is gently undulating and rises to the north in fields laid out in agricultural use defined by hedgerows with intermittent trees. A caravan park can be seen to the north that is accessed from Pirates Lane along with existing residential development along Westhill Road that forms the suburban fringe of Weymouth. Pebble Bank Caravan Park can be seen centrally in the view with a number of mature trees that sit to its western boundary along Camp Road. Telegraph poles and communications masts sit within the landscape forming manmade elements with a vertical emphasis in views that are associated with the suburban fringe.
Predicted change	From this viewpoint, very small parts of the proposals will be visible due to the rising landform, existing built form and mature vegetation forming visual barriers to potential views.
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that already exists in the local suburban fringe landscape.
Magnitude of Change	The development would result in a barely discernible change in the view that would not be legible to an observer.
Assessment	Sensitivity High – Users of national trail
	Magnitude Negligible
	Valency Neutral
Significance of Effect	<i>Negligible neutral – not a material change</i>

Viewpoint 5: View from PRow accessed from South Road



Vp5	Panoramic View <i>(Distance 0.84km looking north west)</i>
Baseline Description	This is a view from a PRow accessed from South Road looking north west towards the proposed site. The PRow runs through a pastoral field and is defined by a post and wire fence. The local landform is undulating and rises is laid out as fields in agricultural use defined by hedgerows with intermittent trees. A caravan park accessed from Pirates Lane can be seen to the north west along with existing residential development along Westhill Road that forms the suburban fringe of Weymouth. Pebble Bank Caravan Park can be seen centrally in the view with a number of mature trees that sit to its western boundary along Camp Road. Elements that sit within the current site boundary such as buildings and lighting columns can be seen to the north west of Camp Road along with agricultural elements that sit to the sites south and parts of the military facility further to the south west of the site. Telegraph poles and communications masts sit within the landscape forming manmade elements with a vertical emphasis in views that are associated with the suburban fringe.
Predicted change	From this viewpoint, some parts of the proposals will be visible due to the rising landform, existing built form and mature vegetation forming visual barriers to potential views.
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that already exists in the local suburban fringe landscape.
Magnitude of Change	The development would result in a barely perceptible change in the view that would be indistinct to an observer and would not affect the overall quality of the view.
Assessment	Sensitivity High – Users of PRow
	Magnitude Very small
	Valency Adverse
Significance of Effect	Minor adverse – not a material change

Viewpoint 6: View from South West Coastal Path



Vp6	Panoramic View <i>(Distance 0.26km looking north)</i>	
Baseline Description	This is a view from the South West Coastal Path looking north towards the proposed site. The foreground of the view is made up of pastoral fields defined by a combination of hedgerows with intermittent trees and post and wire fencing. The site sits beyond in front of the existing residential development situated along Mandeville Road and Mandeville Close, with the boundary fencing, built form and hardstanding visible set within its area. An individual residential dwelling that sits close to the development site that sits on the former garden centre site. The Pebble Bank Caravan Park can be seen to the right of the view. The landform rises to the north and the 'trough' in the centre of the site topography can be clearly seen. The existing built form to the south west of the site can be seen along with the agricultural complex to the west. Telegraph poles cross the landscape forming manmade elements with a vertical emphasis on the view.	
Predicted change	From this viewpoint, the proposed residential dwellings will be visible further situated in front of the existing residential dwellings. The proposals will appear similar in character to the adjacent residential dwellings situated along Mandeville Road and the residential development will appear to extend closer to the viewer. The other outbuildings and hardstanding within the wider site will be removed and built form will be located close to the existing dwellings and read as part of the suburban fringe of Weymouth.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that already exists in the local suburban fringe landscape.	
Magnitude of Change	The development would result in a noticeable change in the view that would be clearly visible to an observer.	
Assessment	Sensitivity	High – Users of national trail
	Magnitude	Medium
	Valency	Adverse
Significance of Effect	Major/moderate adverse – A material change	

Viewpoint 7: View from South West Coastal Path



Vp7	Panoramic View <i>(Distance 0.30km looking north east)</i>	
Baseline Description	This is a view from the South West Coastal Path looking north east towards the proposed site. The foreground of the view is made up of a pastoral field defined by post and wire fencing currently in equestrian use. The landform can be seen to rise to the north east, preventing longer range views of the landscape. The mature trees that sit along Camp Road bounding Pebble Bank Caravan Park can be partly seen. Telegraph poles cross the landscape forming manmade elements with a vertical emphasis on the view.	
Predicted change	From this viewpoint, some parts of rooflines of the southernmost proposals will be visible due to the rising landform forming a visual barrier to potential views.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that already exists in the local suburban fringe landscape.	
Magnitude of Change	The development would result in a barely perceptible change in the view that would be indistinct to an observer and would not affect the overall quality of the view.	
Assessment	Sensitivity	High – Users of national trail
	Magnitude	Very small
	Valency	Adverse
<i>Significance of Effect</i>		<i>Minor adverse – Not a material change</i>

Viewpoint 8: View from PRow accessed from Mandeville Road



Vp8	Panoramic View <i>(Distance 0.20km looking north east)</i>	
Baseline Description	This is a view from a PRow accessed from Mandeville Road looking north east towards the proposed site. The foreground of the view is made up of a pastoral field defined by post and wire fencing currently in equestrian use. The landform can be seen to rise gently to the north east towards Mandeville Road and beyond. Existing agricultural elements that sit to the sites south west can be seen along with mature vegetation that bounds it. Pebble Bank Caravan Park can be seen to the east along with existing residential development located at Barrow Rise, Mandeville Road and Mandeville Close which forms the suburban fringe. The built form on site can be seen set against the existing built form that sits adjacent to the site. A communication mast and telegraph poles cross the landscape forming manmade elements with a vertical emphasis on the view.	
Predicted change	From this viewpoint, the built form currently on site will be replaced with the proposals which will be set against the existing residential dwellings of the suburban fringe of Weymouth and will not stand out.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that already exists in the local suburban fringe landscape.	
Magnitude of Change	The development would result in a perceptible change in the view that would be evident to an observer and would not affect the overall quality of the view.	
Assessment	Sensitivity	High – Users of PRow
	Magnitude	Small
	Valency	Adverse
Significance of Effect	<i>Moderate adverse – Not a material change</i>	

Viewpoint 9: View from PRow accessed from Mandeville Road



Vp9	Panoramic View <i>(Distance 0.01km looking east)</i>
Baseline Description	This is a view from a PRow accessed from Mandeville Road looking east towards the proposed site. The site sits in the foreground and its boundary is formed by the security fencing that can be seen bounding Mandeville Road partly overgrown with scrubby vegetation. Old buildings and hardstanding associated with the sites former military use can be seen set within what appears to be species poor grassland. The local topography is gently undulating, falling to the south. Telegraph Poles cross the landscape forming manmade elements with a vertical emphasis on the view.
Predicted change	From this viewpoint, the built form and defunct elements currently on site will be removed and the proposals will sit further to the east. The foreground of the view within the site will become public open space.
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that already exists in the local suburban fringe landscape.
Magnitude of Change	The development would result in a perceptible change in the view that would be evident to an observer and would not affect the overall quality of the view.
Assessment	Sensitivity High – Users of PRow
	Magnitude Small
	Valency Beneficial
Significance of Effect	<i>Moderate Beneficial – Not a material change</i>

Viewpoint 10: View from PRow accessed from Hardy Way



Vp10	Panoramic View <i>(Distance 2.20km looking south east)</i>	
Baseline Description	This is a view from a PRow accessed from Hardy Way looking south east towards the proposed site. This viewpoint sits within the boundary of the Dorset AONB. The relatively elevated topography allows long range views over the rolling hills of this part of Weymouth and the coast. Littlesea Holiday park can be seen on the slope of the north west facing hill in the distance along with Lynch Lane Industrial Estate, Holiday Park and existing residential development that sits within the suburb of Lanehouse. The tower of All Saints Church and the communications mast located at Church Knap can be seen on the skyline. Along the coast, Chesil Beach extends beyond the headland.	
Predicted change	From this viewpoint, the landform, existing development and distance will prevent views of the site.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential development that already exists in the local suburban fringe landscape.	
Magnitude of Change	The development would result in no discernible change in the view that would be legible to an observer.	
Assessment	Sensitivity	High – Users of PRow
	Magnitude	Negligible
	Valency	Neutral
Significance of Effect	<i>Negligible neutral – Not a material change</i>	

10.4 Summary of Visual Impacts and Significance

Table 12: Summary of Visual Effects for Operational Phase

No	Viewpoint	Receptor Type	Receptor Sensitivity	Magnitude of Change	Scale of Visual Effect	Valency of Effect
1	Mandeville Road	Users of PRow	High	Medium	Major/ Moderate	Adverse
2	Camp Road	Users of bridleway	High	Medium	Major/ Moderate	Adverse
3	PRow accessed from North Road	Users of PRow	High	Very small	Minor	Adverse
4	South West Coastal Path	Users of national trail	High	Negligible	Negligible	Neutral
5	PRow accessed from South Road	Users of PRow	High	Very small	Minor	Adverse
6	South West Coastal Path	Users of national trail	High	Medium	Major/ Moderate	Adverse
7	South West Coastal Path	Users of national trail	High	Very small	Minor	Adverse
8	PRow accessed from Mandeville Road	Users of PRow	High	Small	Moderate	Adverse
9	PRow accessed from Mandeville Road	Users of PRow	High	Small	Moderate	Beneficial
10	PRow accessed from Hardy Way	Users of PRow	High	Negligible	Negligible	Neutral

Scale of Visual Effects indicated in bold are considered 'material' in landscape terms.

11.0 Mitigation and Recommendations for Development

- 11.1.1 These mitigation measures should be read alongside drawing PER1026-10 Landscape Masterplan that accompanies this application.
- 11.1.2 Development should be kept back from the western and southern site boundaries to allow for boundary planting and visual barrier elements to minimise the potential impact of the built form. The proposals will also sit in close proximity to the existing residential development that sits adjacent.
- 11.1.3 The scale of the development should be limited to 2 storeys in order to retain the same skyline to views from the local landscape.
- 11.1.4 The concentration of development should be less to the west and south allowing less dense development to the boundaries with the open space and agricultural land.
- 11.1.5 Materials that form the external envelope of the buildings to be chosen to minimise potential visual intrusion. These colours will also have a more subtle impact on the landscape. Weathering will further reduce potential visual impact.
- 11.1.6 A large area of open space should be located within the west and south of the site to respond to the more agricultural character that sits in the sites context.
- 11.1.7 Trees should be planted in groups along the site boundaries and within the open space to aid the transition between the suburban fringe character to the north and east and the agricultural character to the west and south.
- 11.1.8 Additional planting to the public space and ornamental planting within residential curtilages will add to the sites green infrastructure and help to boost biodiversity.
- 11.1.9 The mitigation measures proposed are of an appropriate level for their effect on mitigating development effects from the scheme.

12.0 Summary of Residual Impacts and Significance

12.1 Summary of Residual Landscape and Visual Effects

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

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

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

Landscape Character

12.1.3 With the introduction of this proposal, the overall magnitude of landscape character impact is assessed as still being moderate adverse (i.e. not a material change). Assessed against a landscape character that has been determined to have a medium sensitivity, and a magnitude of change assessed as medium the significance of effect will remain as moderate adverse (i.e. not material).

Visual Impact

12.1.4 Within a 15-year assessment period;

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

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

Table 13: Summary and Comparison of Residual Visual Significance of Effect

No	Viewpoint	Receptor Type	Receptor Sensitivity	Magnitude of Change	Scale of Visual Effect	Valency of effect	Magnitude of Change	Scale of Visual Effect	Valency of effect
				Operational Phase			Residual Phase (After 15 years)		
1	Mandeville Road	Users of PRoW	High	Medium	Major/ Moderate	Adverse	Small	Moderate	Adverse
2	Camp Road	Users of bridleway	High	Medium	Major/ Moderate	Adverse	Small	Moderate	Adverse
3	PRoW accessed from North Road	Users of PRoW	High	Very small	Minor	Adverse	Negligible	Negligible	Neutral
4	South West Coastal Path	Users of national trail	High	Negligible	Negligible	Neutral	Negligible	Negligible	Neutral
5	PRoW accessed from South Road	Users of PRoW	High	Very small	Minor	Adverse	Negligible	Negligible	Neutral
6	South West Coastal Path	Users of national trail	High	Medium	Major/ Moderate	Adverse	Small	Moderate	Adverse
7	South West Coastal Path	Users of national trail	High	Very small	Minor	Adverse	Negligible	Negligible	Neutral
8	PRoW accessed from Mandeville Road	Users of PRoW	High	Small	Moderate	Adverse	Very small	Minor	Adverse
9	PRoW accessed from Mandeville Road	Users of PRoW	High	Small	Moderate	Beneficial	Small	Moderate	Beneficial
10	PRoW accessed from Hardy Way	Users of PRoW	High	Negligible	Negligible	Neutral	Negligible	Negligible	Neutral

Significance of Effects indicated in bold are considered 'material' in landscape terms.

13.0 Conclusion

13.1 Landscape Character

13.1.1 The site falls within the heritage coast. Heritage coasts are defined rather than designated, so are not statutory designated like Areas of Outstanding Natural Beauty (AONB) or national parks. Heritage coasts are protected through development control with the planning system. The boundary of the Dorset AONB sits approximately 500 metres to the south west of the site at its closest point.

13.1.2 The assessment of the local character area of the site and its context, on the whole is assessed as having medium sensitivity to this form of development.

Construction Stage

13.1.3 For the proposed site itself during the construction stage and with the retention of the main landscape features, it is assessed to be subject to a medium magnitude of change. Consequently, the significance of landscape effect for the construction of the proposal is assessed to be moderate adverse (i.e. not a material change)

Operational Stage

13.1.4 It has been assessed that a partial loss of key landscape elements and the introduction of elements that may be prominent but not substantially uncharacteristic will occur and the subsequent landscape effects are not considered material in landscape terms.

Significance of Residual Landscape Effects

13.1.5 It has been determined that the residual landscape effects will not be considered material.

13.2 Visual Effects

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

Construction Stage

13.2.2 The introduction of construction features and facilities, construction lighting, together with general construction activities for projects of this scale would not represent uncommon features in the wider landscape with development currently taking place at the former garden centre.

13.2.3 With the introduction of all these construction activities, it would result in a medium magnitude of change.

13.2.4 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high (users of publicly accessible routes, such as PRow bridleways and national trails). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as major/moderate adverse (i.e. a material change).

Operational Stage

13.2.5 The visual impact assessment has identified three of the ten assessed viewpoints with visual effects that can be considered material in landscape terms from the assessed viewpoints. These three viewpoints are all located close to the site boundary where it can be expected that most visual change will occur due to proximity.

13.2.6 One of the viewpoints, (viewpoint 9) would be subject to a beneficial change due to the removal of the defunct built form that is currently on site and replacement with open space.

Significance of Residual Visual Effects

13.2.7 With the dwellings being up to 9 metres in height, the mitigation planting will provide visual barriers to most parts of the site. On this basis the residual impact assessment is expected, as a worst case, to have moderate adverse (i.e. not material) visual effects.

14.0 Appendices

Appendix A – Glossary of Terms

Appendix B – Sources of Information

Figure 1: Ordnance Survey Map

Figure 2: Aerial Photograph

Figure 3: Zone of Theoretical Visibility

Figure 4: Viewpoint Location Plan

Figure 5: Designation Plan

APPENDIX A - Glossary of terms

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

Environmental Impact Assessment	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System	Computerised database of geographical information that can easily be updated and manipulated.
Heritage	Historical or cultural associations.
Indirect impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape character type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.
Landscape effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)

Landscape feature	A prominent eye-catching element, for example, wooded hilltop or church spire.
Landscape quality	(or condition) is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which makes up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.
Magnitude	A combination of the scale, extent and duration of an effect.
Methodology	The specific approach and techniques used for a given study.
Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic or feature over another.
Quality	See Landscape quality
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.

Regulatory authority	The planning or other authority responsible for planning consents or project authorisation (synonymous with determining authority).
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of a development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; genius loci literally means 'spirit of the place'.
Sensitive/sensitivity	See landscape sensitivity
Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technique	Specific working process
Threshold	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of visual influence	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX B - Sources of Information

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

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



LEGEND



Site boundary



For ordnance survey map legend, refer to:
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Client: Persimmon Homes

Scheme: Camp Road, Weymouth

Drawing: Ordnance Survey Plan

Figure No: 1

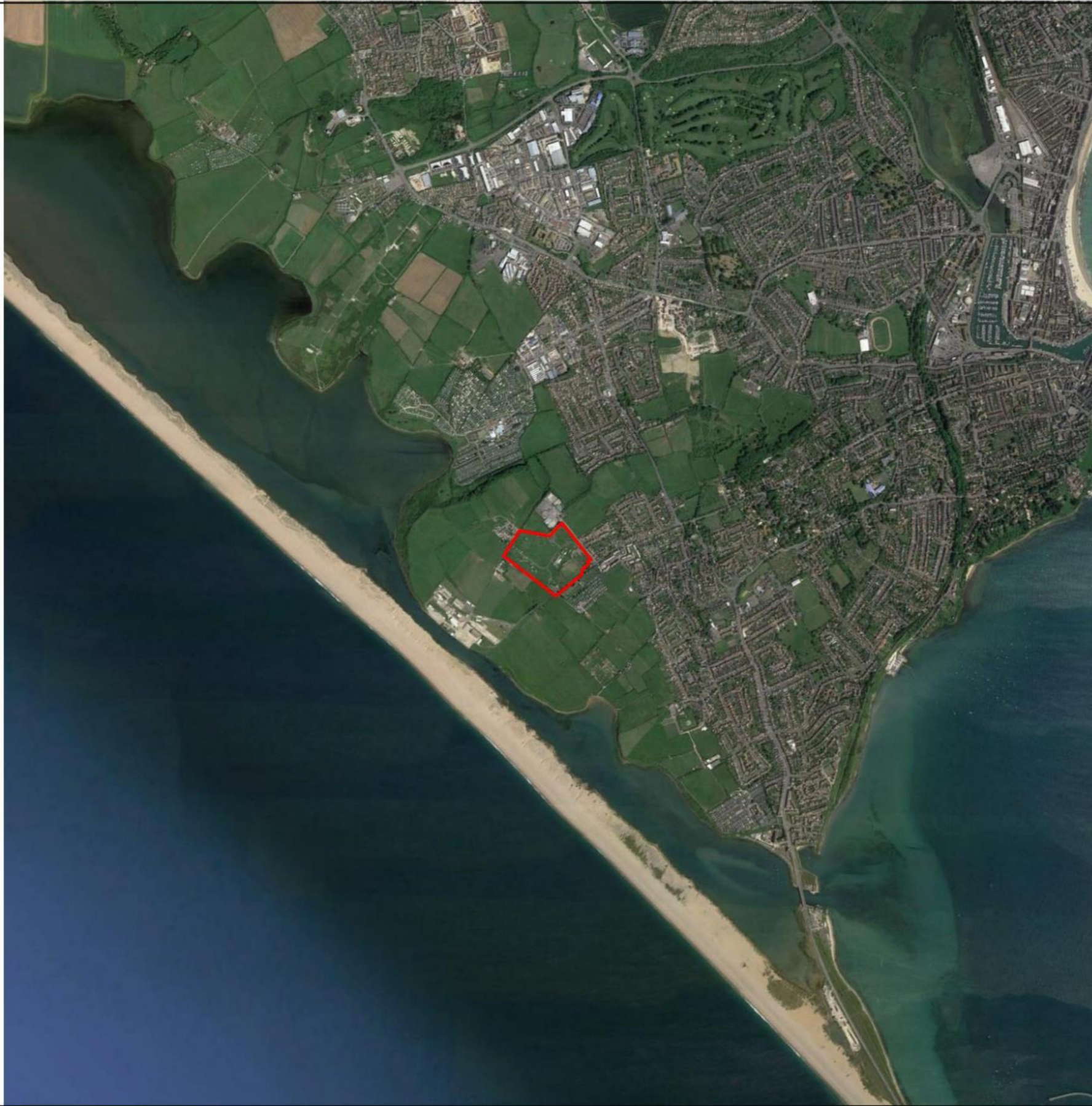
LVIA Ltd Ref: PER1026

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site boundary



Image supplied by Google Maps
<https://maps.google.co.uk/>
Accessed 14/04/2020

Client: Persimmon Homes

Scheme: Camp Road, Weymouth

Drawing: Aerial Photograph

Figure No: 2

LVIA Ltd Ref: PER1026

Scale: NTS@A3

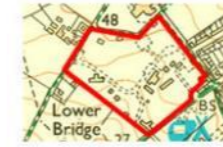
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Checked: JPF

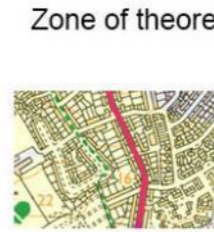




LEGEND



Site boundary



Zone of theoretical visibility

Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Client: Persimmon Homes

Scheme: Camp Road, Weymouth

Drawing: Zone of Theoretical Visibility

Figure No: 3

LVIA Ltd Ref: PER1026

Scale: NTS@A3

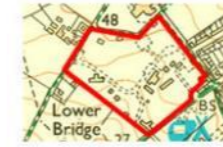
Drawn: SC

Checked: JPF





LEGEND



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Client: Persimmon Homes

Scheme: Camp Road, Weymouth

Drawing: Viewpoint Location Plan

Figure No: 4

LVIA Ltd Ref: PER1026

Scale: NTS@A3



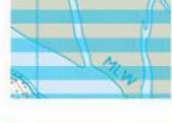







Drawn: SC

Checked: JPF





LEGEND

-  Site Boundary
-  2.5km Radius
-  SSSI
-  RAMSAR, Special Protection Area, World Heritage Site
-  Special Areas of Conservation
-  Registered Common Land
-  AONB
-  World Heritage Site
-  Listed Buildings
-  Scheduled Monuments

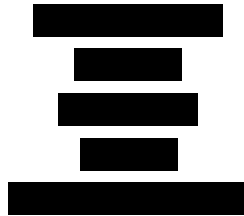


Client: Persimmon Homes		
Scheme: Camp Road, Weymouth		
Drawing: Designations Plan	Figure No: 5	
LVIA Ltd Ref: PER1026		
Scale: NTS@A3	Drawn: SC	Checked: JPF





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LANDSCAPE MANAGEMENT