

8.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

8.1 INTRODUCTION

About this document

- 8.1.1 This Landscape and Visual Impact Assessment has been prepared by Green Landscape Studio on behalf of Dandara Southern for a residential development at Land East of College Road, Campdown, Purbrook, Waterlooville.
- 8.1.2 The purpose of this report is to undertake an objective landscape and visual impact assessment of the potential landscape and visual effects of the proposed development on the receiving landscape. This will include:
- The identification of a suitable study area and associated landscape planning policies
 - The establishment of the existing landscape and visual baseline conditions
 - The identification of key landscape and visual receptors
 - The identification of interactions between the proposals and the receptors and the likely resulting effect and its significance
 - Advise on landscape strategy for the site where necessary.

The proposed development

- 8.1.3 The proposed development is as detailed in Chapter 3 and assessed on this basis.
- 8.1.4 The development has been designed through the iterative design process. It takes into account inherent mitigation measures following a preliminary review of the development proposals and completion of the desktop studies in relation to potential adverse landscape and visual effects.
- 8.1.5 The mitigation measures identified as part of this assessment are set out in Section 8.7 and have been illustrated in the landscape strategy in appendix 8.1. It is expected these will be delivered through normal planning mechanisms.

8.2 METHODOLOGY AND SCOPE

Introduction

- 8.2.1 The methodology defines the overarching strategy and rationale for the assessment. This chapter sets out the principles of this LVIA and outlines the overall process.
- 8.2.2 The methodology for this report has been informed and guided by the following key sources:
- Guidelines for Landscape and Visual Impact Assessment (Third Edition) (GLVIA 3), published by the Landscape Institute and Institute of Environmental Management and assessment (2013)
 - Landscape and Seascape Character Assessment, published by Natural England and Department for Environment, Food and Rural Affairs (2014)
 - Assessing Landscape Value Outside National Designations (Technical Guidance Note 02/21), published by the Landscape Institute (2021)

- An Approach to Landscape Sensitivity Assessment – To Inform Spatial Planning and Land Management, published by Natural England (2019)
- Visual Representation of Development Proposals (Technical Guidance Note 06/19), published by the Landscape Institute (2019)

- 8.2.3 The assessment has been based on a desk-based review of relevant legislation, planning policy and guidance, as well as baseline information on the site and surrounding areas and the proposed development. On-site appraisals are then used to verify and provide additional information not established in the desk-based exercise.
- 8.2.4 The three main stages of an LVIA are:
- Establishment of the landscape character and visual baseline information;
 - Identification of key landscape and visual receptors, which may be influenced by the proposed development, and their sensitivity; and
 - Assessment of the effects of the proposed development on the existing landscape character and visual amenity, taking into account the measures proposed to mitigate any identified adverse impacts.
- 8.2.5 It must be acknowledged that GLVIA 3ⁱ establishes guidelines and not a specific methodology. The preface states that:
- ‘[GLVIA 3] concentrates on principles and process. It does not provide a detailed or formulaic ‘recipe’ that can be followed in every situation.’*
- 8.2.6 This methodology has therefore been tailored specifically for this LVIA to ensure that it is ‘fit for purpose’.

Identifying the study area

- 8.2.7 GLVIA 3 describes the study area as ‘the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner’ [...]. It continues to state that ‘it may also be based on the extent of the area from which the development is potentially visible [...], or a combination of the two.’ (paragraph 5.2)
- 8.2.8 At first, an initial study area was established, which was dependent on the location and type of development, using aerial photography and ordnance survey mapping.
- 8.2.9 A computer-generated Zone of Theoretical Visibility (ZTV) has then been modelled, to further refine the study area. The ZTV is used as a working tool to establish the theoretical extent of the proposed development site’s visibility, taking account of existing topography, the eye height of the observer and proposed building height.
- 8.2.10 This was followed by a site visit, using the ZTV to further refine the study area taking account of intervening vegetation and built form. This site visit took place during the winter to provide a ‘worst case scenario’
- 8.2.11 This study area then formed part of the scoping exercise with Havant District Council, providing them with the opportunity for early input and engagement. The scoping was carried out as an informal LVIA scoping exercise and did not form part of a formal EIA scoping.

8.2.12 This resulted in the study area upon which the remainder of the baseline study and assessment will be based.

Landscape Assessment Methodology

Landscape Baseline

8.2.13 Establishing the landscape baseline information has been carried out using a combination of desk-based study and site survey. It includes the identification and recording of the character of the landscape and the elements, features and aesthetic and perceptual factors that contribute to it. It also identifies the value attached to this landscape as a whole, before identifying the landscape receptors and their value.

Landscape Character

8.2.14 In rural landscapes, Landscape Character Assessment (LCA) is the key tool for understanding the landscape. Generally, this information is produced by competent authorities and public bodies, with relevant studies generally including:

- National Character Areas;
- County Landscape Character Areas; and
- Local Landscape Character Areas

8.2.15 This was then followed by a study of detailed site-specific information.

8.2.16 Typical baseline information has been mapped and includes the following:

- Aerial imagery
- Topography
- Soils and geology
- Vegetation
- Land use
- Settlement pattern and/or built form
- Protective designations
- Historic features
- Public Rights of Way
- Hydrology

8.2.17 The aesthetic and perceptual aspects of the landscape, such as its scale, complexity, openness, tranquillity or wildness have been described using a mixture of text and photographic evidence.

8.2.18 The information above has been collated and critically reviewed through a desktop exercise followed by on-site verification and refinement, where required.

8.2.19 Following this review and refinements, key characteristics contributing to the distinctive character of the landscape have then described as well as the condition of the landscape and the condition of elements or features making up this landscape.

Landscape Value

8.2.20 As part of the baseline description the value of the potentially affected landscape has been established. Value can apply to areas of landscape as a whole or to individual elements, features or aesthetic or perceptual dimensions which contribute to the character of the landscape. Landscape

value is the value attached to different landscape by society. These values can apply at a community, local, national or international level. National and international valued landscape are generally recognised by designations, which have a formal statutory bases, such as: National Parks, AONBs, Listed Buildings and Conservation Areas. Local landscape designations are generally identified locally valued landscape which are recognised through local landscape designations, such as Special Landscape Areas or Areas of Great Landscape Value). They are incorporated into planning documents with accompanying planning policies.

8.2.21 It is important that the baseline study seeks to understand the basis for the designation and why the landscape is considered of value, identifying to what degree the criteria and factors used to support the designation are represented in the study area. Fieldwork will be used to establish how the criteria are expressed in the study area, whilst recognising that every part of a designated area contributes to the whole landscape in some way.

8.2.22 The starting point in establishing the value of the landscape is looking at the landscape designations associated with the identified landscape receptors, however, it should be noted that GLVIA3 acknowledges that undesignated landscapes do not necessarily have no value and may contain valued elements. Areas of undesignated landscape have been assessed through a combination of desktop and site-based analysis in line with Box 5.1 of GLVIA3 and the range of factors defined (although not exhaustive) in Table 1 of TGN02/21ⁱⁱ. This examines a range of factors as shown in Table 8.2.1.

Table 8.2.1: Range of factors that can be considered when identifying landscape value

Factor	Definition
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to landscape
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure
Associations	Landscape which is connected with notable peoples, events and the arts
Distinctiveness	Landscape that has a strong sense of identity
Recreational	Landscape offering recreational opportunities where experience of landscape is important
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense
Perceptual (Wildness and tranquillity)	Landscape with a strong perceptual value notable wildness, tranquillity and/or dark skies
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape

- 8.2.23 The indicators of landscape value should be revised on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance attached to each value indicated is likely vary across different landscape, this will influence the overall ‘weight of evidence’ in coming to an overall judgement on the landscape value.
- 8.2.24 TGN02/21 nor GLVIA3 provide a prescribed range of values to define the landscape value of a site, however, in the interest of robustness and clarity it is suggested a scale of High to Very Low is used. Table 8.2.2 provides the definitions associated with each value, taking account of both the scale of the landscape value (identified in paragraph 2.20) and the factors identified in Table 8.2.1 to aid with the value of undesignated landscapes.

Table 8.2.2: Landscape Value Criteria

Value	Definition
Very High	A very distinctive landscape with strong, widespread and defining characteristics. High quality with no detracting features. Contains features that could be described as unique or are nationally scarce. Considerable conservation and/or recreational/heritage interest. Such areas would generally be internationally or nationally recognised designations, e.g. World Heritage Sites, key elements/features within a National Park or AONB, areas of exceptional remoteness, areas providing a setting for internationally valued buildings or cultural features.
High	A distinctive landscape with strong, widespread and defining characteristics. High quality with some minor detracting features. Contains features that are very attractive or have an attractive scenic quality and in part rare. Considerable conservation and/or recreational/heritage interest. Such areas would generally be nationally recognised designations, e.g. National Parks, Areas of Great Landscape Value (or similar designations), AONBS, remote countryside, accessible wildlife areas or national value and areas providing a setting for listed buildings or nationally important cultural features.
Medium	Reasonably distinctive landscape or with some strong contributing characteristics. Average quality with features that are locally commonplace which may exhibit some detracting features. Intermediate conservation and/or recreational/heritage interest. A strong sense of place. Such areas would generally be local designations.
Low	Relatively bland or commonplace landscape or with limited positive characteristics. Features that make little contribution to local distinctiveness. Some detracting features, Limited conservation and/or recreational/heritage interest. Poor sense of place. Such areas would be commonplace at local level and would generally be undesignated, offering scope for improvement.
Very Low	A degraded featureless landscape with little or no characteristics of quality or interest. Not sense of place. Such

areas would generally be undesignated and identified as required recovery.

Landscape receptors

- 8.2.25 Once the landscape baseline has been established it is important that landscape receptors are identified. A landscape receptor is ‘a defined aspect of the landscape resource that has the potential to be affected by a proposal’ in GLVIA3.
- 8.2.26 The first step is to identify the components of the landscape that are likely to be affected by the scheme, this can be the overall character of the study area or site or individual elements of features and specific aesthetic or perceptual aspects.
- 8.2.27 The value of each receptor has been identified, following the same criteria as established in Table 8.2.2, not forgetting that all individual elements contribute towards the overall landscape character and value of the study area.

Assessment of landscape effects

Landscape susceptibility to change

- 8.2.28 Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences.
- 8.2.29 The nature of the predicted effect should not take account of the value attached to the receptor, but should be determined by combining judgements about matters such as the size and scale of the change, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
- 8.2.30 GLVIA 3 recommends that judgements about the susceptibility of landscape receptors to change should be recorded on a verbal scale (for example high, medium or low). Table 8.2.3 provides a definition for each scale.

Table 8.2.3: Landscape Susceptibility Criteria

Value	Definition
High	Landscape receptor of particular distinctive character susceptible to relatively small changes.
Medium	Landscape receptor reasonably tolerant of changes
Low	Landscape receptor which is potentially tolerant of substantial changes.

Landscape sensitivity

- 8.2.31 The sensitivity of a landscape receptor is the combination of its susceptibility to the type of change or development and the value attached to the landscape.
- 8.2.32 GLVIA 3 does not set out the range of values associated with the sensitivity of the landscape receptor, in the interest of robustness and clarity it is suggested a scale of high to very low is used. Table 8.2.4

sets out the definitions and typical criteria for the landscape values identified as suitable for this assessment.

Table 8.2.4: Landscape Sensitivity Criteria

Value	Definition and typical criteria
High	The landscape cannot accommodate any change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics: - The landscape has a high susceptibility to change and has high value; or - The landscape has a medium susceptibility to change and has a high or very high value.
Medium	The landscape is able to accommodate a small change related to the proposed development without undue consequences arising on the condition or quality of its defining qualities: - The landscape has a high susceptibility to change and has a medium to low value; or - The landscape has a medium susceptibility to change and has a high to medium value; or - The landscape has a low susceptibility to change and has a very high to high landscape value.
Low	The landscape is able to accommodate a medium change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics: - The landscape has a high susceptibility to change and has a very low value; or - The landscape has a medium susceptibility to change and has a low value; or - The landscape has a low susceptibility to change and has a medium or low value.
Very low	The landscape is able to accommodate a large change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics: The landscape has a low susceptibility to change and has a very low value.

Magnitude of change

- 8.2.33 The magnitude of change related to the proposed development and its effect on the landscape receptors has been assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility.
- 8.2.34 Judgements on the size and scale of change in the landscape that is likely to be experienced as a result of each effect has taken account of:
 - The extent of existing landscape elements that will be lost and the contribution of that element to the character of the landscape
 - The degree to which aesthetic or perceptual aspects of the landscape are altered by the removal of existing components and/or introduction of new ones
 - Whether the effect changes the key characteristics of the landscape which are critical to its distinctive character
- 8.2.35 The geographical extent over the landscape effect has been felt, for the purpose of this assessment these can be defined as:

- At site level (i.e. within the site boundary only)
- At the level of the immediate setting (i.e. within 100m from the site boundary)
- At the scale of the landscape type or character area within which the proposal lies
- At a larger scale (i.e. beyond the landscape type or character area)

- 8.2.36 The duration and reversibility of the landscape effects have formed a consideration of the magnitude of change. Whilst separate, these are linked considerations. Due to the time constraints associated with a range of landscape elements (i.e. the establishment of vegetation) duration has been judged in line with the following scale:
 - Short term – 0 to 5 years
 - Medium term – 5 to 10 years
 - Long term – 10 to 20 years
- 8.2.37 Reversibility on the other hand is a judgement about the prospects and the practicality of the particular effect being reversed in a certain amount of time. Housing developments are generally considered to be permanent, however some elements or landscape receptors can be affected with mitigation in place to reverse or partially reverse the effects i.e. effects associated with construction access.
- 8.2.38 An experience-based judgement of the elements above has resulted in the overall magnitude of change on a particular landscape receptor. The magnitude of change is the degree of change experienced by the receptor. Table 8.2.5 sets out the definitions associated with each rating. It is important to note that the magnitude of change can be defined as having both an adverse (negative) or beneficial (positive) effect on the landscape receptor.
- 8.2.39 To provide a better understanding of the timeframe associated with the development of the proposed site and its associated mitigation, the magnitude of change has been assessed for the development during the ‘construction stage’ followed by the ‘operational stage’ when the development is in use. To show how effective mitigation measures are the magnitude of change for the operational stage will be assessed at both day one and after 15 years.

Table 8.2.5: Magnitude of change definitions

Magnitude rating	Definition and typical criteria
Major	Major alteration (loss/enhancement) to key valued elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements considered to be prominent and totally uncharacteristic when set within the attributes of the receiving landscape.
Moderate	Partial alteration (loss/enhancement) to one or more key elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
Minor	Minor alteration (loss/enhancement) to one or more key elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.

Negligible	Very minor alteration (loss/enhancement) to one or more key elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements that are not uncharacteristic with the surrounding environment.
No Change	No noticeable alteration (loss/enhancement) to key elements, features and characteristics defining the landscape receptor.

Predicted landscape effects

8.2.40 The predicted landscape effects have then been determined by the assessment of landscape sensitivity set against the magnitude of change. The results have been identified by using the matrix in Table 8.2.6. The same matrix has been applied to establish the visual effects of the proposed development to allow for cross comparison.

Table 8.2.6: Significance Criteria for Landscape effects

		Landscape Sensitivity			
Magnitude of change		High	Medium	Low	Very Low
	Major	Major	Moderate/ Major	Moderate	Minor/ moderate
	Moderate	Moderate/ major	Moderate	Minor/ Moderate	Minor
	Minor	Moderate	Minor/ moderate	Minor	Neutral/mino r
	Negligible	Minor	Neutral/mino r	Neutral	Neutral
	No Change	Neutral	Neutral	Neutral	Neutral

8.2.41 As with the magnitude of change the overall landscape effect can be both positive/beneficial or negative/adverse and has been assessed during the construction stage and the operational stage on day one and after 15 years.

Significance of Landscape Effects

8.2.42 The evaluation of the individual landscape effects has been assigned a relative degree of impact using a range of values that is consistent within the LVIA and deemed appropriate in relation to the proposed type and scale of development and in accordance with recognised standard industry practice. As this Landscape and Visual Impact Assessment forms part of a larger Environment Impact Assessment (EIA) significance has been determined, this has identified which of the landscape impacts have been considered important enough to be ‘likely significant impacts’. However, it is important to state that effects that are not deemed significant should not be completely disregarded.

8.2.43 For the purposes of this report, the predicted impacts which are moderate/major or higher have been deemed significant. Where groupings of moderate effects exist, these have been judged to be ‘likely significant’ as well. Effects toward the higher level (i.e. major) have been judged to be most important, whilst those towards the bottom of the scale are of lesser concern.

Visual Assessment Methodology

Visual Baseline

8.2.44 The visual baseline and associated receptors have been identified using a combination of desk-based and site survey. The visual baseline has established the area in which the development is visible. Following this, the visual receptors have been identified with viewpoints chosen to represent certain groups of visual receptors and/or specific viewpoints, such as local visitor attractions.

Zone of Theoretical visibility (ZTV)

8.2.45 The ZTV mapping is a desk-based study and establishes the theoretical visibility of the proposed development. The ZTV for this report has been produced using a Digital Terrain Model (DTM) of the site and its surroundings. One central reference point has been used to determine the visibility of the proposed development with a building height of 9m and a viewer height of 1.6m. As recommended in GLVIA3 the ZTV has been carried out treating the world as ‘bare earth’ without taking account of potential screening by vegetation, buildings, etc.

Identification of visual receptors and key viewpoints

8.2.46 Following the production of the ZTV a desk-based study and site visit have been carried out to aid in determining the key visual receptors. Visual receptors include people in a specific area who will be affected by the changes in views and visual amenity. They may include the following:

- People living in the area;
- People who work in the area;
- People passing through (Road, rail or other forms of transport);
- People visiting promoted landscapes or attractions; and
- People engaged in recreation (including users of PRow and accessible land)

8.2.47 People can have differing responses to changes in views and visual amenity depending on their context (location, time of day, season and/or degree of exposure to views) and purpose for being a particular place (e.g. reception, residence, employment or passing through).

8.2.48 The above information has been used to establish identified groups of visual receptors with key viewpoints selected, falling into the following groups:

- Representative viewpoints – Selected to present the experience of different types of visual receptors, where larger number of viewpoints cannot all be included individually and where the significant effects are unlikely to differ
- Specific viewpoints – Chosen because they are key and/or promoted viewpoints within the landscape
- Illustrative viewpoints – Chosen specifically to demonstrate a particular effect of specific issues, which might be the restricted visibility at certain locations.

8.2.49 The baseline viewpoints have been taken in line with the latest Landscape Institute guidance, a separate methodology for which can be found in appendix 8.4 and have been documented in a structured and consistent manner.

8.2.50 A combination of photographs and a written description have been used to record the visual baseline, including the following:

- The type and relative number of people (visual receptors) likely to be affected;
- Location, nature and characteristics of the chosen viewpoint;
- Nature, composition and characteristics of the existing views experienced at these viewpoints, including direction of view;
- Visual characteristics of the existing views; and
- Elements which may interrupt, filter or otherwise influence the views.

Sensitivity of visual receptor

8.2.51 Each visual receptor has been assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views. When determining the sensitivity of a visual receptor the following parameter have been considered:

- Location and context of the viewpoint;
- Expectations and occupation/activity of the receptor;
- Importance or value of the view; and
- Degree of exposure to the view e.g. permanence vs transience

8.2.52 In accordance with GLVIA3 the visual receptors have been graded according to their sensitivity to change against the criteria set out in Table 8.2.7.

Table 8.2.7: Visual Receptor Sensitivity Criteria

Value	Definition and typical criteria
High	Receptors with a high interest in the visual environment, e.g. • Occupiers of residential properties (particularly habitable rooms occupied during daylight hours), users of PROWs and scenic routes where the focus is on the landscape. • Visitors to heritage assets or other attractions where the landscape setting is an important contributor to the experience
Medium	Receptors with a moderate interest in the visual environment, e.g. • People travelling through or past the affected landscape including pedestrians and cyclists • People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest
Low	Receptors with passing or momentary interest in the visual environment • People at their place of work or industrial facilities • People driving on minor routes
Very Low	Receptors with limited interest in the visual environment • People driving on fast routes, including major routes and motorways

Magnitude of change

8.2.53 Each viewpoint has been assessed in terms of its magnitude of change, a judgement of the nature of the predicted visual effect has been made using the following indicators:

- Extent – the extent of the baseline view that would be occupied by the development: full (unobstructed by vegetation, topography or intervening structures) or partial (obstructed to some extent vegetation) or glimpsed views.
- Proportion – what proportion of the development would be visible: full (all), most (more than 75%), half (50%), small amount (less than 25%) or none.
- Contrast – how would the visible elements of the development relate to the remaining/adjoining features of the baseline landscape: high, medium or low levels of contrast?
- Loss of features – what landscape features in the view would be lost/changed as a result of the proposed facilities?
- Duration – temporary, permanent, intermittent or continuous e.g. transient (views which are normally viewed while in motion as in while travelling by train or car) and seasonal (views which will be subject to seasonal leaf cover).
- Angle of view – direct (approximately head on), oblique (45 degrees to head on) or peripheral (greater than 45 degrees i.e. on the edge of vision).
- Distance – measured in kilometres between the site and the receptor. View distance has been described as short (0-100m), medium (100-1000m) and long (1000m or more).

8.2.54 Using these indicators, an experience-based judgement has been made for each visual receptor as to the degree of alteration in the baseline view. The degree of alteration and the criteria used are shown in Table 8.2.8.

Table 8.2.8: Visual Magnitude of Change Criteria

Magnitude rating	Definition and typical criteria
Major	Major alteration to the composition or nature of views through the introduction of highly prominent elements and / or the alteration of a large proportion of the field of view. The proposed development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Commanding, standing out, controlling the view, easily seen.
Moderate	Partial alteration to the composition or nature of views through the introduction of elements that are of medium prominence and / or the alteration of a medium proportion of the field of view. The proposed 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.
Minor	Minor alteration to the composition or nature of views through the introduction of elements that are of limited prominence and / or the alteration of a small proportion of the field of view. The proposed development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.

Negligible	Very minor alteration to the composition or nature of views through the introduction of elements that are barely visible and / or the alteration of a negligible proportion of the field of view. The proposed development would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Weak, not legible, not obvious, indistinct, near limit of acuity of human eye.
No Change	The proposed development is not visible and will not change the baseline view.

- 8.2.55 As with the landscape assessment, the predicted magnitude of change has been recorded as positive/beneficial or negative/adverse.
- 8.2.56 The magnitude of change has also been assessed at different timeframes to provide a better understanding of the timeframe associated with the development of the proposed site and its associated mitigation, the magnitude of change has been assessed for the development during the ‘construction stage’ followed by the ‘operational stage’ when the development is in use. To show how effective mitigation measures are the magnitude of change for the operational stage has been assessed at both day one and after 15 years.

Predicted visual effects

- 8.2.57 The predicted visual effects have then been determined by the assessment of receptor sensitivity set against the magnitude of change. The result has been identified by using the matrix in Table 8.2.9. This matrix is the same as the one used to determine the landscape effects, to allow for cross comparison of the results.

Table 8.2.9: Significance Criteria for Visual effects

		Visual Sensitivity			
Magnitude of change		High	Medium	Low	Very Low
	Major	Major	Moderate/ Major	Moderate	Minor/ moderate
	Moderate	Moderate/ major	Moderate	Minor/ Moderate	Minor
	Minor	Moderate	Minor/ moderate	Minor	Neutral/minor
	Negligible	Minor	Neutral/minor	Neutral	Neutral
	No Change	Neutral	Neutral	Neutral	Neutral

- 8.2.58 As with the magnitude of change the overall landscape effect can be both positive/beneficial or negative/adverse and will be assessed during the construction stage and the operational stage on day one and after 15 years.

Significance of Visual Effects

- 8.2.59 The evaluation of the individual visual effects have been assigned a relative degree of impact using a range of values that is consistent within the LVIA and deemed appropriate in relation to the proposed type and scale of development and in accordance with recognised standard industry practice. A this Landscape and Visual Impact Assessment forms part of a larger Environment Impact Assessment (EIA) significance has been determined, identifying which of the visual impacts have been considered important enough to be ‘likely significant impacts’. However, it is important to state that effects that are not deemed significant should not be completely disregarded.
- 8.2.60 For the purposes of this report, the predicted impacts which are moderate/major or higher are deemed significant. Where groupings of moderate effects exist, these are judged to be ‘likely significant’ as well. Effects toward the higher level (i.e. major) are judged to be most important, whilst those towards the bottom of the scale are of lesser concern.

Cumulative landscape and Visual Effects

- 8.2.61 Cumulative landscape and visual effects must be considered in LVIA when it is carried out as part of EIA. It is important in LVIA to consider the cumulative landscape and visual effects that may result from an individual project that has been assessed interacting with the effects of other proposed development in the area. The cumulative effects have been assessed for developments which have received planning consent, but are not under construction and/or schemes that are subject to a valid planning application, but have not yet been determined. Where developments are newly constructed or under construction, these have been included in the baseline information and have been assessed as part of the general landscape and visual effects within the main body of the assessment.
- 8.2.62 The focus for the cumulative landscape and visual effects has been on those effects that will be ‘likely significant effects’.
- 8.2.63 There are many different types of cumulative landscape and visual effects that may need to be considered. They can include the following:
- The effects of an extension to an existing development or the positioning of a new development such that it extends or intensifies the landscape and/or visual effects of the first development;
 - The ‘filling’ of an area with either the same or different types of development over time such that it may be judged to have substantially altered the landscape resource and views of visual amenity;
 - The interactions between different types of development, each of which may have different landscape and/or visual effects and where the total effect is greater than the sum of all parts;
 - Incremental change as a result of successive individual developments such that the combined landscape and/or visual effect is significant even though the individual effects may not be;
 - Temporal effects, referring to cumulative impacts of simultaneous and/or successive projects that may affect communities and locations over an extended period of time;
 - The effect of developments which have indirect effects on other developments, either by enabling it or disabling it them; and/or
 - Landscape and/or visual effects resulting from a future action that removes something from the existing landscape, which may have consequences for other existing and proposed developments.

- 8.2.64 The assessment of the cumulative effects retains a clear focus on the specific contribution of the proposed development to a wider process of cumulative change (i.e. the aim is not to measure the significance of the total effect of all of the proposed developments). Cumulative assessment therefore considers the following:
- Whether there is the potential for known development proposals in the vicinity to result in a future process of cumulative landscape or visual change;
 - Whether the proposed development (the subject of the assessment) would significantly contribute to this process; and, if so;
 - Whether this would be an additional and possibly more significant effect than its effects in isolation judged against the existing baseline conditions.
- 8.2.65 The developments included in the cumulative assessment are those set out by the LPA and/or the EIA coordinator. GLVIA 3 states that any recent development or development under construction should not be included in the cumulative assessment but should be included in the baseline.
- 8.2.66 The cumulative assessment has assumed that the sensitivity of the landscape and visual receptors to cumulative effects is the same as for the proposed development in isolation.

Scoping

- 8.2.67 A formal EIA scoping opinion was carried out by White Young Green (now Tetra Tech) with the Natural England response requiring details and mapping of the landscape character areas, with an assessment of the visual and physical effects of the development on the site and surrounding landscape. It also requested that potential long distance views from the Chichester Harbour AONB are identified, if available.
- 8.2.68 The Havant Borough Council Landscape Team's response requested the use of GLVIA 3 as the basis for the Landscape and Visual Impact assessment and referred to the Havant borough council character study.
- 8.2.69 Following this an informal LVIA scoping letter was issued to Havant Borough Council on 20th January. The letter including information on the proposed study area, viewpoints and visual receptors, cumulative schemes considered and the proposed methodology. A full copy of the letter can be found in appendix 8.5. At the time of writing no response was received from the LPA.

8.3 PLANNING CONTEXT

Introduction

- 8.3.1 This section describes the relevant landscape related planning policy, legislation and guidance applicable to the development site, its context and the proposed land use. The relevant statutory and non-statutory designations are identified on drawing CB_L_15_075_P1_1102 in appendix 8.1.

National legislation.

Town and Country Planning Actⁱⁱⁱ

- 8.3.2 The Town and Country Planning Act 1947 established the principle that development should not proceed in an uncontrolled way, but should be subject to official authorisation. It also allowed Local Planning Authorities (LPAs) to include green belt proposals into their development plan.

- 8.3.3 Current planning legislation in England and Wales was consolidated in the Town and Country Planning Act 1990, part of which were replaced or amended by the Planning and Compulsory Purchase Act 2004. Section 106 of the 1990 Act allows for the setting in place of planning agreements and planning obligations that developers must meet in order to secure planning permission. In landscape terms this can apply to areas of public open space and play provision among others.

The Planning Act 2008^{iv}

- 8.3.4 The 2008 Act introduced the Community Infrastructure Levy (CIL), which can be used to fund a wide range of infrastructure needed to support the development of the area.

National Parks and Access to the Countryside Act 1949^v

- 8.3.5 This Act provided the frameworks for the creation of National Parks and Areas of Outstanding Natural Beauty (AONBs) in England and Wales, whilst also addressing Public Rights of Way (Prow) and access to open land.

Conservation of Habitats and Species Regulations 2017 (As Amended)^{vi}

- 8.3.6 The 2017 regulations are one of the pieces of domestic law that transposed the land and marine aspects of the EU Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) into national legislation for England and Wales. A revised draft piece of legislation 'Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' is currently under deliberation following Brexit, which would ensure the continued operability of the regulations post January 2021.
- 8.3.7 The EU Habitats and Wild Birds Directives led to the setting up of a network of Special Areas of Conservation (SAC) and Special Protection Areas (SPA), which together form a network of protected sites across the EU named Nature 2000. It aims to protect species and habitats which are considered to be of European interest. The revised national regulations (once approved) will ensure the continuation of this on a national level, this will be referred to as the National Site Network.
- 8.3.8 LPAs are required to consider the potential impacts of any development on SPA's and SAC's.

The Wildlife and Countryside Act 1981^{vii}

- 8.3.9 The Wildlife and Countryside Act 1981 is implemented in the UK to give protection to native species (especially those at threat), controlling the release of non-native species and it enhances the protection of Sites of Special Scientific Interest (SSSIs). It also builds upon the Right of Ways rules in the National Parks and Access to the Countryside Act 1949. It is regulated by Natural England.

The Countryside and Right of Way Act 2000 (CROW Act)^{viii}

- 8.3.10 The CROW Act normally gives a public right of access to land mapped as 'open country' or registered common Land. These areas are known as 'open access land'. Most of the coastal margin that is being created as part of the England Coast Path is also open access land.
- 8.3.11 In addition it includes measures for the strategic planning of rights of way networks and provides improved protection and management of SSSIs.

National Heritage Act 1983^{ix}

- 8.3.12 The Act sets up the Historic Buildings and Monuments Commission for England, now known as Historic England. Historic England is the Government’s statutory adviser on the historic environment. It holds the List of Buildings, the Schedule of Monuments, the Register of Parks and Gardens and the Register of Historic Battlefields.
- 8.3.13 The ‘Arrangements for Handling Heritage Applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015’ states that LPAs are obliged to consult Historic England on certain planning application and listed building consent applications.

Planning (Listed Buildings and Conservation Areas) Act 1990*

- 8.3.14 This Act establishes the principles relating to the granting of planning permission for building works, with particular focus on listed buildings and conservation areas and their setting.

Ancient Monuments and Archaeological Areas Act 1979^{xi}

- 8.3.15 The Act defines 'scheduled monuments' and establishes the principles relating to the protection of the monument and the granting of planning permission or works. Scheduling is applied to sites of national importance.

National Planning Policy

National Planning Policy Framework (NPPF)^{xii}

- 8.3.16 The NPPF was first published in March 2012 and last updated in July 2021 and sets out the government’s planning policies for England and how these are expected to be applied.

2. Achieving sustainable development

- 8.3.17 Paragraph 11 states that ‘Plans and decisions should apply a presumption in favour of sustainable development.’ It continues that ‘for decision-taking this means:
- c) Approving development proposals that accord with an up-to-date development plan without delay; or
 - d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. The application of policies in this Framework that protect the areas or assets of particular importance provides a clear reason for refusing the development propose; or
 - ii. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole.

8. Promoting healthy and safe communities

- 8.3.18 In paragraph 92 the NPPF states that ‘Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- a) ‘Promote social interaction [...]
 - b) Are safe an accessible [...] for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space [...]; and
 - c) Enable and support healthy lifestyles [...] for example through the provision of safe and accessible green infrastructure, sports facilities, [...], allotments and layouts that encourage walking and cycling.’

- 8.3.19 Paragraph 98 focussed on the provision of open space and their multi-functional benefits relating to health and wellbeing, nature and climate change. Stating that ‘information gained from assessments should be used to determine what open space, sport and recreation provision is needed.

- 8.3.20 It continues in paragraph 99 that ‘existing open space, sports and recreational buildings and land, including playing fields, should not be built on’ unless there is a clear surplus, the loss would be replaced by equivalent or better provision or the development is for alternative sports and recreational provision with the benefits clearly outweighing the loss.

- 8.3.21 Paragraph 100 states that ‘planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.’

- 8.3.22 It then continues (paragraph 101) to provide detail on the designation of Local Green Space stating that ‘policies for managing development within a Local Green Space should be consistent for those for Green Belts’.

12. Achieving well-designed places

- 8.3.23 Chapter 12 of the framework looks at the design of new developments, and states that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and makes development acceptable to communities’.

- 8.3.24 ‘Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (46); and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 8.3.25 Paragraph 131 emphasises the important of trees and states that they ‘make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.’ Continuing that ‘planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in development [...], that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.’

15. Conserving and enhancing the natural built environment

- 8.3.26 This chapter covers the protection of the wider landscape, stating that ‘planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Developments should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 8.3.27 Paragraph 176 places emphasis on the ‘great weight [that] should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.’ Continuing that ‘the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and design to avoid or minimise adverse impacts on the designated areas.’
- 8.3.28 Paragraph 177 states that ‘permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.’

16. Conserving and enhancing the historic environment

- 8.3.29 Section 16 of the policy covers the protection of the historic landscape stating that Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In developing this strategy, local planning authorities should take into account:
- g) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - h) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - i) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - j) opportunities to draw on the contribution made by the historic environment to the character of a place.

- 8.3.30 Paragraph 190 states that ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Local Planning Policy

Local Plan

- 8.3.31 The site is located within Havant Borough Council, who’s adopted local plan is made up of the ‘Havant Borough Core Strategy (March 2011)’^{xiii} and the ‘Havant Borough Local Plan [Allocations] (July 2014) and saved policies. The following policies within this document are relevant to this assessment:

Policy CS1: Health and Wellbeing

- 8.3.32 The policy includes the protection and improvement of existing open space and the inclusion of new open space within proposed developments which are safe and easy to access.
- 8.3.33 The policy also aims to provide cycle and pedestrian links between developments.

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

- 8.3.34 This policy focusses on the protection and enhancement of the key landscape character principles, as well as designated and non-designated landscape, habitats and features of biological, hydrological or geological interests as well as heritage designations.
- 8.3.35 It also aims to maintain undeveloped gaps between settlements including the gap between Havant and Waterlooville.

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

- 8.3.36 The policy ensure that the special qualities of the Chichester Harbour AONB and its setting are conserved and enhanced in line with policy aims of the Chichester Harbour AONB Management Plan.

Policy CS13: Green Infrastructure

- 8.3.37 Policy CS 13 focusses on the green infrastructure within the borough, including improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources, whilst not undermining the functional integrity of the green infrastructure.

Policy CS16: High Quality Design

- 8.3.38 The policy aims to ensure that developments are designed to a high standard, creating places where people want to live, work and relax. It states that all development should demonstrate that its design:
- 1) Responds to, draws inspiration from and respects local context [...];
 - 2) Produces a positive relationship between buildings, street and spaces both existing and proposed [...]
 - 3) Contributes to the improvement of the public realm close to the development [...]

[...]

Policy CS17: Concentration and Distribution of Development within the Urban Areas

- 8.3.39 This policy states that residential, and other, development should be concentrated within the five urban areas of Havant Leigh Park, Waterlooville, Emsworth and Hayling Island.

Policy CS20: Transport and Access Strategy

- 8.3.40 The policy states that development will be permitted when, among other matters, waling and cycling routes are maintained or improved. It also includes the improvement of highway, cycling and pedestrian links between the western built up area of the borough (Waterlooville) and the eastern area of the borough (centred on Havant) [...].

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

- 8.3.41 The policy states that development will only be permitted where it protects and enhances local habitats and landscape distinctiveness.

Policy DM11: Planning for More Sustainable Travel

- 8.3.42 The policy aims to ensure that new development are located and designed at the outset to encourage integration with existing pedestrian, cycle and public transport routes.

Statutory and non-statutory designations

- 8.3.43 All relevant statutory and non-statutory designations are identified on drawing CB_L_15_075_P1_1102 in appendix 8.1.

Sites of Special Scientific Interests

- 8.3.44 SSSIs are a formal conservation designation and encompass areas that are of particular interest to science due to the rare species of fauna or flora it contains and therefore carry a strict level of protection, as reinforced by the Wildlife and Countryside Act 1981, CROW Act 2000 and chapter 15 of the NPPF. In England SSSIs are designated by Natural England (NE).
- 8.3.45 SSSIs form a national network of sites which underpin the SACs and SPAs set out in the Conservation of Habitats and Species Regulations 2017.
- 8.3.46 Development within these areas is not allowed, unless it cannot be avoided. SSSIs also include 'impact risk zones' which are applied around the designation. Development within these areas will be subject to examination at a level of rigorousness in correlation to its proximity to the designation. This is reinforced by policy CS11 in the Havant Borough Core Strategy.
- 8.3.47 Langstone Harbour SSSI is located within the study area at approx. 1200m from the site boundary. Any mitigation measures would be as recommended by the project ecologist.

Public Rights of Way

- 8.3.48 PRowS are linear routes over land which can be legally accessed by the public at all times, notwithstanding the land being owned by a private individual or body. These routes are listed and described in Definitive Maps and Statements, generally held by the county council.
- 8.3.49 The measures for the strategic planning of the PRow network are set out by the CROW Act 2000.

- 8.3.50 PRow footpath no. 108/26c/2 runs through the norther section of the site, with PRow bridleway no. 108/28/1 running along the northern boundary and 108/28/2 part of the eastern site boundary continuing into 108/28/3 when crossing the A3.

- 8.3.51 All PRow within the study area are shown on drawing GLS_050_110_1102 in appendix 8.1.

Listed buildings

- 8.3.52 The Planning (Listed Buildings and Conservation Areas) Act 1990 protects buildings of special architectural or historic interest via a statutory national list. The effect of a proposed development on the setting of a listed building is a material consideration in determining a planning application. Setting is defined as "the surroundings in which a heritage is experienced". It is also protected by Policy CS11 in the Havant Local Plan.
- 8.3.53 The following listed buildings are located in close proximity (within 500m) from the proposed development site:
- The Towers – Grade II listed building located approx. 250m to the south of the site along Portsdown Hill Road
 - Sunspan – Grade II listed building located approx. 230m to the south of the site along Portsdown Hill Road.
- 8.3.54 Additional listed buildings within the study area are shown on the designation plan, drawing CB_L_15_075_P1_1102 in appendix 8.1.

Ancient Monuments

- 8.3.55 The Ancient Monuments and Archaeological Areas Act 1979 protects Scheduled Monuments or 'any other monument which in the opinion of the Secretary of State is of public in test by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it'. A monument is defined as 'any building or work above or below the surface of the land, any cave or excavation; any site comprising the remains of any such building, structure or work or any cave or excavation; and any site comprising or comprising the remains of any vehicle, vessel or aircraft or other movable structure or part thereof [...]' ^{xiv}. It is also protected by Policy CS11 in the Havant Local Plan.
- 8.3.56 The site contains an ancient monument a 'Roman villa and section of roman road south-west of Littlepark Wood'.
- 8.3.57 The following ancient monuments are located in close proximity (within 500m) from the proposed development site:
- Bevis's Grave long barrow and early medieval cemetery, 100m west of Belmont Castle which is located approx. 260m to the south of the site
 - Fort Purbrook, located approx. 360m at its closest point to the south west of the site

Area of Outstanding Natural Beauty

- 8.3.58 An AONB is land protected by the CROW Act 2000 and protects the land to conserve and enhance its natural beauty. In England AONBs are designed by Natural England (NE), with and AONB management plan prepared jointly by all the local authorities with land within the AONB. The closest AONB to the site is the Chichester Harbour AONB located approximately 2.8km to the south east of the proposed site.

8.3.59 The Chichester Harbour AONB management plan includes the AONB and its setting. It is important any proposals will not have a detrimental impact on the setting of the Chichester Harbour AONB.

8.4 STUDY AREA

8.4.1 The initial study area for the assessment was set to a radius of 2.5km from the centre of the proposed development site. This was done on the basis that at this distance the proposed form of development, when seen with the human eye, would be hardly discernible or not legible and therefore unlikely to significantly influence the character or visual amenity of the existing landscape.

Zone of Theoretical Visibility and Visual Barriers

8.4.2 The ZTV findings are included in drawing GLS_050_110_1106, which can be found in appendix 8.1. Prior to the field survey a desktop survey is carried out to identify visual barriers such as blocks of woodland and built form.

Field Survey

8.4.3 Following the establishment of the ZTV and desk-based visual barrier study a site visit was carried out in December 2022 to confirm, and where required, amend, the study area associated with the site.

Study area

8.4.4 The establishment of the study area is part of an iterative process and has taken into account relevant landscape character areas, designations and visibility. These items will be discussed further in the chapter, but have led to the reduction of the initial study area radius of 1.5km from the site boundary.

8.4.5 The scoping information issued to Havant District Council on 20th January included the establishment of the study area as shown on drawing GLS_050_110_1101 in appendix 8.1. No response has been received to date.

8.5 LANDSCAPE BASELINE

Introduction

8.5.1 The landscape baseline establishes the proposed development site in its context (i.e. the study area), with the survey carried out on 6th December 2022. This forms the starting point against which any potential changes that may result from the new development will be assessed.

8.5.2 The study identifies and records the character of the existing landscape and the elements, features and aesthetic and perceptual factors which contribute to it, followed by the value attached to the landscape.

Landscape Character

National Landscape Character

8.5.3 The study area is located on the boundary of two national landscape character areas, 126 South Coast Plain and 128 South Hampshire Lowlands. These have the following relevant key characteristics:

126 South Coast Plain^{xv}

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- The underlying geology of flinty marine and valley gravel extends several miles inland to the dip slope of the South Downs and The South Downs Lowlands. This gives rise to deep and well-drained high quality soils.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- The coastline provides feeding grounds for internationally protected populations of overwintering waders and winterfowl and is also extensively used for recreation.
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodland and shelterbelts.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.
- Historic fortifications along the coast include the Roman fort at Portchester and 19th century defences and later naval installations built to protect the Portsmouth naval dockyard.

128 South Hampshire Lowlands

- Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soil on higher land.
- Well-wooded framed landscape (particularly to the east of Southampton), characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere.
- Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.
- An intimate and enclosed field patterns with many small and irregular fields generally bounded by mixed-specie hedgerows or woodland.
- In part, a very urban NCA dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant. The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads/
- Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA.

County Landscape Character

8.5.4 The study area is located within the Hampshire County Council, who have produced the Hampshire County Integrated Character Assessment. The site falls within Character Area 2F Forest of Bere East and 8I Portsdown Hill Open Downs. The relevant key characteristics of these character areas are as follows:

2F Forest of Bere

- A low lying landscape with shallow undulations, predominantly south sloping.
- Varied geology and soils, with seasonally saturated heavy clays in the central and southern parts and locally higher, more undulating sandy outcrops resulting in agriculturally poor soils.
- Predominantly pasture, commercial forestry and woodland with some smallholdings.
- High proportion of woodland, both coniferous plantation and ancient semi-natural woodland, some fairly extensive, often accessible.
- Woodland creates a secluded landscape, contrasting with the adjoining major towns, although there are strong urban fringe influences around large settlements.
- High proportion of semi natural habitat including ancient woodland, wet woodland, remnant heath, unimproved neutral meadows and acid grassland supporting rich biodiversity.
- Part of the former hunting reserve of the Royal Forest of Bere, which has shaped the pattern of woodland, commons and assart fields. Hedgerow oaks and hedgebanks are common features. The fringes are typically of later formal enclosure.
- Routes vary from straight roads with wide verges associated with formal enclosure, to narrow, winding, hedged lanes.
- Historically, mixed settlement pattern of low density dispersed farms, with linear settlements along stream tributaries and common edges.
- Extensive mid to late 20th century development of Waterloooville, Horndean and Cowplain which divides the area in two. Other significant modern expansion of Denmead and Soberton Heath.

8I Portsdown Hill Open Downs

- An outlying chalk escarpment set in a predominantly low lying clay and coastal landscape giving the landscape added prominence.
- Large predominantly arable fields with straight boundaries set between drove lanes, with more irregular fields around the Wallington Stream and some fringe areas.
- Generally low hedges or no hedges, and occasional banks to field boundaries associated with drove routes.
- Very small copses including 19th century plantations – otherwise a distinct lack of trees and woodland. Chalk scrub on southern scarp side.
- Elevated exposed east-west ridge line gives rise to long panoramic views over the Forest of Bere to the north and Portsmouth, the harbours, the Solent and the hilly profile of the Isle of Wight, to the south.
- A popular green lung with easy access from settlements to the south – with significant areas of open access on the steeper south facing slopes.

Local Landscape Character

8.5.5 Locally, the study area is located within the Havant Borough Townscape, Landscape and Seascape Character Assessment and falls within LCA11 -A3(M) Eastern Corridor and LCA12 – Portsdown Hill. The relevant key characteristics of these LCA's are as follows:

LCA 11 – A3(M) Eastern Corridor

- The overall undulating landscape includes areas of contrasting landform including smooth shallow slopes and irregular small steep 'V' shaped valleys, attributed to its underlying complex geology
- Water courses include small streams and ditches with the main tributaries aligning in a NW to SE direction, with the Hermitage Stream being the most prominent

- A matrix of small fields and small woodland bounded by thick hedgerows and occasional larger arable fields
- Remnants of Forest of Bere
- The area is made up of a variety of habitat types in small, fragmented, habitat mosaic. The A3 (M) runs north to south through the area and provides a barrier between habitats.
- The southern end of the LCA is a mixture of open fields with woodland. The degradation of hedgerows in this area has resulted in the gradual loss of historic landscape character.
- Site of Littlepark Roman Villa, associated with the course of the Roman road from Chichester to Bitterne which runs through the grounds of South Down College
- South Downs College forms a significant feature in the landscape
- Levels of tranquillity are degraded by the noise from the adjacent A3 (M).
- Scratchface Lane provides a link with Havant and adjacent Crookhorn to the west.
- Mix of open and short enclosed views depending on proximity to woodland/hedgerow and elevation.

LCA12 – Portsdown Hill

- An elevated chalk ridge of Portsdown Chalk formation. The ridge is relatively consistent in height, with a steep south side contrasting with an undulating north side
- Shallow lime-rich soils with slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils to the north
- The vegetation pattern includes arable fields loosely aligned along the ridge with some hedgerows and small woodland copses
- The northern boundary of the area includes a large patch of arable land adjacent to the mosaic of small habitat types
- The creation of a golf course in this LCA has severely degraded the historic landscape character of this area
- The only early monument to survive extant is Bevis's Grave long barrow, though this is not visible from the main road to its south, and therefore contributes little to the visual character of the area
- Mix of surrounding residential patterns
- Noise from the A3 (M) and B2177
- Views to the north are restricted

Description of the Landscape Character of the Study Area

Physical Influences

- 8.5.6 The site is undulating in character with a valley running from the centre of the site to the south east. The higher parts of the site are located along the northern boundary and towards the current site access point along College Road.
- 8.5.7 Portsdown Hill to the south of the site forms a prominent ridgeline within the study area, with a steep slope to the south and generally undulating landscape to the north. The main valley within the study area is associated with the Hermitage stream and its tributaries running towards the Portsmouth Harbour estuary.
- 8.5.8 The geology within the site boundary consists of underlying chalk with slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

- 8.5.9

A ditch runs along part of the southern site boundary, with arms connecting into the site following the valley.
- 8.5.10

Further details of the topography of the study area can be found on drawing GLS_050_010_1106.
Land Cover and Use
- 8.5.11

The site is a large area of arable land consisting mostly of poor neutral grassland.
- 8.5.12

The majority of significant vegetation is located along the site’s boundary, consisting of a mixed native species hedgerow with native trees. The northern boundary forms part of Gundymoor Wood an area of ancient semi-natural woodland associated with the historically larger Littlepark Wood.
- 8.5.13

Remnants of field boundary hedgerows are present within the site boundary. As well as small areas of scrub.
- 8.5.14

A PRoW footpath runs diagonally through the northern section of the site, and a PRoW bridleway runs along the northern and part of the eastern boundary. In addition, the site contains several unofficial routes used by locals.
- 8.5.15

The site is located immediately to the west of the A3(M) corridor with residential areas to the west across from College Road. South Downs College is located to the north west. To the south west the site is bounded by the Portsmouth Golf Course and an area of arable land is located to the south east between the site and Portsdown Hill Road.
- 8.5.16

The overall character of the study area is built up with the site forming a central point between the conurbations of Purbrook/Waterlooville, Farlington/Portsmouth and Bedhampton/Havant.
Aesthetic and Perceptual Aspects
- 8.5.17

The site is relatively large in scale, particularly in comparison to the adjacent landscape structure associated with the residential areas and golf course. The lack of strong internal field boundaries has expanded the scale of the landscape.
- 8.5.18

The site lacks tranquillity due to its location immediately adjacent to the A3(M) a busy transport corridor connecting Portsmouth to London. As you move away from the A3(M) towards the west the site become more tranquil, however, there are still influences from the motorway and College Road as well as the South Downs College.
- 8.5.19

The site has several urban influences due to the adjacent motorway, College Road, the South Downs College as well as the presence of major and minor overhead cables.
Historical and Cultural Aspects
- 8.5.20

Located in the northern part of the site is a Scheduled Ancient Monument, with buried remains of a Roman Villa as well as remains of the Roman Road connecting Chichester to Bitterne (Southampton).
- 8.5.21

The hedgerows associated with the site are a mix of historical and newer field boundaries. The A3(M), South Downs College, Golf course and College Road have all influenced the site and created new boundaries. The remnant hedgerows within the centre of the site as well as the south eastern and northern boundaries are part the historic field boundary structure.

- 8.5.22

The PRoW footpath and bridleway form part of the historic transport network, connecting historic Havant with Purbrook. The recent construction of the A3(M) has separated these, however, the historic route has been retained as a bridge providing one of the few pedestrian/cycle crossings across the motorway.
- 8.5.23

Gundymoor Wood to the north of the site formed part of the wider Littlepark Wood closely connected to the Forest of Bere. Over time this area of woodland has been slowly eroded through the expansion of Havant/Bedhampton, Waterlooville and Cowplain/Horndean and the associated A3(M).
- 8.5.24

Further detail on the historic landscape can be found in the heritage and archaeological information supporting the application.

Landscape Value

- 8.5.25

The study area is not located within a formal designated area, with the exception of the Scheduled Ancient Monument (SAM).
- 8.5.26

The area associated with the SAM will have a **high** value, due to its national historic significance. The remainder of the site has been assessed in line with Table 8.5.1 in the methodology due to its lack of formal designations, identifying the range of factors that have to be considered when identifying the landscape value, many of which have been included as part of the previous sub-chapter ‘Landscape Character’.

Table 8.5.1 Landscape Value Indicators and the Site’s Contribution

Factor	Contribution
Natural Heritage	Neutral - Some intact elements of natural heritage to site boundary, historic internal hedgerows are very degraded. Heavily influenced by modern urban extensions.
Cultural Heritage	Positive - Cultural heritage within the site isolated to the SAM, although not evident when visiting the site. Some elements of cultural heritage in the form of other SAMs and listed buildings within the study area with limited interaction with the site itself.
Landscape condition	Neutral - The landscape is in medium condition with some elements of boundary vegetation in good condition, the majority consists of poor neutral grassland and degraded internal hedgerows.
Associations	Neutral - No known associations with notable people, events and the arts. The area of woodland to the north of the site (outside the site boundary) is a sectioned off area of Littlepark Wood, part of the wider Royal Forest of Bere.
Distinctiveness	Limited – The site provides a limited contribution to the distinctiveness of the area. It forms part of the wider rural landscape, but is separated due to the urban elements surrounding the majority of the site.
Recreational	Positive – The site includes 2 PRoWs, both in the northern section of the site connecting to Gundymoor Wood.
Perceptual (Scenic)	Neutral – There are some scenic qualities, due to the topography of the site, however it is heavily influenced by the surrounding urban elements.
Perceptual (Wildness and tranquillity)	Negative – the site is heavily influenced by the noise associated by the A3(M) and surrounding urban elements.
Functional	Some – The site is in use as arable land, with the boundary hedgerows forming part of the wider green infrastructure network.

- 8.5.27 The southern section of the site is valued as having a **low to medium** value, providing some positive contributions to the overall landscape character of the surrounding area, however, there are several opportunities for improvement.
- 8.5.28 The northern section of the site including the SAM is valued as having a **high** value due to its historical significance. However, this does not withstand there are improvements that could be made, both in landscape and heritage terms. This will be further discussed in the heritage information submitted as part of the application.

Landscape Receptors

- 8.5.29 A landscape receptor is ‘a defined aspect of the landscape resource that has the potential to be affected by the proposal’. This can be the overall character of the study area/site or individual elements/features and specific aesthetic/perceptual aspects.
- 8.5.30 Within the study area the following character areas could potentially be affected by the proposed development:
- Hampshire LCA: 2F Forest of Bere East
 - Hampshire LCA: 8I Portsdown Hill Open Downs
 - Hampshire LCA: 9G Havant and Emsworth Coastal Plain
 - Havant LCA: 6 Purbrook
 - Havant LCA: 11 A3(M) Eastern Corridor
 - Havant LCA: 12 Portsdown Hill
- 8.5.31 The national character areas have not been included, as the relatively small scale of the development in comparison to the area coverage of the national character area is unlikely to cause any noticeable effects at a national scale. Local and county areas that are not directly associated with the site or immediately adjacent to the site area also unlikely to be affected and have therefore not been identified as landscape receptors.
- 8.5.32 Individual elements making up the site that could potentially be affected by the proposed development are as follows:
- Topography and drainage
 - Trees & hedgerows
- 8.5.33 The site has limited perceptual qualities, these are unlikely to be affected and have therefore not been identified as landscape receptors.
- 8.5.34 Other landscape receptors whereby the landscape setting plays an important element are as follows:
- The Towers Listed Building
 - Roman Villa SAM
 - Bevis’ Grave SAM
 - PRoWs

Future landscape baseline

- 8.5.35 If the development should not go ahead, it is likely that the landscape baseline would remain as it currently stands and that hedgerows would become further degraded as the result of current agricultural practices.

8.6 VISUAL BASELINE

Introduction

- 8.6.1 The aim of the visual baseline is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views at these points.
- 8.6.2 The visual baseline study identifies and records the visibility of the site from the surrounding environment which forms the baseline against which any changes can be assessed.
- 8.6.3 The establishment of the visual baseline uses a combination of desktop survey and field survey. An initial field survey was carried out in December 2022 to gain an understanding of the site and produce scoping information which was issued to the council in January 2023. The scoping information included the proposed study area as well as proposed viewpoints to be assessed, a copy of which can be found in appendix 8.5. At the time of writing no response was received.

Visual Receptors and Key Viewpoints

- 8.6.4 Initially a ZTV mapping exercise was carried out. This, in combination with a desktop and on-site survey of existing visual barriers in the form of vegetation and urban form, formed the basis of the initial viewpoint locations. The ZTV plan can be found in appendix 8.1, drawing GLS_050_110_1105.
- 8.6.5 Following a review of the landscape baseline data and the result of the desktop and on-site observations a representational coverage of potential visual and landscape effects of the proposed development can be assessed from the positions described in Table 8.6.1. Locations of these can be found on drawing GLS_050_110_1107, with annotated baseline views included in appendix 8.2.
- 8.6.6 The viewpoints in table 8.6.1 will be assessed within this report. For each viewpoint the location and receptor have been identified along with a short description of the viewpoint. A full description can of the viewpoints can be found in appendix 8.3.
- 8.6.7 Where there are potential views from private spaces/publicly inaccessible areas, these are assessed by using viewpoints within the site to assess the potential visibility.

Table 8.6.1: Viewpoints

No.	Location	Receptor Type	Description/Comments
1	View from Portsdown Road bridge over A3	Long Distance footpath users, Road users <u>Representative</u> of motorway users	Elevated relatively open view of the northern part of the site
2	View from Portsdown Road/Wayfarer Walk	Long Distance footpath users, Road users	Glimpsed view of the northern boundary vegetation of the site, lower topography fully obscured

		Representative of residents	
3	View from College Road (1)	Road users Representative of recreational users of golf course	Port of sequential view from College Road, heavily glimpsed view of south-eastern part of the site
4	View from College Road (2)	Road users	Part of sequential view from College Road, open view of majority of site
5	View from PRow 108/26c/1 on the site boundary	PRow users Representative of college students/workers	Open view from the site boundary of the majority of the eastern side of the site
6	Views from Scratchface Lane (108/28/3)/108/26c/1	PRow users	Part of sequential view from Scratchface Lane, open view of majority of eastern part of the site
7	View from Scratchface Lane (108/28/3)	PRow users	Part of sequential view from Scratchface Lane (gap in vegetation), partially obscured view of eastern side of the site
8	View from Scratchface Lane (108/28/3) bridge over A3	PRow users	Part of sequential view from Scratchface Lane, heavily glimpsed almost obscured view of eastern side of the site
9	View from College Road at site entrance	Road users	Open view across the southern side of the site (eastern areas mostly obscured due to topography)
10	View from Scratchface Lane (108/28/2) edge of Gundymore Wood	PRow users	Part of sequential view from Scratchface Lane (gap in vegetation), open view across southern and eastern side of the site
11	View from Fort of Purbrook	Long distance footpath Users and SAM visitors	Almost fully obscured view towards the site, glimpsed views of boundary vegetation associated with the adjacent college
12	View from PRow 108/514/2	PRow users	Almost fully obscured view towards the site

- 8.6.8 The undulating topography in combination with the woodland to the north and built form to the north, east and west creates a range of visual barriers surrounding most of the site. Views are limited to viewpoints from within the site, immediately adjacent to the site boundary or some isolated elevated viewpoints to the south.
- 8.6.9 Of these visual receptors there are some permanent receptors with medium visual access towards the site, there are some open views from The Towers and adjacent property from the upper floors of the properties, as well as some close distance partially obscured or heavily filtered views from South Downs College.
- 8.6.10 The majority of receptors are transient receptors, with those within or immediately adjacent to the site having open views across all or most of the site, depending on their elevation. This applies to users of the PRow crossing the northern section of the site and road users along College Road and the A3(M). Users of Scratchface Lane will have partially obscured, glimpsed and open views across

the northern section and part of the eastern section of the site where there are gaps in the boundary vegetation. The same will apply to users of the golf course to the south.

- 8.6.11 Where transient receptors move away from the site medium distance views quickly become fully obscured or heavily glimpsed views due to intervening vegetation, close to the observer, as well as blocks of woodland, topography or built form in the wider landscape between the receptor and the site. There is one relatively partially obscured view of the site from the Portsdown Hill Bridge across the A3(M).
- 8.6.12 There are no long distance permanent or transient views, including from the Chichester Harbour AONB.

Future baseline

- 8.6.13 The future visual baseline is unlikely to change if the site was not developed. Some views might become more open or enclosed if areas of woodland in the surrounding environment were to be removed or extended or more built form was introduced.

8.7 MITIGATION WITHIN THE SUBMITTED DESIGN

Design

- 8.7.1 The development has been designed through the iterative design process. Previous iterations were considered and dismissed during the design process (including one during a previous application) on the basis that they would have a major impact on some of the key features of the site. These key features included the view across to Portsdown Hill and the general character of the northern section of the site, including the Roman Villa SAM. Refer to appendix 8.1 drawing GLS_050_110_1108. It takes into account inherent mitigation measures following a preliminary review of the development proposals and completion of the desktop studies in relation to potential adverse landscape and visual effects, with the aim of minimising these potential effects. The mitigation measures will be discussed in detail below, a visual representation can also be found on the Illustrative Masterplan included in appendix 8.3.

Mitigation

- 8.7.2 The following elements have been included in the design of the development with the aim of minimising the potential adverse landscape and visual effects:
- Introduction of public open space in the northern section of the site, encompassing the Roman Villa SAM and Roman Road. Any introduced features are located outside of the SAM extent and will be in keeping with the Roman theme of the site.
 - Strategic location of dwellings on the lower contours of the site, to ensure open views between the Roman Villa SAM in the north and Bevis' Grave SAM and Portsdown Hill to the south are retained.
 - Introduction of educational material to inform visitors of the SAM and its importance in the landscape.
 - Introduction of a range of open space within the development, as well as street tree planting throughout the development to aid with integration and softening of the development.

- Introduction of hedge and tree planting along College Road, taking account of the restrictions associated with the gas easement, to create a green frontage to the development and aid with integration.
- Overall retention and strengthening of existing tree and hedgerow planting to the site boundaries to increase biodiversity and aid with visual integration as well as enhancing and restoring historic field boundaries.
- Retention of the existing PRow within an area of open space and the inclusion of additional footpaths through and around the development enhancing the sustainable transport network.
- Minimise intervention to existing topography, with roads and dwellings following the natural rise and fall of the site, where possible.

Construction

- 8.7.3 The following elements will be included to minimise the impacts of the construction phase of the development on the landscape and visual receptors:
- Early planting of hedgerow and tree planting around the perimeters of the site
 - Introduction of hoarding in a colour suitable to tie into the existing environment
 - Exclusion of the northern POS within the development site hoarding, to minimise impact on the PRow use. Temporary fencing in this area should only be used for the construction of the play area and orchard.
- 8.7.4 These mitigation measures should be further detailed in the CEMP and approved by the LPA prior to commencement.

8.8 LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE SCHEME

Introduction

- 8.8.1 The landscape and visual assessment has followed the defined methodology as set out in Chapter 2 by assessing the receptor sensitivity against the magnitude of change to identify the effect of the development on that receptor and in turn define its significance.
- 8.8.2 The assessment is undertaken to assess the potential effects during the construction and operational phases. For the operational phase, effects are determined at day one and year 15 to allow for the maturing of proposed mitigation over time (i.e. vegetation).
- 8.8.3 An assessment of the individual landscape and visual receptors can be found in tables A8.3.1 and A8.3.2 in appendix 8.3.

Landscape sensitivity

- 8.8.4 To assess the site and its potential effect on the current landscape, the susceptibility of the landscape receptor needs to be established. Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences.
- 8.8.5 The landscape receptors identified in the landscape and visual baseline have each been assessed for their susceptibility to change, which ranges from High to Low. The high susceptibility has generally been assigned to nationally important Scheduled Ancient Monuments within and immediately adjacent to the site, which are closely tied together within the landscape, making them susceptible to even small changes. A low susceptibility has been assigned to all county landscape character

areas, due to the size of the development in comparison to the size of the character area, making it a relatively small element of change. In addition the low susceptibility is generally due to the general urban nature of the character areas, including large-scale urban development including residential, commercial, etc as well as the A3(M) traversing through the study area. The more detailed character areas at a local scale are more susceptible to change, and have therefore been judged to be of medium susceptibility.

- 8.8.6 Overall, this has resulted in a landscape that has a Very Low to Low landscape receptor sensitivity, mainly due to the site's location wedged between the existing urban character with residential dwellings off College Road (Widley) to the west, South Downs College to the north and the A3(M) major transport corridor to the east with Bedhampton beyond.
- 8.8.7 Whilst the overall landscape character of the site has a Low sensitivity, some of the elements within or in close proximity to the site have a higher individual value and/or susceptibility, resulting to a Medium and even High sensitivity, this relates particularly to the nationally designated Scheduled Ancient Monuments associated with the study area.

Visual sensitivity

- 8.8.8 To assess the visual effects of the receptors and key viewpoints identified in the baseline, the sensitivity of the receptors will need to be established first.
- 8.8.9 Each visual receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views. When determining the sensitivity of a visual receptor a range of the parameters will need to be considered. Further information can be found in the methodology.
- 8.8.10 The visual assessment found in appendix 8.3 identifies the receptors associated with each viewpoint, as well as the parameters. A judgement is then made identifying the sensitivity of each receptors. These range from High for users of PRowS and residential dwellings with an interest in their surroundings to Low for road users of minor routes and Very Low to motorway users.

Construction Phase Effects

- 8.8.11 Construction effects are those resulting from the temporary construction works associated with the build out of the proposals.
- 8.8.12 The construction phase could include the impact due to the following operations:
- Site access works and haul routes
 - Traffic and machinery movement
 - Changes to topography, due to cut and fill including temporary stockpiles
 - Type and location of construction equipment and plan
 - Temporary lighting
 - Scale, location and nature of temporary parking and on-site accommodation
 - Temporary protection of existing vegetation
- 8.8.13 A fully detailed description and assessment of both landscape and visual receptors can be found in appendix 8.3.

Landscape Effects

Landscape Character

- 8.8.14 Construction activity would bring about direct temporary changes to the landscape character of the site, and indirect effects on the adjacent landscape character areas. The most notable changes would relate to the construction of the site access, general increase in construction traffic and the temporary creation of stockpiles. As construction progresses there will be a gradual change from pastoral land to residential, with associated infrastructure. The taller elements, i.e. works to upper storeys and roof structures as well as those dwellings on the higher contours, would be more visible to the surrounding area and provide a temporary greater magnitude of change. The early implementation of green infrastructure works around the perimeter of the site, would aid in softening these works, as well as the temporary site hoarding, details of which will be included in the CEMP.
- 8.8.15 Direct impact on the character area of the site would be temporary, mostly short term and of a Moderate to Minor adverse magnitude of change on the character areas immediately associated with the site, i.e. 2F, 8I, 11 and 12. The magnitude of change takes account of the erosion of the character areas, and the introduction of construction works, not necessarily unfamiliar in the area whilst protecting and retaining the majority of elements characteristic within the character area. This is then set against the low sensitivity of the character areas, resulting in a Minor/Moderate to Minor adverse effect.
- 8.8.16 Indirect impact on the surrounding character areas would mainly be of a visual nature, with some elements of increased noise associated with the construction works. Glimpsed views of the introduction of new objects including machinery, temporary spoil heaps and the site compound would possibly be visible from the surrounding character areas, however due to intervening topography and vegetation the magnitude of change will be negligible adverse to neutral, resulting in neutral effects.

Individual Landscape Elements

- 8.8.17 The construction activities will have limited direct changes to the vegetation present within the site, with the exception of the removal of the degraded central hedgerow and some small areas of scrub within the center of the site. The changes to the topography will be more obvious at construction stage, due to the need to step built form and gardens into the current relatively steep topography of the site. Overall the site has been designed to take account of this topography with dwellings following the existing contours, but some cut and fill will be required. This will be most visible at construction stage when the ground is bare.
- 8.8.18 The magnitude of change for the topography will be moderate adverse, with the trees and hedgerows being minor adverse resulting in moderate and minor adverse effects at construction stage.

Other Landscape receptors

- 8.8.19 The other landscape receptors identified are all historic/heritage related and will be fully assessed through the relevant heritage chapter. From a landscape perspective the impact at construction

stage will range from moderate adverse for the Roman Villa and Bevis' Grave SAMs due to their visual connectivity with construction taking place in between. Views never be fully interrupted, but higher elements such as cranes will be visible and will impact on the view. The same will apply to PRow no. 26c and 28, which offer views across the site to Portsdown Hill. Due to the distance of the site from the listed building 'The Towers' and the boundary vegetation associated with the garden the changes will be of a minor adverse magnitude. Overall, this will result in a temporary Moderate/Major adverse impact to Minor/Moderate adverse impact on these receptors.

Visual Effects

- 8.8.20 Direct visual effects of the construction of the development would result from the temporary appearance of the site as construction work progresses and from the increased levels of activity in the landscape.
- 8.8.21 Visual changes resulting from the construction would be most pronounced in close proximity to the site and would diminish with distance to the point that individual construction activities would no longer be visible, merely the overall changes in the appearance of the site.
- 8.8.22 Whilst the introduction of construction activity is alien to the proposed development site, it is not seen as being completely out of place in the surrounding environment, when considering the scale of the adjacent urban development constructed in the late 20th century.

Close distance views

- 8.8.23 Close distance views are affected by the construction works are from viewpoints where receptors are within or immediately adjacent to the site boundaries, with the majority of receptors located to the north, east and west of the site.
- 8.8.24 Permanent visual receptors with close distance views to the site are limited to residents immediately adjacent to College Road, who might have some heavily filtered views through the mature vegetation aligning College Road of the construction works during winter months in particular. This will create a potentially negligible adverse magnitude of change resulting in minor adverse effects. The same will apply to students and staff attending South Downs College, due to their medium sensitivity, this will result in neutral to minor adverse effects.
- 8.8.25 The majority of close distance views are transient in nature with receptors generally being users of the PRow within and immediately adjacent to the site, the users of College Road and those of the A3(M). The magnitude of change associated with these receptors is generally higher than the permanent visual receptors due to the lack of intervening vegetation. Where receptors have a high sensitivity due to the nature of their movement and interest in the surrounding environment (i.e. users of PRow) the effects will generally be Major adverse, reducing to moderate adverse for the users of College Road and Minor adverse for those of the A3(M). Due to the relatively enclosed nature of the site, effects diminish rapidly when moving away from the site, due to intervening vegetation.

Medium distance views

- 8.8.26 Medium distance view receptors are generally located to the south of the site, due to the intervening vegetation and built form on all other sides of the site.

- 8.8.27 Permanent visual receptors are limited to the upper storeys of the 2 to 3 residential properties at the top of Portsdown Hill (incl. The Towers), who will have views across the development towards the POS to the north. Due to the distance of the site and only taller construction elements being visible from upper storey windows the overall resulting effect is Moderate adverse.
- 8.8.28 There are very few medium distance transient receptors with views of the site. The elevated view from the Portsdown Hill Road is the most open view of the site alongside that from the Golf Course to the south west of the site, resulting in a minor/moderate to minor adverse effects. Views from Portsdown Hill Road (west of the bridge), College Road and users of the PRow near Fort Purbrook result in the same Minor adverse effect or less.

Long distance views

- 8.8.29 There are no long distance views of the proposed development site.

Conclusion

- 8.8.30 The methodology has identified that any effects that are Moderate/Major or above are deemed significant, as well as groupings of Moderate effects.
- 8.8.31 The landscape effects of the construction phase of the development are generally not seen as significant due to the generally low sensitivity of the character area and landscape elements associated with the site. The obvious exception to this are the nationally important historic assets associated with the site and the study area. It should be emphasised that the impact on these elements are not direct physical impacts, but potential temporary impacts on their setting, due to construction activity located within the visual connection between the two. Further information can be found in the heritage chapter of this ES (Chapter 7).
- 8.8.32 When looking at the visual effects there are very few changes to permanent receptors due to dense intervening vegetation and topography, with no expected significant effects.
- 8.8.33 Transient receptors are more likely to experience a greater magnitude of change to their views, the majority of these have a very low of low sensitivity and will therefore have no expected significant effects. Where receptors have a greater interest in their surroundings, such as the users of PRow no.26c within the site boundary and no. 28 (Scratchface Lane) immediately adjacent to the site boundary, the resulting effects are greater and are likely to be deemed significant during the construction stage.
- 8.8.34 Any effects during the construction stage are deemed temporary and only occur over a relatively short period of time.

Operational Phase Effects

- 8.8.35 Operational effects have been defined as those resulting from both the existence and operation of the development. To show how effective mitigation measures are the magnitude of change for the operational stage will be assessed at both day one and after 15 years, to allow for the weathering of materials and the growth of vegetation. The landscape mitigation has been taken into account as this is seen as inherent to the scheme design and has been described in section 8.7, with an Illustrative Landscape Masterplan included in appendix 8.1.

Landscape Effects

Landscape Character

- 8.8.36 Once constructed and inhabited the changes to the proposed development site's landscape character will be noticeable. Although there would be an overall loss of pastoral, open land there would also be some benefits. The existing character of the site is already heavily influenced by urban development, due to its location between Widley/Purbrook and the A3(M) transport corridor.
- 8.8.37 The development would further erode the existing character areas within which it falls, but equally will form a natural extension of Widley/Purbrook towards the A3(M) corridor and will be a relatively small scale within the wider character area.
- 8.8.38 In addition, it will strengthen several of the existing positive characteristic elements associated with the immediate character areas, including the strengthening of the existing hedgerow network as well as increasing the overall biodiversity of the site. New recreational pedestrian routes will be created improving connectivity to the local amenities and existing PRow network, as well as improving access to the pedestrian bridge across the A3(M), one of the very few pedestrian connections between urban development east and west of this busy transport corridor.
- 8.8.39 The direct impact on the character areas within which the site fall would result in Minor/Moderate to Minor adverse effects on a county and local level. These effects are expected to all reduce to Minor adverse effects after 15 years. When materials have weathered and vegetation has matured creating a character not dissimilar to the immediate adjacent urban area.
- 8.8.40 Indirect impacts on the character areas surrounding the site would be very minimal on a county level resulting in neutral effects on both day one and year 15. On a local level the introduction of a comprehensive footpath network will be beneficial with limited impact on any other aspects due to the lack of visual and physical connection. Overall, the effects on this character area will be Minor beneficial on both day one and after 15 years.

Individual Landscape Elements

- 8.8.41 The development will have some impact on the existing landscape elements making up the current site. Some changes will need to be made to the site levels to make it navigable for pedestrians and vehicles and the terrain will need to be stepped in some locations to make dwellings and gardens habitable. Overall the site has been designed to take account of this topography with dwellings and road following the existing contours, but some cut and fill will be required particularly associated with the SuDS basins. This will be more visible on day one, but will become less obvious when vegetation has settled and becomes mature. This results in Moderate adverse effects on day one, reducing to Minor/moderate adverse after 15 years.
- 8.8.42 Changes to the existing tree and hedgerow planting will be limited, with some removal of a degraded hedgerow in the centre of the site and some small areas of scrub planting. The retained hedgerows will be enhanced with native species and new hedgerows will be planted, most notable along College Road. Tree planting has been proposed throughout the development as well. This will have limited beneficial impacts on day one, resulting in Neutral/Minor adverse effects increasing to Minor/Moderate beneficial effects after 15 years when vegetation has matured.

Other Landscape Receptors

- 8.8.43 Once the development has reached its operational stage there is relatively limited impact on the other landscape receptors, due to the careful positioning and design of dwellings to not interfere with long distance views across the site between the SAMs and from the PRoW towards Portsdown Hill. This will result in a Moderate to Minor/Moderate effect on day one, which will remain similar after 15 years. Whilst the development will soften with vegetation maturing the key element, which is the view across the development, is established on day one the overall effect is therefore retained after 15 years.

Visual effects

Close Distance Views

- 8.8.44 As with the construction phase, close distance views that are affected by the proposed development are from viewpoints where receptors are within or immediately adjacent to the site boundaries, with the majority of receptors located to the north, east and west of the site.
- 8.8.45 Permanent visual receptors with close distance views to the site are limited to residents immediately adjacent to College Road, who might have some heavily filtered views through the mature vegetation aligning College Road of the proposed development during winter months in particular. This will create a potentially negligible adverse magnitude of change resulting in minor adverse effects on both day one and after 15 years. The same will apply to students and staff attending South Downs College, due to their medium sensitivity, this will result in Neutral/Minor adverse effects.
- 8.8.46 The majority of close distance views are transient in nature with receptors generally being users of the PRoWs within and immediately adjacent to the site, the users of College Road and those of the A3(M). The magnitude of change associated with these receptors is generally higher than the permanent visual receptors due to the lack of intervening vegetation. Due to the strategic location of vegetation and public open space the majority of receptors are expected to have a Moderate adverse magnitude of change, this increases to Major as the viewer moves down the slope to the crossing of Scratchface Lane (PRoW no. 28) and PRoW no. 26c as views become less open and more dominated by built form. Due to the relatively enclosed nature of the site, effects diminish rapidly when moving away from the site, due to intervening vegetation. Overall the effects range from Major to Minor/Moderate adverse on day one, decreasing to Moderate/Major and Neutral/Minor adverse after 15 years.

Medium Distance Views

- 8.8.47 Medium distance view receptors are generally located to the south of the site, due to the intervening vegetation and built form on all other sides of the site.
- 8.8.48 Permanent visual receptors are limited to the upper storeys of a small number of residential properties at the top of Portsdown Hill (incl. The Towers). Views from these properties will mostly be focused on the area of public open space making up the northern portion of The Site. On day one the dwellings making up the development site will be relatively obvious, particularly the new roofscape. Over time when tree planting making up the streetscape and boundary vegetation matures and roof materials weather the proposed built form will blend in with the existing urban development to the

west of The Site. This will reduce the magnitude of change from Moderate adverse on day one to Minor adverse after 15 years, resulting in Moderate/Major adverse to Moderate adverse effects. This applies to receptors on the upper storeys only and a Neutral effect will be achieved by receptors on the ground floor, due to intervening topography and vegetation.

- 8.8.49 There are very few medium distance transient receptors with views of the site. The elevated view from the Portsdown Hill Road bridge is the most open view of the site alongside that from the Golf Course to the south west of the site, resulting in Moderate to Minor/Moderate to Minor adverse effects on day one, reducing to Neutral/Minor adverse after 15 years once boundary vegetation has matured. Views from Portsdown Hill Road (west of the bridge), College Road and users of the PRoW near Fort Purbrook result in Neutral effects after 15 years.

Long Distance Views

- 8.8.50 There are no long distance views of The Site.

Conclusion

- 8.8.51 The Site is located between existing urban development and a major transport corridor and therefore the precedent of development is already an established factor in both The Site's landscape character and the adjacent landscape character areas both on a local and a county level. The development of The Site will therefore not be deemed to result in any significant effects.
- 8.8.52 The early input of landscape (and other disciplines) in the design development of the site has ensured that any potential significant effects in relation to the individual landscape element receptors as well as landscape related heritage elements have been identified and mitigated at an early stage. This has ensured that there will be no expected significant landscape effects after 15 years.
- 8.8.53 The same applies to both permanent and transient close and medium distance visual receptors, where most result in minor adverse or less effects after 15 years. There are some exceptions, with a limited number of moderate adverse effects after 15 years and one major/moderate adverse effect. The remaining significant effect (major/moderate adverse) is related to transient close views from Scratchface Lane (Viewpoint 6) when in very close proximity to the site where previously wider views were available. This view is generally softened through the introduction of intervening vegetation, but due to its distance from the proposed built will remain significant effect after 15 years.

8.9 ADDITIONAL MITIGATION, COMPENSATION AND ENHANCEMENT MEASURES

- 8.9.1 The development has been designed through the iterative design process taking into account inherent mitigation measures following a preliminary review of the development proposals and completion of the desktop studies in relation to potential adverse landscape and visual effects, with the aim of minimising these potential effects. The mitigation measures will be discussed in detail below, a visual representation can also be found on the Illustrative Masterplan included in appendix 8.1. Due to this landscape-led approach no further mitigation or enhancement measures have been considered.

8.10 ASSESSMENT SUMMARY AND LIKELY SIGNIFICANT RESIDUAL ENVIRONMENTAL EFFECTS

- 8.10.1 No further mitigation or enhancement measures have been identified due to the fully landscape-led approach to the proposed development of The Site from an early stage. The conclusion in paragraphs 8.8.51-53 will remain.

Table 8.10.1 Assessment Summary and Residual Environmental Effects

Summary description of the identified impact	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
Construction							
Landscape Receptors							
Roman Villa SAM Caused by intervening construction activity within the visual corridor between this SAM and Bevis' Grave SAM to the south	High	Moderate adverse	Moderate/Major Adverse	none	Moderate adverse	Moderate/Major adverse	Confident Effect will be temporary and indirect.
Bevis' Grave SAM Caused by intervening construction activity within the visual corridor between this SAM and Roman Villa SAM to the north	High	Moderate adverse	Moderate/Major Adverse	none	Moderate adverse	Moderate/Major adverse	Confident Effect will be temporary and indirect.
Visual Receptors							
Residents from dwelling off Portsdown Hill Road Open view over the construction site from upper storey windows	High	Moderate adverse	Moderate/Major adverse	none	Moderate adverse	Moderate/Major adverse	Confident Effect will be temporary
Users of PRow 108/26c/1 within the site boundary Open view over the construction site	High	Major adverse	Major adverse	none	Major adverse	Major adverse	Confident Effect will be temporary

Users of PRow 108/28/3 (Scratchface Lane) Open view of the construction site from large portions of the bridleway where it bounds the site boundary	High	Major adverse	Major adverse	none	Major adverse	Major adverse	Confident Effect will be temporary
Operation							
<u>Landscape Receptors</u>							
None							
<u>Visual Receptors</u>							
Users of PRow 108/28/3 (Scratchface Lane) Open view of the proposed development, particularly where the bridleway meet PRow 108/26c/1 and the open views to the wider landscape become obscured by built form	High	Moderate adverse	Moderate/Major adverse	none	Moderate adverse	Moderate/Major adverse	Confident
Users of PRow 108/26c/1 within the site boundary Open view of the proposed development, particularly where the footpath meets Scratchface Lane and the open views to the wider landscape become obscured by built form	High	Moderate adverse	Moderate/Major adverse	none	Moderate adverse	Moderate/Major adverse	Confident

8.11 REFERENCES

i Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment: Third Edition. Routledge.

ii Landscape Institute (2021) Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations.

iii Town and Country Planning Act (1947)

iv Planning Act (2008)

v National Parks and Access to the Countryside Act (1949)

vi Conservation of Habitats and Species Regulations 2017 (As Amended)

vii The Wildlife and Countryside Act (1981)

viii The Countryside and Right of Way Act (2000)

ix National Heritage Act (1983)

x Planning (Listed Buildings and Conservation Areas) Act (1990)

xi The Ancient Monuments and Archaeological Areas Act (1979)

xii National Planning Policy Framework (2021)

xiii Chichester District Council (2015) Chichester Local Plan: Key Policies 2014-2029.

xiv The Ancient Monuments and Archaeological Areas Act (1979)

xv National Character Area Profile: 126. South Coast Plain – Natural England (2014)

8.1 ABBREVIATIONS

AONB	Area of Outstanding Natural Beauty
CEMP	Construction Environmental Management Plan
DTM	Digital Terrain Model
GLVIA 3	Guidelines for Landscape and Visual Impact Assessment (Third Edition)
LPA	Local Planning Authority
NE	Natural England
PRoW	Public Right of Way
SAC	Special Area of Conservation
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
ZTV	Zone of Theoretical Visibility