

## **APPENDIX 4: HBC LVIA FOR BROCKHAMPTON WEST EMPLOYMENT ALLOCATION**

## **Landscape Character**

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

## **National Level Study**

- 4.17 At a national level, the application site and study area, fall within the National Character Area (NCA) '126: South Coast Plain'. The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters off the English Channel, Solent and part of Southampton Water (NCA Profile '126: South Coast Plain' Page 3).
- 4.18 The key characteristics of NCA 126 are described within the National Character Area profile document published by Natural England (2014) and are summarised below:
- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
  - In places, streams and rivers flow south from the higher land of the Downs to the sea.
  - The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high-quality soils.
  - Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.
  - There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges and ditches.
  - There are isolated remnants of coastal heath in the west.
  - Sand dune grasses and intertidal marsh communities are characteristics of the coastline, while small areas of species-rich meadow remain inland.
  - The coastline provides feeding grounds for internationally protected population of overwintering waders and wildfowl and is also extensively used for recreation.
  - Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpture woodlands and shelterbelts.
  - The area has significant urban development, with settlements along the coastline dominated by 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 19<sup>th</sup> century defences and later naval installations built to protect the Portsmouth naval dockyard.

### **County Level Study**

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

- Extensive and flat gently sloping plain.
- National important high grade agricultural soils, often supporting intensive horticulture and historically market gardening crops.
- Tree shelter belts and low hedgerows with windswept trees near the coast.
- Often associated with early more piecemeal enclosure – but the fields have often been enlarged and reorganised creating an open character.
- Includes areas where there have been historically greater levels of market gardening.
- Often associated with arable land uses.
- Less semi natural habitats than coastal plain enclosed.
- Lack of bridleways, open access sites restricted to remnant seaside commons.
- History of gravel quarrying – restored sites can sometimes be obvious by the fact that they are at lower level than the surrounding landscape.
- Some of the most densely developed areas in Hampshire have occurred in this landscape.
- Some areas are particularly exposed to coastal weather where trees have been moulded by prevailing winds.
- Big skies and flat horizon to the south, sometimes with distant grey outline of the hills of the Isle of Wight, engender sense of exposure and anticipation of the coast to the south.

### **District Level Study**

4.20 At a district level, the study area is covered by the Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA, February 2007). The site is situated within the landscape types no. 41 South Moor and Broadmarsh coastal park.

4.21 The key characteristics of the Landscape Character Type no. 41 South Moor and Broadmarsh coastal park are as follows:

- Part of a flat coastal plain, although there are artificial areas of elevated land south of Harts Farm Way and around Southmoor Hill which have been created from imported fill.
- The junction of the A3 (M) and A27 (T) creates a large artificial form on the flat harbour plain, although roadside tree planting has partly reduced its visual dominance.
- Artificial harbour shoreline to the south of the Coastal Park and artificial bunding adjacent to Budds Farm produces a reminder of its history as part manmade landform.
- The large junction of the A3 (M) and A27 (T) covers an extensive area adjacent to Langstone Harbour edge.
- The visual impact of the highway degrades the northern end of Langstone Harbour.
- The Brockhampton industrial estate is visually intrusive.
- Constant traffic noise from the A27 (T) and the A3 (M) and to the east from the A3023.
- Views of parts of Brockhampton industrial estate are seen protruding above the intervening tree line.

**Table 11: Landscape Character Types – Key Characteristics**

| <b>Landscape Character Types</b> | <b>Relevant Key Characteristics<br/>(as derived from District Level Studies)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Value</b>         |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| D: Settled Chalk Ridge           | <ul style="list-style-type: none"> <li>▪ The underlying geology is chalk which has given rise to Brown and Grey Rendzinas soils, characterised by their shallow, well drained but easily eroded calcareous nature</li> <li>▪ A very distinctive landform comprising an elevated ridge with steep scarp face (typical of the junction with other geological strata) and gently sloping dip slope</li> <li>▪ The scarp forms a typical linear winding belt with a high prominent ridgeline, which creates a strong skyline and backcloth</li> <li>▪ General absence of surface water features.</li> </ul> | <b>Low to Medium</b> |
| E: Urban Upper Harbour Plain     | <ul style="list-style-type: none"> <li>▪ The underlying geology is made up of river terrace deposits with some periglacial deposits (Head), overlaying a mixture of chalk formations, Tertiary sands and clays</li> <li>▪ A combination of freely draining slightly acidic soils with more slowly permeable seasonally wet loamy and clayey soils</li> <li>▪ A very gentle undulating landform, with some local elevated areas and simple low lying shallow but steep sided streams and river valleys</li> <li>▪ High density of streams and rivers.</li> </ul>                                         | <b>Low to medium</b> |

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|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| J: Harbour Basin            | <ul style="list-style-type: none"> <li>▪ The underlying geology is a mix of Tertiary sand, clays and chalk overlaid with beach and tidal flat deposits with some raised marine deposits</li> <li>▪ The few soils are known as salt marsh soils and have a very low fertility</li> <li>▪ A shallow marine basin enclosed by a low lying natural shore line with low embankments, wharfs and quays</li> <li>▪ The central part of harbour basin is made up of large open stretches of intertidal mudflats, salt marsh, low lying fragmented islands and some periphery areas of reclaimed land</li> <li>▪ Large sand banks exposed at low tide can be located adjacent to the harbour mouth and the main drainage channel</li> <li>▪ This is a constantly changing environment as a result of on-going geomorphological processes</li> <li>▪ Intricate maze of tiny channels flowing into wider water channels known as rithes and further channels known as lakes, which then flow into the main channel and out to sea</li> <li>▪ A wide tidal range producing two contrasting landscapes; at low tide with a large expanse of mudflats and some sand banks and at high tide with a large flat area of water.</li> </ul> | High           |
| H: Open Lower Harbour Plain | <ul style="list-style-type: none"> <li>▪ River terrace and periglacial deposits over a mix of Tertiary bedrock including chalk, sands and clays, producing freely draining soils and loamy soils with a naturally high-water content</li> <li>▪ A mix of high grade agricultural soils supporting intensive arable production with contrasting poor-quality soils along the harbour edge producing areas of rough grassland</li> <li>▪ Low lying and predominantly flat with some local variations producing smooth low mounds</li> <li>▪ Manmade earth works adjacent to the harbour edge are visibly prominent within this open flat landscape</li> <li>▪ A high density of streams and water courses, many channelled into field side ditches</li> <li>▪ Small tidal inlets with contrasting tidal conditions of open mud banks and a discrete water channel with are hidden by water at high tide.</li> </ul>                                                                                                                                                                                                                                                                                                        | Medium to High |

### Overview of Landscape Value / Importance

- 4.22 A number of the landscape character types, as derived from the Havant Borough Townscape, Landscape and Seascape Character Assessment, identified as having potential views to the proposed site from within/across nationally and locally protected sites. Landscape Character types J: Harbour basin and H: Open Harbour Plain' are therefore considered to High / Medium to High value and importance. Landscape Character types D: Settled Chalk Ridge and E: Urban Upper Harbour Plain are deemed to contribute to the setting of the protected areas associated with the proposed site and as such are deemed to have a Low to medium landscape value

## 5. PROPOSED DEVELOPMENT

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- 5.2 The proposed development will consist of commercial units with associated hard landscaping, including car parking, cycle parking and vehicular and pedestrian access off Hart Farm Way. The Havant Borough Council emerging Local Plan allocation is for warehousing and distribution building(s) which require high ridge lines for efficient internal stacking on the floorspace.
- 5.3 Any soft landscaping scheme for the site will need to be robust and will include internal and boundary tree and shrub planting. This will include native shrubs and hedging to reinforce the existing vegetation present on site.
- 5.4 The existing tree and woodland planting along the northern and eastern boundary will be retained, reinforced and 'made good' as required.

## 6. ASSESSMENT OF POTENTIAL EFFECTS

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

### **Potential Effects upon views**

- 6.2 The potential operational effects of the proposed development upon views from the key viewpoints are summarised in Table 1. A more detailed assessment is included on Figures 3a to 3n.

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

#### *Near Distance Views (Up to 1km from the proposed site)*

- 6.3 The most noticeable change to the baseline views would be to those from key viewpoints 5 and 7. Key viewpoint 5 is 45m west of the proposed site at its nearest point, while key viewpoint 7 is 18m from the south eastern edge.
- 6.4 Within the view from key viewpoint 5 (footway/cycle route adjacent to Harts Farm Way to the west of the proposed site), any proposed development on the western part of the site would be visible within views filtered by existing retained boundary vegetation along Harts Farm Way, from footpath and road users (visual receptors of medium sensitivity). At winter year 1, with little or no leaf on existing retained trees and hedgerow vegetation in addition to the rising topography, there will remain open views to the proposed development above boundary vegetation. At summer year 10, although in full leaf, existing and proposed planting would only partly screen views to the development. It is considered that the proposals would result in an obvious change to the existing view resulting in a major magnitude of change and moderate adverse significance of effect at winter Year 1. With vegetation in full leaf helping to filter / screen views to the development in the western part of the site, it is considered that the magnitude of effect would be slightly reduced to moderate to major; in turn the significance of effect would be slightly reduced to moderate adverse at summer year 10.
- 6.5 Within the views from key viewpoint 7, road users and users of the footway / cycle route adjacent to Harts Farm Way (Medium sensitivity visual receptors) would have partially screened views over existing retained vegetation to the proposed development. At winter year 1, partially filtered views would remain to the majority of the proposed development with existing intervening vegetation screening views to the eastern side of the development. Existing retained vegetation would be in full leaf in summer year 10 with will further filter view of the development. Although partially screened the development will remain a prominent feature within the view, introducing a commercial form in an otherwise semi-rural setting resulting in a noticeable change in the character and composition of the view. At winter year 1 the resultant magnitude of change is considered to be a major with a moderate to major adverse significance of effect. Although much of the existing and proposed hedgerow and tree vegetation adjacent to Harts Farm Way will be in full leaf, due to the close proximity and potential scale of any proposed development (up to 15 metres in height), it is considered that there would remain a major magnitude of change and

moderate to major adverse significance of effect at summer year 10. Albeit that any retained and proposed vegetation would go some way to screen the development from view, it would be significant and obvious change to the character and composition to views from this location.

- 6.6 Within the remaining near distance views, topography, intervening mature tree, woodland and hedgerow vegetation along with existing buildings would combine to largely screen / obstruct views to the proposed development.
- 6.7 Within key viewpoint 2 (long distance route no. 45 Wayfarers Walk), existing mature trees and vegetation on the southern boundary of Broadmarsh Coastal park coupled with its rising topography will continue to heavily screen views to the proposed development from this location. In winter year 1, it is considered that there may be very glimpsed indirect transient views to parts of the proposals through natural gaps in intervening vegetation, any views would be barely discernible and will not significantly alter the characteristic features within the view. This would be a negligible magnitude of change and overall neutral significance of effect upon users of medium sensitivity from this location. With tree / woodland vegetation along the southern boundary of Broadmarsh Coastal Park in full leaf screening views of the proposed site, it is considered that the magnitude of change will be reduced to no change from negligible and result in a neutral significance of effect.
- 6.8 Within key viewpoint 3 (Broadmarsh Coastal Park), it is considered that there would be a negligible magnitude of change at winter year 1 due the existing mature trees, vegetation and rising topography. Very glimpsed views may be available from this location, these would be very indirect and transient in nature and any views would not be discernible and therefore not materially change the composition or character of the view resulting in a neutral significance of effect. Views at summer year 10 would be further screened by intervening vegetation, in full leaf, in combination with the landform. It is considered that this would result in the magnitude of change reducing to no change, resulting in a minor beneficial effect.
- 6.9 Key viewpoint 4 is located on Solent Way footpath, south west of the proposed site; it is heavily screen with intervening land form, mature trees and vegetation. The potential for any glimpsed views of any proposed development will be dependent on the height, massing and location of any development. The proposed development is considered to have negligible to minor magnitude of change at winter year 1 as only glimpsed views of the development will be visible from this location, which could be adjusted to no views depending on the final location and height of any proposed development. Views during summer year 10 would be further screened by intervening vegetation, in full leaf, in combination with the landform. It is considered that this would result in a magnitude of change reducing to no change and in turn resulting in no significance of effect.
- 6.10 Key viewpoint 6 is approximately 16m south of the site on Harts Farm Way. It is considered that there would be a minor magnitude of change as a result of any proposed development. Whilst the view is in close proximity the existing mature boundary trees and vegetation significantly screen views onto the development area. However, any glimpsed views would be dependent on the height and location buildings within the site. In winter year 1, it is considered that there may be very glimpsed views of any development through natural gaps within the boundary trees and vegetation. Due to the existing rural characteristics of the site it is therefore considered that there would be a minor magnitude of change and an overall minor adverse significance of effect upon users of a medium sensitivity from this location. At summer year 10 with vegetation in full lead

further screening views to the proposals, particularly the south western parts of the site, it is considered that the magnitude of change could be reduced to minor / negligible resulting in a neutral to minor adverse effect.

- 6.11 Key viewpoint 8 is located north of the proposed site on the footbridge which spans the A27 on PRow footpath no. 30; views of the site are heavily screened with intervening mature tree and woodland vegetation. At winter year 1, with little or no foliage on much of the intervening vegetation there may be limited filtered views of the development through natural gaps in the site's boundary vegetation. It is considered that any proposed development will have a negligible magnitude of change as only very glimpsed views will be available from this location, and therefore the significance of effect is deemed to be minor/negligible. Views in summer would largely remain the same as that of the baseline view. With intervening vegetation in full leaf, it is considered that any views of the proposed development would remain limited. The resultant magnitude of change would be negligible, and significance of effect would be neutral.
- 6.12 Within views from key viewpoint 9, located some 460m north of the proposed site, an existing mature hedgerow heavily screens view towards the site. As a result, there are no direct views to the site itself. At winter year 1, although intervening vegetation will be devoid of all deciduous foliage the density of planting is such that it is considered that no direct views of the proposed development would be available from this location. At this distance it is considered that with any possible glimpsed views the resultant magnitude of change would be no change with a neutral significance of effect at winter year 1.
- 6.13 Key viewpoint 10 is a heavily screened near distance view from long distance route no. 45 Wayfarers walk. Existing industrial buildings, mature trees and vegetation prevent any views of the proposed site. At winter year 1 there will be no leaf cover on much of the intervening vegetation, however due to the existing buildings and massing of mature trees it is considered there will continue to be no view to the proposed development. As a result, the character will result in no change as a result of any proposed development. Views in summer year 10 would remain largely the same as the baseline resulting in a neutral magnitude of change, and a neutral significance of effect.

*Mid to Long Distance Views (Between 1-3m from Proposed Site)*

- 6.14 Key viewpoint 1 is a heavily screened long-distance view from long distance route no. 12 Shipwrights Way, looking north west towards the application site. Rising topography and intervening tree and woodland vegetation largely prevent views to the site with limited or no views possible of Harts Farm Way and the application site beyond through gaps between the deciduous trees. At winter year one the intervening landform and vegetation would remain, largely screening view of the site from this location. As such the magnitude of change is deemed to be negligible with a neutral significance of effect. The view from summer year 10 would be much the same as those of the baseline view and as such the magnitude of change is deemed to be negligible with 'neutral significance of effect.
- 6.15 Key viewpoint 11 is a heavily screened mid to long distance view from Portsdown Hill Road looking south east towards the proposed site. Open views across grass fields which separate Bedhampton and Drayton, with intervening tree and woodland vegetation primarily to field boundaries, accompanied with existing built form largely prevent views of the proposed site. However sloping

topography from Portsdown Hill Road does offer some glimpsed views to the proposed site. Although there will be little or no foliage on much of the intervening vegetation at winter year 1, due to the sloping topography it is considered that there would be some views of the proposed development. As such the magnitude of change is deemed to be minor with a minor adverse significance of effect upon users of medium sensitivity from this location. The view at summer year 10 with trees in full leaf will be largely the same to that of the baseline, as such the magnitude of change will be minor with a minor adverse significance of effect.

- 6.16 Key viewpoint 12 from the bridge on Portsmouth Down Hill Road is heavily screened by existing mature trees, woodland and built form. At winter year 1 the elevated nature of this viewpoint does offer some glimpsed views of the site though natural gaps in the tree / woodland vegetation. Therefore, it is considered that there would be a minor magnitude of change with a minor adverse significance of effect as a result of the development. Views at summer year 10 would be further screened as the trees would be in leaf, however due to the elevated location of the viewpoint it is considered that magnitude of change would remain minor resulting in a minor adverse effect.
- 6.17 Key viewpoint 13 from the eastern edge of Farlington Marsh on Solent Way PRoW is a partially screened / filtered long distance view towards the proposed development site. The rising landform and existing trees filter views towards the site. At winter year 1, although intervening landform and vegetation would remain, largely screening views to the site from this location, it is possible with no foliage that there may be very glimpsed view to elevated parts of the development. Any views from pedestrians would be transient in nature and barely discernible. As such it is considered that the proposed development would result in minor magnitude of change from the baseline view, with a minor adverse significance of effect. Views at summer year 10 would be further screened as the trees would be in full leaf, however due to the rising landform rising towards the site from this viewpoint it is considered that the magnitude of change would remain minor resulting in a minor adverse significance of effect.
- 6.18 Key viewpoint 14 from the eastern edge of Farlington Marsh on Solent Way PrRoW is a partially screened / filtered long distance view towards the proposed development site. The rising landform and existing trees filter views towards the site. At winter year 1, although intervening landform and vegetation would remain, largely screening views to the site from this location, it is possible with no foliage that there may be very glimpsed view to elevated parts of the development. Any views from pedestrians would be transient in nature and barely discernible. As such it is considered that the proposed development would result in minor magnitude of change from the baseline view, with a minor adverse significance of effect. Views at summer year 10 would be further screened as the trees would be in full leaf, however due to the rising landform rising towards the site from this viewpoint it is considered that the magnitude of change would remain minor resulting in a minor adverse significance of effect.

**Table 12: Overview of Likely Effects during Operational Phase**

| Landscape Character Types                                                                                                             | Value<br>(Level of importance) | Sensitivity<br>(To type of proposed development) | Description of Daytime Landscape Effects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Magnitude of Proposed Change         | Significance of Effect            |                     |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------|---------------------|
|                                                                                                                                       |                                |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      | Year 1<br>(winter)                | Year 10<br>(Summer) |
| Landscape Character Types (as derived from the Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007)) |                                |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      |                                   |                     |
| H: Open Lower Harbour Plain                                                                                                           | Medium to High                 | Medium to High                                   | <b>Year 1 (Winter):</b><br>With the proposed development situated within this landscape character type, there will be a direct effect on a small part of it as a result of the proposed development.<br>This LCT is predominately rural in nature, with the proposed development located at the edge of the area adjacent to Langstone Harbour. A significant part of the LCT is industrial and the proposed development would be a continuation of this built form. Whilst it would alter the character of the site it would be in keeping with the adjacent vernacular.<br>With the majority of the existing vegetation surrounding the site being retained it is considered that the overall character of the LCT will only be affected at a local level, with the remainder of the LCT unaffected.<br>The resultant magnitude of change and significance of effect, when considering the LCT as a whole, is considered to be minor to moderate with a noticeable change to the character at a local level. | Year 1<br>(Winter):<br><b>Minor</b>  | Minor Adverse to Moderate Adverse |                     |
|                                                                                                                                       |                                |                                                  | <b>Year 10 (Summer)</b><br>At summer year 10, much of the existing retained vegetation surrounding the proposed development, which is mature tree and woodland, will not have noticeably grown out more. Proposed tree planting on site will have matured helping to screen parts of the development.<br>The proposed development will remain a significant feature at a local level with the character of the overall LCT remaining unchanged.<br>Due to proposed and existing vegetation growing on and being in full leaf, helping to soften the impact of the building, it is considered that the magnitude of change and in turn the significance of effect will be slightly reduced to minor adverse at year 10.                                                                                                                                                                                                                                                                                         | Year 10<br>(summer):<br><b>Minor</b> |                                   | Minor Adverse       |
| J: Harbour Basin                                                                                                                      | Medium to High                 | Medium to High                                   | <b>Year 1 (Winter):</b><br>The proposed development does not sit within this LCT and there will therefore be no direct characterising effects upon it as a result. Due to the location of the site coupled with the sloping topography the development will be visible from parts of the LCT and there may be an indirect effect on small parts of the LCT.<br>Due to the site's close proximity to the LCT, it is considered the proposed development would be visible within views and therefore have a possible effect upon this LCT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Year 1<br>(Winter):<br><b>Minor</b>  | Minor Adverse                     |                     |

|                              |     |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                       |                   |                         |
|------------------------------|-----|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------|-------------------------|
|                              |     |     | <p>The resultant magnitude of change is thought to be minor with a noticeable change to external views at a local level from within the LCT</p> <p><b>Year 10 (Summer)</b><br/> Summer Year 10 will see existing and proposed planting further matured and in full leaf, further screening the proposed development from external views from within the LCT. As a result, the defining landscape character of the area will not be affected by the development. A robust landscape strategy with extensive tree screening could be reasonably considered to create a positive impact on the external views from within the LCT.<br/> This will result in a minor beneficial magnitude of change in comparison with that of winter year 1.</p>                                                                                                             | Year 10 (Summer)<br><b>Minor</b>      |                   | <b>Minor Beneficial</b> |
| D: Settled Chalk Ridge       | Low | Low | <p><b>Year 1 (Winter)</b><br/> There will be no direct effects on this LCT as a result of the proposed development as it does not fall within it. However, the assessed viewpoint indicates that there may be possible views from parts of the LCT, it is possible that there may be some indirect effects.<br/> Any potential glimpsed views of the development, particularly taller elements may be visible from elevated positions from within the LCT. However, any glimpsed views would be at such a distance from the LCT that is considered that the proposed development would not be significantly discernible, this coupled with the adjoining industrial built form would result in no significant characterising effects upon this LCT.<br/> The resultant magnitude of change is thought to be no change with no significance of effect.</p> | Year 1 (Winter)<br><b>No Change</b>   | <b>No Effects</b> |                         |
|                              |     |     | <p><b>Year 10 (Summer)</b><br/> Intervening vegetation will have matured at Year 10, further screening any possible views. As a result, there will be no discernible characterising effect on this LCT due to the development.<br/> The resultant magnitude of change and significance of effect is considered to remain the same at that of winter Year 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Year 10 (Summer):<br><b>No change</b> |                   | <b>No Effects</b>       |
| E: Urban Upper Harbour Plain | Low | Low | <p><b>Year 1 (Winter)</b><br/> As the development site does not sit within this LCT and there will be no direct characterising effect upon it.<br/> The built form within the LCT and the relatively flat topography leads to little of no glimpsed views of the development.<br/> This will result in no magnitude of change with no effects significance of effect.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Year 1 (Winter):<br><b>No Change</b>  | <b>No Effects</b> |                         |
|                              |     |     | <p><b>Year 10 (Summer)</b><br/> Summer Year 10 will see existing and proposed planting further matured and in full leaf, further screening the proposed development from views within the LCT. As a result, the defining character of the area will remain unaffected.<br/> This will result in the magnitude of change and significance of effect remaining unchanged from that of Year 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Year 10 (Summer)<br><b>No Change</b>  |                   | <b>No Effects</b>       |

## Summary of Potential Operational Phase Landscape Effects (Daytime)

### *Landscape Character Type H: Open Lower Harbour Plain*

- 6.18 The Open Lower Harbour Plain is described as a predominantly rural area characterised by its flat topography and mix of arable fields with small settlements with a rural setting. As such, the introduction of a commercial development to an otherwise 'rural' setting could be considered a significant change. However, the LCT does not note the significant commercial and industrial presence adjacent to the site and this does have an effect on the significance of change. As such on a local level the change of character would be in keeping with the surrounding context. Nonetheless the loss of the open land would have an impact on the LCT at a local level.
- 6.19 When considering the overall LCT, it is thought that as the development would directly affect only a small part of it, the effects on the wider landscape would be less significant and not alter the overall character type and characteristics featured therein.
- 6.20 Due to the sensitivity of the Open Lower Harbour Plain, it is considered that there would be a minor magnitude of change and minor to moderate significance of effect upon this LCT as a result of the proposed development. Albeit with any significant effects being limited to a small part of the LCT with the immediate vicinity of the site already commercial/industrial in character.

### *Other Landscape Character Types*

- 6.21 The key viewpoints have demonstrated that views may be possible from parts of each of the remaining Landscape Character Types, D: Settled Chalk Ridge, E: Urban upper harbour plain and J: Harbour Basin. However, any effects would be indirect in nature and are in some cases at such a distance that any potential views would barely discernible in the context of the existing built form of the industrial and commercial area to the east of the site.
- 6.1 As a result, it is considered that the magnitude of change and significance of effect will be no change and no effect respectively on the remaining LCT's.

## 7. RESIDUAL EFFECTS AND CONCLUSIONS

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

### Visual Effects

- 7.2 Within views from each of the key viewpoints, the proposed development is considered to have the greatest effect upon the existing view from near distance key viewpoints 5 and 7. Key viewpoint 5 is located on the footpath/cycle path route no. 22 adjacent to Harts Farm Way, approximately 45m from the site. It is considered that there would be a moderate to major adverse significance of effect upon users of medium sensitivity at winter year 1 from this location. Due to proposed planting reaching its desired design function by Year 10 (summer) and with retained vegetation providing further screening to parts of the proposed development, the resultant significance of effect would be reduced to moderate adverse. However, the proposed development would still remain an obvious feature within the view. Key viewpoint 7 is from the footway on Harts Farm Way, approximately 18m from to the south east of the proposed site. For users of this footway and road users (visual receptors of a medium sensitivity), there would be a residual moderate to major adverse significance of effect.
- 7.3 Within the view from each of the other key viewpoints, the likely residual significance of effect is considered to be no greater than minor adverse. As such, it is considered that the overall quality of the remaining existing views would be maintained, with only very glimpsed or filtered views possible, being barely distinguishable within the view.

### Landscape Effects

- 7.4 There would be direct impacts upon a small and contained part of landscape character type 'H: Open Lower Harbour Plain'. The part of the LCT directly impacted is currently an unused landfill site, which has a footpath connecting Bedhampton to Broadmarsh coastal park. The part of the character type is influenced by the industrial / commercial edge of existing development to the east of the site with its character being dominated with industrial / commercial vernacular. This is in contrast to the east, south and west of the development site which, is open in nature and consists of existing fields and open space. As such the development would alter the existing context of the site, however the proposals would be in keeping with the existing landscape character of neighbouring built form. The proposed development would change a small part of the overall character type from rural/open to that of a commercial/industrial form and although development would alter the existing vernacular, when looking at the LCT as a whole, it is considered that the proposed development would result in a residual minor adverse significance of effect upon the landscape character type.

## **Additional Mitigation Measures**

- 7.5 As the assessment has proceeded, a number of additional mitigation proposals have been identified which are likely to reduce the potential effects of the proposed development upon views and further assist with its landscape integration. These are as follows:
- Consider substantial native specimen tree planting, for example *Quercus robur*, *Acer campestre* or *Carpinus betulus*. In particular along the west and south/west boundaries abutting Harts Farm Way. This will help to filter views from a local level and lessen the visual impact of the proposals,
  - Any proposals which limit development to the flatter western section of the site would reduce the overall visual impact of the site.
  - A landmark gateway design of building could introduce a positive beneficial feature into the local landscape.
- 7.6 It is considered that these additional mitigation measures may further reduce the potential effects upon some of the local views of any proposed development, most notably from key viewpoints 5 and 7 (Harts Farm Way), as well as potentially reducing the characterising effects of any proposed development upon the local landscape.
- 7.7 Any additional boundary tree planting along Harts Farm Way, if implemented, should take into consideration any potential safety / effects upon the highway. In particular, appropriate clear visibility splays must be maintained at the site entrance to ensure vehicles can exit and enter safely. In addition, careful placement of tree planting should be considered to avoid any conflict with services.

## **Overview**

- 7.8 There would be a residual, albeit at a local level, moderate to major adverse significance of effect upon users at key viewpoints 5 and 7, with any proposed development remaining a conspicuous feature within the view. Additionally, the proposed development would add building/buildings of scale and form that would not be entirely in keeping within the existing vernacular of the site.
- 7.9 The most significant visual effects would be at a local level only (Key viewpoints 5 and 7), however, with the surrounding vegetation retained and enhanced in key locations, any proposed development would have no significant visual or characterising effects on the wider landscape of Langstone, Bedhampton or Havant.
- 7.10 In conclusion it is considered that any proposed development would have no significant visual or characterising effects upon the landscape as a whole. However, it is recommended that further consideration be given to the additional mitigation measures described above to help integrate any proposed development within its local landscape setting.

## 8. REFERENCES

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- (Ref 1): The Landscape Institute and the Institute of Environmental Management & Assessment, (2013): Guidelines for Landscape and Visual Impact Assessments (Third Edition);
- (Ref 2): Department for Communities and Local Government, (First published March 2012): National Planning Policy Framework;
- (Ref 3): Department for Communities and Local Government: National Planning Practice Guidance;
- (Ref 4): Havant Borough Core Strategy (March 2011);
- (Ref 5): Havant Borough Local Plan (Allocations) (July 2014);
- (Ref 6): Hampshire Integrated Character Assessment (2010);
- (Ref 7): Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007);
- (Ref 8): Havant Borough Landscape Character Assessment Sensitivity Report (February 2007).

## FIGURES

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Legend

- 3km Study Area
- Application site Boundary
- Key Viewpoints
- Settlement Barriers
- Vegetation Barriers



FILE LOCATION: J:\HBC\Corporate\LocalCommunity Group\Engineering and Landscape\Brockhampton West\Drawings\Current\Brockhampton West\_Supporting diagrams.dwg

NOTES:  
1. THIS DRAWING IS THE PROPERTY OF HAVANT BOROUGH COUNCIL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HAVANT BOROUGH COUNCIL.

| REV | AMENDMENTS | DATE | CAD | CHKD | APPD |
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| DESIGNER | HM |
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| CAD      |    |
| CHECKED  | JB |
| APPROVED |    |

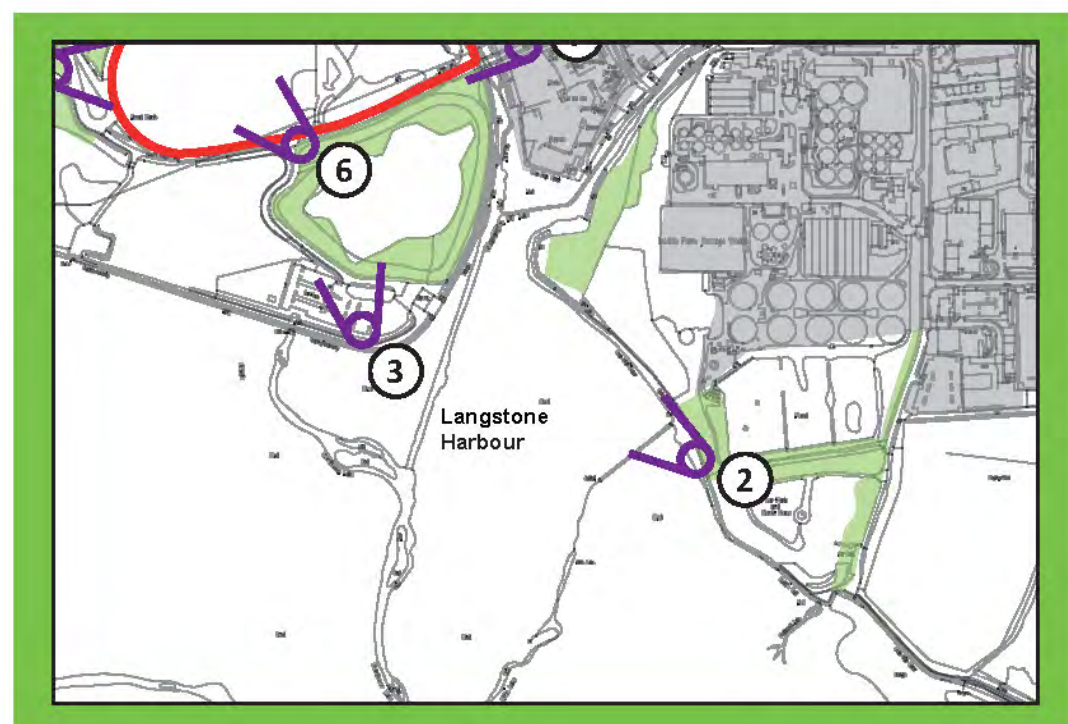
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|--------------|-------------------|
| JOB No       |                   |
| SCALE        | @ A1              |
| DATE         | 04/10/2018        |
| SHEET NUMBER |                   |

| DRAWING TITLE  | Key View Points |
|----------------|-----------------|
| DRAWING NUMBER | Fig 2           |
| REV            |                 |

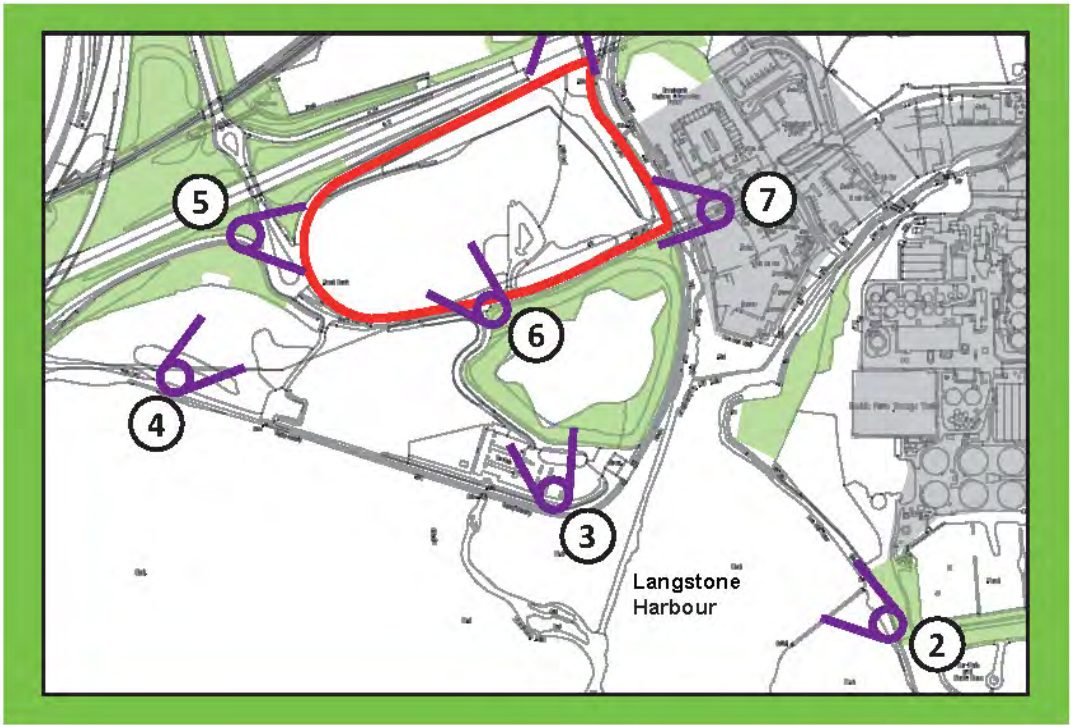


| Sensitivity                              | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Magnitude of Change                   | Significance of Effect |                  |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------|------------------|
|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                       | Year 1 (Winter)        | Year 10 (Summer) |
| Medium<br>(Users of long distance route) | <b>Existing Daytime View:</b><br>Heavily screened long distance view from long distance route no. 12 Shipwrights Way, looking north west towards the site. Rising topography and intervening trees and woodland vegetation largely prevent views to the site with limited views possible of Harts Farm Way and the site beyond through gaps between the deciduous trees.                                                                                                                                                                         |                                       |                        |                  |
|                                          | <b>Year 1 (Winter):</b><br>At winter year 1, although intervening landform and vegetation would remain, largely screening views to the site from this location, it is possible with no foliage that there may be very glimpsed views to parts of the development. Any views would be transient in nature and barely discernible within views from pedestrians. As such it is considered that the proposed development would result in a negligible magnitude of change with a neutral significance of effect.                                    | Year 1 (Winter)<br><b>Negligible</b>  | <b>Neutral</b>         |                  |
|                                          | <b>Year 10 (Summer):</b><br>Views at summer Year 10 will be much the same as those of the baseline views, with intervening mature vegetation unlikely to have grown further. With trees in full leaf it is considered that the proposed development would be screened from view and although there may be very glimpsed views to the development, as views would be indirect and transient it is considered that any possible views would not be discernible within the view and views would remain largely unchanged from that of the baseline. | Year 10 (Summer)<br><b>Negligible</b> |                        | <b>Neutral</b>   |

|                                  |                                               |                              |                                                 |                                                         |                                                               |                              |            |
|----------------------------------|-----------------------------------------------|------------------------------|-------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------|------------------------------|------------|
| <b>Havant</b><br>BOROUGH COUNCIL | Key Viewpoint 1: route no. 12 Shipwrights Way | Brockhampton West<br>2018_18 | Date of photograph: 11/10/18<br>Lens type: 50mm | Distance to site: 2240m<br>OS reference: 471771, 103985 | Direction to site: north - west<br>Viewpoint height: 1.5m AGL | Viewing distance: 408mm @ A3 | Figure: 3A |
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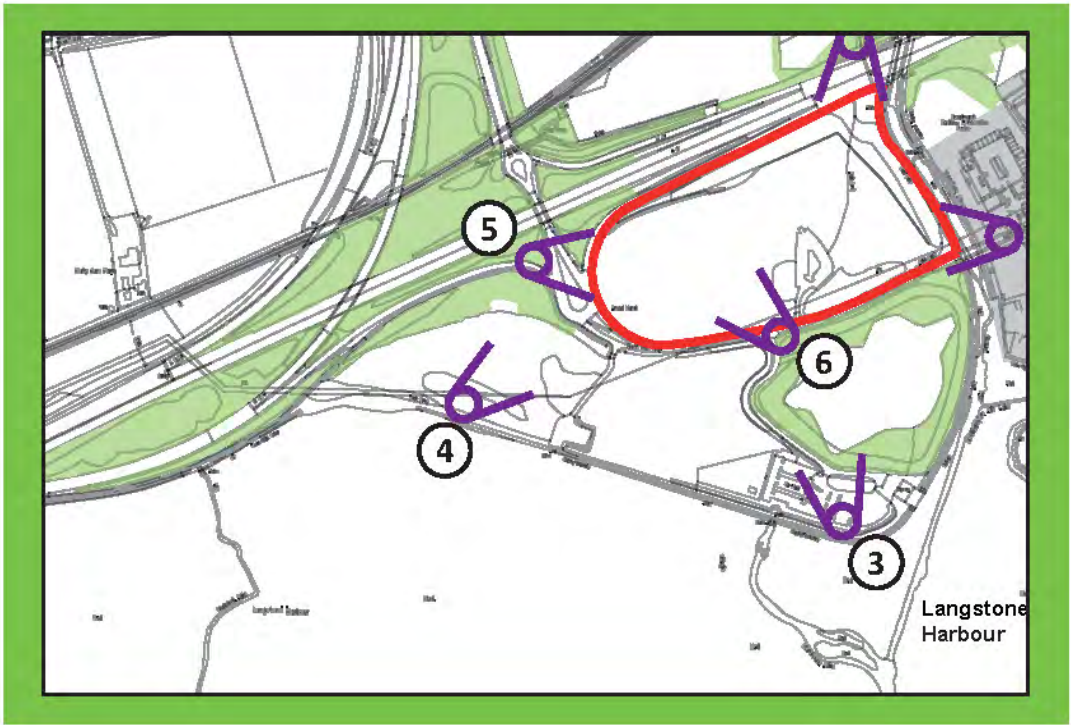


| Sensitivity                                | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                                                                           | Magnitude of Change                  | Significance of Effect |                  |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------|------------------|
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                      | Year 1 (Winter)        | Year 10 (Summer) |
| Medium<br>(Users of a Long distance route) | <b>Existing Daytime View:</b><br>Heavily screened near distance view from long distance route no. 45 Wayfarers Walk, looking north west towards site. Rising topography and intervening trees and woodland vegetation significantly prevents views to the site with limited views possible of Harts Farm Way and the site beyond through gaps between the deciduous trees.                                                                      |                                      |                        |                  |
|                                            | <b>Year 1 (Winter):</b><br>At winter year 1, it is considered that there may be very glimpsed indirect transient views to parts of the proposals though natural gaps in intervening vegetation, any views would be barely discernible and will not significantly alter the characteristic features within the view. This would be a negligible magnitude of change and overall neutral significance of a medium sensitivity from this location. | Year 1 (Winter)<br><b>Negligible</b> | <b>Neutral</b>         |                  |
|                                            | <b>Year 10 (Summer):</b><br>Views at summer year 10 would be further screened by intervening vegetation, in full leaf, in combination with the landform. It is considered that this would result in the magnitude of change reducing to no change and in turn resulting in neutral significance of effect.                                                                                                                                      | Year 10 (Summer)<br><b>No Change</b> |                        | <b>Neutral</b>   |



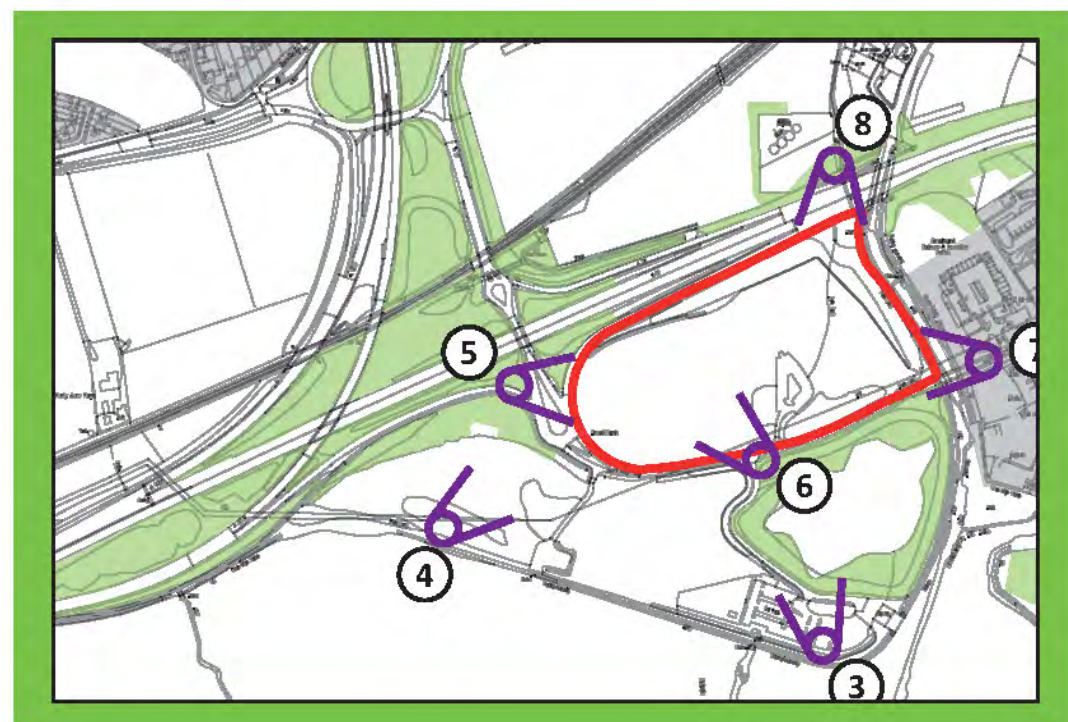
| Sensitivity                          | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Magnitude of Change                  | Significance of Effect |                  |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------|------------------|
|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      | Year 1 (Winter)        | Year 10 (Summer) |
| Medium<br>(Users of public car park) | <b>Existing Daytime View:</b><br>Near distance heavily screened view from public car park in Broadmarsh Coastal Path, looking north towards site. Rising landform, intervening trees and woodland vegetation completely prevents views to the site with no views possible of Harts Farm Way and the site beyond through gaps between the trees and vegetation.                                                                                                                                                        |                                      |                        |                  |
|                                      | <b>Year 1 (Winter):</b><br>Within key viewpoint 3 (Broadmarsh Coastal Park), it is considered that there would be a negligible magnitude of change at winter year 1 due the existing mature trees, vegetation and rising topography. Very glimpsed views may be available from this location, these would be very indirect and transient in nature and any views would not be discernible and therefore not materially change the composition or character of the view resulting in a neutral significance of effect. | Year 1 (Winter)<br><b>Negligible</b> | Neutral                |                  |
|                                      | <b>Year 10 (Summer):</b><br>Views at summer year 10 would be further screened by intervening vegetation, in full leaf, in combination with the landform. It is considered that this would result in the magnitude of change reducing to no change and in turn resulting in a minor beneficial significance of effect.                                                                                                                                                                                                 | Year 10 (Summer)<br><b>No Change</b> |                        | Minor beneficial |

|                                  |                                          |                              |                                                 |                                                       |                                                        |                              |            |
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| <b>Havant</b><br>BOROUGH COUNCIL | Key Viewpoint 3: Broadmarsh Coastal Path | Brockhampton West<br>2018_18 | Date of photograph: 11/10/18<br>Lens type: 50mm | Distance to site: 318m<br>OS reference:470234, 105289 | Direction to site: north<br>Viewpoint height: 1.5m AGL | Viewing distance: 408mm @ A3 | Figure: 3C |
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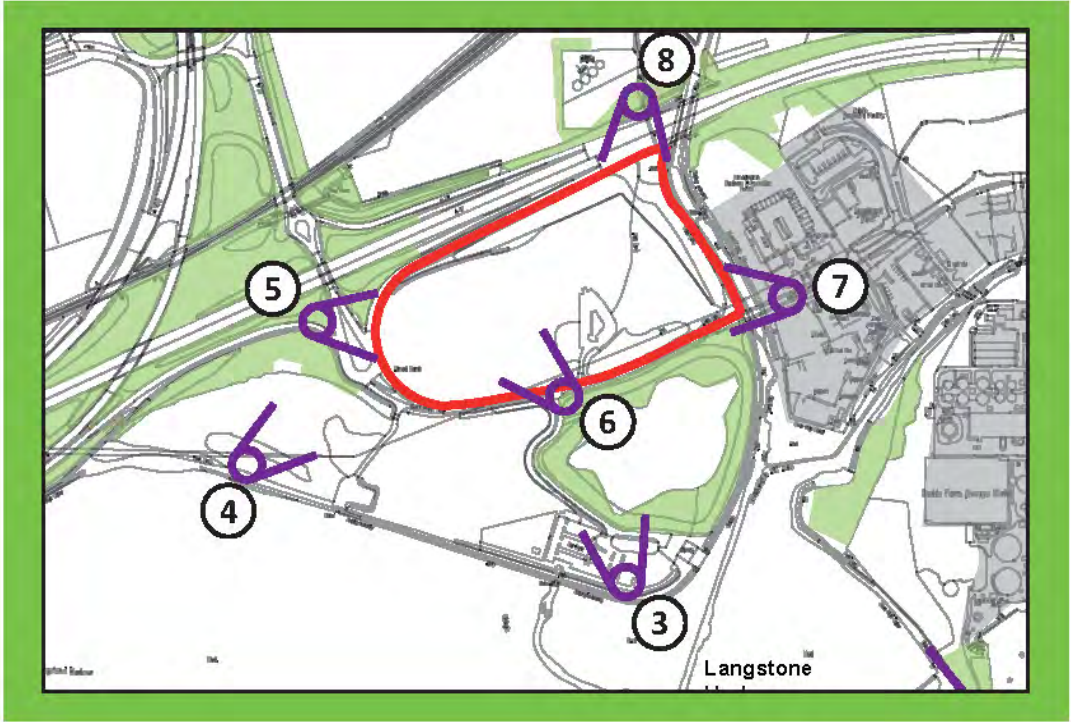


| Sensitivity                     | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Magnitude of Change                          | Significance of Effect |                         |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------|-------------------------|
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              | Year 1 (Winter)        | Year 10 (Summer)        |
| Medium<br>(Users of a Footpath) | <b>Existing Daytime View:</b><br>Near distance heavily screened view from Solent Way, looking north east towards application site. Rising topography and intervening trees completely prevent views to the site with limited or no views possible of Harts Farm Way and the site beyond rising slope and gaps between the deciduous trees.                                                                                                                                                                                                                   |                                              |                        |                         |
|                                 | <b>Year 1 (Winter):</b><br>Key viewpoint 4 is heavily screened with intervening land form, mature trees and vegetation. The potential for glimpsed views of any proposed development will be dependent on the height, massing and location of development. The proposed development is considered to have negligible to minor magnitude of change at winter year 1 as only glimpsed views of the development will be visible from this location, which could be adjusted to no views depending on the final location and height of any proposed development. | Year 1 (Winter)<br><b>Minor / Negligible</b> | <b>Neutral</b>         |                         |
|                                 | <b>Year 10 (Summer):</b><br>Views during summer year 10 would be further screened by intervening vegetation, in full leaf, in combination with the landform. It is considered that this would result in a magnitude of change reducing to no change resulting in minor beneficial significance of effect.                                                                                                                                                                                                                                                    | Year 10 (Summer)<br><b>No Change</b>         |                        | <b>Minor Beneficial</b> |

|                                  |                             |                              |                                                 |                                                        |                                                               |                              |            |
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| <b>Havant</b><br>BOROUGH COUNCIL | Key Viewpoint 4: Solent Way | Brockhampton West<br>2018_18 | Date of photograph: 11/10/18<br>Lens type: 50mm | Distance to site: 251m<br>OS reference: 469679, 105471 | Direction to site: north - east<br>Viewpoint height: 1.5m AGL | Viewing distance: 408mm @ A3 | Figure: 3D |
|----------------------------------|-----------------------------|------------------------------|-------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------|------------------------------|------------|

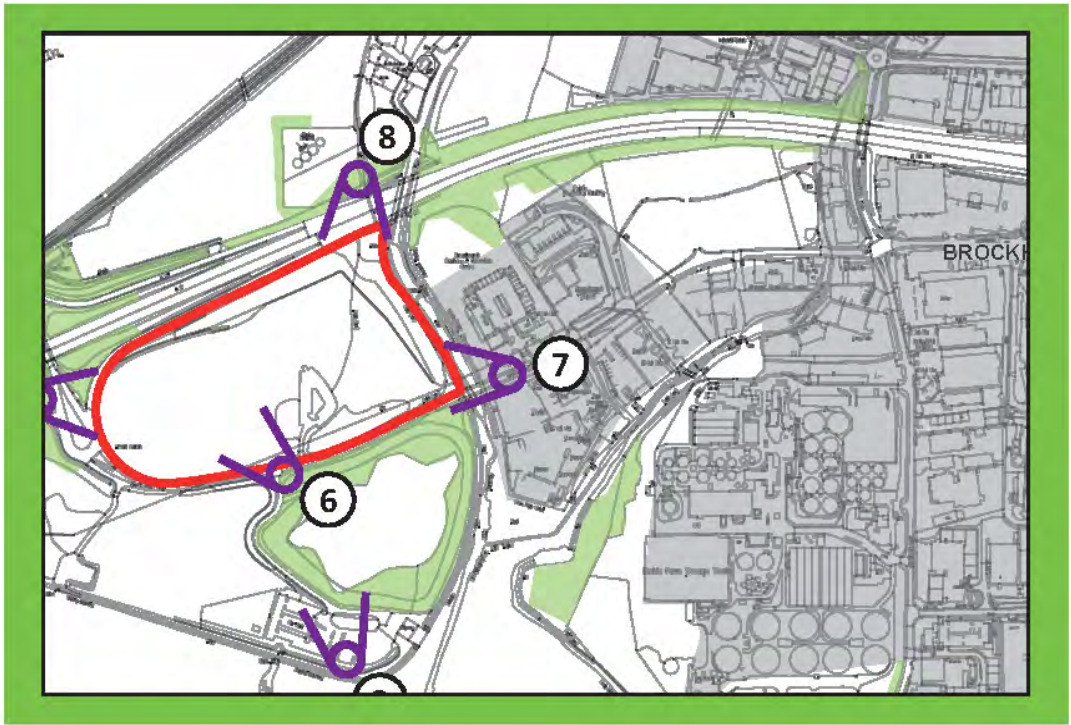


| Sensitivity                       | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                                                                           | Magnitude of Change                       | Significance of Effect |                         |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------|-------------------------|
|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                           | Year 1 (Winter)        | Year 10 (Summer)        |
| Medium<br>(Users of a Local Road) | <b>Existing Daytime View:</b><br>Near distance partially screened / filtered view looking east towards application site above existing hedgerow vegetation and trees along A27. Existing gaps within boundary vegetation and rising topography provides largely open views to the west of the site, with existing intervening vegetation screening / filtering views to the remainder of the site.                                              |                                           |                        |                         |
|                                   | <b>Year 1 (Winter):</b><br>At winter year 1, with little or no leaf on existing retained trees and hedgerow vegetation in addition to the rising topography, there will remain open views to the proposed development above boundary vegetation. It is considered that the proposals would result in an obvious change to the existing view resulting in a major magnitude of change and major adverse significance of effect at winter Year 1. | Year 1 (Winter)<br><b>Major</b>           | <b>Moajor Adverse</b>  |                         |
|                                   | <b>Year 10 (Summer):</b><br>With vegetation in full leaf helping to filter / screen views to the development in the western part of the site, it is considered that the magnitude of effect would be slightly reduced to moderate / major; in turn the significance of effect would be slightly reduced to moderate adverse at summer year 10.                                                                                                  | Year 10 (Summer)<br><b>Moderate Major</b> |                        | <b>Moderate Adverse</b> |

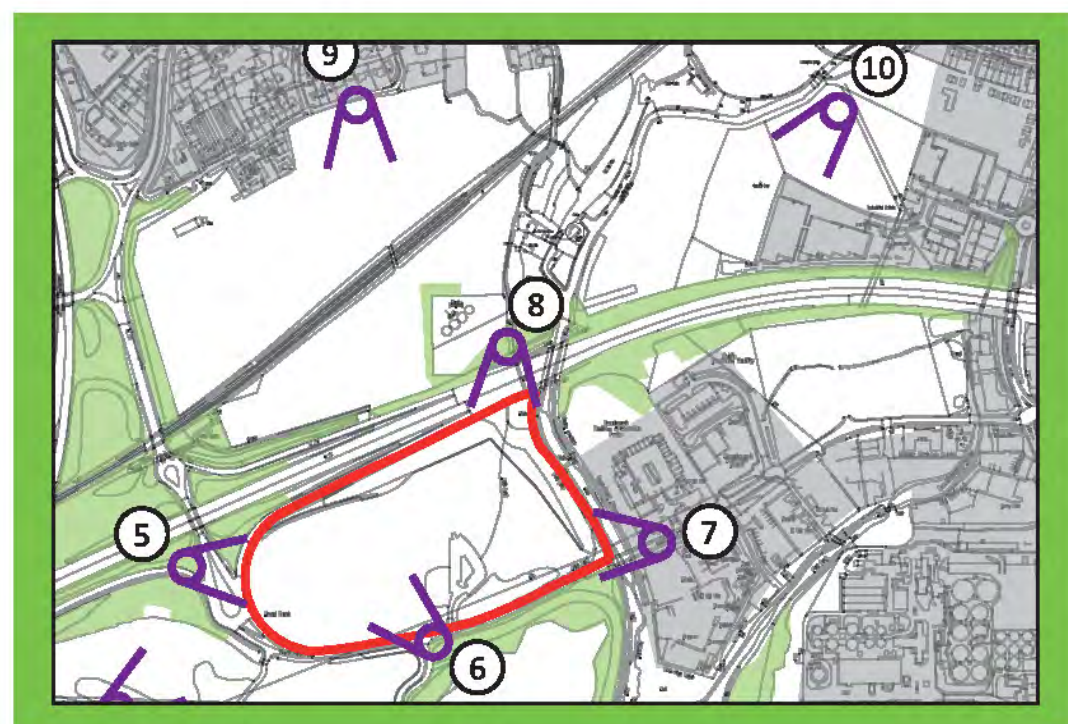
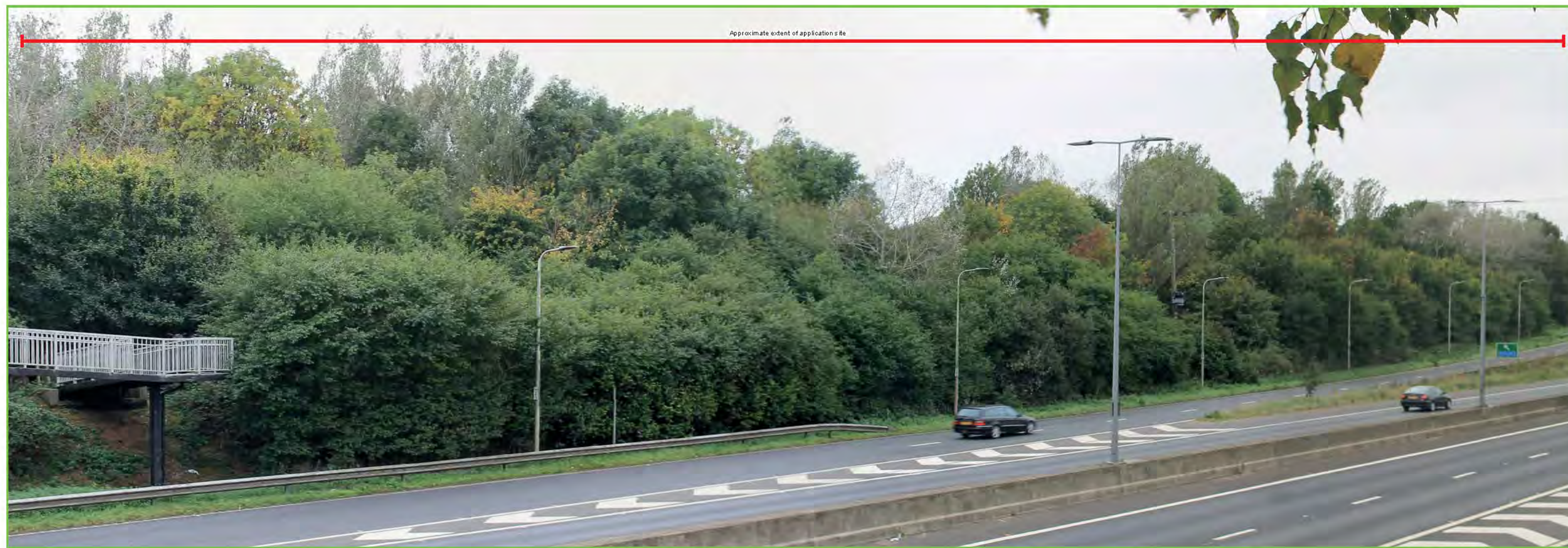


| Sensitivity                       | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                                                                                                  | Magnitude of Change                  | Significance of Effect |                           |
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|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                      | Year 1 (Winter)        | Year 10 (Summer)          |
| Medium<br>(Users of a Local Road) | <b>Existing Daytime View:</b><br>Near distance heavily screened view looking north towards application site across Harts Farm Way. Existing mature boundary vegetation and trees completely block views onto application site. Closed view across highway with dense woodland screening preventing any percolating views onto the application site                                                                                                                     |                                      |                        |                           |
|                                   | <b>Year 1 (Winter):</b><br>In winter year 1, it is considered that there may be glimpsed views of any development through natural gaps within the boundary trees and vegetation depending on the height of the development. Due to the existing rural characteristics of the site it is therefore considered that there would be a minor magnitude of change and an overall minor adverse significance of effect upon users of a medium sensitivity from this location | Year 1 (Winter)<br>Minor             | Minor Adverse          |                           |
|                                   | <b>Year 10 (Summer):</b><br>At summer year 10 with vegetation in full leaf further screening views of the proposals, particularly the south western parts of the site. It is considered that the magnitude of change could be reduced to minor / negligible resulting in a neutral to minor adverse effect.                                                                                                                                                            | Year 10 (Summer)<br>Minor/Negligible |                        | Neutral/<br>Minor Adverse |

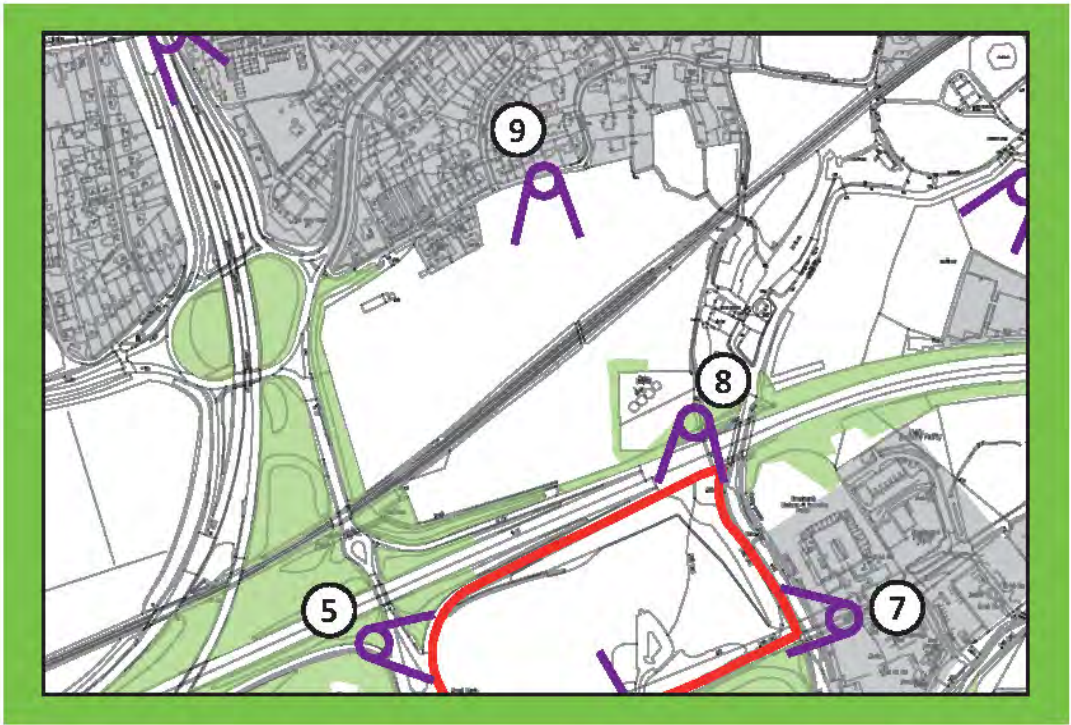
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| <b>Havant</b><br>BOROUGH COUNCIL | Key Viewpoint 6: Harts Farm Way | Brockhampton West<br>2018_18 | Date of photograph: 11/10/18<br>Lens type: 50mm | Distance to site: 16m<br>OS reference: 470142, 105561 | Direction to site: north<br>Viewpoint height: 1.5m AGL | Viewing distance: 408mm @ A3 | Figure: 3F |
|----------------------------------|---------------------------------|------------------------------|-------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|------------------------------|------------|



| Sensitivity                       | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Magnitude of Change              | Significance of Effect          |                                 |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------|---------------------------------|
|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  | Year 1 (Winter)                 | Year 10 (Summer)                |
| Medium<br>(Users of a Local Road) | <b>Existing Daytime View:</b><br>Near distance, partially screened / filtered view looking north west towards application site across Harts Farm way. Existing breaks within boundary vegetation as a result of the over head power line easement zone, offer some open views across the application site above existing vegetation.                                                                                                                                                                                                                                                             |                                  |                                 |                                 |
|                                   | <b>Year 1 (Winter):</b><br>At winter year 1, partially filtered views would remain to the site with existing intervening vegetation screening views to the eastern side of the development. Although partially screened the development would remain a prominent feature within the view, introducing an built form in an otherwise rural setting resulting in a noticeable change in the character and composition of the view. As such it is considered a major magnitude of change with a moderate / major significance of effect.                                                            | Year 1 (Winter)<br><b>Major</b>  | <b>Moderate / Major Adverse</b> |                                 |
|                                   | <b>Year 10 (Summer):</b><br>Although much of the existing and proposed hedgerow and tree vegetation adjacent to Harts Farm Way will be in full leaf, due to the close proximity and potential scale of any proposed development, it is considered that there would remain a major magnitude of change and moderate to major adverse significance of effect at summer year 10. Albeit that any retained and proposed vegetation would go some way to screen the development from view, it would be a significant and obvious change to the character and composition of views from this location. | Year 10 (Summer)<br><b>Major</b> |                                 | <b>Moderate / Major Adverse</b> |

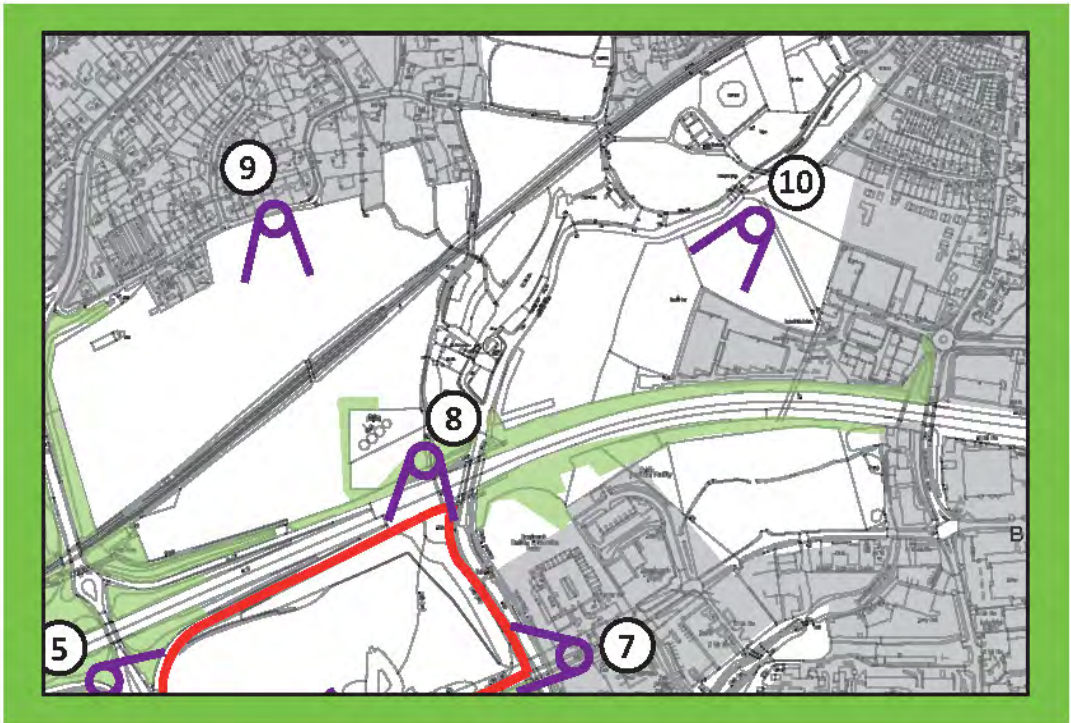


| Sensitivity               | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                                                                                                             | Magnitude of Change                   | Significance of Effect |                  |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------|------------------|
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       | Year 1 (Winter)        | Year 10 (Summer) |
| Medium<br>(Users of PRoW) | <b>Existing Daytime View:</b><br>Near distance, heavily screened view from footbridge looking south towards application site across A27. Existing mature tree / woodland vegetation along the northern boundary of the application site preventing views to the site with potential glimpsed views in winter.                                                                                                                                                                     |                                       |                        |                  |
|                           | <b>Year 1 (Winter):</b><br>At winter year 1, with little or no foliage on much of the intervening vegetation there may be limited filtered views of the development through natural gaps in the sites boundary vegetation depending on its height. It is considered that any proposed development will have a minor magnitude of change as only very glimpsed views will be available from this location, and therefore the significance of effect is deemed to be minor adverse. | Year 1 (Winter)<br><b>Minor</b>       | <b>Minor adverse</b>   |                  |
|                           | <b>Year 10 (Summer):</b><br>Views at summer would largely remain the same as that of the baseline view. With intervening vegetation in full leaf it is considered that any views of the proposed development would remain limited. The resultant magnitude of change would be negligible and significance of effect would be neutral.                                                                                                                                             | Year 10 (Summer)<br><b>Negligible</b> |                        | <b>Neutral</b>   |



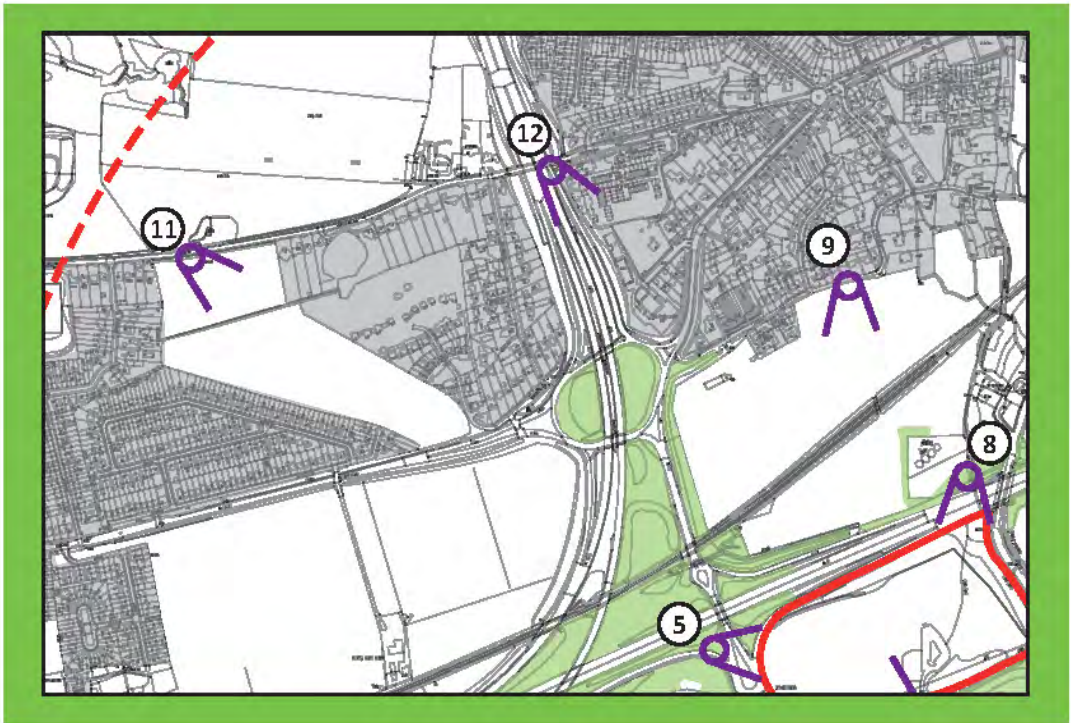
| Sensitivity                       | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                           | Magnitude of Change                  | Significance of Effect |                  |
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|                                   |                                                                                                                                                                                                                                                                                                                                                                                 |                                      | Year 1 (Winter)        | Year 10 (Summer) |
| Medium<br>(Users of a Local Road) | <b>Existing Daytime View:</b><br>Heavily screened near distance view from footway on Lower Road looking south towards application site across agricultural field. Existing raised mature hedgerow prevents views on to the application site.                                                                                                                                    |                                      |                        |                  |
|                                   | <b>Year 1 (Winter):</b><br>At winter year 1, although intervening vegetation will be devoid of all deciduous foliage the density of planting is such that it is considered that no direct views of the proposed development would be available from this location. The resultant magnitude of change would be no change with a neutral significance of effect at winter year 1. | Year 1 (Winter)<br><b>No change</b>  | <b>Neutral</b>         |                  |
|                                   | <b>Year 10 (Summer):</b><br>At summer year 10 there would remain no change and neutral significance of effect, with views being the same as that of the baseline.                                                                                                                                                                                                               | Year 10 (Summer)<br><b>No Change</b> |                        | <b>Neutral</b>   |

|                                  |                             |                              |                                                 |                                                        |                                                        |                              |            |
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| <b>Havant</b><br>BOROUGH COUNCIL | Key Viewpoint 9: Lower Road | Brockhampton West<br>2018_18 | Date of photograph: 11/10/18<br>Lens type: 50mm | Distance to site: 465m<br>OS reference: 469997, 106242 | Direction to site: south<br>Viewpoint height: 1.5m AGL | Viewing distance: 408mm @ A3 | Figure: 3I |
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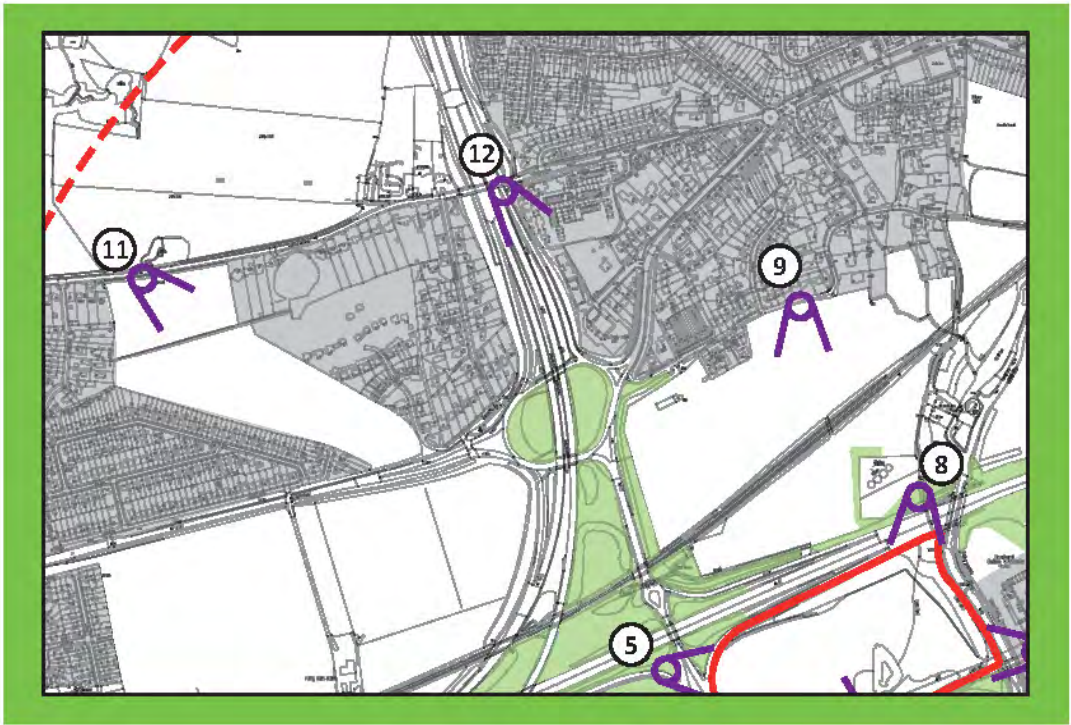
| Sensitivity                              | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                             | Magnitude of Change           | Significance of Effect |                  |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------|------------------|
|                                          |                                                                                                                                                                                                                                                                                                                                                                                   |                               | Year 1 (Winter)        | Year 10 (Summer) |
| Medium<br>(Users of long distance route) | <b>Existing Daytime View:</b><br>Heavily screened near distance view from long distance route no. 45 Wayfarers Walk looking south west towards application site across horse paddocks and field. Existing trees and industrial buildings prevent views of the application site                                                                                                    |                               |                        |                  |
|                                          | <b>Year 1 (Winter):</b><br>At winter year 1 there will be no leaf cover on much of the intervening vegetation, however due to the existing buildings and massing of mature trees it is considered there will continue to be no views of the proposed development. As a result the magnitude of change is deemed to be no change resulting in a significance of effect of neutral. | Year 1 (Winter)<br>No change  | Neutral                |                  |
|                                          | <b>Year 10 (Summer):</b><br>View in summer year 10 would remain largely the same as the baseline resulting in a neutral magnitude of change, resulting in a neutral significance of effect.                                                                                                                                                                                       | Year 10 (Summer)<br>No Change |                        | Neutral          |

|                                  |                                                             |                              |                                                 |                                                        |                                                             |                              |            |
|----------------------------------|-------------------------------------------------------------|------------------------------|-------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|------------------------------|------------|
| <b>Havant</b><br>BOROUGH COUNCIL | Key Viewpoint 10: Long distance route no. 45 Wayfarers Walk | Brockhampton West<br>2018_18 | Date of photograph: 11/10/18<br>Lens type: 50mm | Distance to site: 560m<br>OS reference: 470659, 106273 | Direction to site: south west<br>Viewpoint height: 1.5m AGL | Viewing distance: 408mm @ A3 | Figure: 3J |
|----------------------------------|-------------------------------------------------------------|------------------------------|-------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|------------------------------|------------|



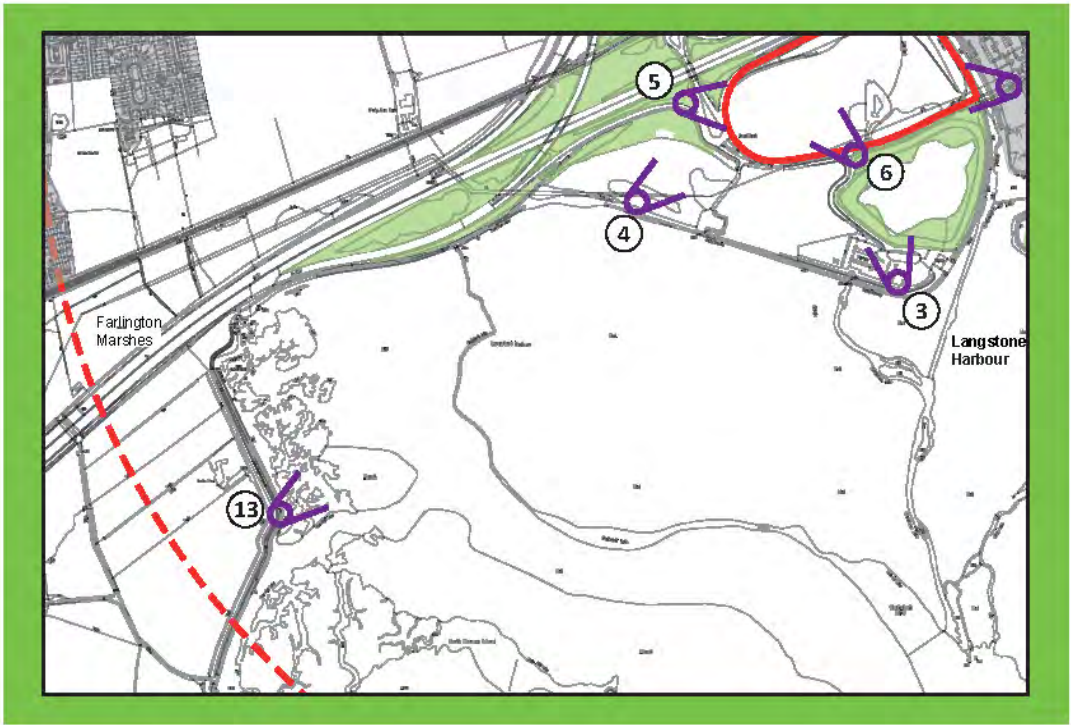
| Sensitivity                       | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                           | Magnitude of Change       | Significance of Effect |                  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------|------------------|
|                                   |                                                                                                                                                                                                                                                                                                                                                                                                 |                           | Year 1 (Winter)        | Year 10 (Summer) |
| Medium<br>(Users of a Local Road) | <b>Existing Daytime View:</b><br>Heavily screened / filtered long distance view from Portsdown Hill road looking south east towards application site across open field, residential properties and existing woodland vegetation. Existing trees and residential buildings screen / filter views onto the application site. The inclining topography does offer some views above canopy.         |                           |                        |                  |
|                                   | <b>Year 1 (Winter):</b><br>Although there will be little or no foliage on much of the intervening vegetation at winter year 1, due to the sloping topography it is considered that there would be some views of the proposed development. As such the magnitude of change is deemed to be minor with a minor adverse significance of effect upon users of medium sensitivity from this location | Year 1 (Winter)<br>Minor  | Minor Adverse          |                  |
|                                   | <b>Year 10 (Summer):</b><br>The view at summer year 10 with trees in full leaf will be largely the same to that of the baseline, as such the magnitude of change will be minor with a minor adverse significance of effect.                                                                                                                                                                     | Year 10 (Summer)<br>Minor |                        | Minor Adverse    |

|                                  |                                       |                              |                                                 |                                                         |                                                             |                              |            |
|----------------------------------|---------------------------------------|------------------------------|-------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|------------------------------|------------|
| <b>Havant</b><br>BOROUGH COUNCIL | Key Viewpoint 11: Portsdown Hill Road | Brockhampton West<br>2018_18 | Date of photograph: 11/10/18<br>Lens type: 50mm | Distance to site: 1170m<br>OS reference: 469019, 106315 | Direction to site: south east<br>Viewpoint height: 1.5m AGL | Viewing distance: 408mm @ A3 | Figure: 3K |
|----------------------------------|---------------------------------------|------------------------------|-------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|------------------------------|------------|



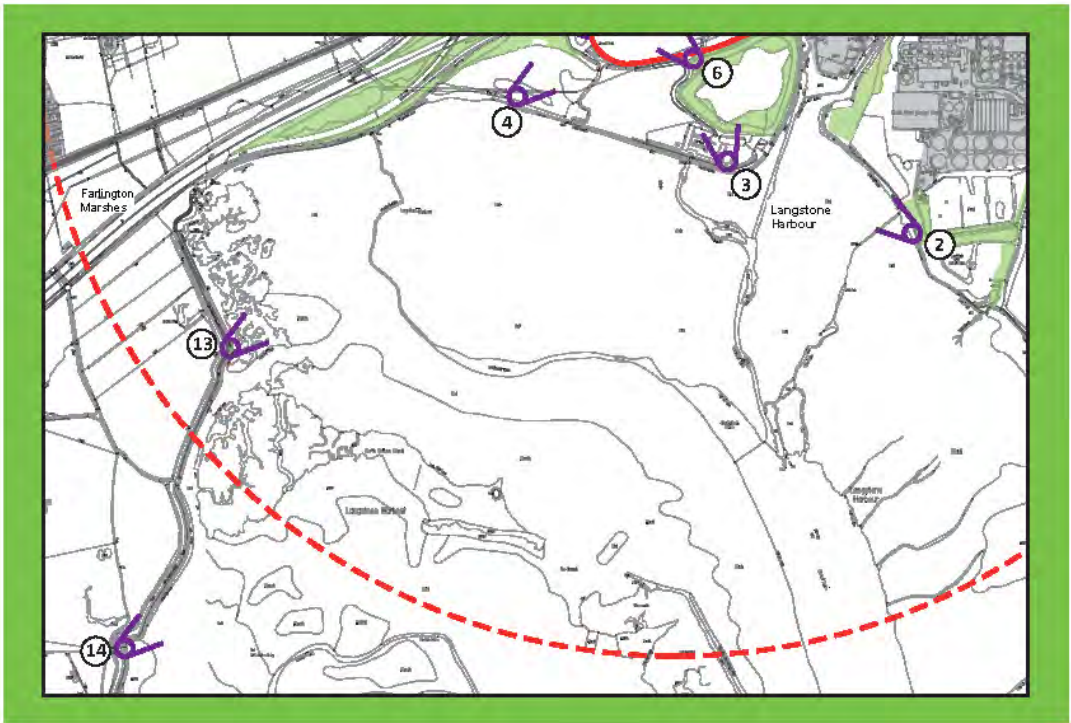
| Sensitivity                       | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                           | Magnitude of Change                   | Significance of Effect |                  |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------|------------------|
|                                   |                                                                                                                                                                                                                                                                                                                                                                                 |                                       | Year 1 (Winter)        | Year 10 (Summer) |
| Medium<br>(Users of a Local Road) | <b>Existing Daytime View:</b><br>Partially screened / filtered long distance view from Portsdown Hill road looking south towards application site across A3(M), residential properties and existing woodland vegetation. Existing trees and residential buildings screen / filter views onto the application site. The inclining topography does offer some views above canopy. |                                       |                        |                  |
|                                   | <b>Year 1 (Winter):</b><br>At winter year 1 the elevated nature of this viewpoint does offer some glimpsed views of the site though natural gaps in the tree / woodland vegetation. Therefore, it is considered that there would be a minor magnitude of change with a minor adverse significance of effect as a result of the development                                      | Year 1 (Winter)<br><b>Minor</b>       | <b>Minor Adverse</b>   |                  |
|                                   | <b>Year 10 (Summer):</b><br>Views at summer year 10 would be further screened due to additional planting as the trees would be in leaf, there fore it is considered that magnitude of change would reduce to negligible resulting in a neutral significance                                                                                                                     | Year 10 (Summer)<br><b>Negligible</b> |                        | <b>Neutral</b>   |

|                                  |                                       |                              |                                                 |                                                        |                                                             |                              |            |
|----------------------------------|---------------------------------------|------------------------------|-------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|------------------------------|------------|
| <b>Havant</b><br>BOROUGH COUNCIL | Key Viewpoint 12: Portsdown Hill Road | Brockhampton West<br>2018_18 | Date of photograph: 11/10/18<br>Lens type: 50mm | Distance to site: 840m<br>OS reference: 469540, 106447 | Direction to site: south east<br>Viewpoint height: 1.5m AGL | Viewing distance: 408mm @ A3 | Figure: 3L |
|----------------------------------|---------------------------------------|------------------------------|-------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|------------------------------|------------|



| Sensitivity                 | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Magnitude of Change       | Significance of Effect |                  |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------|------------------|
|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                           | Year 1 (Winter)        | Year 10 (Summer) |
| Medium<br>(Users of a PRow) | <b>Existing Daytime View:</b><br>Partially screened / filtered long distance view from Solent Way from Farlington Marshes looking north east towards application site across Langstone Harbour. The existing trees and rising screen filter views onto the application site.                                                                                                                                                                                                                           |                           |                        |                  |
|                             | <b>Year 1 (Winter):</b><br>At winter year 1, although intervening landform and vegetation would remain, largely screening views to the site from this location, it is possible that there may be glimpsed views to elevated parts of the development. Any views from pedestrians would be transient in nature and barely discernible. As such it is considered that the proposed development would result in minor change from that of the baseline view, with a minor adverse significance of effect. | Year 1 (Winter)<br>Minor  | Minor<br>Adverse       |                  |
|                             | <b>Year 10 (Summer):</b><br>Views at summer year 10 would be further screened as the trees would be in leaf, however due to the landform rising towards the site from this viewpoint it is considered that magnitude of change would remain minor resulting in a minor adverse effect.                                                                                                                                                                                                                 | Year 10 (Summer)<br>Minor |                        | Minor<br>Adverse |

|                                  |                              |                              |                                                 |                                                         |                                                             |                              |            |
|----------------------------------|------------------------------|------------------------------|-------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|------------------------------|------------|
| <b>Havant</b><br>BOROUGH COUNCIL | Key Viewpoint 13: Solent Way | Brockhampton West<br>2018_18 | Date of photograph: 04/01/19<br>Lens type: 50mm | Distance to site: 1009m<br>OS reference: 469017, 104974 | Direction to site: north east<br>Viewpoint height: 1.5m AGL | Viewing distance: 408mm @ A3 | Figure: 3M |
|----------------------------------|------------------------------|------------------------------|-------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|------------------------------|------------|



| Sensitivity                                | Description of Existing View/ Change to Existing View                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Magnitude of Change       | Significance of Effect |                  |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------|------------------|
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                           | Year 1 (Winter)        | Year 10 (Summer) |
| Medium<br>(Users of a Public Right of Way) | <b>Existing Daytime View:</b><br>Partially screened / filtered long distance view from Solent Way from Farlington Marshes looking north east towards the application site across Langstone Harbour, rising landform and existing woodland vegetation. The existing trees and rising screen filter views onto the application site.                                                                                                                                                                     |                           |                        |                  |
|                                            | <b>Year 1 (Winter):</b><br>At winter year 1, although intervening landform and vegetation would remain, largely screening views to the site from this location. It is possible that there may be glimpsed views to elevated parts of the development. Any views from pedestrians would be transient in nature and barely discernible. As such it is considered that the proposed development would result in minor change from that of the baseline view, with a minor adverse significance of effect. | Year 1 (Winter)<br>Minor  | Minor Adverse          |                  |
|                                            | <b>Year 10 (Summer):</b><br>Views at summer year 10 would be further screened as the trees would be in leaf, however due the rising landform rising towards the site from this viewpoint it is considered that magnitude of change would remain minor resulting in a minor adverse effect.                                                                                                                                                                                                             | Year 10 (Summer)<br>Minor |                        | Minor Adverse    |

|                                  |                              |                              |                                                 |                                                         |                                                             |                              |            |
|----------------------------------|------------------------------|------------------------------|-------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|------------------------------|------------|
| <b>Havant</b><br>BOROUGH COUNCIL | Key Viewpoint 14: Solent Way | Brockhampton West<br>2018_18 | Date of photograph: 04/01/19<br>Lens type: 50mm | Distance to site: 1360m<br>OS reference: 468988, 104706 | Direction to site: north east<br>Viewpoint height: 1.5m AGL | Viewing distance: 408mm @ A3 | Figure: 3N |
|----------------------------------|------------------------------|------------------------------|-------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|------------------------------|------------|

## **APPENDIX 5: HBC LANDSCAPE SENSITIVITY AND CAPACITY STUDY (EB26, PAGE 132)**

