



Landscape and Visual Impact Appraisal

*46, Warblington Road,
Emsworth*

For Mr C Glanville

May 2019



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REVISION HISTORY

Rev.	Date	By	Chk	Details
-	08.05.2019	GG	-	Draft issue
P01	10.06.2019	GG	RB	Final issue

1. INTRODUCTION

- 1.1. The terra firma Consultancy was appointed in April 2019 by the Landowner to carry out a landscape and visual impact appraisal for land at 46 Warblington Road, Emsworth to support the development of the land for the provision of 6 new detached houses.
- 1.2. This document provides an impartial appraisal of the landscape and visual effects of the proposals.
- 1.3. The appraisal is carried out proportionally and in line with current industry guidance (GLVIA 3) and terra firma's own robust methodology.
- 1.4. The objectives of the Landscape and Visual Impact Appraisal (LVIA) are as follows:
 - To identify and describe the elements and characteristics of the landscape and visual amenity within the study area;
 - To systematically evaluate potential effects of the proposed development on the character of the physical landscape and visual amenity to influence the design process and avoid / prevent, reduce or mitigate adverse effects and incorporate enhancements where possible.
- 1.5. The report describes the following:
 - Proposed development
 - Site location;
 - Summary of planning and designations context;
 - Design evolution
 - Scope and methodology of the study;
 - Landscape baseline, landscape effects, mitigation strategy and residual landscape effects;
 - Visual baseline, visual effects, mitigation strategy and residual visual effects;
 - Summary of potential effects and compliance with policy
 - Conclusions.

2. PLANNING POLICY AND DESIGNATIONS CONTEXT

2.1. Designations:

- 2.1.1. Designations of relevance to landscape and visual matters within the study area are shown on Figure 3 and listed below along with relevant purposes and guidelines:
- 2.1.2. National Park: The South Downs National Park (SDNP), lies approximately 3.25km to the northeast of the site, at its closest point. In line with criteria set out in the methodology, the SDNP is not included as a landscape receptor in this appraisal
- 2.1.3. Chichester Harbour AONB, lies outside but immediately adjacent to the site and is included as a landscape receptor in this appraisal. There is also an assessment of the effects on representative viewpoints within the AONB.

2.2. Planning policy and evidence base

- 2.2.1. National Planning Policy Framework (NPPF 2019):

The NPPF confirms that the purpose of planning is to help achieve sustainable

development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should consider the roles and character of different areas and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by:

- *'protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)*
- *'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland*
- *'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'*

2.2.2. In paragraph 172 the NPPF states that:

2.2.3. *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.'*

2.2.4. **Havant Borough Local Plan (Core Strategy) March 2011 Local Development Framework 2011** is the principal and overarching document within the Havant Borough Local Development Framework (HBLDF) setting out the broad detail and direction of development.

2.2.5. *Policy CS 11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough*

Planning permission will be granted for development that:

- Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.
- Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
- Has regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].
- Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.

2.2.6. *Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)*

Development will be permitted where it:

- Carefully assesses the impact of individual proposals, and their cumulative effect,

on the Chichester Harbour AONB, and its setting

- Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.
- Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).
- Meets the policy aims of the Chichester Harbour AONB Management Plan and Havant Borough Core Strategy March 2011.
- Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.

2.2.7. *Policy CS13 Green Infrastructure* sets out that development will be permitted that:

- Maintains and manages the network of green infrastructure identified at the sub regional and local levels.
- Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.
- Does not undermine the functional integrity of the green infrastructure.
- Creates, where appropriate, new green infrastructure (including access management measures) either through on-site provision or financial contributions.

Development proposals that adversely affect green infrastructure will not be permitted unless superior alternative provision can be provided or where it is part of a service provider's plans to provide improved local services in equally accessible locations. Green infrastructure sites will be allocated in the Development Delivery (Allocations) Plan.

2.2.8. *Policy CS15 Flood and Coastal Erosion Risk* sets out development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:

- It meets the sequential and exception test (where required) in relation to PPS25.
- 2. The site is in a low hazard area as defined in the Strategic Flood Risk Assessment.
- A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.
- Appropriate flood warning and evacuation plans are in place.
- New site drainage systems are designed taking account of events which exceed the normal design standard. All development will be required to ensure that there is no net increase in surface water runoff. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance. The council will work with partners to implement the Coastal Policy Zones in the North Solent Shoreline Management Plan to ensure that development avoids areas at risk from coastal erosion and coastal flooding and that areas required to offset coastal squeeze and prevent habitat fragmentation, to allow species to adapt to climate change, are identified and protected from development

2.2.9. *Policy CS16 High Quality Design* Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- Responds to, draws inspiration from and respects local context and identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
- Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible;

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

- Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness, and which addresses all the relevant criteria as set out below: Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.
- Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.
- Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.
- Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough

2.2.11. *Policy CS17 Concentration and Distribution of Development within the Urban Areas:* Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

- Concentrates new housing within the five urban areas including
- Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.
- Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram). Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

2.3. **Havant Borough Local Plan (Allocations) Adopted Version 23 July 2014** replaces the remaining saved policies for the Havant Borough District Wide Local Plan and includes a number of policies in addition to those in the Core Strategy.

NB: The site is not included within the Local plan allocation.

2.3.1. *Policy DM23 Sites for Brent Geese and Waders* **The site is not within the statutory designated area.**

2.3.2. Planning permission will be granted for developments that avoid important sites for Brent Geese and/or waders outside of the statutory designated areas, identified on the Policies Map. Where this cannot be avoided, development proposals on or adjacent to an important Brent Goose and/or wader site outside of the statutory designated areas will need to

demonstrate levels of impact, alone and in combination with other proposals subject to the tests of the Habitats Regulations.

- 2.3.3. **District Level: Havant Borough Council emerging Local Plan 2036 Pre-submission Draft approved by Full Council 30.01.19 (Consultation 01.02.19-18.03.19).**
- 2.3.4. **NB: The site is indicated as an allocated site H13 in Figure 33: Development allocations in Emsworth**
- 2.3.5. *Policy H1 (High quality New Homes)* sets out how new dwellings will be expected to contribute towards improved health and wellbeing of occupants and that developments should be a) designed to a high standard, which helps to create places where people want to live, work, visit and enjoy; b) Demonstrates that neighbourhood plans, local design statements, and the design elements of conservation area appraisals which identify local character and distinctiveness have been taken into account. C) includes: vi) Avoids over-dominance and does not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance; viii) Integrates with existing local landscape and biodiversity features and characteristics of the area, by using high quality landscaping.
- 2.3.6. *The Borough Design Guide SPD* The SPD sets out what developers are expected to deliver in terms of the design of new development, and how the distinctive character and qualities of the Borough could be enhanced through development
- 2.3.7. *Access to Nature:* Access to the coast can provide many opportunities for formal and informal recreation for residents. However, it is essential that access does not cause an adverse effect on the Chichester & Langstone Harbours Special Protection Area (SPA).
- 2.3.8. *Policy E3: Landscape and settlement boundaries* recognises the importance of this unique environment and the need to protect and enhance the natural environment for its own sake, for its nature conservation value and for public access and recreation when under pressure from housing development. New development needs to respect its surroundings and makes the most of attractive and distinctive landmarks and features to enhance what is special about the character of the Borough as a place. Planning permission will be granted where development:
- Contributes positively to local identity and distinctiveness of landscapes and settlements;
 - Respects, complements and integrates successfully with the local landscape surrounding the site;
 - Incorporates any key landmarks and natural features on the site into the design of the scheme and protects them from destruction or deterioration;
 - Protects key views of important landmarks and landscapes;
 - Integrates successfully with the local landscape surrounding the site.
 - New development, whether on previously undeveloped sites or within areas that are already developed, is expected to take design and layout cues from the landscape and townscape around it.
 - New development should celebrate the unique characteristics of the place and do its best to add richness to the environment. Developments are expected to relate positively to, protect or enhance the aesthetic value of individual or groups of natural features, such as trees and hedgerows, within the development site, or in the area surrounding it and where landscape quality is poor, seek to improve on what is there.
 - Views from and to the sea and impacts on the seascape as well as the landscape must also be considered.

- Developers are encouraged to explore the use of local materials and native plant species in new development schemes.
- Developers are expected to facilitate, and in any case not worsen, connections from their site to open spaces, the countryside and the coast, where this is acceptable in terms of nature conservation.

2.3.9. *Policy E4: Development on the Coast* recognises the sensitivity of the coastal area with complex nature conservation, flood risk and erosion, as well as landscape impact and public enjoyment of the waterfront to be considered.

It states that in developed areas of the coast, development will be permitted where it:

- Protects and enhances existing public access to the waterfront and opportunities for water-based recreation;
- Does not increase the number of moorings or berths, or intertidal structures such as jetties and slipways in Chichester Harbour or Langstone Harbour;
- Does not detrimentally affect navigational safety;
- Is in line with the Marine Plan for the area.

In particular, windows and lighting associated with any building or structure on the coast must ensure that it does not adversely affect navigation within the harbours or disturbance to wildlife.

2.3.10. *Policy E5: Chichester Harbour Area of Outstanding Natural Beauty (AONB)* recognises that AONB's have the highest status of protection in relation to landscape and scenic beauty and are recognised as being a reason to restrict development. Planning permission will be granted where the development:

- Conserves and enhances the special qualities of the AONB, as defined in the Chichester Harbour AONB Management Plan;
- Meets the policy aims of the Chichester Harbour AONB Management Plan;
- Provides mitigation for any detrimental effects caused by the proposal and, where appropriate, landscape enhancements to address existing harm;
- Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.

The undeveloped character of the harbour is almost unique on the south coast and is complemented by its status as an internationally important area of nature conservation. The flatness of the landscape makes the AONB particularly vulnerable to visual intrusion from inappropriate development, both within or adjacent to the boundary, which can often be seen from significant distances across inlets, the main harbour channels, or open countryside. Proposed development affecting the AONB should be of the highest design quality.

2.3.11. *Policy E14: The Local Ecological Network* recognises the rich and diverse ecological network in the borough, as documented by the protected international, national and local designations, as well as its range of natural features, comprising of an extensive coastline, which includes Chichester and Langstone Harbours, as well as trees, woodlands, hedgerows, streams, rivers, wildlife and river corridors, springs, ditches and ponds. Development that takes place in Havant Borough is expected to make a positive contribution to the existing natural environment.

Planning permission will only be granted where:

- The development of one dwelling or more or a new commercial building results in biodiversity net gain;
- The development avoids the fragmentation of the Local Ecological Network;

- The applicant has identified and assessed the level of ecological value of the site through adequate and proportionate information and any matters arising have been addressed through an avoidance or mitigation plan;
- Any necessary mitigation plan includes provision for ongoing management and maintenance
- Priority habitats in the Borough are afforded protection by specific nature conservation designations. Development proposals will need to consider the impact and respond appropriately.
- Necessary avoidance or mitigation is secured such there will be no adverse effects on the integrity of International, National or Local Nature Conservation Designated Sites.

2.3.12. *Policy E16: Solent Special Protection Areas* recognises that the Solent is internationally important for wildlife. It acknowledges that new residential development can impact on wildlife by increasing population and increases in levels of recreation and disturbance. Planning permission will be granted for new dwellings that mitigate the likely significant effect on the Solent SPAs. This mitigation can be provided through either:

- A financial contribution consistent with the Solent Recreation Mitigation Strategy (SRMS); or
- A developer provided package of measures associated with the proposed development supported by evidence that it will avoid or mitigate any likely significant effect on the SPAs; or
- A combination of measures in (a) and (b) above.
- Separate mitigation may be required for other impacts which may arise from new housing such as direct habitat loss or light pollution onto the SPA, which will be assessed by the Council, in liaison with Natural England, to identify whether, and if so what, mitigation is required.

2.3.13. *Policy E18: Trees, hedgerows and woodland* recognises the value of these assets in terms of biodiversity, amenity and for climate change adaptation and mitigation.

Development affecting trees, hedgerows and woodlands will only be permitted where it:

- Reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding visual interest and amenity;
- Adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process;
- Will not result in the loss or deterioration of ancient woodland and ancient or veteran trees
- Provision of new trees are expected as part of development proposals for new home

Planning permission will be granted where it:

- Facilitates adaptation to climate change by providing shade, shelter and cooling through new tree planting;
- Includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes
- The loss of trees, hedgerows and woodland will only be permissible in exceptional circumstances

2.3.14. *Policy H1: High quality new homes* sets out the requirements for sufficient private and/or communal outdoor amenity space to be:

- Sufficient size to meet needs of the likely number of occupants;
- Designed to provide a good level of amenity, maintaining reasonable separation between the new dwellings and the surrounding properties.
- Garden spaces and external amenity space should be of a sufficient size to accommodate a storage shed (including a cycle store where no garage provision is possible), space to facilitate the drying of clothes (rotary or washing line), table and chairs suitable for the size of the dwelling, an area for children to play in and circulation space. External private amenity or communal space does not include car parking or turning areas.

2.3.15. *Policy H13:* Fowley Cottage is located to the southwest of Emsworth, to the south of Warblington Road. It extends from Warblington Road south to the shore of Chichester Harbour. It comprised a single large house and grounds. The site has an area of 1.02ha and is allocated for residential development of about 7 dwellings.

Site Opportunities & Constraints:

- The site comprises a mix of greenfield and brownfield land
- There is moderate potential for previously unidentified archaeological deposits
- The southern end of the site is in Flood Zones 2 and 3
- The southern boundary of the site abuts the Chichester Harbour AONB
- The site offers a waterfront location
- A sewer crosses the site ♣ Area has known drainage capacity issues
- The site is in the Minerals Safeguarding Area (MSA) as defined by the Hampshire Minerals and Waste Plan due to likely underlying sand and gravel.
- The site overlays a Principal and Secondary Aquifer.

Design considerations:

- Maximises the waterfront location of the site
- Locates residential development in areas least at risk of flooding in line with Policy
- Avoid unacceptable harm to the amenity of neighbouring residents along Warblington Road through loss of privacy, noise, outlook and overlooking
- Provide a suitable easement for sewer that crosses the site

2.3.16. **Havant Borough Council Design Guide Supplementary Planning Document December 2011** sets out the planning policy framework for new development in the Borough. See *Policy CS16 High Quality Design (2.2.10)*

2.3.17. **Chichester Harbour AONB SPD**

2.3.18. The AONB Management Plan and its supporting documents identify the distinctive features and characteristics of the landscape and provide the framework for the management and ongoing spatial planning of Chichester Harbour AONB. Proposed development affecting the AONB should be of the highest design quality and applicants are encouraged to seek pre-application advice from Chichester Harbour Conservancy.

2.3.19. **Regional Level: The Chichester Harbour AONB Management Plan 2014-2019 and draft 2019-24 version**

2.3.20. The Chichester Harbour AONB Management Plan 2014-2019 sets out the Special Qualities of the AONB (full details of the AONB Management Plan can be seen via the AONB

Conservancy's website). This Plan will be replaced by the updated Chichester Harbour AONB Management Plan 2019-24 which was available at the time of writing as a consultation draft (dated 15 August – 15 October 2018). The Special Qualities of the AONB remain the same in the 2019-24 version of the Plan:

- The unique blend of land and sea - especially the combination of large open water areas, narrow inlets and intimate creeks.
 - The frequently wooded shoreline.
 - The flatness of the landform, unusual among AONBs, accentuates the significance of sea and tide and of distant landmarks across land and water.
 - The open water of the central area of the Harbour.
 - An overall sense of wilderness within the seascape.
 - Particularly strong historic character and associations.
 - The picturesque harbourside settlements.
 - Wealth of flora and fauna, notably the vast flocks of wading birds, adds to the richness and diversity of the landscape.
 - The unspoilt character and unobtrusive beauty.
- 2.3.21. The very special sense of peace and tranquillity largely engendered by the gentle way it is used and the closeness to nature that is experienced.
- 2.3.22. **Local level: Emsworth Design Statement July 2008 as (adopted by Havant Borough Council)** records the distinctive village-like character of the small waterside town and its relationship with the surrounding environment. It defines design principles or guidelines for maintaining or enhancing this distinctive character.
- 2.3.23. The surrounding landscape and seascape give Emsworth a very clear sense of place combined with scenic quality and local distinctiveness. It is surrounded on three sides, by woodland to the north, a river valley in the east and farmland in the west. The settlement is an attractive feature well integrated into the landscape. Parts of Emsworth and its surroundings fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Open spaces surrounding Emsworth are fundamental to the identity and character of the settlement, giving a strong sense of place and contributing to the quality of life. The site is located towards the western edge of the Havant/Chichester section of the South Coast Plain. The landscape is a flat open plain with rich high-grade soils (grades 1-3) which are mostly under cultivation as arable crops or flower growing.
- 2.3.24. Strong features of the landscape around Emsworth include predominantly broadleaved woodland, large open arable fields bounded along the main roads by substantial hawthorn hedgerows (in the northwest), copses, small groups of mature trees in parkland and medium-sized pasture fields divided by hedgerows, which provide valuable wildlife habitats.
- 2.3.25. The Harbour's outstanding quality is due to its unique blend of land and sea, especially the combination of large-scale open water areas and intimate creeks. Low tide exposes mud flats and salt-marsh, creating a wide-open remote wilderness.
- 2.3.26. Views: Within and around Emsworth, glimpses of Harbour, millponds, open fields and woods give a rural feel to the built environment. Residents and visitors particularly value the views of Emsworth from the water and coastal paths, particularly from Northney Marina, Hayling Island with South Downs as a backdrop and long views from Thorney Island coastal path 'The Sussex Border Path' across Chichester Harbour to Hayling Island.
- 2.3.27. Boundaries between urban environment and nature conservation areas are especially important. Nature conservation areas in and around Emsworth have considerable wildlife value which are afforded some protection by their SINC and/or AONB designation but are vulnerable to: • encroachment by development, especially into Hollybank Woods, Nore Barn Woods and Brook Meadow. • attenuation of adjoining wildlife corridors, especially the pastureland along the Ems valley on the eastern fringe of Emsworth. • increasing pressure of public use, especially in Hollybank Woods, Nore Barn Woods and Brook Meadow
- 2.3.28. Design Considerations 7 Sites of Importance for Nature Conservation and associated wildlife corridors in and around Emsworth. 8 Maintenance and enhancement of boundaries between urban areas and these nature conservation areas. 9 The importance of coastal

habitats within the AONB.

- 2.3.29. **The Havant Borough Townscape, Landscape and Seascape Character Assessment, February 2007 (HBLCA)** The Landscape Character Assessment identifies six locally distinctive Landscape Character Areas (LCAs) within Emsworth. Three of these areas are townscape (Historic Core, New Brighton and Western Suburbs) and three are landscape (Southleigh Forest, Southleigh Agricultural Plain, and part of Warblington Plain). In addition to describing the key characteristics of each of these LCAs, which include landform, biodiversity, history, tranquillity, access, openness and visibility, specific local key issues are identified. Some of the key issues affecting the landscape around Emsworth include:
- loss of boundary hedgerows leading to large fields
 - unmanaged or waste land on the edges of urban areas has an adverse effect on the landscape
 - encroachment of urban character into adjacent open rural areas
 - erosion of former Church Path between Emsworth and Warblington at stream outfall (bottom of Warblington Road).
- The landscape strategy recommended for all 6 LCAs is to conserve, restore and/or enhance the local character and specific land management guidelines are given for each of the landscape LCAs.
- 2.3.30. The Chichester Harbour Area of Outstanding Natural Beauty (AONB) lies adjacent to the site:
- Design Considerations: The characteristic landscape features of Emsworth include wooded shoreline, open coastal plain, broadleaved woodland and small hedgerow-bound fields. Conserve Trees and hedgerows bordering open spaces, which protect the rural nature of these areas and screen new development.
- 2.3.31. **Local level: Emsworth Neighbourhood Plan (Submission version April 2019)** sets out objectives to guide the future of Emsworth to strike the right balance between protection and enhancement and include:
- Maintain historic and maritime character of Emsworth, its immediate setting and wider neighbourhood area
 - Use land and resources efficiently so that new developments have a reduced demand for energy and water and move towards carbon neutrality.
 - Protect and enhance Emsworth's unique linear waterfront experience for use by both current and future generations. *Policy C5:* New development proposals that detract from the visual, historic, recreational, landscape or ecological value of designated green spaces will not be supported.
- 2.3.32. *Policy L1:* New housing will be permitted as specified in individual site policies as contained within the Havant Local Plan, subject to other area-wide policies contained within this neighbourhood plan. There must not be any loss of public access to the waterfront resulting from new housing development.
- 2.3.33. Waterfront objectives:
- To avoid harm to areas designated for their ecological importance, whilst ensuring that a network of habitats is maintained.
 - Coastal paths – maintain the series of views which give changing perspectives on the waterfront including the urban landscape, the meeting of roads and water, boats moored and moving, and where views of the land and sea can be glimpsed from different angles.
 - Protect the distinct character including the shingle beach and mudflats along the Wayfarer's Way.
- 2.3.34. Design Policies:
- Maintain and enhance the surrounding townscape setting of Emsworth, its roofscape and higher ground, waterways, landmark buildings and urban marshland edges.

- To ensure that the layout, form and density of all new development reflects the historic urban grain of the area and the specific urban characteristics of each part of the neighbourhood area, as described in this neighbourhood plan
- All new developments and redevelopment proposals across the neighbourhood area are expected to be of high quality

2.3.35. *Policy D1:* All new developments and redevelopment proposals across the neighbourhood area are expected to be of high quality

2.3.36. *Policy D7:* Mitigate Light Pollution

- In any new development, light pollution shall be minimised by use of the lowest light levels compatible with safety, fittings that emit no upward light, low reflectance ground surfaces and use of spill over lighting where possible.
- This policy will be particularly important on sites on or near the Emsworth waterfront and in areas adjacent to open countryside
- Lamp columns and other street furniture related to lighting shall be designed to respond in an appropriate manner to the heritage and conservation context of Emsworth.
- The use of movement responsive lighting will be encouraged to minimise any unnecessary light pollution.

2.3.37. Design checklist includes:

- New buildings should be well-integrated into the site and become part of a unified and interrelated composition, both with other buildings on site and with existing buildings adjacent to the site.
- There is a need to minimise the visual impact of new buildings and the physical impact of increased access. Therefore, the use of permeable surfaces such as bound gravel and porous rolled surfaces is encouraged where appropriate.
- The quality and character of Emsworth's landscape setting and associated views from within Emsworth and the Harbour are a further important characteristic and should be preserved and enhanced through new development proposals.
- Sites of Importance for Nature Conservation and associated wildlife corridors in and around Emsworth are to be protected.
- Development proposals should not adversely affect the coastal habitats within the AONB or the amenity of the informal and rural nature of open spaces in and around Emsworth.
- To retain Emsworth's identity and avoid urban coalescence, the maintenance and enhancement of boundaries between urban areas and nature conservation areas is encouraged.
- All new houses should have private amenity space and/or gardens, at the front, back or side of the property, as appropriate.
- Consider the character of the street scene and nature of the surrounding area (e.g. plot size and design of adjacent buildings), especially where the location is widely visible.
- Trees and hedgerows bordering open spaces, which can protect the rural nature of these areas and screen new development, are to be preserved and enhanced.
- The contribution made by gardens and the variety of green open spaces to the character of Emsworth needs to be acknowledged and appreciated by all development proposals.

- Use of trees and hedges for screening and softening the impact of new developments, both residential and commercial, is encouraged.
- Trees, groups or avenues of trees, and hedges, particularly along roads, make a special contribution to the character of the area through their large mature status and therefore should be protected.
- New tree and hedge planting need to be maintained and should augment the historic planting, both along the approach roads to Emsworth and within the built environment, using an appropriate mix of species.
- The existing building and garden frontage lines and the balance of hedges, fences, mature trees and verges are to be respected.
- Use of good quality materials, preferably local, which respect the neighbouring properties, mellow with age and can be easily maintained will be encouraged.
- The density of new development should be in character with the local surrounding area, and outside of the town centre should be designed to give an impression of spaciousness with opportunity for green landscape between buildings.
- New buildings should be in scale within the context of the surrounding buildings and located where they will not overwhelm their surroundings.
- Lighting should only be installed in areas of need, such as alongside pedestrian routes in and around the built areas. Areas adjacent to open spaces and undeveloped areas should be left unlit to avoid light pollution.
- Designs should ensure people feel safe during hours of darkness through unobtrusive path lighting and active frontages (i.e. doors and windows facing onto the street) and safe, permeable routes where appropriate.
- The use of contemporary design, materials and construction in new buildings to conserve energy and promote sustainability without harming the townscape and character of the area will be supported.

3. LANDSCAPE CHARACTER

3.1. Landscape Character Assessment (NCA, 2014)

- 3.1.1. The site is within the NCA Character Area 126: 'South Coast Plain' which encompasses a large stretch of flat, coastal landscape stretching from the outskirts of Southampton at its westernmost extent to Shoreham in the east. The relevance of the NCA to the features of the site and its setting are limited and it is considered more instructive to consider landscape character at a local level. This report therefore looks in detail at the county and relevant local landscape character assessments.
- 3.1.2. **County level:** The site is assessed as lying within 9G Havant and Emsworth Coastal Plain which is bounded to the east by West Sussex boundary and to the west by Farlington marshes and Portsmouth. The southern fringes of this landscape character area are internationally designated. Chichester and Langstone Harbour RAMSAR and SPA cover a small area of coastal grazing marsh in the southwest. The site is of significance for over-wintering wildfowl and waders, and a wide range of coastal and transitional habitats supporting important plant and animal communities. The harbour is among the twenty most important intertidal areas in Britain. A separate SSSI exists at Warblington Meadow valued for its unimproved grazing marsh in the south of the area adjoining Chichester Harbour. It is of special interest for its gradation from freshwater, base rich marsh to old reclaimed saltmarsh, and for its rich associated flora. Beyond the designations this landscape character area mostly comprises a large area of urban development, interjected with amenity grasslands and sports pitches which, along with gardens and street trees,

occasional patches of parkland, broadleaved woodland, unimproved grassland and semi-improved neutral grassland and occasional patches of parkland provide some habitat variation. The coastline has a different habitat character than elsewhere in the character area. There is still some urban development, including marinas and a quarry, but there are also patches of scattered scrub, semi-improved neutral grassland and coastal grazing marsh.

Key characteristics relevant to the site include former river terrace landscape of Pleistocene origin with extremely fertile and national important agricultural silty loam alluvial soils. • Remnant mature oaks in suburban settings along verges and stream courses likely to have been associated with former field hedges. • Varying tranquillity levels declining in proximity to modern development/busy transport infrastructure. • Good access for walkers from settlements down to the harbour shore. • Well preserved setting of the Saxon origin settlement of Warblington church and manor.

Pressures include new housing development mainly potential urban extensions and cumulative impact of small infill sites and changes to existing stock. Pressure from urban fringe use related activities and recreation pressures put pressure on Brent geese sites. Climate change sea level rise and increase in frequency of storms threaten habitat which compete with economic and social land uses (e.g. farmland and recreation) within the character area reducing the semi natural habitat

Relevant management guidelines include locating compensatory habitats in managed coastal retreat areas in relation to former Saltern sites. Habitats include dilapidated/ flooded former salterns, coastal grazing marsh and other important coastal habitats particularly along the Warblington coast.

Regional Level: Chichester Harbour AONB Landscape Character Assessment (2005)

The site falls adjacent to the Chichester Harbour AONB and is assessed as being adjacent to Landscape Character Area (LCA) C2 Emsworth Channel Head, Landscape Character Type (LCT) C Broad Inlet and is within LCA H1 Havant to Chichester Coastal Plain and LCT H Lower Coastal Plain.

- 3.1.3. LCA C2 Emsworth Channel Head is described as a large open Emsworth Channel Head Character Area comprised of extensive areas of mudflats fringed by saltmarsh at low tide through which the Emsworth Channel flows. North of North Hayling Island the inlet is particularly open and expansive, narrowing a little before it joins the main harbour pool. The winding creeks and channels in the saltmarsh have carved an intricate pattern distinctive of a saltings landscape, and it supports large numbers of wildfowl and waders which add movement to this dynamic coastal environment. The marshes are relatively undisturbed. However, built development and marinas around some of the edges of the character area and a high density of moored yachts along some of the channels, reduce tranquillity. Long mostly uninterrupted views are characteristic of the area.

Key characteristics of LCA C2 Emsworth Channel Head relevant to the site, include:

- Broad inlet bounded by the gentle slopes of Thorney and Hayling Island, and of the lower Coastal Plain to the north.
- Intertidal mudflats and saltmarsh.
- The broad straight Emsworth Channel forks into several narrow channels and rithes.
- A wide range of historic features, including the New Cut, old wooden posts marking the channels, oyster beds such as Fowley Island, and tide mills at the water's edge.
- Moored yachts in upper parts of the Emsworth Channel. A few commercial fishing boats operate from Emsworth.
- Long uninterrupted views southwards to the harbour mouth, to the historic settlements of Langstone and Emsworth and to the South Downs and to the Portsdown Hills west of Havant.

- Open character.

Relevant key issues include: Run-off/pollution from adjacent areas – built development, car parks, holiday villages

The condition of the area is overall good. The open water, mudflats and saltmarsh are a cohesive visual unit showing good survival of characteristic features. However, there are some detracting features around the edges such as sea defences constructed of visually intrusive materials along parts of the Thorney Island, Warblington and Hayling Island shorelines.

Planning and Land Management Guidelines applicable to the site:

- Conserve the natural habitats that support the waders and the wildfowl.
- Consider the impacts of any development in adjacent character areas avoiding additional visual intrusion, damage to undisturbed character and adverse impact on sensitive saltmarsh habitats.

3.1.4. The sensitivity of the landscape to development and change is high. This area is particularly sensitive to any development, e.g. marinas on the channel edges which could erode undeveloped, undisturbed character or is visually intrusive due to its scale, form and mass.

3.1.5. LCA H1 Havant to Chichester Coastal Plain is described as a large mixed character area of flat coastal plain between Chichester and Havant. It comprises medium to large scale arable fields, interspersed with pockets of pasture and small hedged paddocks, and includes the large urban areas of Chichester and Havant. Around Langstone and Warblington, and to the west of Emsworth, there is a mix of medium scale hedged arable farmland and parkland with small areas of coastal grazing marsh behind the sea wall. Warblington Tower is a prominent local landmark. Parkland and hedgerow trees, together with a small copse west of Conigar Point, contribute to the impression of a wooded shoreline as viewed from the south, but open elevated views to the water are also possible. Overall, despite the extent of urban development and intensive arable farmland within the character area, localised areas such as around Warblington and Nutbourne within the AONB retain a more undisturbed and intimate character

Key characteristics of LCA H1 Havant to Chichester Coastal Plain relevant to the site, include

- Flat, coastal plain on brickearths, sands and gravels
- Open arable farmland, with strong rectilinear field patterns. Small hedged paddocks associated with the villages
- Dense urban development of Havant, Chichester, Emsworth and Southbourne.
- Long views from the coastal path along the Emsworth and Thorney Channels to the Harbour Pool
- The town has a very strong relationship with its waterfront with the buildings between South Street and the eastern end of King Street, being constructed virtually up to the western edge. This creates a very striking boundary between the open harbour and the built environment.

Relevant key issues include: Past loss of hedgerows and intrusive modern development.

The condition of the area is overall good. is moderate. There is mixed survival of characteristic features. Some areas of arable farmland have lost hedgerows and there is urban edge/urban fringe intrusion in parts which erodes character.

The sensitivity of the landscape to development and change is moderate to high. Open grazing marsh and slightly elevated open arable farmland near the harbour edge are particularly sensitive to change.

Planning and Land Management Guidelines applicable to the site:

- Conserve and manage existing hedgerows.
- Conserve characteristic views of the water.
- Restore hedgerows and hedgerow trees

3.1.6. **Havant Borough Council's Townscape, Landscape and Seascape Character Assessment (February 2007)**

3.1.7. The site falls within Local Character Area 25 Emsworth – western suburbs and forms the western part of Emsworth adjacent to the open water of Chichester Harbour. Key characteristics include:

- The landform forms a flat coastal plain, sloping from the north from around 10mAOD to below 5mAOD at the harbour edge, developing into a gentler undulating landform to the north.
- Mature street trees along main arteries with mixed hedgerow boundary treatment around older properties.
- Long stretches of adjacent gardens provide swathes of greenery throughout this built environment, although not particularly visible from the roadside
- This landscape character area is urban and provides a variety of habitats through elements such as gardens and street trees.
- There is a small area of shingle above high water in the south of the area adjacent to an internationally important coastal habitat.
- Except from the footpath which aligns the harbour edge, views of the harbour are limited to the few roads which lead down to the harbour side. Long open views out from harbour edge to Thorney Island and Hayling Island. Due to the flat landscape intervisibility is limited along the roads and streets.

Key relevant issues include:

- Increased pressure for redevelopment is likely to be put on the extensive plots of large historic properties and sub-division into flats.
- Visual impact of large-scale development on Thorney Island and Hayling Island
- Potential loss of remaining biodiversity resource through increased development

Relevant planning and land management guidelines for LCA 25 include:

- Create small areas of wildflower meadow and small wooded copses.
- Conserve and enhance adjacent coastal habitats and the public enjoyment of them and ensure that any new development or coastal defences take account of these habitats
- Boundary treatments using locally distinctive materials and styles should be conserved and protected, and the use of close boarded fencing and other nonvernacular materials avoided as far as possible in the street scene
- In the event of new development, the relationship of building line to street frontage within the immediate context should be observed. The special character of the streetscape of Warblington Road should be preserved and maintained.

3.1.8. The site falls within Local Character Type G Urban Lower Harbour Plain which is characterised by its dense, varied and historic urban form. It is characterised by:

- The local geology is made up of an underlying chalk formation with river terrace deposits producing loamy soils with a high water content. Predominantly flat with some slightly elevated areas resulting from periglacial gravel and clay deposits.

- habitats are located around the periphery of the character type and consist of amenity grassland, thin strips of broadleaved woodland
- This character type is located adjacent to the harbour basin and coastal habitat
- There are mixed species hedgerows demarcating the boundary around older larger individual properties
- Limited number of trees adjacent to the harbour edge, often dramatically wind swept in form
- Rear gardens produce swathes of non-native vegetation

Relevant key issues include;

- This landscape character type has a limited ecological resource which needs to be protected from further loss and habitat creation should be a key future approach
- Encourage the retention of hedgerows as a boundary feature around private dwelling. Retain, manage and encourage new tree planting within rear gardens to conserve their collective vegetated character
- Encourage tree planting along roads and within areas of grassland to improve their character. Enhance habitat connectivity through street trees and the creation of new habitat patches to make the movement of wildlife between habitats simpler.
- Retain and encourage use of low red brick and local stone walls and avoid the use of close-boarded wooden fencing
- Reduce pollution by lighting and restrict the urbanizing influence of the development on the adjacent harbour.

4. PROPOSALS & DESIGN DEVELOPMENT

- 4.1. The application site forms part of the property known as Fowley Cottage, Warblington Road, Emsworth (Refer to Figure 1 Site Location). The proposed development is for the addition of 6 modern detached dwellings with private gardens within the curtilage of the existing dwelling. Fowley Cottage will remain together with the existing tennis court and part of the existing rear garden, an area totalling approximately 0.2 ha.
- 4.2. The current entrance garage will be removed, and the existing entrance drive moved 5m east to accommodate Fowley Cottage and Plot 5 which will be sited in the northeast corner of the site, with the entrance off the newly located drive. Plot 6 will be sited to the northwest corner of the site, facing east on the site of the former garage and accessed directly from Curlew Drive. Plots 1-4 will be accessed from a new drive continuing from Curlew Drive, which is in the same ownership. Plot 1 will be sited along the east boundary, to the southeast of the site facing west. Plot 2 will be sited along the west boundary, to the southwest of the site, facing east. Plot 3 will be sited centrally along the east boundary, facing west and plot 4 will be sited centrally along the west boundary, facing east.
- 4.1.1. Initial assessment work identified several constraints and opportunities which were considered by the design team. These were balanced against other considerations and, where possible, incorporated into the design proposals (described above) to eventually form the basis for the LVIA.
- *Sufficient private amenity space for each dwelling*
 - *The proposals incorporate the retention of most larger existing trees and native hedgerow. Native tree, shrub and hedge will be utilised to reduce any potential visual impact of the development and associated use and to provide landscape enhancements*
 - *Native shrub planting is recommended to the southern boundary to minimise views into*

the development from the public right of way and harbour as they are particularly valued but allow views out to the harbour from the new dwellings. Planting was chosen to tolerate the salt laden conditions and accommodate Ecologists' recommendations.

- *Advice for boundary treatment includes low wall and hedge to Warblington Road curtilage to sympathetically integrate into the existing street scene and the inclusion of hedging to any dwelling boundary fencing.*
- *Access to the existing private path to the Wayfarer's Walk, which adjoins the southern boundary is retained to allow new and existing dwelling residents to access the coastal path.*
- *Minimal lighting is advised to avoid night time intrusion in the landscape and protect local wildlife.*
- *Wildflower meadow grass areas included to enhance biodiversity.*
- *Use of porous rolled surfaces e.g. bound gravel where possible.*

- 4.3. Figure 1 – Proposal Plan shows the proposed built form, drives and landscape treatment being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed.

5. LANDSCAPE BASELINE AND APPRAISAL OF LANDSCAPE EFFECTS

- 5.1.1. The site lies within the grounds of Fowley Cottage, Warblington Road, Emsworth which currently has a total land area of approximately 1.02Ha including a tennis court and sea flood zones to the south. The application site itself is approximately 0.6Ha, predominantly of mature garden including large trees, shrubs and hedges.
- 5.1.2. The site is currently accessed from Warblington Road with private pedestrian access to the coastal path. The site is predominantly flat, with a long garden with frontage to the coastal path currently bounded with a post and rail fence. It lies between Curlew Drive and an existing dwelling, also with long frontage to the Coastal path. The boundaries include poor quality timber fencing to the Warblington Road curtilage, various hedgerow and mixed shrubs to the two other boundaries. There are areas of scrub and brambles to the south of the land, which is mainly semi-improved grassland. There is also some dilapidated post and wire fencing in this area.
- 5.1.3. Surrounding the site to the north, west and east are largely suburban detached dwellings of mixed age which are typical of the wider character area LCA 25 Emsworth – Western Suburbs as described by Havant Borough Townscape, Landscape and Seascape Character Assessment. The site also lies within LCA H1 Havant to Chichester Coastal Plain as described by Chichester Harbour AONB Landscape Character Assessment. To the south and outside of the site lies Chichester Harbour AONB and LCA C2 Emsworth Channel Head and Broad Inlet.
- 5.1.4. To the south of the site lies public right of way 'Wayfarer's Walk', which is part of the coastal path.
- 5.1.5. Using evaluation criteria (Appendix 1) for selection, all LLCAs likely to be affected by the proposed development are assessed below as landscape receptors. These are LLCAs 1 – Emsworth residential and gardens, LLCA 2 – Emsworth Harbour (inc Harbour edge and sailing club) and LCA 3 – Semi-improved grassland and wider LCA 25 Emsworth – Western Suburbs and LCA H1 Havant to Chichester Coastal Plain. .
- 5.1.6. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (Appendix 1).

5.2. LLCA 1: Emsworth residential and gardens (which includes the site)

- 5.2.1. Baseline key characteristics are described on figure 8.

5.2.2. Appraisal of landscape effects:

The character of LLCA 1 has a moderate value as the condition of the landscape is generally good and with perceived generally positive residential character. It is typical of the wider LCA and is a moderately tranquil setting, although this is reduced by local traffic and visitors driving to the Wayfarer's Walk. It would accommodate the proposed type of change without detrimental consequence to the baseline and so is considered as having a moderate susceptibility to change. By combining the moderate value with moderate susceptibility to change, on balance **the sensitivity is medium**.

5.2.3. The proposed development will increase the density of dwellings within the LLCA however, this is typical of adjacent properties and the wider LCA.

There would be a permanent loss of some semi-improved grassland and views out to the harbour at ground level and LLCA 1 would have some direct physical loss or alteration of its landscape character. It may be subject to a minor alteration to perceived landscape character setting as the relationship between it and the semi-improved grass land is reduced, although visual connection is limited to the south due to existing buildings and vegetation on site.

High quality design built-form will be introduced, set in a high quality, sustainable urban landscape context surrounded by native landscape screening, increased tree and hedgerow planting creating improved habitat and biodiversity and a strongly vegetated urban edge.

5.2.4. This therefore constitutes a moderate loss/alteration to the existing landscape and is considered a **medium adverse** magnitude of landscape effect

The **medium** sensitivity combined with **medium adverse** magnitude of landscape effect result in a **MODERATE ADVERSE** landscape effect on LLCA 1. **This effect is considered not significant** in line with the methodology (see Appendix 1).

5.3. LLCA 2 Emsworth Harbour (inc Harbour edge and sailing club)

5.3.1. Baseline key characteristics are described at figure 8.

5.3.2. Appraisal of landscape effects:

The character of LLCA 2 has a high value as it lies within the Chichester Harbour AONB and other sensitive nature designations. It has high scenic quality and lies within the LCA C2 Emsworth Channel Head, which has a high sensitivity character. Due to development being either side of the Site and other dwellings along the Wayfarer's Way, it may be able to accommodate the proposed change so is considered as having a moderate susceptibility to change. By combining the high value with moderate susceptibility to change, on balance **the sensitivity is high**.

5.3.3. Existing semi-improved grassland will remain in the flood zone areas in the southernmost part of the site bordering the coastal path boundary and this will be enhanced with native planting to increase biodiversity and foraging which will limit the impact of the increased dwellings on site.

5.3.4. There will be some loss to the rural, naturalistic setting which would be limited to the northern part of the site similarly to adjacent properties. Over time, new planting to the site's southern boundary and dwelling boundaries would semi-enclose the area with native planting, enhancing the rural and naturalistic character and maintaining a buffer between the development and the coastal path, thereby reducing views into the site from the coastal path and harbour.

5.3.5. This therefore constitutes a moderate loss/alteration to the existing landscape and is considered a medium adverse magnitude of landscape effect.

The **high** sensitivity combined with **medium adverse** magnitude of landscape effect results in **Major/Moderate adverse** landscape effect on LLCA 2. **This effect is considered**

significant in line with the methodology (see Appendix 1).

5.4. LLCA 3 – Semi-improved grassland

5.4.1. Baseline key characteristics are described at figure 8.

5.4.2. Appraisal of landscape effects:

5.4.3. The character of LLCA 3 has a moderate value as the condition of the landscape is generally good and provides valuable habitat to wildlife, including Brent geese as described in the emerging Draft Havant Borough Local Plan 2036. It is not typical of the wider LCA and has moderate tranquillity, being reduced somewhat by users of the adjacent PRoW and beach activities. Due to dwellings either side and some semi-improved grassland remaining in the flood zones it may accommodate the proposed type of change without detrimental consequence to the baseline and so is considered as having a moderate susceptibility to change. By combining the moderate value with moderate susceptibility to change, on balance the **sensitivity is medium**.

5.4.4. Existing semi-improved grassland will remain in the flood zone areas in the southernmost part of the site bordering the coastal path boundary and this will be enhanced with native planting to increase biodiversity and foraging which will limit the impact of the increased dwellings on site.

There will be some loss to the rural, naturalistic setting, limited to the northern part of the site similarly to adjacent properties. Over time, new planting to the site's southern boundary and dwelling boundaries would semi-enclose the area with native planting, enhancing the rural and naturalistic character and maintaining a buffer between the development and the coastal path

This therefore constitutes a moderate loss/alteration to the existing landscape and is considered a **medium adverse** magnitude of landscape effect.

5.4.5. The **medium** sensitivity combined with **medium adverse** magnitude of landscape effect results in a **Moderate adverse** landscape effect on LLCA 3. This effect is **not considered significant** in line with the methodology (see Appendix 1).

5.5. Wider LCA: 25 Emsworth – Western Suburbs.

Baseline key characteristics are described above in section 3

Appraisal of landscape effects:

5.5.1. The character of this LCA has a moderate value as the condition of the landscape is generally good and with perceived generally positive residential character and being fairly tranquil. Mature street trees, mixed hedgerow boundaries and long stretches of adjacent gardens provide swathes of greenery throughout this built environment, although the ecological value is limited. It would accommodate the proposed type of change without detrimental consequence to the baseline and so is considered as having a moderate susceptibility to change. By combining the moderate value with moderate susceptibility to change, on balance the sensitivity is **medium**.

5.5.2. The magnitude of the landscape effect is assessed as being **nil** as the proposed development will not change any key characteristics of LCA 25.

The **medium** sensitivity combined with **nil** magnitude results in a **neutral landscape effect**. This effect is **not considered significant** in line with the methodology (see Appendix 1).

5.6. Wider LCA: H1 Havant to Chichester Coastal Plain.

5.6.1. Baseline key characteristics are described at figure 8.

Appraisal of landscape effects:

- 5.6.2. Despite the extent of urban development and intensive arable farmland within the character area, localised areas retain a more undisturbed and intimate character, therefore having a moderate value. It may accommodate the proposed type of change without detrimental consequence to the baseline and so is considered as having a moderate susceptibility to change. By combining the moderate value with moderate susceptibility to change, on balance the sensitivity is **medium**.
- 5.6.3. The magnitude of the landscape effect is assessed as being **nil** as the proposed development will not change any key characteristics of LCA H1 as the development is typical of the LCA and will not affect long views from the coastal path along the Emsworth and Thorney Channels to the Harbour Pool.
- 5.6.4. The **medium** sensitivity combined with **nil** magnitude results **neutral landscape effect**. This effect is **not considered significant** in line with the methodology (see Appendix 1).

6. MITIGATION AND RESIDUAL LANDSCAPE EFFECTS

- 6.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2.
- 6.2. Additional mitigation measures will include the following:
- Soil stripping and storage will be carefully managed to enable reuse on the site where possible; topsoil and subsoil will be stored separately to avoid contamination; and soil storage bunds will be carefully shaped to ensure soils are free draining and not compacted.
 - Protection of existing trees and hedges in accordance with arboriculture advice and method statements including the use of 'no dig' construction techniques where tree root protection zones will be affected.
 - Establishment of vegetation over time
- 6.3. The effect of additional mitigation measures on landscape receptors is assessed, and a summary of residual effects is given below:
- Major/Moderate adverse landscape effects are deemed to be significant effects and only LLCA 2 Emsworth Harbour (inc Harbour edge and sailing club) is affected to this degree.
 - As would be expected, the effect on, LLCA 3 Semi-improve would be the other receptors most affected. However, the positive benefits of creating native planting screening would mean the overall effect results in moderate adverse. This may be of local importance locally and important for site biodiversity.

7. VISUAL BASELINE AND APPRAISAL OF VISUAL EFFECTS

- 7.1.1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the methodology (Appendix 1). A ZTV has been used to assist in determining visibility; where the site is not visible as shown by the ZTV, viewpoints in these areas are not considered in the appraisal.
- 7.1.2. Viewpoints 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 are not included in the assessment.
- 7.1.3. Figures 10 and 11 indicate the location of photographic viewpoints. Figures 12-18 set out

photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint (e.g. within the conservation area or an industrial estate), type of visual receptors and the visibility of the existing site. This forms the visual baseline. The potential visibility of the proposed development and any seasonal changes to that visibility are also described next to each photograph and this informs the assessment of effects below. Where the proposed development is not likely to be visible, these viewpoints are not considered in the appraisal.

- 7.1.4. Views of a similar nature are grouped together, and an overall assessment of effects is made on the group of views where possible and ensuring a balanced overview is maintained, considering varying levels of visibility
- 7.1.5. Views from private houses which cannot be checked as part of this LVIA have been estimated by assessing the visibility from within the site, and the baseline situation is described as follows:
- 7.1.6. Some views of the site may be possible from upstairs windows of adjacent dwellings and those opposite the site on Warblington Road. Refer to annotated photographs in Appendix 2 Figure 22-23.

7.2. Appraisal of Visual Effects - Viewpoints 1-4

- 7.2.1. Refer to annotated photographs in Appendix 2 Figure 12.
- 7.2.2. Views north of the Site on Warblington Road, looking south, show partial and clear views of the site and clear close and mid-distance views from the west, looking southeast. Views may be more in the winter. The value is **moderate** due to the medium quality landscape. Receptors are residents, pedestrians and other road users who may include a few visitors to the PRoW on the coastal path (within Chichester Harbour AONB), who are likely to have some interest in the scenic quality of the area. The susceptibility to change is therefore considered **moderate**. By combining judgements on value and susceptibility to change receptors are therefore regarded as having **medium sensitivity**.
- 7.2.3. *The magnitude of the visual effect is assessed as being **High adverse** for the following reasons:*
 - Clear close and mid-distance views of the proposed development could be possible, although these would be filtered by intervening vegetation.
 - The carefully considered landscape contextual design combined with the high-quality design of the built form on the north boundary of the site may increase filtering and provide a small degree of mitigation over time.
 - There is a footpath, so exposure to view would be prolonged for pedestrians and residents.
 - Glimpses from vehicles would be short-lived and fleeting.
- 7.2.4. The **medium** sensitivity of the receptors combined with the **high adverse** magnitude of change result in a **Major/ Moderate adverse visual effect** on these viewpoints, reduced to Moderate adverse after 5-10 years of growth of the proposed boundary planting.

7.3. Appraisal of Visual Effects - Viewpoints 10-11

- 7.3.1. Refer to annotated photographs in Appendix 2 Figures 15 and 16
- 7.3.2. Views from Wayfarer's Way PRoW from the west approaching towards the site, show long distant partial views and partial views from 10m away from the site. Views may be more in the winter. The value is high due to a high-quality landscape in the AONB and the PRoW. The Receptors are residents, pedestrians on the PRoW and other users of the beach and harbour who will have a high interest in the quality of the area. Receptors will have a high susceptibility to change. By combining judgements on value and susceptibility to change receptors are therefore regarded as having **high** sensitivity
- 7.3.1.1. *The magnitude of the visual effect is assessed as being **medium adverse** for the following*

reasons:

- Partial views across adjacent gardens would reveal a moderate increase in built form although this will be partially screened by existing trees.
- Indirect angle of viewing by PRoW users and moderate exposure to the view
- New planting along the southern and edge of the proposed development would screen views from further west along Wayfarer's PRoW and other detached residences.
- The carefully considered landscape contextual design combined with the high-quality design of the built form will provide a high degree of mitigation in relation to mid-distant views from the west.

7.3.2. The **high** sensitivity of the visual receptors combined with the **medium adverse** magnitude of change result in a **Major/moderate adverse** visual effect on these viewpoints.

7.4. Appraisal of Visual Effects - Viewpoints 12-13

7.4.1. Refer to annotated photographs in Appendix 2 Figure 16 and 17

Close clear views from the Wayfarers Walk of the south-eastern and southwestern part and flood zone areas can be seen within 1m of the site and no views of the northern parts of the site due to intervening vegetation. Views may be more in the winter. The Receptors are residents, pedestrians on the PRoW and other users of the beach and harbour who will have a high interest in the quality of the area. Receptors will have a high susceptibility to change. By combining judgements on value and susceptibility to change receptors are therefore regarded as having high sensitivity

7.4.1.1. *The magnitude of the visual effect is assessed as being **high adverse** for the following reasons:*

- Close and direct views across the southeast areas of the site would reveal an increase in built form and loss of semi-improved grassland.
- Direct angle of viewing by PRoW users and prolonged exposure to the view
- New native planting along the southeast corner and edge of the proposed development would screen some views and reduce exposure from receptors from the west along Wayfarer's PRoW and other detached residences.
- The carefully considered landscape contextual design combined with the high-quality design of the built form will provide a high degree of mitigation in relation to close views from the west.

7.4.2. The **high** sensitivity of the visual receptors combined with the **high adverse** magnitude of change result in a **Major adverse** visual effect on these viewpoints.

7.5. Appraisal of Visual Effects - Viewpoints 14-15

7.5.1. Refer to annotated photographs in Appendix 2 Figure 17 and 18

Views from Wayfarer's Way PRoW from the east approaching towards the site, show mid (50m) and long distant (150m) partial views of the southeast end of the site but no views of the northern part of the site. Views may be more in the winter. The value is high due to a high-quality landscape in the AONB and the PRoW. The Receptors are residents, pedestrians on the PRoW and other users of the beach and harbour who will have a high interest in the quality of the area. Receptors will have a high susceptibility to change. By combining judgements on value and susceptibility to change receptors are therefore regarded as having **high sensitivity**

7.5.1.1. *The magnitude of the visual effect is assessed as being **medium adverse** for the following reasons:*

- Partial views across adjacent gardens would reveal a moderate increase in built form although this will be partially screened by existing trees.
- Indirect angle of viewing by PRow users and moderate exposure to the view
- New planting along the southern and edge of the proposed development would screen views from further east along Wayfarer's PRow and other detached residences.
- The carefully considered landscape contextual design combined with the high-quality design of the built form will provide a high degree of mitigation in relation to mid-distant views from the east.

7.5.2. The **high** sensitivity of the visual receptors combined with the **medium adverse** magnitude of change result in a **Major/moderate adverse** visual effect on these viewpoints.

8. ADDITIONAL MITIGATION AND RESIDUAL VISUAL EFFECTS

- 8.1.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2, however the passage of time will increase the screening provided by new vegetation.
- 8.2. Additional mitigation measures will include the following:
- Establishment of vegetation over time and good management practice will optimise the screening of development and increased biodiversity of the site.

9. ASSESSMENT AGAINST POLICY

- 9.1.1. The development proposals are consistent with planning policies, supplementary planning documents and guidance where they relate to issues of landscape and visual amenity, which are described at section 2 of this LVIA.
- 9.1.2. The proposed development generally accords with Havant Borough Local Plan (Core Strategy) March 2011 to protect and enhance key landscape principles as set out in Havant Borough Council's Townscape, Landscape and Seascape Character Assessment (February 2007) and includes
- the creation of small areas of wildflower meadow, regard to adjacent coastal landscape and habitats and the public enjoyment of them, avoiding the use of close boarded fencing in the street scene and hedge-screened fencing where possible, thereby preserving the special character of the streetscape of Warblington Road.
 - High quality design of new homes to create places where people want to live, integrating local landscape features.
- 9.1.3. Consideration has also been made to the Havant Borough Council emerging Local Plan 2036 Pre-submission Draft (2019) and emerging local plan allocation H13 Fowley Cottage by
- Maximising waterfront location and access to it for residents
 - Protecting AONB to the southern boundary in line with policy E5
 - Respecting, complementing and integrating the development with the local landscape surrounding the site;
 - Protecting individual or groups of natural features, such as trees and hedgerows, within the site
 - Considering views from and to the sea and impacts on the seascape as well as the landscape.

10. CONCLUSIONS

- 10.1. Views of the proposed development are limited to close-range views in the immediate site area. Views affected from the east and west along Warblington Road (Major/moderate adverse) would be largely screened once vegetation has grown. Views from the adjacent Wayfarer's Walk PRow would inevitably be affected the most (major adverse) but would be mitigated by high-quality landscape contextual design.
- 10.2. If designed and implemented to the highest design standards suggested in terms of contextualised housing stock, green infrastructure and more general landscape design, the effects of the loss of this relatively small section of semi-improved grassland will be relatively limited in all aspects, confined largely to the site itself and views from PRow and road immediately adjacent.
- 10.3. This would be an inevitable consequence of the site's allocation for housing development.

11. REFERENCES

- National Planning Policy Framework (2019)
- Chichester Harbour AONB SPD (2017)
- The Chichester Harbour AONB Management Plan 2014-2019 and draft 2019-24 version
- Chichester Harbour AONB Landscape Character Assessment (2005)
- Emsworth Design Statement July 2008 adopted by Havant Borough Council
- Local level: Emsworth Neighbourhood Plan (Submission version April 2019)
- Havant Borough Council Design Guide Supplementary Planning Document December 2011
- Havant Borough Core Strategy March (2011)
- Havant Borough Local Plan (Allocations) Adopted Version 23 July 2014
- Data sets: Ordinance survey, Hampshire County Council, Historic England, West Sussex County Council
- Draft Havant Borough Local Plan 2036
- Havant Borough Council's Townscape, Landscape and Seascape Character Assessment (February 2007)
- North Solent Shoreline Management Plan5 (2010)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- Natural England: 'Agricultural Land Classification mapping' (2010)
- MAGIC website

APPENDIX 1: LVIA METHODOLOGY

APPENDIX 2: FIGURES

Figure 1: Proposals plan

Figure 2: Site location

Figure 3: Historic Designations

Figure 4: Historic Designation

Figure 5: Opportunities and constraints

Figure 6a-g: On-site existing photographs

Figure 7: Topography

Figure 8: Local landscape character areas (LLCAs)

Figure 9: Zone of theoretical visibility (ZTV)

Figure 10-11: Viewpoint Location Diagrams

Figure 12-21: Photographic record of baseline conditions