



8.0 Landscape and Visual Impact

8.1 Introduction

- 8.1.1 This Landscape and Visual Impact Assessment chapter provides an assessment of the potential impact on landscape character and visual amenity of the Proposed Development.
- 8.1.2 The Site is located close to the existing settlement edge, adjacent to a major trunk road. It comprises largely semi-improved grassland fields and the topography is steeply sloping.
- 8.1.3 An assessment of existing conditions and the landscape elements which make up the Site and its surrounding context has been carried out in order to identify the key features which combine to create recognisable landscape character areas, and to understand their sensitivity. Published landscape character assessments, at national, regional and local scale, have informed the baseline assessment. Relevant figures that have informed the baseline information are shown in Appendix 8.1.
- 8.1.4 The zone of visual envelope (ZVI) of the Proposed Development (i.e. extent of the land or area from which the Proposed Development may be seen) has been identified. Existing views into, and out of, the Site from a variety of public viewpoints and, where relevant, from residential properties have been considered. The location of viewpoints has been agreed with Havant Borough Council through the scoping process. Photographs of each viewpoint identified are shown in Appendix 8.2.
- 8.1.5 The South Downs National Park is located approximately 5km to the north of the Site. The potential impact of the Proposed Development on the setting of the National Park has been considered as part of this assessment.
- 8.1.6 Views from Chichester Harbour Area of Outstanding Natural Beauty towards the site are not included. The harbour is approximately 9 to 10km south-west of the site and views are obscured by intervening urban development and vegetation.

8.2 Methodology and Scope

Policy Background

- 8.2.1 The National Planning Policy Framework (NPPF) gives details of the national policy context and was published in 2012 and updated in February 2019. The document provides the framework within which locally prepared plans for housing and other development can be produced.
The following sections are relevant to this note:
 - Section 2 highlights that plans and decisions should apply a presumption in favour of sustainable development.
 - Section 8 recognises that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.
 - Section 12 focusses on achieving well designed spaces which are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
 - Section 15 highlights the need to conserve and enhance the natural environment, particularly paragraphs 170 to 172.

- 8.2.2 Consideration to the existing landscape character, the impact on the countryside and on visual amenity will be given at every stage of the design process, with the most sensitive parts of the Site or views being reflected in mitigation measures.

Local

- 8.2.3 At a local level, current planning policy is set out in the Havant Borough Core Strategy, adopted March 2011. The core strategy contains a number of policies which relate directly to landscape character and visual amenity.
- 8.2.4 Policy CS1 Health and Wellbeing promotes the creation of new open space, where necessary, within housing developments that will contribute to green infrastructure. The policy also encourages the improvement of footpaths and cycle links. Following the principles of sustainable development, the Proposed Development will consider existing green infrastructure and seek to improve connections, creating green corridors that will provide amenity and ecological value and help integrate the Proposed Development with the wider setting.
- 8.2.5 Policy CS8 Community Safety states that planning permission will only be granted for development proposals that provide well-lit footpaths, cycle ways and roads providing that this does not adversely affect designated habitats or the landscape. The use of and the specification of street lighting directional light columns to minimise light spill will be considered as part the highways, adoptions and Secured By Design strategies for the Proposed Development. Where possible access and safety of existing PROW within the area will be enhanced.
- 8.2.6 Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states: *'Planning permission will only be granted for developments that:*
 1. *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.'*
 2. *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'*
- 8.2.7 Further points relating to heritage and ecological assets and designations are made. These points are covered by Chapters 7 Archaeology and Cultural Heritage and Chapter 9 Ecology.
- 8.2.8 The Havant Borough Townscape, Landscape and Seascape Character Assessment has been reviewed as part of this assessment and findings used to influence the form of development.
- 8.2.9 The Site is not covered by any statutory or non-statutory landscape designations. The woodland immediate to the north of the Site (Littlepark Wood) is covered by a group TPO.

Scoping Assessment Stage

Assessment Methodology

- 8.2.10 The assessment applies a methodology based on best practice as set out in the Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013 (GLVIA3) published by the Landscape Institute and IEMA.



- 8.2.11 GLVIA3 states that the role of a Landscape and Visual Impact Assessment (LVIA) is to “consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity”. It refers to ‘landscape’, as adopted by the Council of Europe in the European Landscape Convention 2002, as being “an area, as perceived by people, whose character is the result of the action and interaction of natural and /or human factors.” The application of the Convention is inclusive referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and it goes on to state that it “concerns landscapes that might be considered outstanding as well as every day or degraded landscapes”.
- 8.2.12 To assess the impact of development on landscape character a review of the existing published Landscape/Townscape Character Assessments has been carried out. The Site, and surrounding area, were visited in February 2018 and July 2019 to determine the landscape sensitivity of the Site in the context of published character descriptions at a national to local scale.
- 8.2.13 The methodology set out in Appendix 8.3 has been used to determine Landscape ‘Sensitivity’ and ‘Significance of Effects’ of the Proposed Development.
- 8.2.14 The landscape and visual assessment is a two-stage process. Stage 1 is an assessment of the Existing Baseline Conditions to determine the sensitivity of all landscape and visual receptors likely to be affected by the scheme proposals. Stage 2 assesses the ‘Significance of the Effects’ of the Proposed Development on both the landscape character and visual receptors affected by the scheme proposals.
- 8.2.15 Key in determining visual effects is to establish the Zone of Visual Influence. The ZVI is the land from which the Site, and future proposals, might be seen and is determined by the landform, topographical features (such as surrounding buildings and vegetation whose screening capacity may change through the seasons) and the scale and height of the Proposed Development. Site visits were used to assess the existing visibility of the Site from several public vantage points (roads and PRow). Possible views from private properties were also considered.
- 8.2.16 The following sections must be read in conjunctions with Allen Pyke’s Terminology and Methodology for Landscape and Visual Impact Assessment, as set out in Appendix 8.3.

Landscape and Visual Receptor Sensitivity

- 8.2.17 The determination of ‘Sensitivity’ forms the basis of determining the ‘Effects’ of the Proposed Development on both landscape character and visual amenity.
- 8.2.18 Stage 1 can be broken down further into two sub-stages. The first objective is to quantify how ‘Susceptible to Change’ an area or a view is. A high ‘Susceptibility to Change’ means that an area or a view will be easily affected by any changes and will have a low capacity to absorb the changes.
- 8.2.19 Once the level of susceptibility (High, Medium or Low) is established for an area it can be combined with the ‘Value’ of a landscape character (Exceptional, High, Moderate, Low and Poor) to determine how ‘Sensitive’ the landscape character area or visual receptor will be to changes imposed onto it.

Landscape/ Visual Value	SENSITIVITY TO CHANGE		
Exceptional/High	High	High	Moderate
Moderate	High	Moderate	Low
Poor/Low	Moderate	Low	Low
	High	Medium	Low
	Landscape or Townscape/Visual Susceptibility		

Table 8.1: Extract from Allen Pyke Methodology for determining sensitivity of landscape and visual receptors.

- 8.2.20 Where a High Sensitivity is determined for a receptor it means that the elements that make up the character or view of an area are of considerable merit and should they be replaced or removed, it would be difficult to restore or are irreplaceable. A low sensitivity means that the elements that make up a character or a view are of little or no merit, and should they be changed or removed it will be without detriment to the landscape character or visual amenity. A grading and description of all terminologies is provided at Appendix 8.3.

Effect Magnitude

- 8.2.21 An assessment of the ‘Magnitude of Change’ forms part of Stage 2 of the assessment process and it considers the scale, duration and reversibility of development. The loss but also the addition of certain features or aspects can contribute to the character and distinctiveness of landscape. Landscape proposals and mitigation effects are also considered to determine the extent of change. A high ‘Magnitude of Change’ means that the scale, type or extent of the Proposed Development would form a dominant element in or adjacent to a character area or a view.

Effect Significance

- 8.2.22 The final stage of the assessment process is to determine the ‘Significance of Effects’ of the Proposed Development. This is assessed during three periods – temporary, operational and residual. Temporary effects are during the construction phase. Operational effects are one year after completion with landscape/mitigation treatments not fully established. Residual effects consider the Proposed Development at 15 years post completion where landscape and mitigation effects are established in full and the Proposed Development is integrated with its surroundings.
- 8.2.23 Effects are described as Substantial, Moderate, Minor and Neutral. A ‘Substantial’ effect means the Proposed Development would cause a substantial change in the quality, condition and nature of an existing character area or a view and the Proposed Development will be the dominant element.
- 8.2.24 Effects are further described in terms of direction. This means changes can be ‘Beneficial’, ‘Adverse’ or ‘Neutral’. An example of ‘Beneficial’ change is where the Proposed Development enhances an area or view and tranquillity. An ‘Adverse’ change could be a scenario where there is a loss of positive attributes or a deterioration in visual quality. A ‘Neutral’ change can be where there are no positive or negative effects or where there is no discernible change to an area’s character or a view.



- 8.2.25 Any effects which are assessed as being of moderate significance or higher are considered significant in the context of this Environmental Impact Assessment and, where possible, mitigation is considered to reduce the residual effects in the long term.

Sensitivity	SIGNIFICANCE OF EFFECTS			
High	Substantial	Substantial	Moderate	Minor*/Neutral
Moderate	Substantial	Moderate	Minor	Neutral
Low	Moderate	Minor	Minor	Neutral
	High	Medium	Low	Negligible*/None
	Magnitude of Change			

Table 8.2: Extract from Allen Pyke Methodology for determining significance of landscape and visual effects.

Limitations of the Assessment

- 8.2.26 LVIA cannot be measured scientifically and professional judgement must be used. GLVIA3 requires that judgments are “reasonable and based on clear and transparent methods” and that “in carrying out an LVIA the landscape professional must always take an independent stance, and fully and transparently address both the negative and positive effects of a scheme in a way that is accessible and reliable for all parties concerned”.
- 8.2.27 It should be noted, however, that access to private properties is not usually possible so an assessment based on the nearest accessible viewpoint is used.

8.3 Baseline Environment

Existing baseline

Landscape Character Context

- 8.3.1 To assess the sensitivity of the local landscape, the existing published Landscape Character Assessments were reviewed at a national, regional, and local level. These are illustrated in Appendix 8.1.
- 8.3.2 At a national level Natural England has produced a National Character Areas Plan which divides England into 159 distinct natural areas. Most of the Site is located in **Character Area 128 South Hampshire Lowland**. The landscape is described as “a low-lying plain between the chalk hills of the Hampshire and South Downs and Southampton Water. Its highest point is an outlying chalk ridge – Portsdown Hill – but the bedrock geology is mostly open marine, estuarine and freshwater Tertiary deposits. The NCA is dominated by the city and port of Southampton and its adjoining towns and suburbs – 29 per cent of the area is urban. In the more rural areas, it is a mixture of farmland, particularly pasture, and woodland.”
- 8.3.3 The Site is located on the north side of Portsdown Hill and is broadly reflective of this description and displays many of the key characteristics, including irregular fields bounded by mixed-species hedgerows and woodland. The influence of urbanisation is felt within the NCA.

- 8.3.4 The south-eastern corner of the Site falls within **National Character Area 126 South Coast Plain**, which is described as 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 of the English Channel, Solent and part of Southampton Water.
- 8.3.5 The assessment found the character of this part of the Site was not discernibly different from the rest of the Site located in NCA128. The scale of the NCAs means the accuracy of boundaries should be treated with caution. Landscapes which straddle character areas would be expected to demonstrate characteristics which can be attributed to more than one-character area and would therefore be less sensitive to change being necessarily made up of several elements which would be considered incongruous elsewhere in the character area.
- 8.3.6 Regional level Landscape Character Assessment is provided by the Hampshire County Council Integrated Character Assessment (HICA, March 2010). The northern part of the Site (north of the Roman Road) falls in the Forest of Bere East character area. Land to the south is located within the Portsdown Hill Open Downs area.
- 8.3.7 **RCA2f Forest of Bere East** – The landscape of this area is characterised by a low-lying landscape with shallow undulations, predominantly south sloping and a ‘high proportion of woodland’. The Site displays some of the key characteristics described but its position between the A3(M) and edge of settlement strongly detract from any sense of remoteness which may be felt elsewhere in the character area. The HICA acknowledges the sense of transition between urban and rural, and an urban fringe character in the east of the character area (including the Site).
- 8.3.8 **RCA8i Portsdown Hill Open Downs** – Key characteristics listed for this character area do not strongly reflect the character of the Site or elements within it. The landscape described is one of steep escarpments and arable land use. The Site’s position towards the base of Portsdown Hill means that these characteristics are not present.
- 8.3.9 Published local Landscape Character Assessment is provided by the Havant Borough Townscape, Landscape and Seascape Character Assessment (TLSCA, February 2007). While this document is less recent than the Hampshire Integrated Character Assessment it is referenced in Local Plan Policy (refer to paragraph 8.2.8) and therefore must be given due consideration. The Site again straddles two Landscape Character Areas (A3(M) Eastern Corridor and Portsdown Hill) as defined by the TLSCA, but the split in character differs from those of the HICA and NCA.
- 8.3.10 **LCA11 A3(M) Eastern Corridor** – The character area covers the northern half of the Site, including the field adjacent to College Road and extends north to include the A3(M) junction. Key characteristics which are relevant to the Site are the influence of the A3(M) and mixed, patchy habitats, including scattered scrub, forestry scrub, woodland, semi-improved neutral grassland and unimproved neutral grassland. In direct reference to the Site, the TLSCA notes there is good access to Gundrymoor Wood and a significant sized patch of improved grassland in the south west (i.e. the Site) which serves to re-establish the dominance of habitats over the built element within the landscape.
- 8.3.11 The TLSCA directly describes the Site as ‘A medium sized area on open land lies south of South Downs College on undulating land dropping east down to the A3 (M) and allowing panoramic views across Havant to the Langstone Harbour from College Road.’ This is inaccurate. Views towards Havant are possible from College Road and some larger industrial buildings can be identified to the north of Langstone, but the Harbour is not visible.
- 8.3.12 **LCA12 Portsdown Hill** – Key characteristics which are listed by the TLSCA include a ridge, relatively consistent in height, with a steep south side contrasting with an undulating north side, which contains



two streams draining in a west-east direction. The negative influence of Portsmouth Golf Course on the historic landscape character is highlighted.

- 8.3.13 A 'Study into 'The Landscape Sensitivity and Capacity and The Value Of The Undeveloped Open Land In Havant Borough' (LSCV) was published by Havant Borough Council in May 2015. The Study subdivided the local Landscape Character Areas identified by the TLSCA into 'land parcels' and assessed their landscape sensitivity and capacity for development. The following areas are relevant to the Site:
- 8.3.14 **LP11.3 A3(M) Eastern Corridor** – The land parcel description identifies the mature hedgerow which separates the land parcel for LCA12 as a feature. This hedgerow is of poor quality and is not considered by this assessment as an important landscape element or as defining feature between different landscape character areas. Most of the land parcel comprises of woodland and is of a different character type and land use to the Site. The LSCV assesses the landscape sensitivity of the land parcel as **Medium**, however the Site exhibits few of the features listed as sensitive elements and is of a **Low** sensitivity.
- 8.3.15 **LP12.2 Portsdown Hill** is described as 'not widely visible and enclosed by landform and vegetation, with few views out'. The land is used for 'horsiculture' and the tranquillity is affected by the proximity to the A3(M). The landscape sensitivity is given as **Medium/Low**, but wider landscape sensitivity as **Medium/High**. The LSCV concluded that the land parcel has medium/low capacity for development but recommended that no part of land parcel LCA12.2 is taken forward for potential growth as the parcel is isolated from nearby settlements.
- 8.3.16 Taken in isolation the land parcel is separated from adjacent settlement, but in the context of the Site, which combines parcels LCA11.3 and LCA12.2 as one, it is considered as there is a potential for appropriate, sustainable development within LP12.2.

Landscape Character of the Site

- 8.3.17 The character of the Site is not strongly defined and is influenced by natural and manmade features within the surrounding landscape. Its undulating character responds to the rising ground to the south towards the prominent Portsdown Hill and the watercourse on its southern boundary. The mix of improved grassland and remnants of historic woodland and hedgerows reflect some of the character of the Forest of Bere East but the A3(M) and modern college building to the north detract from this. The Site is reasonably well managed and in average repair. The Site is of **Medium** susceptibility, meaning that it could be moderately affected by change and would have a medium capacity to accommodate the proposed change.
- 8.3.18 The Site is not designated for its natural beauty nor does it form the setting of a designated area, but it does have local importance as established through public consultation events. Taking all these elements into account the landscape sensitivity of the Site is **Moderate**, but if compared to similar areas with a more intact and coherent character in the wider landscape, this area could be considered to be of a lower sensitivity. A moderate landscape sensitivity means that the elements that make up a character area or view are of merit and could in part be replaced or removed without a notable detriment to the overall character.

Visual Receptors

General considerations

- 8.3.19 There are several viewpoints located close to the Site boundary along public roads and footpaths. Long distance viewpoints have also been considered in order to assess the potential impact of the Proposed Development on more distant visual receptors, including views from the Scenic Viewpoints, such as

Portsdown Hill Viewpoint, and from various points on the Wayfarer's Way. However, the site assessment found the Site was not visible from these longer distance locations due to intervening topography and vegetation.

- 8.3.20 The South Downs National Park is 5km north of the Site. The Site is not considered to make any contribution to the setting of the National Park and there would be no significant effects on the landscape of it.
- 8.3.21 Effects on visual amenity (views from visual receptors) are significant when there would be a discernible change to the existing view. The nature of the view towards the existing site (e.g. open or filtered) and the proportion of the development which may be visible are important factors in assessing the sensitivity of the visual receptor (illustrated in Appendix 8.2). The distance of the receptor from the Site and extent to which it would be in focus in the context of the wider view must also be considered. A Proposed Development can be seen from distance but may be an inconsequential feature which is difficult to identify within the wider view. Viewpoints up to 3.5km are generally considered to have the potential for significant effects, however the site assessment found no visual receptors beyond 350m of the Site boundary.
- 8.3.22 GLVIA3 notes that it may be appropriate to consider private viewpoints, mainly from residential properties, in some instances, where this is agreed with the competent authority. Private residents do not have the right to a view and private interests are not protected under planning law.
- 8.3.23 Residential properties to the west of the Site (Atlantis Avenue) are separated from it by College Road and a dense band of trees. Views into the Site would be extremely limited in extent and heavily filtered. Residents of properties to the east of the A3(M) would be expected to have views towards the Site, but these would be filtered and experienced in the context of the busy transport corridor. Both groups would be of lesser sensitivity and the effects on views would not be significant in terms of public interest and are therefore discounted by this assessment.
- 8.3.24 Belmont Castle Retirement Home is a prominent Grade II listed, mock-castle building perched on the Portsdown Hill ridgeline. Whilst this is considered as one property, there are 30 to 40 residents which may experience a change in their views. The elevated location and views from it would have been a key consideration of the original owners of this building and the later occupants, residents, visitors and staff.

Identified Visual Receptors

- 8.3.25 **VR1 Users of PROW 26C** – PROW 26C is a short unsurfaced footpath which crosses the northern part of the Site linking the college and footbridge over the A3(M). The path does not appear to be regularly used with most people using Scratchface Lane instead. Views across the Site to the north and south are open and the susceptibility to change would be **High**. The views are not of high scenic value but do have some intrinsic natural beauty. The sensitivity is **High**.
- 8.3.26 **VR2 Users of Scratchface Lane (PROW 28)** - Scratchface Lane bridleway links Havant to Purbrook via the footbridge over the A3(M). At the time of the Site visit in winter the route was muddy but still in regular use. The PROW runs around the north and northeast edges of the Site. Views into the Site are partially filtered by scrub vegetation and trees on the Site boundary, but there are frequent gaps, from where the site can be overlooked to an extent. It is difficult to see the whole Site from any one viewpoint but users of the bridleway experience sequential views. Views are of limited scenic value but do contain some natural positive elements. The PROW is used for access rather than recreation or enjoyment of the countryside and the proximity of the A3(M) detracts from the scenic qualities of the route. Views away from the Site into the Gundymoor Wood are of greater value and would draw the focus away from the Site. The VRs have a **High** susceptibility to change, because they will be highly aware of any changes in



- the landscape, but the values of the views are **Low** leading to VR2 assessed as being of **Moderate** sensitivity.
- 8.3.27 **VR3 Vehicular Users of College Road** - College Road runs along the Site’s west boundary which is largely open and marked by barbed wire and some sections of broken native hedgerow. The Site slopes steeply away from the road which is some 30m higher than the lowest part of the Site adjacent to the A3(M). People in cars travelling at 40mph approaching Purbrook would experience partial, transient views into the Site but would experience a sense of openness. VRs would have a **Medium** susceptibility to change and would be more notably affected by changes closest to the road. The undulating, green landscape is attractive and of some local, but not national, importance. The sensitivity to changes in the views for drivers or passengers travelling on College Road is **Moderate**.
- 8.3.28 **VR3 Pedestrian Users of College Road** - Pedestrians on College Road are more sensitive. These VRs would be travelling at much slower speed and able to gain more extensive views across the Site and longer views towards Havant and the hills of the South Downs. The susceptibility to change will be **High** as the loss of these long views could not be replaced without detriment. The open nature of the views and their **Moderate** scenic value means that these VRs are of **High** sensitivity.
- 8.3.29 **VR4 Users of Portsdown Hill Road** - Views of the Site from Portsdown Hill Road are only possible from the bridge over the A3(M) travelling west. The southern part of the Site is visible; however, it would be seen as a flash of green through the thick mesh panels which frame the bridge. Pedestrians would see the Site, and the large college buildings behind, more clearly but views would be restricted by the mesh. The college buildings are almost completely screened in summer by the woodland belt surrounding it but will be visible in winter views. There are no views of the Site from Portsdown Hill Road on either side of the bridge due to intervening buildings to the east and the ridgeline of Portsdown Hill to the west. The view from the bridge is dominated by the A3(M) below which diminishes any scenic value the Site may provide. Views of people in cars or pedestrians are of **Low** sensitivity.
- 8.3.30 **VR5 Residents of Belmont Castle Retirement Home** - The Site would form a substantial portion of the view from rear windows and potentially the garden of the retirement home. The college buildings would also be prominent features but screened by a dense vegetation buffer during summertime. The A3(M) would be partially visible but not a dominant feature due to the vegetation along the road corridor and the cutting of the motorway into the topography, which will shield the road partially. The susceptibility of change would be **High**, as the loss of the undulating grass fields could not be replaced without substantial detriment to the view. The value of the view would be of high importance to residents, but it is not publicly accessible and only experienced by the residents, staff and visitors, and therefore assessed as **Moderate** value (local importance). The sensitivity is **High**.
- 8.3.31 **VR6 Users of A3(M)** There are open views into the southern part of the Site when travelling along the A3(M) due to a wide gap in roadside vegetation, but the Site is rapidly screened as vegetation thickens and vehicles move past at high speed. Visibility towards the Site is further diminished, because the A3(M) is cut into the local topography and at a much lower level than the Site. The Site will be seen in the context of the journey along the trunk road and the view would be of a **Low** value. The sensitivity of road users is **Low** and changes to the view could be readily accepted.
- 8.3.32 Below is a summary of the Stage 1, Baseline Assessment to determine landscape and visual sensitivity:

Name	Character	Condition	Susceptibility to change	Value	Sensitivity
The Site	Moderate	Moderate	Medium	Moderate	Moderate

Table 8.3 Summary table of Landscape Character Area Sensitivity

Ref	Name	Type of receptor	Nature of view	Susceptibility to change	Value of view	Sensitivity
VR 1	Users of PRoW 26c	High	Moderate	High	Moderate	High
VR 2	Users of Scratchface lane	High	Moderate	High	Low	Moderate
VR 3	Users of College road (Vehicular)	Moderate	Moderate	Medium	Moderate	Moderate
VR3A	Users of College road (pedestrian)	High	Good	High	Moderate	High
VR 4	Users or Portsdown hill road	Moderate	Poor	Low	Low	Low
VR 5	Users of Belmont Castle	High	Good	High	Moderate	High
VR 6	Users of the A3(M)	Low	Poor	Low	Low	Low

Table 8.4 Summary table of Sensitivity of Visual Receptors

8.4 Mitigation within the Submitted Design

Construction

- 8.4.1 During construction there will a high change to landscape character and visual amenity resulting from inevitable changes associated with a working construction site. Visual receptors currently affording views into, and across the site, will see a high change in their views. The effects will be adverse but will be short-lived. A Construction Management Plan will consider measures to mitigate these temporary effects. These measures could include phasing of operations, appropriate siting of internal operations and haul routes and appropriate fencing to contain the working site.

Operation

- 8.4.2 The layout of the Proposed Development responds to the existing topography and green infrastructure to minimise the loss of habitats and important landscape features which contribute to the character of the Site and its setting. The Site contains limited internal vegetation and most of this is of poor quality and will be removed. Important trees will be retained and incorporated into the open space to aid the development in assimilating into the wider landscape. No additional or special mitigation measures are required. Where views are adversely affected new planting is used to soften or screen the negative elements. A Landscape Management Plan will set out the maintenance requirements for all new planting to ensure that this is retained and continues to function in the long term.
- 8.4.3 The sensitive western edge of the Site adjacent to College Road has been considered in the proposed layout. The line of development has been set back from the road to create a wide landscaped buffer which mirrors the arrangement on the west side of College Road. Proposed planting within the buffer will be clumps of native vegetation with some gaps, allowing screening of the housing from the road and occasional glimpses into the Site.
- 8.4.4 The north and eastern boundaries have also been considered by the proposed layout, allowing space for buffer planting on the edges to screen built forms in the Site from users of the PRoW and thus maintain a positive experience.



- 8.4.5 Open space areas and tree lined streets are integrated throughout the development. This, together with the topography, will reduce the scale of the development when viewed from the south or southeast. Attention has been given to the southern edge of the development area where a large area of open space will be provided, transitioning into the woodland belt. Similarly, a large public open space is also proposed for the north of the site.

8.5 Likely Significant Environmental Effects of the Scheme

Construction Phase Effects

Landscape Character

- 8.5.1 Construction works would introduce new elements within the landscape and increase the level of activity within the area. Phasing of the works would mean that change to landscape character would occur gradually. The proximity to the A3(M) and South Downs College means that new urban elements would not be alien to the setting but there would be a notable change in the quality and nature of the landscape of the area over time. The magnitude of change to the character of the Site and its immediate setting will be **High** initially as it will be the dominant element in the character area. As the vegetation matures and the Proposed Development becomes more integrated in its setting the magnitude of change would decrease to **Medium** as the Proposed Development would be one of several important elements in the character area. The effects will initially be **Substantial**, but the overall permanent effect would become **Moderate** and as it will fit well with the pattern of the wider area.
- 8.5.2 There will be no notable loss or deterioration of landscape features highlighted in public character assessments. There will be no significant irreversible effects on landscape character at a national or regional scale during construction.

Visual Receptors

- 8.5.3 **VR1 Users of PROW 26C** - During the construction period the PROW would be temporarily closed, and users would be diverted around the Site on to Scratchface Lane. As views from the footpath would no longer be obtainable the magnitude of change would be **High** and there would be a **Substantial** effect, because the construction works would be the dominant element.
- 8.5.4 **VR2 Users of Scratchface Lane (PROW 28)** - This route is functional and not used for its scenic qualities and due to the auditory prominence of the adjacent A3(M) the scenic qualities are diminished. Measures to contain the construction site will affect views negatively, but the effect will be short-lived. The magnitude of change will be **Medium** with a **Minor** effect, causing only a slight change in the current quality.
- 8.5.5 **VR3 Users of College Road** Due to the level difference between the road and the Site, and dependent on the phasing detail of the works, the construction work may not be completely screened from view. Any construction views in the foreground will affect long views towards Havant, which could remain open or obstructed, depending on how the work is phased and the type of boundary treatment used to contain the site. Vehicular users would have less visibility than pedestrians, because they will view the Site from a lower and constrained viewpoint. Construction would have a **Medium** change for motorists with a **Moderate** effect. For pedestrians the change will be **High**, and the significance of the effect would be **Substantial** as the construction works will have a significant impact in the experience of the current route.

- 8.5.6 **VR4 Users of Portsdown Hill Road** - Views from Portsdown Hill Road focuses on the southern part of the Site where works are limited. Although a part of the construction works may be seen, there would be a **Low** change in views, as the construction work will only be a minor element in a fleeting and semi-obscured view and the effect will be **Minor**.
- 8.5.7 **VR5 Residents of Belmont Castle Retirement Home** - The increased activity associated with construction works will be a notable feature in views towards the Site, which would usually have been predominantly motionless. Site hoardings would not effectively screen the works from this elevated vantage point. The works would be phased and at some distance, with areas of undeveloped fields and existing mature trees (both in and outside of the Site boundary) intervening. The magnitude of change would be **High** and the effects **Substantial**.
- 8.5.8 **VR6 Users of A3(M)** - A portion of the southern part of the Site will be visible from the road as a fleeting image. Glimpses of construction work and site hoardings may be possible during certain phases and this would be recognizable features in the landscape and therefore prominent. The Magnitude of change will be **Low**, and the significance of the effect will be **Minor**.

Operational Phase Effects

Landscape Character

- 8.5.9 Once completed and occupied the Proposed Development will begin to become a recognised part of the extended settlement edge. The landscape would be more enclosed as a result of the Proposed Development and there would be some loss of openness experienced from College Road. The Proposed Development would initially be more dominant and as time passes become more integrated with its surroundings. However, it will not be the most important element in the character area.
- 8.5.10 In the first years the soft landscape implemented as part of the scheme will provide some green relief to the edges of the Site but would not be significant features in the wider landscape. In the operational phase (assessed as the first year after construction), there would be a **High** change to the landscape resulting in a **Substantial** and **Adverse** effect, because the new development will be dominant in the view and not integrated with the wider landscape.
- 8.5.11 Landscape buffers and large public open space areas together with the effects of topography will assist in the visual integration of the proposed development with the landscape. By Year 15 the landscape proposals would be considered to have matured and would begin to assimilate with the wooded character found around the periphery of the Site. The magnitude of change could drop down to **Medium** with a **Moderate** effect, because although the proposed development will cause a notable change in the nature of the existing character, it would now be one of several elements in an overall setting.

Visual Receptors

- 8.5.12 **VR1 Users of PROW 26C** - Once in operation the first section of PROW would be returned to its original alignment which would now pass through an attractive, informal open space. There would be a **High** change to views by PROW users and a lasting **Substantial** effect. In the first year of operation this effect would be **Neutral** in nature but when the landscape proposals in the public open space and other areas have established and positive elements such as meadow habitat and semi-mature street trees are introduced the residual effect would be **Beneficial**.
- 8.5.13 **VR2 Users of Scratchface Lane (PROW 28)** - The landscape buffers around the development parcels will soften the appearance of the new development in views from the PROW and ensure that a sense of separation is maintained. Once the planting has established there would be a well maintained and



attractive edge to the Proposed Development. Users of the formerly isolated footpath will feel an increased sense of safety when using the path, previously lacking. The change to the views will have a **Medium** change reducing to **Low** over time. There would be a lasting effect of **Minor** significance which would initially be **Neutral** but in time will become **Beneficial** as the vegetation and public open spaces in the Proposed Development matures.

- 8.5.14 **VR3 Users of College Road** – The vegetation forming the landscape buffers will be important in views by VRs passing the Site on College Road. People in cars would experience the green corridor as part of a journey. Long views to the east may be lost but this would not meaningfully affect motorists. There would be **Medium** change of lasting **Moderate** significance, with effects moving from a **Neutral** to **Beneficial** as the landscape matures and introduces positive elements in the foreground of the view.
- 8.5.15 Pedestrians would be affected to a greater degree due to their slower speed and higher sensitivity to changes in the surrounding landscape. The landscape area between the road and new buildings would be an attractive feature and introduce some positive attributes but the loss of open views would have a **High** magnitude of change with a lasting **Substantial** effect. Initially the direction of the effect will be **Adverse** but over time it may become **Neutral** as the vegetation develops and becomes a positive feature, compensating to a degree for the loss of positive features which may have been experienced in long views over the site. The Proposed Development will now be the dominant element in the view and cannot positively replace the long views of the existing Site.
- 8.5.16 **VR4 Users of Portsdown Hill Road** - The proposed development is seen from a distance and in passing and will be seen in the context of the A3(M) and the surrounding built up area. The Magnitude of Change will initially be **Low** and **Adverse** but over time the effects will become **Negligible** as the vegetation develops and the Proposed Development become fully integrated with its surroundings.
- 8.5.17 **VR5 Residents of Belmont Castle Retirement Home** - In the first years of operation the Proposed Development would appear as a notable element in the view but as the landscape structure develops and the large areas of green space become established features which break up the extent of the new residential area, the Magnitude of Change would lessen from **High** to **Medium**. The Proposed development would have a lasting **Substantial** effect, initially **Adverse** but as the vegetation and public open spaces develop and mature the development will become integrated with the urban elements in the backdrop of the view and these changes might be perceived as **Neutral**.
- 8.5.18 **VR6 Users of A3(M)** Over time buffer planting along the Site boundary will close off the visual gap that currently allows glimpses into the Site, and the Proposed Development will not be visible anymore. The boundary vegetation would be experienced as part of the road corridor and passing motorists would not be aware of the loss of Site views. The magnitude of change would be initially be **Low** but change to **Negligible** as the vegetation buffer matures. The significance of the effect would be **Minor**, changing to **Negligible** as time progresses.
- 8.5.19 Below is a summary of Stage 2, Assessment to determine the Effects of the Proposed Development:

Name	Sensitivity	Magnitude of Change			Significance of Effects and Direction of Change on Landscape Character		
					Temporary Effects		Residual Effects
		Construction	Year 1	Year 15	Construction	Year 1	Year 15
The Site	Moderate	High	High	Medium	Substantial and Adverse	Substantial and Adverse	Moderate and Beneficial

Table 8.5 Summary of effects on Landscape Character

Ref	Name	Sensitivity	Magnitude of Change			Significance of Effects and Direction on Visual Amenity		
						Temporary Effects		Residual Effects
			Construction	Year 1	Year 15	Construction	Year 1	Year 15
VR 1	Users of PRoW 26c	High	High	High	Medium	Substantial + Adverse	Substantial + Neutral	Substantial + Beneficial
VR 2	Users of Scratchface lane	Moderate	Medium	Medium	Low	Minor + Adverse	Minor + Neutral	Minor + Beneficial
VR 3a	Users of College road (Vehicular)	Moderate	Medium	Medium	Medium	Moderate + Adverse	Moderate + Adverse	Moderate + Beneficial
VR 3b	Users of College road (Pedestrian)	High	High	High	High	Substantial + Adverse	Substantial + Adverse	Substantial + Neutral
VR 4	Users of Portsdown Hill Road	Low	Low	Low	Negligible	Minor + Adverse	Minor + Adverse	Negligible
VR 5	Users of Belmont Castle	High	High	High	Medium	Substantial + Adverse	Substantial + Adverse	Substantial + Neutral
VR6	Users of the A3(M)	Low	Low	Low	Negligible	Minor + Adverse	Minor + Adverse	Negligible

Table 8.6: Summary of Significance of Effects on Visual Receptors

8.6 Additional Mitigation, Compensation and Enhancement Measures

- 8.6.1 Mitigation measures are embedded into the landscape strategy, ensuring that the Proposed Development is appropriate to the existing landscape character area and where possible, enhance it. Opportunities to improve the visual appearance of the Proposed Development are inherent to good design. No additional or special mitigation measures are proposed. The cumulative effect of both developments would have a beneficial influence on the area by improving access to open space and connectively across both sides of the A3(M).

8.7 Assessment Summary and Likely Significant Residual Environmental Effects

- 8.7.1 The Site straddles the boundaries of published National, Regional and Local Landscape Character Assessments, and has a mixed character. The landscape comprises mainly of improved grassland and fragmented vegetation but is heavily influenced by the adjacent road and settlement edge, meaning that development of the Site is less sensitive to change than might usually be anticipated for a landscape which has not previously been developed. The effects on the Site character will be Substantial, but over time the effects will become of **Moderate** significance as the landscape matures and the built form becomes integrated with its surroundings.
- 8.7.2 There will be no significant effects on landscape character at a national or regional scale and no effects on the setting of the South Downs National Park.



- 8.7.3 The Site is enclosed and there are few visual receptors, all of which are located on or close to the Site boundaries. As a result, the effects of development on these receptors are of greater significance and in some instances cannot be easily mitigated.
- 8.7.4 Pedestrians using public rights of way have an increased awareness of the surrounding landscape. During the construction period there will be occasional views into the working Site, and this would have a **Substantial** effect, **Adverse** in nature. However, the effects are short lived. Once in operation, temporary site fencing will be taken down and views will into a completed residential development will be possible. The views will contain new elements which will be appropriate to the extended settlement edge. The landscape proposals in and around the periphery of the residential area would mitigate the negative effects of development and with time the significance of effects would reduce.
- 8.7.5 Drivers and passengers in cars are less sensitive and more readily able to accept changes to the views which are experienced fleetingly and as part of the journey through existing residential areas. There would be no residual significant adverse effects on these visual receptors.
- 8.7.6 The effects on private residents and visitors to Belmont Castle have also been assessed. The Site is and would remain a notable element in the wider view from this location. During the construction period there would be a **High** change in the view but once in operation and established the Proposed Development would be less prominent and the magnitude of change reduced, however due to the high sensitivity of receptors there would be a residual effect of **Substantial** significance.

**Table 8.7 Assessment Summary and Residual Environmental Effects (Landscape and Visual Impact)**

Summary description of the identified impact	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
Construction							
Landscape Character of the Site and immediate setting	Moderate	High	Substantial + Adverse	None	High	Substantial + Adverse	High
VR1 - Users of PROW26C	High	High	Substantial + Adverse	None	High	Substantial + Adverse	High
VR2 -Users of Scratchface Lane/PROW 28	Moderate	Medium	Minor + Adverse	None	Medium	Minor + Adverse	High
VR3 - Users of College Road (drivers/passengers)	Moderate	Medium	Moderate + Adverse	None	Medium	Moderate + Adverse	High
VR3 - Users of College Road (pedestrians)	High	High	Substantial + Adverse	None	High	Substantial + Adverse	High
VR4 - Users of Portsdown Hill Road	Low	Low	Minor + Adverse	None	Low	Minor + Adverse	High
VR5 - Residents of Belmont Castle Retirement Home	High	High	Substantial + Adverse	None	High	Substantial + Adverse	High
VR6 - Users of A3(M)	Low	Low	Minor + Adverse	None	Low	Minor + Adverse	High
Operation							
Landscape Character of the Site and immediate setting	Moderate	High	Substantial + Adverse	None	Medium	Moderate + Beneficial	High
VR1 - Users of PROW26C	High	High	Substantial + Adverse	None	Medium	Substantial + Beneficial	High
VR2 - Users of Scratchface Lane/PROW 28	Moderate	Medium	Minor + Neutral	None	Low	Minor + Beneficial	High



VR3 - Users of College Road (drivers/passengers)	Moderate	Medium	Moderate + Adverse	None	Medium	Moderate + Beneficial	High
VR3 - Users of College Road (pedestrians)	High	High	Substantial + Adverse	None	High	Substantial + Neutral	High
VR4 - Users of Portsdown Hill Road	Low	Low	Minor + Adverse	None	Negligible	Negligible	High
VR5 - Residents of Belmont Castle Retirement Home	High	High	Substantial + Adverse	None	Medium	Substantial + Neutral	High
VR6 - Users of A3(M)	Low	Low	Minor + Adverse	None	Negligible	Negligible	High



Table 8.8 Means by which Additional Mitigation Measure may be Secured (Landscape and Visual Impact)

Identified Effect where additional mitigation (Not design mitigation) has been identified	Type of mitigation measures (avoidance, reduction, compensation, enhancement)	Means by which mitigation measure may be secured
Construction		
Dust sensitive	Good working practices	
Proper establishment of landscape in all areas – residential, public open spaces and buffer planting	Enhancement	Maintenance management period as part of landscape contract Landscape maintenance monitoring programme

8.8 References

8.8.1 Websites:

- Natural England, <https://www.gov.uk/government/organisations/natural-england>, for information on National Landscape Character areas.
- Woodland Trust, <https://www.woodlandtrust.org.uk>
- Magic Website, <https://magic.defra.gov.uk/>, The Magic website provides interactive mapping of the natural environment from across government departments.
- Hampshire County Council, <https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>, for regional Landscape Character Areas.
- Havant Borough Council, <https://www.havant.gov.uk>,
 - Havant Borough Landscape Character Assessment, Feb 2007, Kirkham Landscape Planning Consultants
 - Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA), 2007, Kirkham Landscape Planning Consultants
 - Local Plan Housing Statement, 2016

8.8.2 Books: Landscape Institute and Institute for Environmental Management & Assessment (2013), Guidelines for Landscape and Visual Impact Assessment. Published by Routledge, Taylor & Francis Group.

8.8.3 Legislation: National Planning Policy Framework, <https://www.gov.uk/government/publications/national-planning-policy-framework>.

8.9 Glossary

Term	Definition
Baseline Studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Elements	Individual parts which make up the landscape, such as, for example trees, hedges and buildings.
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.
Green Infrastructure	Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Heritage	The historical environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.



Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation in the character of the landscape and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of the individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape Value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of the activities of people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Zone of Visual Influence (ZVI)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.