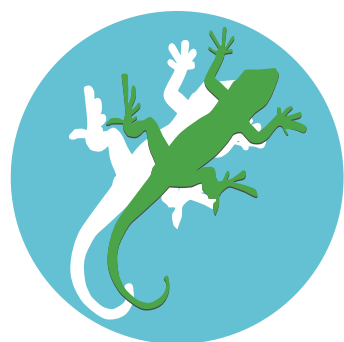




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Landscape and Visual Impact Assessment

Draft Issue

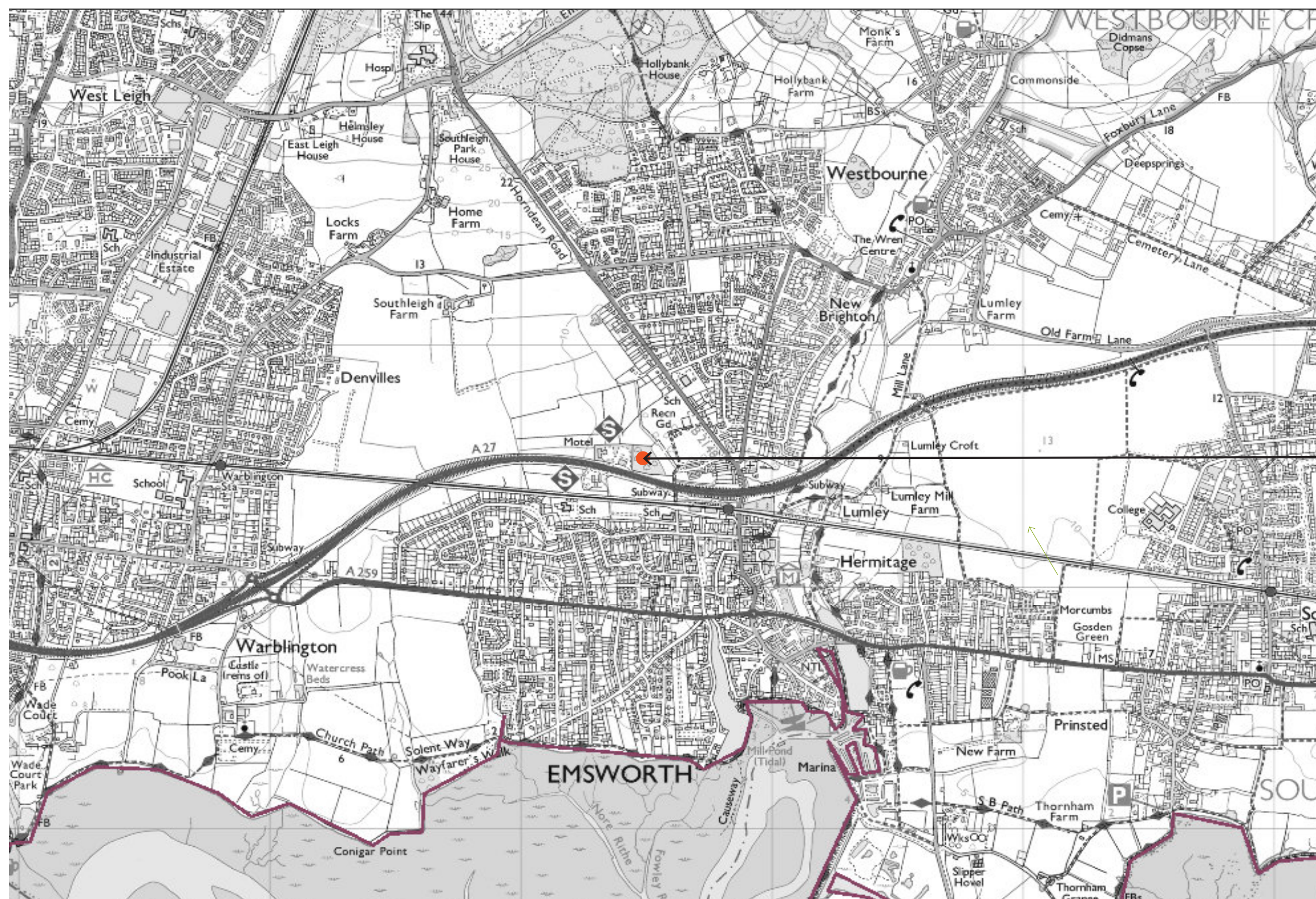
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Prepared by:	EZ
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Development Site Location.

Figure 1.1. Development Site Location.

1.0 INTRODUCTION

General

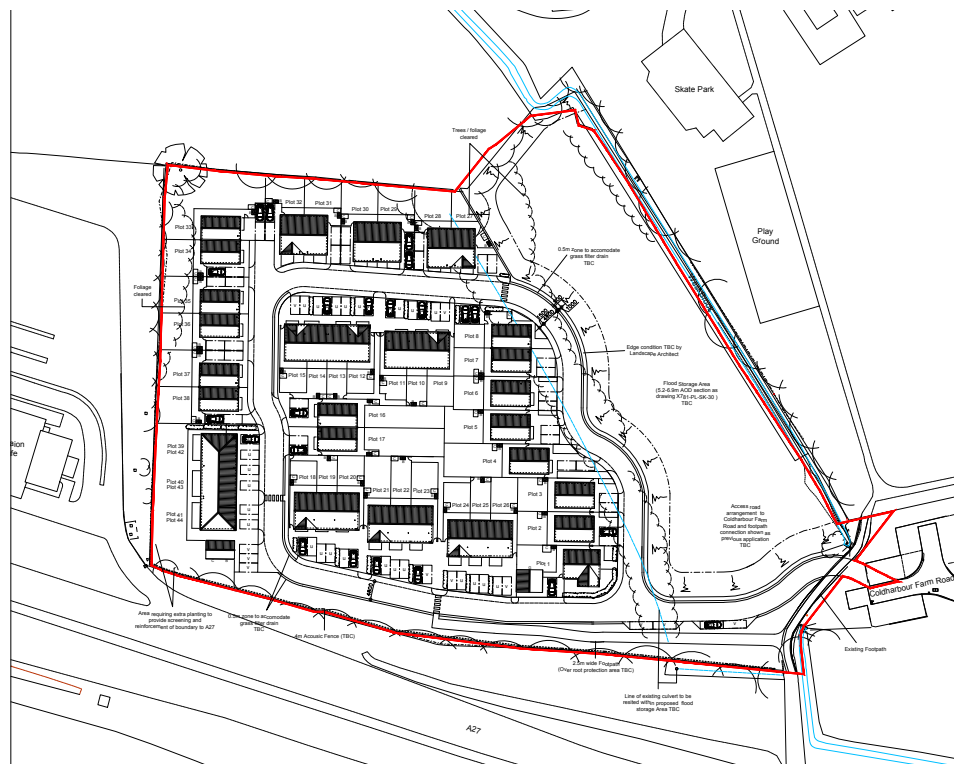
- 1.1 Lizard Landscape Design and Ecology (LLD) has been commissioned by Telstar Limited to undertake a Landscape and Visual Impact Assessment (LVIA) for the proposed development of 44 no. houses on the land adjacent to Coldharbour Farm Road, Emsworth, Hampshire.
- 1.2 The LVIA has been undertaken by Ed Zapp, Landscape Architect with a review by David Walker Landscape Architect at Lizard Landscape Design and Ecology. The Site visit was undertaken on the 11th June 2019.
- 1.3 The Scheme was granted outline planning permission with all matters reserved on the 3rd October 2014. For this initial planning application Lizard Landscape Design and Ecology submitted a Landscape and Visual Assessment (LVA); Landscape Masterplan; and a Landscape Design Strategy. This assessment takes these documents into account and provides assessment of landscape and visual impacts and presents site specific constraints and opportunities to be brought forward with the development Scheme.

The Site

- 1.4 Through reference to **Figure 1.1** and **Extract A** the Site of some 1.9 Hectares is located to the north of the A27 within the small town of Emsworth. Adjacent to the eastern boundary lies Emsworth recreation ground, with the associated Emsworth A27 services adjacent to the western boundary (**See Extract B**).
- 1.5 Access to the Site is proposed to be gained along Coldharbour Farm Road to the east. Chichester Harbour AONB is located some 700m to the south of the Study Area. The Study Area itself is made up of expanded settlement with associated infrastructure and small parcels of enclosed fields.
- 1.6 The Site is recognised within Policy H10 within the ‘Development allocations: Emsworth’ section of the Havant Borough Local Plan Pre-submission Draft (February 2019); and recognised as ‘UE37 West of Coldharbour Farm’ within the adopted Local Plan (Allocations).

The Scheme

- 1.7 The Scheme is for the proposed construction of 44 no. houses with associated parking and private garden space. To the east of the Scheme a substantial flood storage area would be located, with a vehicular crossing at the access point where footpath 71 runs adjacent to the east of the Site.
- 1.8 The roads and pedestrian footpaths are proposed to be of an asphalt surface treatment, while the parking allocation and drives would be of a permeable blockwork surface treatment, creating a definition between the two hard surfaces.
- 1.9 Lizard Landscape Design and Ecology have been commissioned to provide both a Landscape Masterplan (Drawing no. LLD1726-LAN-FIG-010) and Landscape Design Strategy (Drawing no. LLD1726-LAN-REP-001), as well as provide arboricultural and ecological baseline information. The Landscape Design Strategy proposes the implementation of native tree and shrub planting to mitigate against the loss of trees within the Scheme and to reinforce the existing Site boundaries.

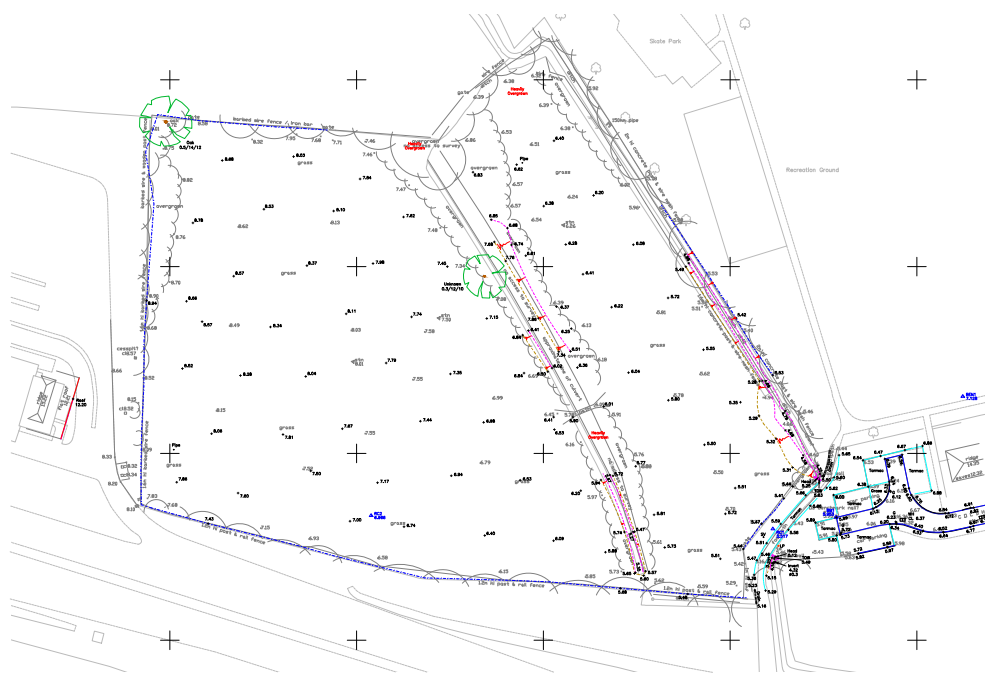


Extract A. Proposed Site Layout provided by R H Partnership Architects
Drawing no. P0768-RHP-00-ZZ-PL-A-0010

- 1.10 Areas of ornamental shrub planting, native understory shrub planting and wildflower seeded areas are also proposed to enhance biodiversity within the Scheme and enhance visual amenity.

Report Structure

- 1.11 Following this introduction, relevant planning policy followed by landscape planning designations are provided within **Section 2.0**. The assessment methodology is then defined within **Section 3.0**.
- 1.12 Existing conditions are described in **Section 4.0** and **Section 5.0**, which presents published evidence, a review of landscape character following the field survey and identifies landscape components with relevance to the Site. The visual amenity baseline is also provided.
- 1.13 **Section 6.0** then undertakes an assessment of landscape character and visual amenity, taking into account landscape planning designations. The assessment takes into account the constraints and opportunities identified for the Site, presented within **Section 7.0**. A summary of the assessment conclusions is presented within **Section 8.0**.



Extract B. 3D Services (South East) Ltd produced - Site Topographical
Drawing. Drawing no. 19/042/01

2.0 PLANNING POLICY CONTEXT

General

- 2.1 The following relevant policy has been taken into account by the assessment:
- *National Planning Policy Framework, (February 2019);*
 - *Havant Borough Local Plan; Pre-submission Draft (February 2019) (incorporating Havant Borough Core Strategy (March 2011) and Havant Borough Local Plan (Allocations); Adopted Version (July 2014));*
 - *Havant Borough Core Strategy (March 2011);*
 - *Havant Borough Local Plan (Allocations); Adopted Version (July 2014);*
 - *Emsworth Neighbourhood Plan Submission Version (April 2019);*
 - *Emsworth Design Statement (July 2008).*
- 2.2 The key planning policies considered relevant to the Scheme's landscape and visual considerations are summarised below:
- National Planning Policy Framework (February 2019)**
- 2.3 The Government's current planning policies on land use planning in England are set out in the National Planning Policy Framework, (NPPF).
- 2.4 Regarding promoting healthy and safe communities, Paragraph 91 identifies that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- 'a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through... street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas and;*
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure... and layouts that encourage walking and cycling.'*
- 2.5 Paragraph 92 identifies that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- 'a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community...'*
- 2.6 Paragraph 95 identifies that planning policies and decisions should promote public safety and take into account wider security and defence requirements by:
- 'a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security...'*
- 2.7 Regarding open space and recreation, Paragraph 98 within Chapter 8 identifies that: *'...planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.'*
- 2.8 Regarding promoting sustainable transport, Paragraph 102 identifies that: *'transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;*
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains and;*
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'*
- 2.9 With regards consideration of development proposals Paragraph 110 identifies that: *'...applications for development should:*
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas...;*
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;..'*
- 2.10 Regarding making effective use of land, Paragraph 118 within Chapter 11 identifies that planning policies and decisions should:
- 'a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;...'*

- 2.11 Paragraph 122 identifies that: *'planning policies and decisions should support development that makes efficient use of land, taking into account:*
- ... d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change and;*
- e) the importance of securing well-designed, attractive and healthy places.'*
- 2.12 Regarding achieving well-designed places, Paragraph 124 within Chapter 12 identifies that:
- '...the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities....'*
- 2.13 Paragraph 127 identifies that planning policies and decisions should ensure that developments:
- 'a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks and;*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*
- 2.14 Paragraph 130 identifies that: *'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.'*
- 2.15 Paragraph 131 identifies that: *'in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'*
- 2.16 Regarding meeting the challenge of climate change, flooding and coastal change Paragraph 150 identifies that new development should be planned for in ways that:
- 'a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure and;*
- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.'*
- 2.17 Paragraph 153 identifies that: *'...in determining planning applications, local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.'*
- 2.18 With regards conserving and enhancing the natural environment, Paragraph 170 within Chapter 15 identifies that: *'planning policies and decisions should contribute to and enhance the natural and local environment by:*
- a) protecting and enhancing valued landscapes, Sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- ...d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans and;*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*
- 2.19 Regarding National Parks and AONB's, Paragraph 172 identifies that:
- '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...'*

- 2.20 Regarding potential effects on the natural environment, Paragraph 180 identifies that:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the Site or the wider area to impacts that could arise from the development. In doing so they should:

'a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason and;

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

Havant Borough Local Plan; Pre-submission Draft (February 2019)

- 2.21 The Pre-Submission Local Plan has been formally submitted for examination. It takes account of the comments made during previous consultations.
- 2.22 The council has an adopted Local Plan; this is made up of the *Core Strategy (2011)* and the *Site Allocations Plan (2014)*. These will remain in place until the Havant Borough Local Plan 2036 is adopted.
- 2.23 Policies that are relevant to landscape are consistent across the adopted Local Plan and the Pre-submission Draft; these are as follows:
- 2.24 Policy E1: High Quality Design states that: *'Planning permission will be granted for development that:*
- a. Is 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. Demonstrates that it:

i. Responds to, and draws inspiration from its local context and where appropriate, forges a new sense of place through design;

ii. Considers characteristics such as height, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;

iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development;

iv. Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and durability;

v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;

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; 45 NPPF paragraph 124. Pre-Submission Havant Borough Local Plan 2036 108

vii. Reduces opportunities for crime and anti-social behaviour and contributes to the creation of safe and inclusive communities; and viii. Integrates with existing local landscape and biodiversity features and characteristics of the area, by using high quality landscaping.

d. Demonstrates that any adverts, signage, lighting and other security features are fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene or the amenity of neighbours.

In addition, and where appropriate to the scale and nature of the development, all non-householder development which will create new floorspace is expected to:

e. Provide a variety of design styles and types to create interest and a sense of place;

f. Ensure the layout is appropriate in density, scale, and appearance, and provides safe and convenient access for all users;

g. Incorporate new technologies and construction methods as part of building design, taking into account sustainability and resource efficiency;

h. Be well connected to and fully integrated with the local area by linking existing pedestrian and cycle routes and encourage people to use public transport where possible;

i. Make optimal use of land and does not undermine the development potential of adjacent sites;

j. Include public realm and landscaping which is well designed, durable and consistent across the extent of the development site or key project area; and

k. Incorporate safe, secure and convenient provision for cycle storage and refuse and recycling facilities which is integrated within the overall design.'

- 2.25 Policy E3: Landscape and Settlement boundaries states that: *'Planning permission will be granted for development which:*

a. Contributes positively to local identity and distinctiveness of landscapes and settlements;

b. Respects, complements and integrates successfully with the local landscape surrounding the site;

c. Incorporates any key landmarks and natural features on the site into the design of the scheme and protects them from destruction or deterioration;

d. Protects key views of important landmarks and landscapes; and

e. Integrates successfully with the local landscape surrounding the site.

- Planning permission for development outside of the defined settlement boundaries will not usually be permitted, unless it:*
- f. Relates to small scale householder development; or*
 - g. Is proposed on previously developed land and does not represent a material intensification of use; or*
 - h. Specifically, and demonstrably requires a location outside of a built-up area; or*
 - i. Provides infrastructure that meets an overriding public need.'*
- 2.26 Policy E18: Trees, Hedgerows and Woodland states that: *'Development affecting trees, hedgerows and woodlands will only be permitted where it:*
- a. Reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding visual interest and amenity;*
 - b. Adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process; and*
 - c. Will not result in the loss or deterioration of ancient woodland and ancient or veteran trees.*
- The Council will refuse planning permission for proposals that threaten the retention of important trees, hedgerows, and woodland, unless the need for, and benefits of development in that location clearly outweigh the impact of the proposal. Provision of new trees are expected as part of development proposals for new homes and commercial floorspace. Planning permission will be granted where it:*
- d. Facilitates adaptation to climate change by providing shade, shelter and cooling through new tree planting; and*
 - e. Includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes.'*
- 2.27 Policy E19: Managing flood risk in a new development states that: *'Planning permission will only be granted where:*
- a. The proposal meets the sequential and exception tests as set out in the NPPF;*
 - b. The development will be safe over its lifetime without increasing flood risk elsewhere;*
 - c. Any proposed flood protection, resilience and resistance measures address the specific requirements of the site, and are appropriate to the character and biodiversity of the area;*
 - d. Opportunities have been explored to reduce flood risk;*
 - e. Where necessary, appropriate flood warning and evacuation plans are in place; and*
 - f. Where necessary, a contribution has been made towards any identified flood alleviation scheme(s).'*
- 2.28 Policy E20: Drainage infrastructure in a new development states that: *'Planning permission will only be granted where:*
- a. Run-off rates have been reduced to below the pre-development rate, or, if this is not possible, there is no net increase in surface water run-off compared with the pre-development rate;*
 - b. Drainage systems meet the drainage needs of the development in full over the lifetime of the development and do not increase flood risk elsewhere;*
 - c. The drainage strategy incorporates SuDS, unless there is clear evidence that this would be inappropriate;*
 - d. Adequate foul water infrastructure is provided which makes connection to the sewerage system at the nearest point of adequate capacity; and*
 - e. Any existing sewerage infrastructure is taken into account in site layout, to safeguard future access for maintenance and upsizing purposes.'*
- 2.29 At page 225 is a section named 'Development allocations: Emsworth'. Policy H10 relates to the Site.
- 2.30 Policy H10: Land west of Coldharbour Farm states that: *'Residential development of about 53 dwellings will be permitted where:*
- a. Sufficient information is submitted to address the site-specific planning considerations. This is to be agreed at the pre-application stage and is expected to include the following: i. Archaeological Assessment; ii. Flood Risk Assessment; iii. Drainage Strategy; iv. Ecological Assessment; v. Arboricultural Assessment; vi. Transport Assessment and Travel Plan; vii. Noise Impact Assessment; viii. Air Quality Assessment; ix. Contaminated Land Assessment (to include gas monitoring);*
 - b. Opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council;*
 - c. The development enhances the Local Ecological Network through the opportunity area found on site in order to achieve biodiversity net gain;*
 - d. The developer provides a drainage solution on site which reduces surface water run-off and contributes towards identified flood alleviation schemes in the area, in line with Policies E19 and E20;*
 - e. The development does not prejudice the future development potential of the adjacent Southleigh Strategic Site; and*

f. The design and layout: i. Does not prejudice the future delivery of A27 junction improvements to facilitate access arrangements to the Southleigh Strategic site to the west (Policy IN2); ii. Retains and integrates the trees and hedgerows found on the site; iii. Provides on-site public open space and community food growing provisions in the eastern part of the site, in line with Policy E9; iv. Provides safe pedestrian and cycle links up to the western boundary of the site, to facilitate a link to the petrol filling station, and through the site to Havant Footpath 71 to the eastern boundary, and to the Southleigh Strategic Site; v. Safeguards the pedestrian and cycle link under the A27 at Emsworth Recreation Ground; vi. Secures an acceptable relationship between the new dwellings and the A27 through separation and/or other appropriate mitigation measures; vii. Addresses the presence of the SINC in line with Policy E14; viii. Provides an appropriate easement and related safeguarding measures to ensure any significant negative effect on the existing Main River and ordinary watercourse(s) are mitigated to an acceptable level, including the provision of adequate compensatory flood storage if required.'

Havant Borough Core Strategy (March 2011)

2.31 Policy CS13: Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that: 'Planning permission will be granted for development 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.

3. Has particular 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].

4. Protects and where appropriate enhances the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.

6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.

7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.

8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.

9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.

10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.

11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research'

2.32 Policy CS12: Chichester Harbour Area of Outstanding Natural Beauty (AONB) states that: 'Development will be permitted where it:

1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.

2. Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.

3. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).

4. Meets the policy aims of the Chichester Harbour AONB Management Plan and Havant Borough Core Strategy March 2011 70

5. Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal'

2.33 Policy CS13: Green Infrastructure states that: 'Development will be permitted that:

1. Maintains and manages the network of green infrastructure identified at the sub regional and local levels.

2. Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.

3. Does not undermine the functional integrity of the green infrastructure.

4. 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.'

- 2.34 Policy CS15: Flood and Coastal Erosion Risk states that:
'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:

1. It meets the sequential and exception test (where required) in relation to PPS25.
2. The site is located in a low hazard area as defined in the Strategic Flood Risk Assessment.
3. 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.
4. 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.
5. Appropriate flood warning and evacuation plans are in place.
6. 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.'

Havant Borough Local Plan (Allocations) (July 2014)

- 2.35 The Site falls within the area identified as: 'UE37 West of Coldharbour Farm' within the Local Plan (Allocations). The Site is described as follows:

'Site Name: West of Coldharbour Farm Site Ref/Policy Number: UE37

Description of Site: Adjacent to the A27, the A27 Service Station and Emsworth Recreation Ground. The site is also close to the railway station and primary schools.

Known Constraints:

- Mineral Safeguarding Area;
- Moderate potential for previously unidentified archaeological deposits;
- Adjacent to Priority Habitat (West Brook) as identified in the Havant Biodiversity Action Plan;
- Adjacent to SINC;
Access required through Site of Importance for Nature Conservation (SINC);
- Noise and light from A27 may have an impact on the amenity of new residential properties;
- Small part of site at eastern boundary is in Flood Zone 2;
- TPOs and hedgerow;
- 'Uncertain' for waders;
- Adjacent to the undeveloped gap.

Existing Transport Provision:

- Bus route within 100m
- Train station within close walking distance
- Well served by existing alternative transport

Existing Accessibility to Local Services/Facilities:

- Emsworth District Centre (doctor's surgery and other services/ facilities available) within walking distance
- Bus route and train services to secondary school
- School provision (primary) within walking distance
- Site is close to railway station, bus routes, recreation ground, schools and shops

Site Opportunities:

- New homes including affordable housing
- Development at this site provides an opportunity to create a new foot/cycleway link to the service station on the A27
- A positive contribution to the Emsworth Flood Alleviation Scheme

- 2.36 Policy UE37 - Site Specific Development Requirements:

- A resolution to grant outline consent subject to S106 for 53No. dwellings was reached on 17/07/2014 (APP/14/00360) relating to this site
- There is an understanding that the constraints and site specific development requirements have been addressed as part of the Local Planning Authority's considerations on planning proposals. More detailed matters will be addressed at the detailed planning application stage.'

Emsworth Neighbourhood Plan Submission Version (April 2019).

2.37 Policy C5 – Designated Local Green Spaces refers to the Emsworth Recreation Ground as the Horndean Road Recreation Ground. The policy states as follows:

- *a) Except in special circumstances, e.g. essential utility infrastructure, where the benefit outweighs any harm or loss and it can be demonstrated that there are no reasonable alternative sites elsewhere, planning applications for development that would likely cause significant harm to the designated green spaces will be refused*
- *b) New development proposals that detract from the visual, historic, recreational, landscape or ecological value of designated green spaces will not be supported.*

2.38 Policy D1 – General Design Policy states as follows:

a) All new developments and redevelopment proposals across the neighbourhood area are expected to be of high quality, in accordance with the other policies and the other provisions contained within this neighbourhood plan.

b) The impact of any development, along with any required landscape mitigation measures, should be specified in a Design & Access Statement. The scope and length of the statement should be appropriate to the proposal concerned and be submitted with the application.

c) Development proposals should have regard to the Design Checklist in this plan. Applicants should use their Design & Access Statement to demonstrate how the checklist has influenced the proposal.

2.39 Policy D4 – Design of Public Spaces and External Areas relates to the site as follows:

- *a) Emsworth public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.*
- *b) Development should make the public realm comprehensible at a human scale, using gateways, focal points, and landmarks as appropriate to help people find their way, particularly towards the waterfront and other key features such as public footpaths, walking trails, green spaces and recreational spaces.*
- *c) Landscape treatment, street furniture and infrastructure should be of the highest quality, have a clear purpose, maintain uncluttered spaces, and should contribute to the easy movement of people through the space.*
- *d)opportunities for greening (such as through planting of trees and other soft landscaping wherever possible) should be maximised. The heritage values of the place should inform treatment of the public realm, where appropriate.*

2.40 Policy D7 – Mitigate Light Pollution states as follows:

- *a) 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 spillover lighting where possible.*
- *b) This policy will be particularly important on sites on or near the Emsworth waterfront and in areas adjacent to open countryside.*
- *c) 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.*
- *d) The use of movement responsive lighting will be encouraged to minimise any unnecessary light pollution.*

Emsworth Design Statement (July 2008)

- 2.41 The Emsworth Design Statement *'records the distinctive character the town and its relationship with the surrounding environment. It defines design principles or guidelines which have the objective of maintaining or enhancing this distinctive character.'*
- 2.42 The aim of the Emsworth Design Statement is to *'contribute to the protection and wherever possible the enhancement of the human, economic, structural and environmental qualities identified by the project so that Emsworth continues to be a thriving community in an attractive setting.'*
- 2.43 Overall Design Considerations laid out within the Emsworth Design Statement acknowledge key design guidance. The relevant guidance regarding to Landscape is as follows:
- 1 The characteristic landscape features of Emsworth including wooded shoreline, open coastal plain, broadleaved woodland and small hedgerow-bound fields.
 - 2 Trees and hedgerows bordering open spaces, which protect the rural nature of these areas and screen new development.
 - 3 Woodland, which provides a buffer to the urban environment.
 - 4 The quality and character of Emsworth's landscape setting and associated views from within Emsworth and the Harbour.
 - 5 Emsworth's role as an attractive settlement within the landscape.
 - 6 A street-scene illustration of a new development project would establish its overall impact on the surroundings, particularly the Emsworth skyline.
 - 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.
- 10 The informal and rural nature of open spaces in and around Emsworth.
 - 11 The informal and semi-rural character of foot and cycle ways in keeping with their surroundings. The use of surfacing materials which complement this character.
 - 13 Minimise the visual impact of buildings and the physical impact of increased access. Use of permeable surfaces such as gravel, etc. where appropriate.
 - 14 The linking of habitats and avoidance of the fragmentation of landscapes.
 - 15 The small field hedgerow character to the east of New Brighton Road around the Ems Valley north of A27(T).
- 2.44 Settlement pattern design guidance is stated as follows:
- 2 Density and scale of individual neighbourhoods. Skilful design can minimise impact.
 - 3 Variety of open spaces and the contribution of gardens to greenery and space.
 - The relevant Design guidance relating to the built environment is listed as follows
 - 3 The character of the street scene and nature of the surrounding area (e.g. plot size and design of adjacent buildings). This is of particular importance when the location is widely visible.
 - 10 Use of good quality materials, preferably local, which respect the neighbouring properties, mellow with age and can be easily maintained. For alterations and extensions materials and workmanship that match or are of a similar standard (e.g. pointing for brickwork).
 - 34 Tree and hedge planting to maintain and augment the historic planting, both along the approach roads to Emsworth and within the built environment, using an appropriate mix of species.
 - 35 Use of landscaping to soften the impact of industrial and other developments where appropriate.
 - 36 Use of environmentally friendly designs and materials to reduce the detrimental impact of hard standing for cars and other vehicles



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NTS

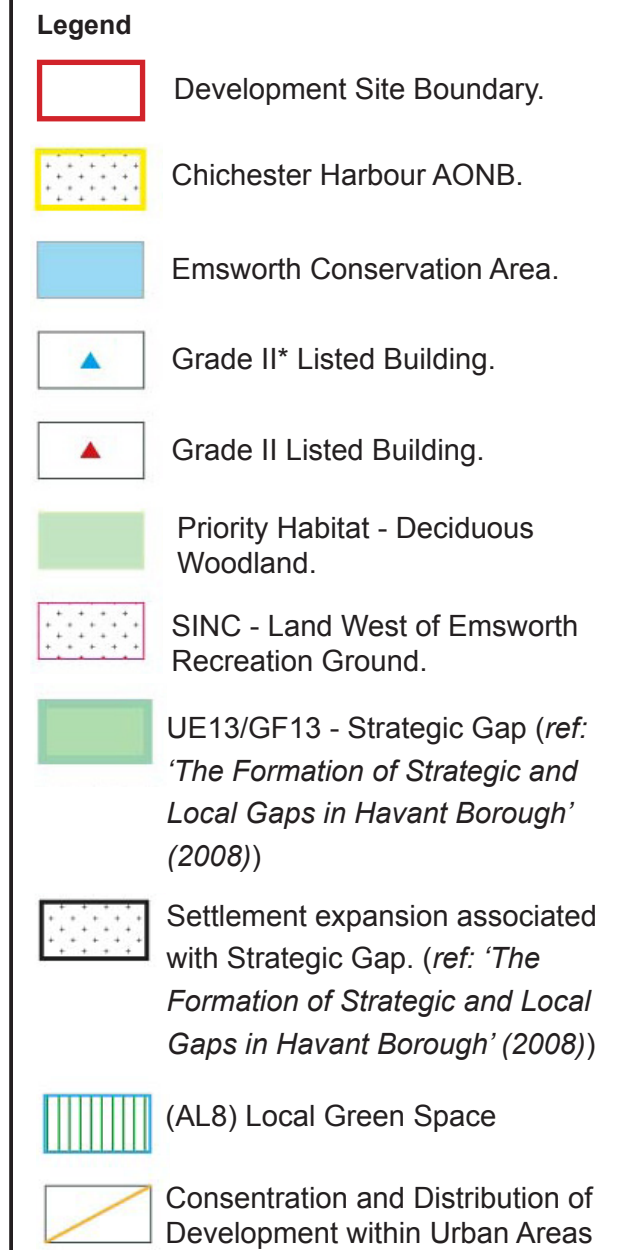


Figure 2.1. Planning Designations.

Landscape Planning Designations

- 2.45 Landscape planning designations within the Study Area are described below and their location shown on **Figure 2.1**, where appropriate.

Areas of Outstanding Natural Beauty

- 2.46 Areas of Outstanding National Beauty (AONB) alongside National Parks have the highest status of protection in relation to landscape and scenic beauty, designated under the National Parks and Access to the Countryside Act 1949, as amended within the Environment Act 1995.

- 2.47 The Chichester Harbour AONB is located located some 700km to the south of the Site.

- 2.48 The Chichester Harbour AONB Management Plan 2014-2019 Statement of Significance describes the special qualities associated with Chichester Harbour AONB including the following:

- *'...The frequently wooded shoreline. These are narrow fringes sandwiched between rising sea levels and intensively farmed land; many roots already immersed in salt water have only a limited life left;*

The flatness of the landform, unusual among AONBs, accentuates the significance of sea and tide and of distant landmarks across land and water. Inappropriate development can be seen from long distances and intrudes into the landscape, detracting from the historical features of interest...'

Listed Buildings and Conservation Areas

- 2.49 Listed buildings and Conservation Areas have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2.50 Within Historic England's 'Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' (2nd ed, December 2017), the contribution of setting to the significance of a heritage asset is described as follows:

'Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (ie the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.'

Conservation Areas

- 2.51 The Emsworth Conservation Area is located some 700km to the south of the Site and is within the northern arm of the Chichester Harbour AONB. The Conservation Area begins along the main A259 Havant Road and extends south to the Emsworth channel in which Hampshire county also ends and West Sussex county begins.

- 2.52 The Emsworth Conservation Area appraisal published by Havant borough council in March 2010 describes the area as follows:

'.....The Emsworth Conservation Area is located just to the south of the main Havant to Chichester A259, centred on the old town and port at the head of the northwest channel of Chichester Harbour on the Hampshire/Sussex County boundary....'

'..... The old town sits on a blunt peninsular between two small creeks (adapted for mill ponds), with a medieval layout of streets and alleyways. It grew in importance from the 13th century and was especially prosperous in the 18th century as a port with fishing and trade Oyster fishing in particular....'

'.....The expansion of the town beyond the old town during the 20th century is more to do with its position as a dormitory to Havant and Portsmouth. There is no longer any trading or major ship building activities, although some fishing and boat building still takes place...Today the town's historic character and waterside atmosphere continues to make it an attractive place to live.....'

Listed Buildings

- 2.53 Several Listed Buildings are located within the Study Area. Lumely Mill Grade II* Listed and is the closest Listed Building at some 700m from the proposed development Site. Located to the south of the Site lies several other listed buildings with a large cluster of Grade II Listed Buildings, particularly focused around the Emsworth Conservation Area.

- 2.54 The NHLE description provides the following details for the Grade II* Lumely Mill.

'The mill-house. Early C19. Two storeys. Five windows. Stuccoed ground floor rusticated with stringcourse over. Eaves cornice. Round-headed win- dows with ornamental glazing. Small pediment over the two central window bays. The northernmost window bay is of three storeys with a gable over. Porch with fluted Doric columns containing a round-headed door of eight moulded panels. Two other doorways in moulded architraves surrounds with projecting cornices over and doors of six fielded panels.'

Local Wildlife Sites

- 2.55 Local Wildlife Sites (LWS) are non-statutory designations given to areas of high, local conservation value. Despite being non-statutory, LWSs are still recognised by local planning authorities in their policies and plans.

- 2.56 The Department for Environment, Food and Rural Affairs has recommended the generic term 'Local Wildlife Site' (LWS) for Sites of Important Nature Conservation (SINC).

- 2.57 The parcel of land to the north of the Site is a registered SINC (reference HVO117). The area is under the name of Land West of Emsworth recreation Ground and is some 3.85ha. The criteria for the parcel of land is registered as 2B/2D by the Hampshire Biodiversity Information Centre.

Protected Habitats

- 2.58 UK Priority Habitats are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection.

2.59 Species and Habitats of Principal Importance are included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

2.60 There are scattered areas of woodland within the immediate surrounding landscape, which area identified within Natural England's Priority Habitats Inventory v2.1 as UK Priority Habitat Deciduous Woodland. Notably, a linear woodland strip follows the A27 to the south of the Site. Other areas of woodland are scattered throughout the Study Area, with large areas of settlement dividing the wooded areas.

Tree Preservation Orders

2.61 Tree Preservation Orders (TPO's) are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 by a local planning authority to protect trees which bring significant amenity benefit to the local area.

2.62 Through reference to the Havant Borough Council Interactive Map (accessed 14/06/2019) there are two tree group TPO's (TPO Group 2058 G2 and G3) and a single individual TPO tree (TPO Number 2058) to the north of the Site, some 100m and 140m from the Site. These TPO's are associated with the western boundary of a field to the north.

2.63 Within the study area numerous TPO trees are located, these are scattered within the existing built form of New Brighton and Emsworth, with several tree group TPO in place along field boundary treatments.

Surface Water Flood Risk

2.64 The Environment Agency (<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>) provides an overview of areas of land at risk of surface water flooding to respond to the requirements of the EU Floods Directive 2007/60/EC. The surface water maps show areas which are considered to be at high, medium and low probability of surface water flooding, with areas of very low otherwise outside of these areas. The risk from surface water flooding in any one year across these criteria range respectively from: 3.3%+, 1-3.3%, 0.1-1%, <0.1%.

2.65 The Study Area includes varied extents of surface water risk. The most notable extends north to south across the eastern boundary of the Site.

2.66 Areas of localised medium to high surface water risks are notable throughout the Study Area running north to south towards Chichester Harbour. Linear extents of high flood risk are increased within the existing settlements of both New Brighton and Emsworth.

River and Sea Flood Risk

2.67 The Environment Agency provides an overview of areas of land at risk of flooding from the river and sea, with a zonal allocation of Low, Medium or High probability of flooding in any one year, defined as follows:

- *Zone 1: Low probability - Less than 1 in 1,000 annual probability of river or sea flooding) - Shown as clear on the Flood Map;*
- *Zone 2: Medium probability - Between 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year) - Shown as light blue on the Flood Map;*
- *Zone 3: High probability - 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year) - Shown as dark blue on the Flood Map. (<https://flood-map-for-planning.service.gov.uk/>)*

2.68 The Site is located within an area identified on the Environment Agency Flood Map, as viewed on the 12 June 2019, which is interspersed with both Flood Zones 2 and 3.

Strategic Gaps

2.69 Strategic Gaps are to define and maintain the separate identity of the Borough's settlements. A Strategic Gap has been defined by Havant Borough Council, namely the Havant – Emsworth Gap (SG3) and is the closest associated Strategic Gap with the Site. Through reference to the 2008 document '*The Formation of Strategic and Local Gaps in Havant Borough*' the Strategic Gap is described as follows:

'The Havant – Emsworth gap remains much as the existing gap but excludes the urban extensions which are recommended as not critical to the gap and those areas in the north which form a part of the wider countryside and would be best covered by countryside and landscape policies.'

2.70 Several development option sites have been located within SG3. The Site lies some 200km to the north west of this development option site classified as UE13/GF13. This is described in the assessment as follows:

'The majority of the site is not recommended as an urban extension and the area coloured green should be included in the proposed Havant – Emsworth strategic gap. This area is essential to prevent the coalescence of Havant and Emsworth and maintain the separate identities of these settlements. An area in the north east of the site could be developed with the provision of appropriate green infrastructure to the western boundary'

3.0 METHODOLOGY

General

- 3.1 This assessment has been prepared with reference to the following guidance:
- *Techniques and criteria for judging capacity and sensitivity. Landscape character assessment guidance for England and Scotland, Topic Paper 6. (The Countryside Agency and Scottish Natural Heritage, April 2002);*
 - *Landscape Character Assessment - Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002); An Approach to Landscape Character Assessment, (Natural England, 2014);*
 - *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);*
 - *Photography and photomontage in landscape and visual impact assessment, Advice Note 01/11, published by the Landscape Institute, 2011.*
- 3.2 In accordance with GLVIA3, the following distinct but inter-related assessments are undertaken:
- *Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource through: ‘changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive’;*
 - *Assessment of visual amenity effects – assessing effects of the proposal on the views available to people and their visual amenity through: ‘changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements’.*

The Study Area

- 3.3 The extent of the Wider Study Area is defined by the Scheme’s Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping and Google Earth Viewshed output. The ZTV is primarily used to identify viewpoints or areas to be visited during the field survey.
- 3.4 Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm, taking into account landform, vegetation, built structure and distance.
- 3.5 Viewpoints not considered to comprise any visibility towards the Site are scheduled within **Appendix B**, without any further assessment of impact. The Study Area is subsequently defined to enable a proportionate evaluation of likely effects on landscape and views.

Landscape Character

- 3.6 Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs the description of landscape character across the Study Area, which through reference to landscape planning designations provides the baseline of qualitative and quantitative information against which the potential landscape effects of the Scheme can be predicted.

Field Survey

- 3.7 Landscape and visual effects resulting from the Scheme have been assessed from publicly accessible areas. The field survey work was carried out in sunny / good weather conditions on the 11 June 2019.

Visual Amenity

- 3.8 Viewpoints are selected to represent a range of potential visual effects which may occur from the proposed development and demonstrate long, medium and short distance views. Short distance views are categorised based on the viewpoint being within 500m of the Site, mid-distance (500m-1km) or long-distance views (*beyond 1km*).
- 3.9 Viewpoints are identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature, then this may be identified as a specific viewpoint.
- 3.10 The photographs have been taken using a Canon EOS 650 Digital SLR Camera with an 18-55mm lens, which was manually set to the 35mm film camera equivalent focal length of 50mm, (*approximately 31mm at 1.6x conversion*) at each shot.
- 3.11 The viewpoint images, (*See Appendix A*) have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location. The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.
- 3.12 A series of single shot photographs have been composed to form panoramic photographs using the cylindrical projection function in Adobe Photoshop. The images are marginally cropped to remove white space from the surrounding edges, to enable the composition of the visual components to be clearly presented.
- 3.13 The viewpoint photographs are presented to be viewed upon an A3 size of paper (420 x 297mm), held at arms length. Based upon variables introduced from differing arm length of between 300mm - 500mm, the resulting relative scale of visual components are presented to approximate with the extent of that visible to a viewer within the landscape.

Assessment Criteria**Landscape Impact Assessment**

- 3.14 The evaluation of landscape effects considers two types of impact:
- *changes to the fabric of the landscape resulting from loss/addition of key features (such as trees, woodlands, hedgerows);*
 - *changes to the intrinsic character of the local and wider landscape (the degree to which the proposed Scheme affects the overall pattern of elements that give the landscape its particular character including aesthetic, perceptual and experiential characteristics and/or distinctiveness).*
- 3.15 The landscape effect of any proposal depends on both the sensitivity of the landscape to the nature of the proposed change and the magnitude or scale of change.
- 3.16 The criteria in **Table 1** are used to identify landscape sensitivity:
- | Sensitivity | Criteria |
|---------------|---|
| High | Landscape or landscape features of distinctive character in good condition, highly valued and considered susceptible to relatively small changes. |
| Medium | Landscape or landscape features of moderate condition and value and considered reasonably tolerant of change. |
| Low | A landscape or landscape features of generally poor condition and low value and considered potentially tolerant of substantial change. |
- 3.17 The magnitude of changes to landscape character depends upon the nature, scale and duration of change.
- 3.18 Duration is judged on a scale as follows: short (0-5 Years), medium (5-10 years) and long (10-25 years). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting or habitat creation would reach a satisfactory height or maturity to reinforce or provide appropriate landscape structure.

- 3.19 The criteria in **Table 2** are used to identify magnitude of landscape change:

Table 2 – Magnitude of Landscape Change Criteria	
Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area.
Medium	Partial changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor or virtually imperceptible change in any area of landscape characteristics and features.

- 3.20 The framework shown in **Table 3** is used to inform the identification of adverse or beneficial effect thresholds from the differing combinations of levels of landscape sensitivity and magnitude:

Table 3 – Effect Thresholds Framework			
Magnitude	Sensitivity		
	High	Medium	Low
High	Significant	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

- 3.21 Note: **Table 3** is only a framework to aid consistency of reporting and provide an initial indication of the likely effect arising from the assessment of magnitude and sensitivity. Given that the criteria major / moderate / low / negligible represent levels on a continuum or continuous gradation, application of the framework also requires the application of professional judgement and awareness of the relative balance of importance between sensitivity and magnitude.

- 3.22 The criteria in **Table 4** are used to define the nature of the landscape effect:

Table 4 - Landscape Effect Criteria Definitions	
Effect	Definition
Significant Major adverse	The proposed scheme would result in effects that are at a complete variance with the landform, scale and pattern of the landscape; would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting; would cause a very high quality landscape to be permanently changed and its quality diminished.
Major adverse	The proposed scheme would result in effects that are at a considerable variance to the landscape scale, landform and pattern degrading the integrity of the landscape; will be substantially damaging to a high quality landscape.
Moderate adverse	The proposed scheme would be out of scale with the landscape or at odds with the local pattern and landform; will leave an adverse impact on a landscape of recognised quality.
Minor adverse	The proposed scheme would not quite fit into the landform and scale of the landscape; affect an area of recognised landscape character.
Negligible	The proposed scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality.
Minor beneficial	The proposed scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.
Moderate beneficial	The proposed scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Visual Impact Assessment

- 3.23 The visual effect of any proposal depends on both the relative sensitivity of the visual receptor to the nature of the proposed change and the magnitude or scale of change.
- 3.24 The following criteria in **Table 5** are used to identify the likely relative sensitivity of visual receptors, (*which may include users of public rights of way, areas of open public access, public highways, community areas or residential properties*).

Table 5 – Visual Sensitivity Criteria	
Relative Sensitivity	Type of Viewer
High	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity by reason of the nature of use and their expectations.
Moderate	Receptors experiencing incidental views not critical to amenity and / or the nature of the view is not a primary consideration of the users.
Low	Receptors where the changed view is unimportant / irrelevant and / or users are not sensitive to change.

- 3.25 The magnitude of changes to visual amenity depends upon the nature, scale and duration of change.
- 3.26 Duration is judged on a scale as follows: short (*0-5 Years*), medium (*5-10 years*), long (*10-25 years*). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or reduce intervening views.

- 3.27 The criteria in **Table 6** are used to identify magnitude of visual change:

Table 6 – Magnitude of Visual Change Criteria	
Magnitude	Criteria
High	Where the proposed scheme or elements of the scheme will dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture.
Moderate	Where the proposed scheme or elements of the scheme will be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture.
Low	Where the proposed scheme or elements of the scheme will be only a minor element of the overall view that are likely to be missed by the casual observer and/ or scarcely appreciated.

- 3.28 The framework shown in **Table 3**, with the accompanying note (*above*) is used to determine adverse or beneficial effect thresholds from the differing combinations of levels of visual sensitivity and magnitude of visual change.

- 3.29 The criteria in **Table 7** are used to define the nature of the visual effect:

Table 7 – Visual Effect Criteria Definitions	
Effect	Definition
Significant adverse	Where the scheme would cause a significant deterioration to the character of an existing promoted view.
Major adverse	Where the scheme would cause a significant deterioration to the character of the existing view.
Moderate adverse	Where the scheme would cause a noticeable deterioration to the character of the existing view.
Minor adverse	Where the scheme would cause a barely perceptible deterioration to the character of the existing view.
Negligible	No discernible deterioration or improvement in the existing view.
Minor beneficial	Where the scheme would cause a barely perceptible improvement to the character of the existing view.
Moderate beneficial	Where the scheme would cause a noticeable improvement to the character of the existing view.

**Legend**

Development Site Boundary.

Havant Borough Townscape, Landscape and Seascape Character Assessment.

- LCA22- Southleigh Agricultural Plains.
- LCA23 - New Brighton.
- LCA21 - Southleigh Forest.
- LCA24 - Emsworth - Historic Core.
- LCA25 - Emsworth - Westren Suburbs.
- LCA26 - Warlington and Wade Court.
- LCA19 - Denvilles.

4.0 EXISTING CONDITIONS - PUBLISHED EVIDENCE

Published Landscape Character Studies

- 4.1 A review of published Landscape Character Assessment information within the Study Area has been undertaken to provide an understanding of the landscape character context for the Site. This includes the following relevant documents:

- *National Character Areas (September 2014);*
- *Hampshire Integrated Character Assessment (2012);*
- *Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA 2007);*
- *Strategic Housing Land Availability Assessment (SHLAA) (January 2019);*
- *Hampshire Historic Landscape Characterisation (Scott Wilson, Oxford Archaeology (South) 2013).*

National Character Areas (September 2014)

- 4.2 The Site falls within the South Coast Plains National Character Area (NCA 126), which is described as follows:

'The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders. Chichester Harbour Area of Outstanding Natural Beauty lies within the NCA and the foothills of the South Downs, along the northern boundary, fall within the South Downs National Park.'

Hampshire Integrated Character Assessment (2012)

- 4.3 The Study Area is within the Havant and Emsworth Coastal Plain (LCA 9G) of the Coastal Plain Open Landscape Character Type (LCT).

- 4.4 Through reference to the 2010 Characterisation the Integrated Landscape Character Area has several integrated key characteristics as follows:

- *A former river terrace landscape of Pleistocene origin with extremely fertile and national important agricultural silty loam alluvial soils;*
- *Springs emerge on the chalk clay boundary and form short crystal-clear chalk streams;*
- *An early small-scale enclosure landscape which has been substantially modified to larger open fields in the northern half of the character area;*
- *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. A historically nucleated settlement pattern that has expanded massively in post second world war – including social housing area of Leigh park;*
- *A particular concentration of historic tide mills and ponds which have now been converted and adapted to modern uses and evidence of relatively small scale Salterns.*

- 4.5 The Landscape Character Appraisal describes the Character Area and its key features as follows:

'.....A former river terrace landscape of Pleistocene origin with extremely fertile and national important agricultural silty loam alluvial soils. Springs emerge on the chalk clay boundary and form short crystal-clear chalk streams.....'

'.....An early small-scale enclosure landscape which has been substantially modified to larger open fields in the northern half of the character area.....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.....'

'..... A particular concentration of historic tide mills and ponds which have now been converted and adapted to modern uses and evidence of relatively small scale Salterns..... numerous wooded stream courses and thick hedgerows especially in the southern half of this landscape and the settlement fringe vegetation impart an enclosed feel.....'

'.....the perception of tranquillity of this landscape is very varied. The expansive 20th century development, major busy transport routes and few semi natural habitats inland contrast with the peaceful harbour edge and treed stream sides and mill ponds that can be experienced.....'

Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA 2007);

- 4.6 The Havant Borough Townscape, Landscape and Seascape Character Assessment identifies that the Site falls within the Landscape Character Area of LCA 22 Southleigh agricultural plain (**See Figure 4.1**). The Character Area is described in the document as follows:
- 4.7 Through reference to the 2007 Characterisation the Landscape Character Area has several integrated key characteristics as follows:
- *Predominantly flat plain, which slopes down to the east, with the A27 elevated on a low embankment;*
 - *The underlying geology is London Clay which is overlain with river terrace deposits and periglacial deposits of Head along its eastern side;*
 - *The river terrace deposits have given rise to fertile Grade 1 and 2 agricultural land with loamy soils with a naturally high-water content supporting intensive market gardening to the west and arable production centrally. Towards the east where the land is of a poorer quality, (Grade 3), small hedged pasture fields are evident;*
 - *A high density of ditches aligns the intermittent thin hedgerows flowing east into a tributary which eventually feeds into the western Mill Pond at Emsworth;*
 - *To the east, areas of rough grassland with a band of woodland which demarcate the alignment of the River Ems;*
 - *Young tree and shrub planting on the embankments of the A27;*
 - *Areas of tranquillity exist towards the north away from the elevated A27;*
 - *An open landscape with the adjacent urban areas and the A27 providing distant enclosure;*
 - *Pockets of enclosure exist south of the A27 within the small chain of hedged fields to the east;*
 - *To the east, vegetation adjacent the Ems River provides an enclosed landscape, limiting views;*
 - *Intermittent views from the elevated A27 through roadside vegetation.*

- 4.8 The assessment identifies several local key sensitivities within the character area of which have an impact of varying magnitude. The changes are listed in the appraisal as follows:

- *Poor quality edge treatment in adjacent urban areas has adverse impact on the LCA22;*
- *Erosion of tranquillity through noise from the A27;*
- *The visual impact of the proposed employment site on the northern side of Emsworth;*
- *Further expansion of the housing area to the west (LCA19) could adversely affect the present open rural setting of the farmstead and the setting of the group of locally listed buildings;*
- *A27 creates a barrier for wildlife.*

Strategic Housing Land Availability Assessment (SHLAA) (January 2019)

- 4.9 The Strategic Housing Land Availability Assessment (SHLAA) forms an integral part of the evidence base that underpins the Havant Borough Local Plan. The SHLAA is a requirement identified in the National Planning Policy Framework (NPPF). It provides an assessment of land within the borough with potential for housing development by identifying sites, assessing their housing potential and considering when they are likely to be developed.
- 4.10 The Havant Borough Council SHLAA recognises the Site as 'EM6 Land west of Coldharbour Farm' the assessment states that the Site is developable and outlines several constraints, potential impacts and other considerations. These are listed within the assessment as follows:
- *Would require access through adjacent SINC (but ecology merit can be unaffected by likely development);*
 - *flood zone affecting eastern side of site (Flood Zone 3);*
 - *moderate potential for archaeological deposits;*
 - *adjacent to River Ems BAP Priority Habitat;*
 - *hydrologically linked to the Chichester SSSI;*
 - *overlies Mineral Safeguarding Area (MSA);*
 - *adjacent to A27.*

Denvilles-Emsworth Havant Borough Council Masterplan Document (December 2017)

- 4.11 Emsworth and the Surrounding Area are described within 'Section 4 Character Study' of the Denvilles-Emsworth Havant Borough Council Masterplan Document. The descriptions are as follows:

'Emsworth

To the south and east of the site is Emsworth, an attractive market and port town located within the Chichester Harbour area of outstanding natural beauty. Initially Emsworth grew around ship building, boat building and and rope making.

Since 1900 Emsworth has grown as a suburb of Portsmouth and Havant, predominantly to the west along Havant road and to the north of Emsworth railway station.

Emsworth consists of a number of attractive streets including the high street which includes a number of listed Buildings. The land south of the

A27 is well served by the high street, however, land north of the A27 within Emsworth is predominantly residential with few other uses. Emsworth park is located to the North of the A27, to the east of the proposal site and includes a variety of sporting facilities

Surrounding Area

The proposal site provides easy access to both town and country with Southleigh Forest, the South Downs and Stansted Park all located to the north of the site.

To the south of the site is the Chichester harbour area of outstanding natural beauty allowing easy access to attractive coastal walks and a variety of coastal activities.

Many of these surrounding destinations are connected to the site by a network of public rights of way and cycle trails that provide routes to these surrounding destinations. Importantly the surrounding cycle trails include routes through Southleigh Forest and Sustrans route 2 which runs along much of the southern coast.'



NTS

Legend

Development Site Boundary.

Hampshire Historic Landscape Character (Broad Type / HLC Type)

County Boundary.

Settlement - Old Settlement.

Small Parliamentary Fields.

Plantation.

Parks.

Figure 4.2. Sussex Historic Landscape Character Types (2010).

Hampshire Historic Landscape Characterisation (Scott Wilson, Oxford Archaeology (South) 2013)

- 4.12 The Hampshire Historic Landscape Characterisation (2013) comprises a GIS data set together with a set of supporting reports and technical guides. The data provides a broad-brush approach to interpreting the historic time-depth of areas, which was based on a desk-based exercise with no checking in the field.
- 4.13 Historic Landscape Character Types (HLCT) identified across the Study Area are shown within **Figure 4.2**.
- 4.14 Through reference to **Figure 4.2** there is little historic classification within the study area. Areas of historic settlement cores with adjacent surrounding expanded post war settlement encompass the Study Area to the east and south. Areas of enclosed fields create breaks within the expanded settlement.

Review of Historic Mapping

- 4.15 Historic mapping through reference to the National Library of Scotland historic maps (<https://maps.nls.uk>) shows the Site to have been encompassed by adjacent fields with vegetation to the boundaries, with areas of small historic settlements to the dating back to the late 1800's. This would remain consistent until the post war expansion and the construction of the A27 highway.



MAP DATA ©2019 GOOGLE. IMAGERY: TERRAMETRICS ©2019. IMAGE CAPTURE JUNE 2018.

NTS

Legend



Development Site Boundary.

Figure 5.1. Site and Surrounds.



Photograph A. The A27 highway running parallel with the southern Site boundary.



Photograph B. Slipper Mill Pond within Emsworth Conservation Area.



Photograph C. Hedgerow edging an irregular shaped parcel of land, and Southleigh Farm.



Photograph D. Enclosed parcel of land with strong hedgerow and tree lined boundaries.



Photograph E. Proposed access road, namely Coldharbour Farm Road.



Photograph F. Settlement expansion within the Study Area.



Photograph G. Skate park and play park within Emsworth recreation ground.



Photograph H. Emsworth recreation ground, to the east of the Site.



Photograph I. Future settlement expansion within the Study Area, currently under construction.

5.0 EXISTING CONDITIONS - SURVEY AND REVIEW

Landscape Character

- 5.1 Through reference to **Photographs A - T**, and **Figure 5.1** the Landscape Character, Settlement Pattern and Form, and Surrounding Land Use is described.

Study Area

- 5.2 The Site is located to the north west of the semi-rural town of Emsworth, Hampshire. The Site lies within a small area of irregular shaped fields bounded by existing built form to both the east and south. Running adjacent to the south of the Site is the A27 of which divides fields and built form of Emsworth and the neighbouring towns (**See Photograph A**).
- 5.3 Land use within the Study areas varies, with small areas of irregular shaped fields and extensive built form, and the A27 acting as a strong division between the two typologies (**see Photographs F and D**). Towards the south of the Study Area, waterbodies are typical, increasing in size towards an opening to the Channel (**see Photograph B**). Strong native hedgerows are located throughout the area dividing much of the fieldscape (**see Photographs C and D**). Hedgerow also typically follows highway infrastructure within the area (**See Photographs A, C, J and K**). The Study Area lies within an area with a relatively flat to slightly undulating landform. The land falls slightly towards the sea, creating small pockets of isolated areas bounded by the existing vegetation.
- 5.4 The Site lies to the north of the A27, to the north west the suburban setting of the associated towns (**see Photographs A, N, O and R**). To the east and adjoining the eastern boundary of the Site, lies Emsworth Recreation Ground (**see Photographs G and H**). The adjacent small town of Emsworth is a nucleated settlement which has been subjected to much post war expansion (**see Photographs F, I and M**).
- 5.5 Several Listed Buildings are located within the nearby settlements, including many Listed Buildings located about the Emsworth Conservation Area some 700km south of the Site. The closest listed building is the Grade II* Listed Lumely Mill some 740m from the Site.



Photograph J. Road upon falling landform adjacent to the Emsworth Recreation Ground A27 passes over to the south.



Photograph K. A27 passing over main road namely North Street to the south of the Site.



Photograph L. Small stream running adjacent to the north eastern boundary on the Site.



Photograph M. Expanded settlement of New Brighton some 430m north of the Site.



Photograph N. Southern boundary of the Site consisting of mature trees and understory hedgerow and scrub; post and rail fence enforces the boundary. The boundary provides a division between the Site and the adjacent A27 highway.

Landform

- 5.6 The Site sits upon a level plain, set within the relatively level landscape of the surrounding area. Landform of the Site slopes south east. Allowing public access through an underpass below the A27. The highway infrastructure of the A27 rises in its landform, rising slightly beyond the southern boundary of the Site (See Photograph K).
- 5.7 The Site lies within a parcel of land approximately 8.0m above Ordinance Datum (aOD). The A27 highway which runs parallel with the southern boundary lies approximately 9.0m aOD, the highway undulates in height travelling from west to east. To the east of the Site, lies the Emsworth recreation ground approximately 8.0m aOD, sloping downwards further east. Much of the surrounding area remains at a similar level with slight level changes associated with adjacent roads.
- 5.8 Soil type across this area is understood to comprise areas 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils' and areas comprising 'Loamy soils with naturally high groundwater', through reference to the Soils Map developed by Cranfield University and sponsored by the Department for Environment, Food and Rural Affairs, (Defra).
- 5.9 Through reference to the British Geological Survey, the bedrock geology across the low-lying landscape is recognised as 'London Clay Formation', comprising Clay, Silt and Sand.



Photograph O. The western site boundary comprising mature trees and understory shrubs. A post and wire fence runs along this boundary, to create division between the Site and the adjacent service station. Less vegetation towards the southern extent of the western boundary.



Photograph P. Northern boundary of the Site comprising mature trees and understory vegetation.



Photograph Q. Eastern boundary of the Site, with the majority of the boundary comprising mature trees. Gaps are evident within the boundary creating glimpsed visibility into and out of the Site.

Land Use

- 5.10 Much of the land within the Study Area comprises existing built form with associated infrastructure, and open recreation fields. The Study Area also comprises small pocketed areas of fields previously farmland, with strong hedgerow and tree lines following the boundaries. Small areas of Priority Habitat Deciduous Woodland are located within the Study Area, these have become isolated due to the evident vast settlement expansion (See Photograph C).
- 5.11 Some 700m to the south of the Site lies the Chichester Harbour AONB (See Photograph B). The southern part of the Study Area is notably different in character to the land closer to and surrounding the Site. Settlement expansion is still apparent (See Photographs F, I and M), however the strong hedgerow and tree lines begin to deplete and are replaced within dominant waterbodies which percolate through the landscape.

Dark Night Skies

- 5.12 The dark night skies map, (See <http://www.nightblight.cpre.org.uk/maps/>) produced by the Campaign to Protect Rural England (CPRE) shows light spill, referred to by CPRE as radiance (Night Lights) shining up into the night sky.
- 5.13 Through reference to Appendix D, the Site is located within an area of moderate to high radiance. This shows as an area of orange and pink coloured pixels of moderate to high radiance, (between 4-8 and 8-16). The surrounding setting of the scheme has a mix of both low (between 0.5-1) and high (between 16-32) radiance.
- 5.14 The surrounding built environment of the A27 and small towns of New Brighton, Emsworth and Denvilles naturally create higher levels in light radiance. However, the surrounding areas of open fieldscape, to the north of the Site, and the mouth of the channel towards Chichester, to the south, have naturally lower levels of light radiance.



Photograph R. Invasive perennial weeds within the Site. The A27 can also be seen within the Site.



Photograph S. Semi improved grassland encompassing the Site, areas of slight compaction and churned soil can be seen.

Site and Boundary Features

- 5.15 The description of the Site and boundary features, derived from the desktop and Site survey, is supported through reference to **Figure 5.1**, which shows the Site, and **Photographs N - S**, presented on this and the previous two pages.

Site Description

- 5.16 The Site comprises an irregular shaped parcel of land with an enclosed character. Mature treeline vegetation is typically located to the Site boundaries, while a linear strip of scrub vegetation (*which is recognised as being of low arboricultural quality and value and low ecological value*) runs through the middle in a north – south direction (**See Figure 5.1**).
- 5.17 There is currently no defined access point into the Site, however the proposed vehicular access for the Scheme would be along Coldharbour Farm Road (**see Photograph E**). This would enter the development Site from the south eastern corner.
- 5.18 The boundaries of the Site are typically formed of both native hedgerow and tree lines, with fence lines reinforcing the boundary in several locations. The northern boundary is predominantly defined by mature hedgerow and a strong tree line; sections of the boundary comprise post and wire fence line. The most prominent fenceline, which is becoming covered by vegetation, is to the north east of the boundary and appears to serve as a vehicular access point (**see Photograph P**).

- 5.19 The eastern boundary runs adjacent to the local recreation ground. The boundary is predominantly defined by hedgerow and tree lines, however a concrete post and wire fence line reinforces the boundary; the fence line is somewhat dilapidated. Stretches of removed hedgerow are apparent, which provides intervisibility between the Site and the adjacent public open space (**see Photograph Q**). Temporary fencing has been erected, providing some security to the Site.
- 5.20 The western boundary is like the eastern boundary, with tree, hedgerow and deteriorated concrete post and wire fence line. Some parts of the fencing in this area are absent, and have been replaced by temporary fencing to provide security and safety from the adjacent A27 and local service station (**see Photographs O and R**).
- 5.21 The southern boundary is defined by a prominent tree line. The trees within this boundary are more substantial, providing a strong vegetated buffer between the Site and the A27 Highway. However, vegetation is noticeably absent towards the western extent of this boundary. A post and rail fence line is located along this boundary, providing a localised sense of security from the adjacent A27 (**see Photographs N and O**).
- 5.22 Located within the Site is an expanse of open semi improved grassland together with the linear strip of scrub (**see Figure 5.1**). The ground conditions within the Site have been affected by the tracking of large vehicles (**see Photograph S**).

- 5.23 Adjacent to the Site to the east, some 20m from the eastern boundary, lies the Emsworth Recreation Ground, play area, skate park and associated buildings. To the west, some 6m from the western boundary, is a service station associated with the main A27 highway (**see Photographs N and O**). Together with the residential development along Coldharbour Farm Road and the A27 to the south, the Site is relatively surrounded by areas of existing built environment.
- 5.24 Through reference to the National Library of Scotland historic maps (<https://maps.nls.uk>) it is noted that this tree line is apparent within the Site dating back to 1870, and likely to have been used as a previous boundary treatment for the open farmed landscape. The historic maps also show that the Site remained an open parcel of land until post war expansion and the insertion of the A27.

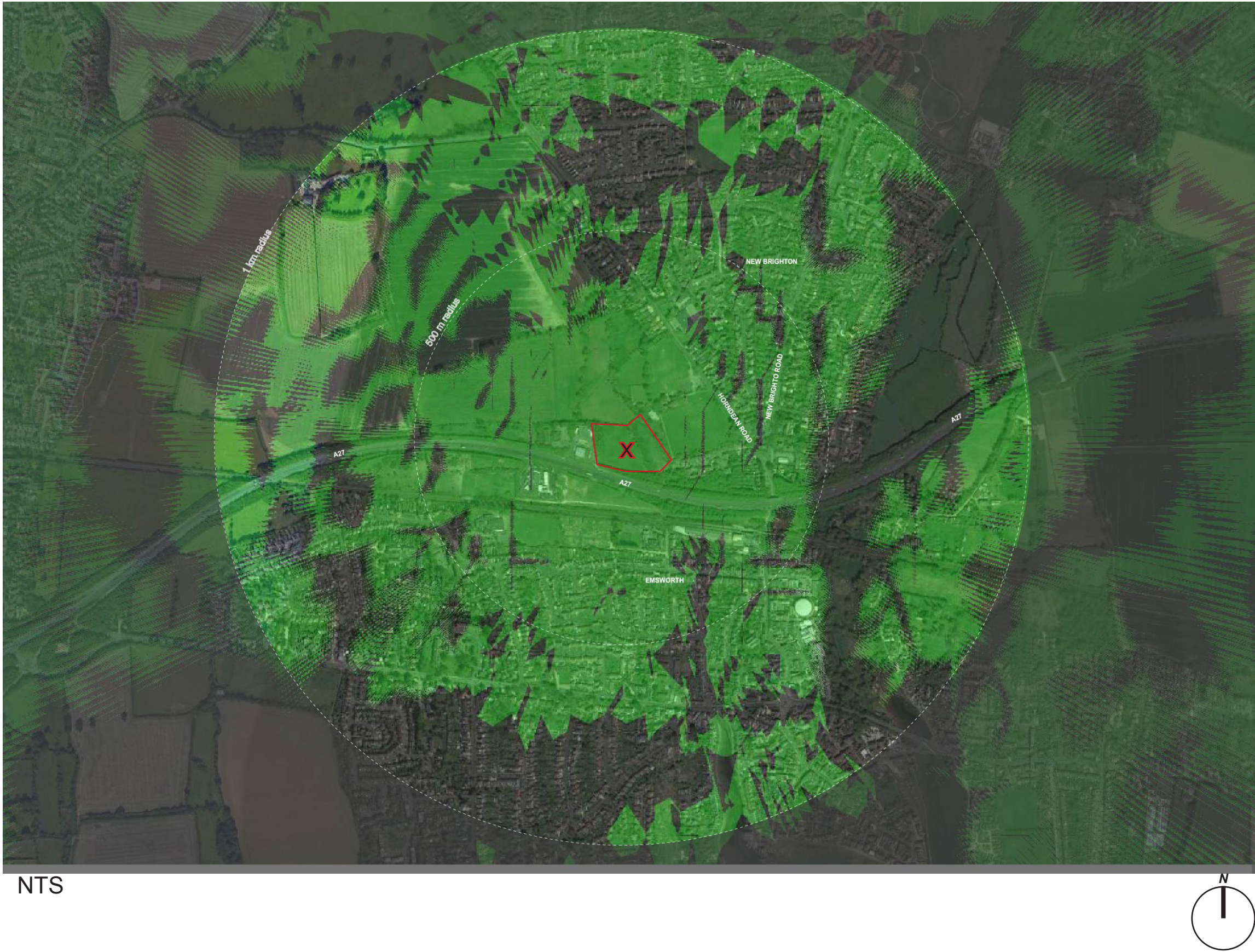
Landscape Value

5.25 *The Guidelines for Landscape and Visual Impact Assessment (GLVIA3). Box 5.1 (p84 GLVIA3) provides a range of factors that can assist in the identification of valued landscapes. These factors include:*

- **'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 individual elements;*
- **Scenic quality:** *The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);*
- **Rarity:** *The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;*
- **Representativeness:** *Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples;*
- **Conservation Interests:** *The presence of features of wildlife; earth science; archaeological; historical or cultural interest can add to the value of the landscape as well as having value in their own right;*
- **Recreation Value:** *Evidence that the landscape is valued for recreational activity where experience of the landscape is important;*
- **Perceptual aspects:** *A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity;*
- **Associations:** *Some landscapes are associated with particular people, such as artists or writers.*

5.26 The following Site features and surrounding features or associations are considered by LLD to comprise some local value:

- *Contribution of existing tree, hedgerow and understory vegetation about the Site boundaries and the flat plain landform to the sense of containment and small-scale enclosed fields within the wider landscape setting of the Southleigh Agricultural Plain Landscape Character Area (LCA22);*
- *Contribution of trees with understory along southern boundary providing an effective vegetated landscape buffer, to the relative tranquillity of the southern part of the Site, relative to the Site's location adjacent to major road infrastructure;*
- *Contribution of trees with understory along southern boundary and limited contribution of dispersed trees along the eastern boundary to the tranquillity of the adjacent Emsworth Recreation Ground, relative to its proximity to major road infrastructure;*
- *Contribution of central treeline with understorey and land drain to existing green and blue infrastructure within the Site and ecological connectivity;*
- *Contribution of trees along the northern boundary to local ecology associated with the area registered as a Site of Importance for Nature Conservation (SINC) (reference HVO117) to the north;*
- *Limited contribution to the network of early small-scale enclosed fields to the setting of the recreation ground; with limited spatial contribution to agricultural land between Havant and Emsworth;*
- *Contribution of the Site to areas of habitat including trees about the boundaries and semi-improved grassland adjacent to the A27 major road infrastructure (which is recognised and creating a barrier for wildlife within the LCA22 description).*



Legend

Zone of Theoretical Visibility from high ground within the Site. (Produced through Google Earth Viewshed Tool).

X

Point of high ground within the Site at some 8.0m aOD from which viewshed derived at a height of some 6m above aOD.

Proposed Site boundary

Figure 5.2. Zone of Theoretical Visibility.



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- Legend**
- Development Site Boundary.
 - Viewpoint Location and Direction.
 - Zone of Visual Influence (ZVI) for direct visibility into part of the Site.
 - Zone of Visual Influence (ZVI) for glimpsed visibility into part of Site area through vegetation can be gained when out of leaf with very limited filtered visibility from some locations when in leaf.
 - Public Footpath.

Figure 5.3. Short Distance Viewpoint Locations and Zones of Visual Influence.

Visual Amenity

Public Rights of Way

- 5.27 Selected PRow within the Study Area are described below and their location is shown on **Figure 5.3**.

PRow within the Study Area

- 5.28 The Public Footpaths and Bridleways are limited within the Study Area. The Footpaths within the Study Area, through reference to historic mapping, followed field boundaries these have now been incorporated into the existing settlement expansion. The most relevant to the Site is Footpath 71 which follows the eastern boundary from the north of Emsworth Recreation Ground. The footpath also runs through the area proposed for vehicular access along Coldharbour Farm Road.

Visual Receptors

- 5.29 Viewpoint photographs with supporting descriptions are provided in **Appendix A – Viewpoint Survey**. Viewpoints are identified to inform an understanding of the likely effect on surrounding viewpoints from the Scheme. Where viewpoints are considered likely to be of interest to the reader, but where no inter-visibility has been identified these are included within a schedule at **Appendix B**, with reasons for their being discounted provided. The identification of visual receptors and their sensitivity makes reference to public right of way numbers and viewpoint locations within **Figures 5.3**.
- 5.30 Refer to **Section 3.0 - Methodology** for a detailed description of the assessment criteria regarding visual amenity, including principles used to identify landscape sensitivity and the definition of short and mid-distance views.

Short Distance Views

- 5.31 Short distance views, of Moderate Sensitivity along Footpath 71 provide direct visibility into the Site. Receptors of these views vary from recreational users of footpath 71 traveling from Emsworth town centre, heading to and from the underpass under the A27 to the south east of the Site, and residents along Coldharbour Farm Road.
- 5.32 The views change in angle to the north along this footpath with views f the Site becoming more open (**Viewpoint No. 04**), while views to the south when heading towards the underpass become more acute and less open (**Viewpoint No. 05**). These views would be less filtered when vegetation is out of leaf.
- 5.33 These views are represented in **Viewpoints No. 03, No. 04, No.05 and No. 06**.
- 5.34 Short distance views of **Low Sensitivity** from the service stations associated A27 highway, and indeed the A27 Highway itself (**Viewpoint No. 01 and No. 02**) from service station (*both Viewpoint No. 01 and No. 02 also providing a representative view for users of the A27 carriageway*)).
- 5.35 These views currently provide direct visibility into the Site due to the poor quality of the southern part of the western boundary, and the western extent of the southern boundary. Receptors of these views will be both users of the A27 travelling at high speeds, and users of the service stations. These view would be less filtered when vegetation is out of leaf.
- 5.36 These views are represented in **Viewpoints No. 01 and No. 02**.
- 5.37 For short distance views of **Low to Moderate Sensitivity** from Emsworth Recreation Ground, the Site can be seen through glimpsed visibility to the north and south of the open space due to the limited vegetation across the eastern boundary of the Site. The receptors of the views are recreational users of the open space and users of the various footpaths located within. These views would be less filtered when vegetation is out of leaf.
- 5.38 These views are represented within **Viewpoints No. 07 and No. 08**.

Mid-distance Views

- 5.39 Mid-distance views are limited to one viewpoint located along the access road to Southleigh Farm. For this view, which is of **Low to Moderate Sensitivity**, receptors would be vehicular users travelling at relatively fast speeds to the surrounding residential area, and to a limited degree pedestrians using the route. These views of the Site would be experienced through glimpsed visibility due to the nature of travel and the existing vegetation. The view would be less filtered when vegetation is out of leaf.
- 5.40 These views are represented within **Viewpoint No. 09**.

Long Distance Views

- 5.41 There are no long distance views of the Site, due to the existing expanses of built form and vegetation within the Study Area. Viewpoints that are considered likely to be of interest to the reader, but where no inter-visibility has been identified are included within a schedule in **Appendix B**.

Zone of Visual Influence

- 5.42 The Zone of Visual Influence (ZVI), (**See Figure 5.3**) were derived from the Zone of Theoretical Visibility, (**See Figure 5.2**) and was determined as part of the field assessment, through reference to the Viewpoint photographs (**See Appendix A**).
- 5.43 The ZVI is indicative of the area from which the Scheme is likely to be visible from the public realm, taking into account landform, built form, vegetation and distance. Viewpoint locations and orientation are shown alongside of the respective ZVI on **Figures 5.3**.
- 5.44 The potential for visibility to be gained when vegetation is out of leaf is included within the definition of the ZVI.

6.0 ASSESSMENT OF IMPACTS

6.1 The respective effects from the Scheme are assessed within this section.

Impact Assessment

Landscape Character

- 6.2 The Site proposed for development would remain an enclosed area, with existing tree, hedgerow and understory vegetation about the Site boundaries, and the flat plain landform, (*both of which contribute to the sense of containment*) going largely unaffected by the scheme. Therefore, there would be **Negligible Effect** to the existing levels of enclosure.
- 6.3 Further enclosure could be provided through the introduction of mitigation planting along the western extent of the southern boundary, and the southern extent of the western boundary (*refer to Section 7.0 Landscape Constraints and Opportunities*) where the Site currently comprises a relatively more open character due to vegetation being typically more absent in these areas, with inter-visibility with the adjacent service station and the A27. The planting would serve to provide connectivity to existing green infrastructure in this area. The planting, once matured, would also contribute to enhanced relative tranquillity for this area of the Site, with views of the A27 closed off.
- 6.4 The central line of scrub vegetation, which is of low arboricultural quality and value (*ref: LLD1726-ARB-DWG-01 – Tree Constraints Plan*), providing limited ecological connectivity due to partial removal, would be removed as part of the development proposals. The vegetation offers a limited contribution to local landscape character, and therefore this removal would cause a **Minor Adverse Effect** to landscape character across a limited area. Mitigation for the loss of vegetation in the form of tree and shrub groups planted within the proposed large attenuation feature would provide effective mitigation against the loss of this central line of scrub vegetation.

6.5 Trees along the northern and eastern boundary contribute to the local ecology associated with the adjacent Site of Importance for Nature Conservation (*SINC*). The vegetation in these areas would be retained and protected as part of the Scheme. Furthermore, vegetation could be strengthened through effective management as part of the development, to encourage regenerative growth, and gapped up where necessary. Additionally, the introduction of the large attenuation feature along the eastern boundary would provide the opportunity for the creation of a range of new habitats, which in turn would contribute positively to local landscape character.

6.6 The Site offers a limited contribution to the network of early small-scale enclosed agricultural fields between Havant and Emsworth. However, the Site is relatively contained by existing areas of built environment, including Emsworth Recreation Ground including a play area, skate park and associated buildings; a service station associated with the main A27 highway to west; residential development along Coldharbour Farm Road to the east; and the A27 to the south. Therefore, the Site is considered to be spatially associated with the surrounding built environment. Development of the Site would see a very limited narrowing of the green space and closing of the gap between Havant and Emsworth. In that respect the Scheme would have a **Minor Adverse Effect**.

6.7 There would be limited impact upon the relative tranquillity of the adjacent recreation ground, with existing trees with understory along southern boundary and the dispersed trees along the eastern boundary retained and reinforced where appropriate (*refer to Section 7.0 Landscape Constraints and Opportunities*). Additionally, the introduction of a large attenuation feature along the eastern boundary would maintain an effective buffer and spatial separation between the proposed development and the public open space, with the opportunity for planting within.

- 6.8 The Scheme would to a very limited extent see the reduction of habitat areas adjacent to the A27 major road infrastructure (*which is recognised and creating a barrier for wildlife*). However, this is relative to the Site as a field of semi improved grassland, with boundary trees and shrub (*which would be retained*), with one line of low value vegetation which would be removed to accommodate the Scheme. Development of the Site would present the opportunity to provide significant mitigation planting and some enhancement of Site boundaries and within the attenuation feature. The introduction of the attenuation feature would provide significant benefits to biodiversity, and should be sown with a meadow mixture suitable for seasonally wet soil with that in mind (*refer to Section 7.0 Landscape Constraints and Opportunities*).
- 6.9 The proposed vehicular access point along Coldharbour Farm Road would cut across Footpath 71. A limited number of trees and shrubs would require removal to accommodate the access, which would cause localised **Minor Adverse Effect** on local landscape character, across a very limited area. Additionally, the introduction of the carriageway would have a **Minor Adverse to Moderate Adverse Effect** on the character of the Footpath (*albeit a footpath which is adjacent to an area of existing housing and in close proximity to the A27 major road infrastructure, so lacks the sense rurality and relative tranquillity*). Mitigation planting along this boundary and within the attenuation feature would help reinforce landscape character and green infrastructure in the medium to long-term, reducing the impact to **Negligible to Minor Adverse** on local landscape character across this limited area.
- 6.10 Due to the distance between the Site and the Chichester Harbour AONB; Emsworth Conservation Area the Listed Buildings within the Study Area, the Scheme is considered to have no effect on any of their settings.
- 6.11 Overall, it is considered that the Scheme would have **Minor Adverse Effect** on Landscape Character, reducing to **Negligible to Minor Adverse Effect** in the long-term provided that opportunities for mitigation and enhancement were incorporated as part of the development (*refer to Section 7.0 Landscape Constraints and Opportunities*).

Visual Amenity

- 6.12 For short distance views of Low Sensitivity comprising users of the service stations associated A27 highway (**Viewpoint No. 01 and No. 02**). There would be a moderate to low magnitude of change, causing a **Minor Adverse Effect** on visual amenity, due to vegetation about the south western corner of the Site being typically absent, allowing inter-visibility with part of the Site. Views of the Site would be more available when vegetation is out of leaf, increasing the impact to **Minor Adverse to Moderate Adverse**. The assessment of visual amenity has considered the existing built environment already dominant within views from these locations. Subject to the maturing of reinforcement planting, the impact would reduce to **Negligible to Minor Adverse** in the medium to long-term.
- 6.13 For Low Sensitivity users of the A27 Highway itself (both **Viewpoint No. 01** and **No. 02** also providing a representative view for users of the A27 carriageway) there would be a low magnitude of change, meaning the impact would be **Negligible to Minor Adverse** due to the speed in which users of the A27 would be travelling, and the surrounding built environment for which they would encounter the Site. These impacts would increase to **Minor Adverse** when vegetation was out of leaf.
- 6.14 The short distance views of Moderate Sensitivity along Footpath 71 and for residents using the western end of Coldharbour Farm Road are open, with the Site is clearly visible about this location (**Viewpoint No. 03**). There would be a moderate magnitude of change, causing a **Moderate Adverse Effect** for these receptors. Planting would be provided to help aid the integration of the Scheme along the new access road and within the attenuation feature, which would reduce the impact to **Negligible** when vegetation was in leaf, and **Minor Adverse** when vegetation is without leaf, in the medium to long term.
- 6.15 Users of the Footpath further north (**Viewpoint 4**) have filtered visibility of the Site, where intermittent vegetation is located along the eastern boundary. For these views there would be **Moderate Adverse Effect** in the short term, awaiting the maturing of planting about the attenuation feature, which would reduce the impact to **Negligible** when vegetation was in leaf, and **Negligible to Minor Adverse** when vegetation is without leaf in the medium to long-term.
- 6.16 Views to the south along the footpath, closer to the underpass (**Viewpoints 5 and 6**) experience direct visibility into part of the Site. However, it is the part of the Site which would comprise the extensive attenuation feature, and therefore the impact to these receptors would be **Negligible to Minor Adverse**, where only the new access road would be visible. Potential to reduce these effects to **Negligible** could be achieved through the implementation of tree planting along the access road and about the attenuation feature.
- 6.17 For short distance views of Low to Moderate Sensitivity from Emsworth Recreation Ground will view the Scheme through glimpsed visibility due to the existing vegetation along the eastern boundary, these views are represented (**Viewpoints 7 and 8**). Views of the Site will have a **Negligible Effect** upon the receptors of the views when vegetation is in leaf, increasing to a potential **Minor Adverse Effect** when vegetation is out of leaf.
- 6.18 For the mid distance view, which is of Low to Moderate Sensitivity, (*represented in Viewpoint no. 09*), the Site would be seen through glimpsed visibility due to the level plain of the field and the existing intermittent vegetation. Emerging development, currently under construction can be seen within this view to the south. The Site will have a **Negligible Effect** upon this viewpoint, where the scheme would cause a low magnitude of change, likely missed by the casual observer.



Legend

Development Site Boundary.

Constraints and Opportunities.

1 Constraints.

1 Opportunities.

See **Section 7.0** for supporting description of Constraints and Opportunities.

Figure 7.1. Constraints and Opportunities.

7.0 LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

7.1 Landscape constraints and opportunities are identified to communicate the relevant aspects derived from the study.

7.2 The key landscape constraints identified for the Site are:

- 1 *Contribution of existing tree, hedgerow and understory vegetation about the Site boundaries and the flat plain landform to the sense of containment and small-scale enclosed fields within the wider landscape setting of the Southleigh Agricultural Plain Landscape Character Area (LCA22);*
- 2 *Contribution of trees with understory along southern boundary providing an effective vegetated landscape buffer, to the relative tranquillity of the southern part of the Site, relative to the Site's location adjacent to major road infrastructure;*
- 3 *Contribution of trees with understory along southern boundary and limited contribution of dispersed trees along the eastern boundary to the tranquillity of the adjacent Emsworth Recreation Ground, relative to its proximity to major road infrastructure;*
- 4 *Contribution of central treeline with understorey and land drain to existing green and blue infrastructure within the Site and ecological connectivity;*
- 5 *Contribution of trees along the northern boundary to local ecology associated with the area registered as a Site of Importance for Nature Conservation (SINC) (reference HVO117) to the north;*
- 6 *Limited contribution to the network of early small-scale enclosed fields to the setting of the recreation ground; with limited spatial contribution to agricultural land between Havant and Emsworth;*
- 7 *Contribution of the Site to areas of habitat including trees about the boundaries and semi-improved grassland adjacent to the A27 major road infrastructure (which is recognised and creating a barrier for wildlife within the LCA22 description).*

Landscape Opportunities

7.3 Landscape opportunities are defined which are considered to conserve and enhance components of landscape character and visual amenity in this location

7.4 Due to LLD being commissioned to produce a Landscape Masterplan (Drawing no. LLD1726-LAN-FIG-010) and Landscape Design Strategy (Drawing no. LLD1726-LAN-REP-001) there are no Primary landscape opportunities already proposed within the Scheme.

7.5 Secondary mitigation recommended for the Scheme through this assessment includes

- 1 *Enhancement Measure – reinforcement / management of the Site boundaries to aid the integration of the Scheme, providing filtering of views and better ecological connectivity;*
- 2 *Mitigation Measure – tree and shrub planting the southern part of the western boundary and western part of southern boundary; and about the Site entrance, to mitigate against views into and out of the Site, and to reinforce relative tranquillity;*
- 3 *Enhancement Measure – Proposed native tree and shrub species planting within the attenuation feature, providing an enhancement to wildlife on a localised scale, including the connectivity between the Site and the adjacent SINC;*
- 4 *Mitigation Measure – Proposed use of materials which respond to those specified within the Emsworth Design Statement for proposed dwellings, to provide a high level of design and ensure the Scheme is sympathetic to its landscape setting;*
- 5 *Mitigation Measure – The incorporation of a flood storage area providing attenuation. The SUDS feature would also provide opportunity for biodiversity and habitat creation within the Scheme, and provide mitigation for the limited loss of vegetation through the centre of the Site;*

- 6 *Mitigation Measure – Proposed tree planting throughout the Scheme to provide mitigation for the loss of the line of scrub vegetation running north to south through the eastern half of the Site;*
- 7 *Enhancement Measure – Sow a meadow mixture suitable for seasonally wet soils within the flood storage area.*

8.0 SUMMARY AND CONCLUSIONS

General

- 8.1 This section sets out the conclusions of the Landscape and Visual Appraisal with respect to the development potential of the Site in landscape and visual terms.

The Site

- 8.2 The Site of some 1.9 Hectares is located to the north of the A27 within the small town of Emsworth. Adjacent to the eastern boundary lies Emsworth recreation ground, with the associated Emsworth A27 services adjacent to the western boundary. Access to the Site is proposed to be gained along Coldharbour Farm Road. The Study Area itself is made up of expanded settlement with associated infrastructure and small parcels of enclosed fields.
- 8.3 The Site is recognised within Policy H10 within the 'Development allocations: Emsworth' section of the Havant Borough Local Plan Pre-submission Draft (February 2019); and recognised as 'UE37 West of Coldharbour Farm' within the adopted Local Plan (Allocations).

The Scheme

- 8.4 The Scheme is the proposed construction of 44 no. houses with associated parking and private garden space. To the east of the Scheme is a proposed SuDs flood storage area is located. Hard standing within the scheme is proposed to be tarmac surface treatments to the roads and pedestrian footpaths, with parking spaces proposed to be permeable blockwork to create a definition between the two hard surfaces.
- 8.5 Lizard Landscape Design and Ecology have been commissioned to provide both a Landscape Masterplan (Drawing no. LLD1726-LAN-FIG-010) and Landscape Design Strategy (Drawing no. LLD1726-LAN-REP-001). The Landscape Design Strategy proposes the implementation of native tree planting to mitigate against the loss of trees within the Scheme and enhance the existing Site boundaries. Areas of ornamental shrub planting, native understory shrub planting and wildflower seeded areas area also proposed to enhance biodiversity within the Scheme and enhance visual amenity.

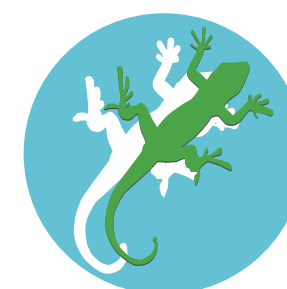
Conclusions

- 8.6 Overall, it is considered that the Scheme would have **Minor Adverse Effect** on Landscape Character, reducing to **Negligible to Minor Adverse Effect** in the long-term provided that opportunities for mitigation and enhancement were incorporated as part of the development (refer to **Section 7.0 Landscape Constraints and Opportunities**).
- 8.7 The Site proposed for development would remain an enclosed area, with existing vegetation about the Site boundaries, and the flat plain landform, going largely unaffected by the scheme. Further enclosure could be provided through the introduction of mitigation planting along the western extent of the southern boundary, and the southern extent of the western boundary where the Site currently comprises a relatively more open character. The planting would serve to provide connectivity to existing green infrastructure in this area. The planting, once matured, would also contribute to enhanced relative tranquillity to the south of the Site, with views of the A27 closed off.
- 8.8 Mitigation for the loss of the central line if scrub vegetation, which is of low arboricultural quality and value, is proposed in the form of tree and shrub groups planted within the proposed large attenuation feature and would provide effective mitigation against this loss. Additionally, the introduction of the large attenuation feature along the eastern boundary would provide the opportunity for the creation of a range of new habitats, which in turn would contribute positively to local landscape character and the Site's proximity to the adjacent SINC. This proposed attenuation feature also provides mitigation against the limited impact upon the relative tranquillity of the adjacent recreation ground creating a spatial separation between the proposed development and the public open space.
- 8.9 The Site offers a limited contribution to the network of early small-scale enclosed agricultural fields between Havant and Emsworth. However, the Site is relatively contained by existing areas of built environment. Therefore, the Site is considered to be spatially associated with the surrounding built environment. Development of the Site would see a very limited narrowing of the green space and closing of the gap between Havant and Emsworth.

- 8.10 The proposed vehicular access point along Coldharbour Farm Road would cut across Footpath 71. Limited numbers of trees and shrubs would be removed to accommodate the access point. Mitigation planting along this boundary and within the attenuation feature would help reinforce landscape character and green infrastructure in the medium to long-term, reducing the impact on local landscape character across this limited area.
- 8.11 Due to the distance between the Site and the Chichester Harbour AONB; Emsworth Conservation Area the Listed Buildings within the Study Area, the Scheme is considered to have no effect on any of their settings.

Visual Amenity

- 8.12 For short distance views of Low Sensitivity comprising users of the service stations associated A27 highway. There would be a moderate to low magnitude of change, causing a **Minor Adverse Effect** on visual amenity. Views of the Site would be more available when vegetation is out of leaf, increasing the impact to **Minor Adverse** to **Moderate Adverse**. Subject to the maturing of reinforcement planting, the impact would reduce to **Negligible** to **Minor Adverse** in the medium to long-term.
- 8.13 For Low Sensitivity users of the A27 Highway itself there would be a low magnitude of change, due to the speed in which users of the A27 would be travelling, and the surrounding built environment for which they would encounter the Site. Impacts would be increased to **Minor Adverse** when vegetation was out of leaf.
- 8.14 The short distance views of Moderate Sensitivity along Footpath 71 and for residents using the western end of Coldharbour Farm Road the Site is clearly visible. There would be a moderate magnitude of change, causing a **Moderate Adverse Effect** for these receptors. Planting would be provided to help aid the integration of the Scheme along the new access road and within the attenuation feature, reducing the impact to **Negligible** when vegetation was in leaf, and **Minor Adverse** when vegetation is without leaf, in the medium to long term.
- 8.15 Users of the Footpath further north have filtered visibility of the Site. For these views there would be **Moderate Adverse Effect** in the short term, awaiting the maturing of planting about the attenuation feature, which would reduce the impact to **Negligible** when vegetation was in leaf, and **Negligible** to **Minor Adverse** when vegetation is without leaf in the medium to long-term.
- 8.16 Views to the south along the footpath, closer to the underpass experience direct visibility into part of the Site. The location of the proposed attenuation feature would be seen from the underpass resulting in **Negligible** to **Minor Adverse** for receptors of the views. Proposed tree planting along the access road and within the attenuation feature would reduce the impact to **Negligible**.
- 8.17 For short distance receptors of Low to Moderate Sensitivity from Emsworth Recreation Ground will view the Scheme through glimpsed visibility. Views of the Site would have a **Negligible Effect** upon the receptors of the views when vegetation is in leaf, increasing to a potential **Minor Adverse Effect** when vegetation is out of leaf.
- 8.18 For the mid distance view, which is of Low to Moderate Sensitivity, the Site would be seen through glimpsed visibility. Emerging development, currently under construction can be seen within this view to the south. The Site will have a **Negligible Effect** upon this viewpoint, where the scheme would cause a low magnitude of change, likely missed by the casual observer.



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