



Landscape and Visual Impact Appraisal

*Camp Field
Havant*

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Job No.	Date	Author	Chk
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REVISION HISTORY

Rev.	Date	By	Chk	Details
1	2018.06.06	GG	AG	Complete assessment
2	2018.11.23	GG	AG	Updated
3	2018.12.12	GG	AG	Updated Landscape plan and amendments

1. INTRODUCTION

- 1.1. The terraforma Consultancy was appointed in January 2018 to carry out a landscape and visual impact appraisal (LVIA) for land at Camp Field, Havant, to support the development of the land for housing.
- 1.2. This document provides an impartial assessment of the landscape and visual effects of the proposals.
- 1.3. The objectives of the Landscape and Visual Impact Appraisal (LVIA) are as follows:
 - To identify and describe the elements and characteristics of the landscape and visual amenity within the study area;
 - To systematically evaluate potential effects of the proposed development on the character of the physical landscape and visual amenity to influence the design process and avoid / prevent, reduce or mitigate adverse effects and incorporate enhancements where possible.
- 1.4. The report describes the following:
 - Proposed development
 - Site location;
 - Planning context;
 - Design evolution
 - Scope and methodology of the study;
 - Landscape baseline, landscape effects, mitigation strategy and residual landscape effects;
 - Visual baseline, visual effects, mitigation strategy and residual visual effects;
 - Summary of potential effects and compliance with policy
 - Opportunities for enhancement
 - Conclusions.

2. PROPOSED DEVELOPMENT

- 2.1. The outline proposals comprise the development of 72 units of a mix of 1-2.5 storey dwellings, accessed via a new road off The Oaks Havant Crematorium access road with an emergency access road from Barton's Road. The proposal to include associated public open space, play area and community orchard.
- 2.2. The proposal also accommodates future housing needs on 3.72 ha of additional land north of the proposed development. This additional land is in the same ownership and lies within the jurisdiction of East Hampshire District (EHDC). Currently shown as 'Managed pasture', the land could accommodate up to 70 houses making the maximum of 142 houses. This LVIA has considered that the current application shows green infrastructure within the EHDC area which could remain permanently as such or be reserved space for SuDS for future housing needs.
- 2.3. Figure 1 (the indicative site layout plan, by Stainsby Architect, produced for the purposes of illustrating an Outline Planning Application) refer to a site plan which shows the proposed built form, roads and landscape treatment and shows the proposals being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed.
- 2.4. Section 5 below gives a description of the iterative design approach which allowed emerging findings from the LVIA to influence proposals.

3. SITE LOCATION

- 3.1. The site is a greenfield site and is located to the north of Barton's Road and south-west of Havant Crematorium and consists of 2.57ha undeveloped agricultural land. To the north of the site is ancient woodland and to the east, Spire Portsmouth Hospital. A garden centre, Grade II listed East Leigh House and several other detached houses and bungalows lie to the south of the site with an area allocated for housing and open countryside. New housing is being constructed in Harrison Way to the west which is a mix of two and three-storey properties. (refer to Figure 2 Site location)

4. PLANNING CONTEXT

4.1. Designations

- 4.1.1. Designations of relevance to landscape and visual matters within the study area are shown on Figure 3 and listed below along with relevant purposes and guidelines:
- 4.1.1.1. 1. Ancient Woodland adjacent to the northwest and west boundary of the site.
2. There are several listed buildings within 1km, including Grade 2 listed, East Leigh House.

4.2. Planning policy and evidence base

- 4.2.1. **National Planning Policy Framework (NPPF 2018):** The NPPF highlights that the planning system should contribute to and enhance the natural and local environment, including by protecting and enhancing valued landscapes, and that great weight should be given to conserving and enhancing landscape and scenic beauty in designated landscapes (including National Parks and AONBs).
- 4.2.2. National Planning Policy is set out in the National Planning Policy Framework July 2018 (NPPF2). The paragraphs of relevance to landscape are set out below.
- 4.2.3. Paragraph 8 sets out overarching objectives of the planning system. These include an environmental objective to '*contribute to protecting and enhancing our natural, built and historic environment...*'. Paragraph 9 states that '*These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area*'.
- 4.2.4. The overarching objective to protect and enhance our natural, built and historic environment is reflected, with specific policies aimed at promoting healthy and safe communities (Section 8); achieving well-designed places (Section 12); protecting Green Belt land (Section 13); conserving and enhancing the natural environment (Section 15); and conserving and enhancing the historic environment (Section 16).
- 4.2.5. Paragraph 98 in Section 8 states that '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'.
- 4.2.6. Paragraph 127 in Section 12 states that 'policies and decisions should ensure that developments (inter alia):
1. *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 2. *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);*

3. *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'.*
- 4.2.7. Paragraph 170 states that 'planning policies and decisions should contribute to and enhance the natural and local environment by' (inter alia):
 4. *'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);*
 5. *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;*
- 4.2.8. Paragraph 172 states 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'.
- 4.2.9. National Planning Practice Guidance makes clear that the duty to conserve the landscape and scenic beauty of Areas of Outstanding Natural Beauty 'is relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas'.
- 4.2.10. The above indicates that government policy gives considerable weight to conserving and enhancing the natural environment and statutory designated and non-designated valued landscapes in particular; and to recognise the intrinsic character and beauty of the countryside.
- 4.2.11. **Regional level: South Downs National Park:** The site lies within the South Downs National Park (SDNP). The South Downs National Park Authority (SDNPA) has a duty to work in partnership to foster the economic and social wellbeing of local communities within the National Park, in pursuit of two statutory purposes:
 - To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
 - To promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public.'The 'special qualities' are defined as follows:-
 - Diverse, inspirational landscapes and breath-taking views;
 - A rich variety of wildlife and habitats including rare and internationally important species;
 - Tranquil and unspoilt places;
 - An environment shaped by centuries of farming and embracing new enterprise;
 - Great opportunities for recreational activities and learning experiences;
 - Well-conserved historical features and a rich cultural heritage;
 - Distinctive towns and villages, and communities with real pride in their area.
- 4.2.12. **South Downs Local Plan Pre-submission (September 2017):** Emerging policies of relevance to landscape are:
 - SD4 Landscape Character: Development proposals will be expected to conserve and enhance landscape character.
 - SD5 Design: Calls for the highest possible quality of design which respects and positively contributes to local character, and which is led by the landscape.

- SD6 Safeguarding Views: Development proposals will be expected to preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks.
- SD7 Relative Tranquillity: Development should not harm the relative tranquillity of the National Park and should encourage the conservation and enhancement of positive tranquillity factors.
- SD8 Dark Night Skies: Development should not harm the quality of dark night skies and should encourage enhancement of the dark night skies of the National Park, for the benefit of people and wildlife.
- SD11 Trees, Woodland and Hedgerows: Development should ensure the management, including conservation and enhancement, of existing trees, woodland and hedgerows, and ensure that opportunities for restoration and new planting are realised.
- SD45 Green Infrastructure: Development should promote the provision of new green infrastructure whilst protecting existing assets and the integrity of the green infrastructure network as a whole.
- SD50 Sustainable Drainage Systems: Development proposals should ensure there is no net increase in surface water run-off taking account of climate change.

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

4.2.14. CS1 Health and Wellbeing

Planning permission will be granted for development which:

1. Retains open spaces, including children's play space, which are valued by local communities unless a superior alternative can be provided
2. Improves existing open spaces by incorporating high quality features, accessibility and appearance and where appropriate achieves a national standard e.g. a Green Flag Award.
3. Creates, where necessary, new open spaces that are located within or close to housing developments, that is safe and accessible for children to play and contributes to the borough's green infrastructure.
7. Contributes effectively to the opportunities for increasing cycling for all types of trips, creating and improving linkages within the borough, particularly along the stream corridors and along the coast between Emsworth, Havant and the borough boundary near Broadmarsh in accordance with the council's Walking and Cycling Strategy.
8. Supports the increased footpath and cycle use through the design of development, linkage and signage
11. Contributes towards the doubling of existing allotment spaces by working with the council to retain provision and include proposals for new plots and/or community gardens in housing developments where appropriate throughout the borough but especially in Hayling Island and north of Waterlooville.

4.2.15. CS 11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

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 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].

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

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.

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

4.2.16. CS13 Green Infrastructure Development will be permitted that:

- 4.2.17. 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.

4.2.18. DM8 Conservation, Protection and Enhancement of Existing Natural Features.

Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:

1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.
2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.
3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.
4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.

4.2.19. **Local level policy: Draft Havant Borough Local Plan 2036:** relating to the proposed development are as follows:

4.2.20. E1 Health and Wellbeing

Planning permission will be granted for development proposals which:

- a. Promote and facilitate an inclusive community through the maintenance or enhancement of the Borough's local built and natural environment to create a sense of place and

community belonging;

b. Promote and facilitate active and healthy lifestyles through good urban design and easy access to local services, facilities and our green and blue environment;

c. Promote and facilitate informal play, social interaction and active travel (walking and cycling) through the design and layout of the development, provision of high quality footpaths, cycle paths, seating and signage;

d. Maximise opportunities for increasing walking and cycling for all types of trips, creating and improving linkages within the Borough, particularly along stream corridors, along the coast and into the countryside;

e. Provides new or enhanced public realm which promotes active travel, provides high quality surface treatments, landscaping, signage and street furniture including seating and is accessible to all;

f. Retain open spaces, including children's play spaces, which are valued by local communities unless alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility in line with Policy E2

g. Create, where necessary, new open spaces in line with Policy E2 which are located within housing developments, that are safe and accessible for children to play (informal and formal), contribute to the Borough's green infrastructure, and provide opportunities for growing food and socialising.

4.2.21. E2 Green Infrastructure

The Council will protect, enhance and develop the Borough's green infrastructure network in the following ways:

Protect green infrastructure

Development on green infrastructure for alternative uses will only be permitted where either:

i. The redevelopment of a part of the site for recreation and/or community facilities would Draft Havant Borough Local Plan 2036 | January 2018 89 retain or enhance the value of the green infrastructure;

or ii. The site cannot be used for an alternative form of open space for which there is an identified need;

or iii. Alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility.

Enhance green infrastructure

b. Development will be permitted that enhances green infrastructure by:

i. Improving the quality and multifunctionality of green infrastructure assets, particularly those identified as being low value;

ii. Improving linkages in the green infrastructure network wherever possible by improving accessibility to parks and gardens by walking and cycling and providing wildlife corridors; and

iii. Ensuring the highest play value of sites, whether they are designed specifically for play or whether they are shared open spaces for the whole community and not just children.

Provide new green infrastructure

Proposals for residential development of 50 dwellings or more will be permitted where on-site open space is provided to a standard of 1.5 ha per 1,000 population. In addition to green space, on-site open space provision could include an artificial surface

specifically laid out for amenity or recreational purposes.

On developments where the open space requirement exceeds 0.5ha, it is expected that an element of play space will be provided.

4.2.22. E10 Landscape and Townscape

a. Planning permission will be granted for development which:

- i. Contributes positively to local identity by maintaining or enhancing the distinctiveness of landscapes and settlements
- ii. Incorporates any key landmarks and natural features on the site into the design of the scheme and protects them from destruction or deterioration
- iii. Integrates successfully with the local landscape surrounding the site
- iv. Protects key views of important landmarks and landscapes
- v. Protects or enhances existing rights of way and, where possible, facilitates access to nature and undeveloped areas for recreation.

b. Planning permission for development outside of the defined settlement boundaries (as set out on the proposals map) will not usually be permitted, unless it:

- i. Relates to small scale householder development
- ii. Specifically and demonstrably requires a rural location
- iii. Provides infrastructure that meets an overriding public need
- iv. Meets the provisions for special circumstances for development in rural areas as set out in the NPPF.

4.2.23. E19 Best and Most Versatile Agricultural Land (BMV)

Allocated greenfield sites

- a. Development of allocated greenfield sites of 50 dwellings or more which contain BMV agricultural land must include community food growing provisions (e.g. allotments) as part of the open space required under Policy E2.

Unallocated greenfield sites

- a. Development proposals on an unallocated greenfield site must include an appropriate soil survey to demonstrate whether or not the site contains BMV agricultural land. In the absence of such survey data or if it is confirmed that the site does contain BMV agricultural land, planning permission is likely to be refused.

4.2.24. H21 Land West of Havant Crematorium

Land to the West of Havant Crematorium Residential development of about 90 dwellings will be permitted where:

a. The following assessments are submitted to support a planning application:

- i. Heritage Statement
- ii. Arboricultural Assessment
- iii. Transport Assessment
- iv. Travel Plan v. Flood Risk Assessment
- vi. Drainage Strategy
- vii. Landscape and Visual Impact Assessment
- viii. Ecology Statement

- ix. Contaminated Land Investigation Report to include gas monitoring
 - b. Development does not prejudice the potential for future development of the land to the north in East Hampshire District
 - c. Access arrangements to this site and other sites north and south of Bartons Road are planned and delivered comprehensively, having particular regard to the proposed Southleigh Strategic Site Link Road (KS1), access to Land South of Bartons Road (H17) and the existing Crematorium Access Road;
 - d. Appropriate mitigation measures, including buffers, are put in place for Bechstein's bat in line with Policy E18;
 - e. Opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council; and
 - f. The design and layout:
 - i. Does not include any residential development within 183m of Havant Crematorium
 - ii. Includes a landscape buffer between the development and the access road to the Crematorium
 - iii. Provides safe access to the site, coordinated with access arrangements for surrounding allocation sites
 - iv. Enables easy access for pedestrians and cyclists to existing routes
 - v. Incorporates on-site public open space, including community food growing provisions (e.g. allotments), in line with Policies E2 and E19
 - vi. Retains and integrates the protected tree
 - vii. Provides an appropriate easement for existing sewerage infrastructure
- 4.2.25. **Landscape assessment study of landscape sensitivity and capacity and the value of the undeveloped open land in Havant:** Kirkham Landscape Planning Ltd (May 2015) recommends that most of the site is recommended for potential growth as it forms a transition from more urban land to the west and the rural landscape of the Forest of Bere to the east.
- 4.2.26. **Local level policy: East Hampshire District Local Plan:** Joint Core Strategy (2014): Relevant planning policies from the East Hampshire District Local Plan: Joint Core Strategy (June 2014) relating to the proposed development are as follows:
- 4.2.27. CP1 Presumption in Favour of Sustainable Development
- When considering development proposals, the Council and National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). They will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 4.2.28. CP2 Spatial Strategy
- The Council and National Park Authority will promote and secure sustainable development to maintain the vitality and viability of existing communities, to meet the need for new resource efficient housing and economic growth that is supported by necessary infrastructure and to ensure the protection and the enhancement of the built and natural environment in particular the protection of the special qualities of the South Downs National Park which is fundamental to the Local Plan: Joint Core Strategy.
- 4.2.29. CP10 Spatial strategy for housing
- Sites will be identified through the Local Plan: Allocations, SDNP Local Plan or

Neighbourhood Plans and settlement policy boundaries adjusted accordingly. Housing should be accommodated through development and redevelopment opportunities within existing settlement policy boundaries in the first instance.

4.2.30. CP11 Housing tenure, type and mix

To address housing requirements and to help to create sustainable community's new residential development will be required to: a) maximise the delivery of affordable housing; b) provide a range of dwelling tenures, types and sizes to meet housing needs; c) provide housing that meets a range of community requirements, including retirement, extra care housing and other housing for the elderly. Those with special or supported needs and people wishing to build their own homes; and d) meet Lifetime Homes Standard as appropriate.

4.2.31. CP20 Landscape

The special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:

- conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan;
- protect and enhance local distinctiveness sense of place and tranquillity by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;
- protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;
- protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;
- incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;
- maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure). Priority will be given to working with landowners and others in order to ensure that land management practices improve public access to the countryside, conserve and enhance valued landscapes of major importance for wild flora and fauna, and restore landscapes where valued features have been lost or degraded.

4.2.32. CP21 Biodiversity

Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment. New development will be required to:

- maintain, enhance and protect district wide biodiversity, in particular the nature conservation designations 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) (Hampshire) and Local Nature Reserves (LNR).
- extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees, rivers, river corridors and hedgerows, but which are not included in designated sites.
- contribute towards maintaining a district-wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. This will help to prevent the fragmentation of existing habitats and allow species to respond to the impacts of climate change by making provision for habitat adaptation and species migration. This is supported by Policy CP28 (Green Infrastructure) and the District's Green Infrastructure work.

4.2.33. CP28 Green Infrastructure

Development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure. Development will need to take forward the objectives and priorities presented in the District's Green Infrastructure Study and Strategy, the South Hampshire Green Infrastructure Strategy and its Implementation Framework and the avoidance and mitigation measures set out in the Joint Core Strategy's Habitats Regulations Assessment. Account will also need to be taken of other relevant joint core strategy policies such as landscape, historic environment, biodiversity, flood risk and design.

4.3. Landscape Character Assessment

4.3.1. National Character Assessment (NCA, 2014)

- 4.3.1.1. The site lies on the boundary of the NCA Character Area 126 South Coast Plain and 128 South Hampshire Lowlands: 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 South Hampshire Lowlands National Character Area (NCA) is a low-lying plain between the chalk hills of the Hampshire and South Downs and Southampton Water. The relevance of the NCA to the features of the site and its setting are limited and it is considered more instructive to consider landscape character at a local level. This report therefore looks in detail at the local landscape character assessment.

4.3.2. Hampshire Landscape Character Area – 2F Forest of Bere East

The site lies within Landscape type 2F Forest of Bere East which falls within the Hampshire Basin, bounded by the Hampshire Downs to the north, Portsdown Hill in the south west and the Coastal Plain in the south east. The Meon Valley forms the western boundary and the County boundary the eastern. The LCA eastern boundary equates with the 'Funtington to Highdown Farmlands' in West Sussex, with which it shares some characteristics.

- 4.3.2.1. Relevant characteristics of 2F Forest of Bere are:

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

4.3.2.2. East Hampshire District Landscape Character Assessment (July 2006)

The northern part of the site lies within Landscape Character Area 10a Havant Thicket and Southleigh Forest (LCA10a) which contains Landscape Type 10 Wooded Claylands (WC10).

LCA 10a lies at the foot of the chalk downland dipslope incorporating part of the lower clay with flint covered chalk landscape around Rowlands Castle (which lies outside of the South Downs National Park) and the clay vale to the south of this. Character areas extend to the district boundary in the south. It is characterised by:

- Transitional area incorporating the low lying, clay vale and the edge of the chalk downland dipslope.
- A varied landcover dominated by woodland and including pasture, paddocks and common land.
- The remnant woodland and common land represent fragments of the once extensive Forest of Bere - a medieval royal hunting preserve.
- Small geometric fields predominantly of recent enclosure with pasture, some managed as horse paddocks.
- Several small oil well sites in the southern part of the area are an unusual feature. The Southleigh landfill site is prominent on the southern edge of the area.
- Close proximity to Havant and Horndean allows good access to this landscape and despite being adjacent to the urban edges there are opportunities to find places of tranquillity.
- Woodland, most of which is ancient, is significant in the landscape with larger blocks including Havant Thicket and Southleigh Forest and smaller copses such as Barton's Copse. Much of the woodland represents remnants of the Forest of Bere and many are designated as SINCes.
- Repetition of woodland and pasture help integrate disparate elements and offer a degree of containment and screening allowing for areas of tranquillity. Views are often restricted by woodland or are across pasture fields to a wooded skyline.
- This is an accessible and permeable landscape due to its proximity to Havant and Horndean and its comprehensive road network. The Havant to London railway line also cuts through this area.

WC10 comprises densely wooded landscapes that occupy the clay vale between the dipslope of the chalk downland and the Portsdown chalk ridge and is characterised by:

- Dominated by woodland, including semi-natural copses and mixed plantations, which creates a strong sense of enclosure.
- Woodland forms part of a relic fragment of the Forest of Bere, a royal hunting preserve, during the Medieval period.
- Small remnants of lowland heath survive within woodland clearings.
- Woodland surrounded by regular recent (18th-19th century) enclosures, many of which produce straight edges and sharp corners on the edges of the woodland.
- Post-medieval encroachment on the edge of the common waste is evident as common edge settlements, often with narrow parallel back garden plots (lying just outside the designated National Park boundary).
- Drained by a series of streams that flow into the Meon Valley.

- Presence of designed landscapes - from medieval deer parks to post-medieval landscape parks containing woodland incorporating a network of paths and rides.
- Extensive opportunities for outdoor recreation including forest walks, cycling, and horse riding.

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

The southern part of the site lies within Landscape Area Character Area 21 Southleigh Forest (LCA21), which contains landscape type: Lowland Settled Wooded Farmland Landscape Character Type B (LSWF B) which is an area with broadly similar characteristics.

LCA21 is characterised by the landform gently sloping down from Comley Hill to the north in a southerly and westerly direction, with the upper levels forming part of Southleigh Forest and Hollybank Wood and the lower slopes becoming more open with the designed parkland to the south of Southleigh House and the open arable landscape to the west

- Small regular parliamentary type fields define the historic landscape in the north-west corner of the LCA. Recent hedgerow loss has degraded this historic landscape although where field boundaries survive the character is still traceable
- Parts of the Southleigh Forest Landscape Character Area are heavily wooded and therefore enclosed; however, the site has some elevated views across the landscape to the A27

The LSWF B forms part of a band of Mixed Farmland and Woodland landscape which separates the higher South Hampshire Chalklands from the coastal plain. It is characterised by:

- parkland and woodland with pasture and arable fields of varying sizes.
- A mosaic of predominately grassland and woodland with the occasional area of arable land on more fertile soils.
- Medium-sized irregularly shaped fields and woodlands with hedgerows, hedge banks and mature hedgerow trees
- Woodland is predominantly broadleaved with some ancient, semi-natural woodland and some forestry scrub
- Much of the grassland is agriculturally improved grassland although there are some fields with more species rich neutral grassland
- The site is within a large arable field which was probably historically made up of smaller fields enclosed by hedgerows, and possibly areas of woodland. This loss of boundary hedgerows leading to large fields is noted as a common issue locally, as is poor edge treatment between open countryside and development.

4.4. **Designations**

4.4.1 **Area of Outstanding Natural Beauty (AONB)**

- 4.4.1. The site lies approximately 2.9km to the north of the Chichester Harbour Area of Outstanding Natural Beauty and is not significant in the AONB's setting as it is not visible from within the AONB.

4.4.2. **Registered Parks and Gardens**

There are two English Heritage Registered Parks and Gardens within a 3km radius of the site; Staunton Country Park and Stansted House. There is no intervisibility between either of these sites and the application site and the proposed development would not impact on their settings.

Hampshire County Council's Hampshire Register of Historic Parks and Gardens lists gardens of local interest. East Leigh House and Helmsley House to the south of the site are both included on the list though there is no written evidence outlining the significance of the 2 gardens

4.4.2 Tree Preservation Order

Tree Preservation Order (TPO No0878) is in place for a mature Oak T1 (*Quercus robur*) in the centre of the existing arable field.

Tree Preservation Order Group 1 Common Ash (*Fraxinus excelsior*) lies in adjacent woodland belt to the East of the site.

4.5. Design considerations

4.5.1.1. East Hampshire District Landscape Character Assessment (July 2006)

The landscape strategy for LCA10A is to conserve the landscape mosaic of woodland, common land/heath and pasture, and enhance the sense of history and connections with the Forest of Bere.

Land management

- Conserve the mosaic of woodland, heath and pasture which forms the relic fragment of the former Royal Forest of Bere. Increase awareness of the Forest of Bere.
- Conserve and manage ancient woodland and monitor/check the spread of introduced invasive species.
- Encourage re-introduction of traditional woodland management techniques, such as coppicing.
- Encourage replanting of hedgerows to conserve the field pattern.

Development Considerations

- Consider further opportunities for woodland planting within and around settlements and the urban edge to create screening.
- Maintain the open rural gap between settlements and limit linear expansion and incremental development along roads.

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

The landscape strategy for LCA21 is *conserve* and *enhance* the local character. The following guidelines from LCA21 and LSWF B apply:

Land management

- Maintain and enhance the broadleaved woodland, replacing coniferous woodland when appropriate with broadleaved species
- The woodland resource needs to be protected from loss through development
- Encourage the use of field margins for ecological benefits by providing habitat through hedgerows and land that is not cultivated for farming
- Enhance the rural character to the playing fields at Barton's Green
- The surviving elements of the 19th century estates, and their landscape settings should be protected from further erosion by development
- The long-distance views from Southleigh Park, once common to all the estates, should be protected.
- Maintain, and where necessary strengthen, the diversity of habitats by encouraging

- restoration of neutral grassland, management of hedgerows and woodland
- Enhance the wildlife connectivity between habitats through the planting of street trees and other pockets of habitat in order to promote movement between the different habitats
- Encourage substantial planting of trees and woodlands as part of any mitigation proposals for new development to retain a wooded enclosed character
- Manage scrub to prevent encroachment on other habitat types
- Promote active management of remaining traditional features of the agricultural landscape such as hedgerows

Built form

- Areas of new development should avoid ridges and areas of high ground and provide adequate boundary treatment which does not erode the adjacent semi enclosed wooded rural character
- Seek to enhance integration of buildings at the urban fringe, for example through selective screening and integration into the wider vegetation pattern
- New infrastructure should have a simple rural character, avoiding unnecessary signage and suburbanising trends i.e. lighting.
- Existing long views south from higher ground towards the sea should be kept open.

4.5.1.3. Havant Borough Council Local Development Plan comprises:

Havant Borough Council Borough Design Guide, Supplementary Planning Document 2011

- Havant Borough Council Design Guide Supplementary Planning Document (SPD) provides detailed information that supplements Policy CS16 of the Havant Borough Core Strategy, to raise the standard of design across the Borough, set out what the Council expects developers to deliver in terms of the design of new developments, and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development.
- The Havant Borough Local Plan (Allocations) (2014) aims to allocate land to help deliver from 2013-2026 the development requirements for housing and employment set out in the Core Strategy.

4.5.1.4. **Landscape assessment study of landscape sensitivity and capacity and the value of the undeveloped open land in Havant:**

Kirkham Landscape Planning Ltd (May 2015) recommends that a wooded setting to any development would assist in retaining transition from more urban land to the west and the rural landscape of the Forest of Bere to the east. They recommend that new copses, hedgerows and trees would help mitigate the impact of development on the wider landscape.

4.5.1.5. PUSH (Partnership for Urban South Hampshire) Quality Places Design Charter

Each local authority in PUSH has signed a Design Charter, which commits the authorities to creating quality places. The Design Charter outlines the principles that should underpin the leadership and decision-making processes during planning for development.

A review of the above guidance documents has been undertaken and aspects relevant to the site and proposals have been taken on board. These are summarised in the section 5 of this study.

4.6. Summary of implications of policy and designations for proposals

4.6.1. The key points that should be addressed in the development of the proposals are summarised as follows:

- The design quality of the built development proposals

- The boundary treatments between the development site and the crematorium, and the development and adjacent areas of Ancient Woodland
- Development to consider sustainable green infrastructure linkages to existing landscape features and incorporation of the TPO Oak tree within the core of the site.
- The South Downs National Park boundary is 2.7km distance from the site and neither character or views will be affected by the development.

5. DESIGN EVOLUTION

5.1.1. Initial assessment work identified a number of constraints and opportunities which were considered by the design team. These were balanced against other considerations and, where possible, incorporated into the design proposals (described in 2 above) to eventually form the basis for the LVIA.

5.1.2. Key issues raised are indicated on Figure 4 and summarised below:

- restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants
- The retention and protection of the existing TPO tree and landscape surrounds
- The need to create robust landscape boundaries with the crematorium and Ancient woodland
- Conserve, enhance and manage the remnant hedgerows that give the landscape its structure
- Encourage regeneration of hedgerow oak trees. Also consider new tree planting in hedgerows denuded of trees.
- Consider opportunities to extend and link broadleaved woodland.
- Integrate existing and new built development into the rural landscape, using new planting to enhance the visual and ecological character diversity of the landscape.
- Establishing new trees within the proposed streetscapes and open spaces wherever practical as a means to soften vertical elevations of built-form and generally 'green' the development.
- The creation of contextualised, sustainable green infrastructure linkages around, within and throughout the development, connecting existing landscape features within and surrounding the proposed site.
- Greenspace – areas of open space should be provided for the purposes of recreation, and (separately) for the promotion of habitat biodiversity.
- On-site drainage should adopt SUDS principles, allowing in-situ surface water attenuation where possible. This may take the form of attenuation basins, which may be of benefit to habitat biodiversity, and could coincide with areas of green space.

6. SCOPE AND METHODOLOGY OF STUDY

6.1. Scoping of the study

- 6.1.1. The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals.
- 6.1.2. The landscape character of the wider area, as described by landscape character assessments carried out at local level, has been reviewed and used as context. A detailed

character assessment of the site and its immediate setting has been carried out as part of this study.

- 6.1.3. The geographical scope of the visual study was established through the creation of a computer-generated zone of theoretical visibility (ZTV) which ruled out some areas where landform would block views. The remaining areas of potential visibility were then checked in the field by visiting publicly accessible areas and photographs were taken to record views towards the site.

6.2. Methodology Guidance

- 6.2.1. This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and 'Landscape Character Assessment: Guidance for England and Scotland' (The Countryside Agency and Scottish Natural Heritage, 2002).

6.3. Desktop research

- 6.3.1. The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the applicant's development brief and reports by other consultants on the team.

6.4. Method statements

- 6.4.1. The ZTV was created in ArcMap by importing a georeferenced Ordnance Survey (OS) map base and bare-earth digital terrain model (DTM). The DTM shows only landform and does not account for structures or vegetation which rise above ground level and potentially screen views. Points were added to represent heights of proposed built form in a number of locations across the site. Running a viewshed analysis then showed areas from which a 1.65m height viewer could potentially see proposed built form with no structures or vegetation blocking views. Areas with potential views of the proposed development were visited (where publicly accessible) and photographs taken to record the nature of views. Any areas from which there was no visibility were ruled out of the fieldwork.
- 6.4.2. The photographic survey was undertaken in winter, meaning that deciduous vegetation was lacking leaf cover and provided minimum screening, demonstrating 'worst-case' visibility. Seasonal changes in screening resulting in leaf cover would therefore be favourable compared to the survey results. Where seasonal changes in screening are relevant this has been noted in the photograph descriptions.

6.5. Evaluation criteria

- 6.5.1. The evaluation criteria for both the landscape and visual effects are set out in Appendix 1 LVIA Methodology.

6.6. Limitations and assumptions

- 6.6.1. Limitations and assumptions of the study can be summarised as follows:
- Distances of viewpoints were approximated from the centre of the site;
 - Where no direct view of the site was available, direction may have been estimated.
 - Visibility from individual private buildings or land has not been checked as part of the LVIA fieldwork. Where important, views from private buildings have been estimated from within the site.
 - Ground heights were estimated from OS mapping where topographic information was not available.

7. LANDSCAPE BASELINE CONDITIONS

7.1. Description of existing site and setting

- 7.1.1. The proposed development site is a 2.56ha. parcel of agricultural land, divided by a row of mature Oak trees, including one protected tree (TPO).
- 7.1.2. The site (refer to Figure 5 Existing site) straddles two council areas; to the north, East Hants District Council within the area characterised locally as Havant Thicket and Southleigh Forest and to the south, Hampshire Borough Council characterised locally as Southleigh Forest.
- 7.1.3. To the north of the site, the boundary is formed by the fence line of privately operated The Oaks, Havant Crematorium which lies to the north east of the site. To the north and northwest, the site is bordered by ancient woodland known as Barton's Copse. To the northeast, the designed mounded landscape and car parking of the crematorium provide an interface between the site and the Crematorium's main buildings with several new trees (*Castanea sativa*) along the fence line.
- 7.1.4. To the west of the site, the boundary is formed by a section of fence line defined by hedgerow vegetation including a group TPO (off site) bordering ancient woodland to the northwest and scrub woodland to the southwest with a ditch running alongside the extent of the hedgerow within the site. The scrub woodland interfaces between the site and a new housing site at Harrison Way to the west.
- 7.1.5. The boundary to the east of the site is defined by fence line between the Crematorium access road and the site, planted with several trees (*Castanea sativa*) and grass ditch drainage within the Crematorium grounds.
- 7.1.6. The boundary along the south fence line of the site and Bartons Road is defined by a grass verge and gappy, poorly managed mixed vegetation hedgerow on a small bank with occasional tree (Ash) and groups of trees (incl. Sycamore, Hawthorn, Ash, Oak, Holly).
- 7.1.7. Several residential properties with large gardens lie to the south of Bartons Road including Grade 2 listed East Leigh House. Timber fencing, trees and tall, dense vegetation limit intervisibility at ground level.
- 7.1.8. The proposed main access point to the site is off the access road to The Oaks Crematorium and a further access from Barton's Road, opposite East Leigh House.
- 7.1.9. **Individual elements and features of the existing site and setting**
- The landscape baseline has been established by describing the following site features and elements and how they contribute to the character of the site and setting (refer to Figure 5 Existing site and Figure 6 Topography)
- 7.1.10. **Topography**
- The site slopes gently from the northeast corner of the site to the south and east (Refer to Figure 2). At a wider scale, the landform slopes gently southwards towards the sea.
- 7.1.11. **Soils**
- The Agricultural Land Classification Map London and South-East Region (ALC007), as produced by Natural England published in 2010, shows the site as lying within 'other land primarily in non-agricultural use'.
- DEFRA's MAGIC website (which is undated but assumed to be up to date) shows the site as 'South Coast Plain built up area'.
- However, in practice the soil profile is of a slowly permeable seasonally wet, slightly acid but base-rich loamy and clayey soil which has been used for arable cereal typically grown on MAFF grade 3. It is not suitable for the higher value root or vegetable crops normally grown on MAFF Grade 1 and 2 soils.
- 7.1.12. **Vegetation and ecology**
- Most of the site is agricultural farmland with a line of mature Oak trees (with one TPO'd) to the west of centre of the site which were possibly historical hedgerow. There are tree belts

to the western boundary with a further TPO clump and ancient woodland to the north and northwest boundary. Separate arboricultural and ecology surveys accompany this application.

7.1.13. Access and circulation

Currently, a field gate for vehicular access is located on the Crematorium access road in the south-eastern corner of the site from Barton's Road.

7.1.14. Historic landscape character (of the site and surroundings)

Although currently open agricultural fields, OS County Series Maps (Sussex) of the late 1800s show the area to have been more trees to the west of centre and a further line of trees possibly from further historical hedgerow to the east of centre of the site, suggesting more intimate parcelled farming strips bordered possibly by hedgerow.

East Leigh House, Bartons Road, Havant PO9 5NA (to the southeast of the proposed development site) is a Grade II Listed property dating back to the 1820s (listed by English Heritage in 1952). The property is separated from the proposed development site by Barton's Road and relatively dense and tall planting (under-storey) and a taller tree canopy cover that follows the low-level, fence boundary line. The eastern boundary is defined by the adjacent property, Helmsley House.

A Historic Environment Desk-Based Assessment has been carried out by Wessex Archaeology. This report confirms that the significance of the listed East Leigh House is enhanced by its setting both within its garden and, less importantly, the wider agricultural landscape, which offers opportunities for understanding and appreciating its past function, and its position in the organisation of the landscape during the 19th century. The report recommends the retention of existing boundary.

7.2. Landscape character of the site and its setting

- The site lies within the wider LCA 21 Southleigh Forest and LCA10a Havant Thicket and Southleigh Forest as described above in section 4.3. To give a more detailed understanding of landscape character of the site and its immediate setting, the area has been divided into 5 local landscape character areas (LLCAs). These areas have been established by considering individual components (such as land-use, geology / soils, topography / hydrology, vegetation, access / circulation, heritage, building / boundary materials, perception / experience and aesthetic aspects). These have the potential to be impacted on by the proposed development and form the landscape character receptors against which the proposals are assessed
- Arable Land (LLCA A)
- Ancient Woodland (LLCA B)
- Crematorium (LLCA C)
- New Residential Housing (LLCA D)
- Rural Development (LLCA E)

7.2.1. These LLCA's either share a boundary with the development area, or a vehicular connection with it.

7.2.2. The Baseline Conditions of these LLCA's are the key characteristics identified at the time our field survey work was undertaken. Refer to Figure 7 for the extent of these and descriptions of their key characteristics.

7.2.3. **Landscape Character Area 21** Southleigh Forest (HBTLSA)

- 7.2.4. The site shares some characteristics of this LCA including elevated views from the northeast of the site, possible erosion of field pattern through loss of hedgerow suggested by the line of Oak trees. The extent to which the proposed development affects the wider LCA will be assessed below.

8. APPRAISAL OF LANDSCAPE EFFECTS

- 8.1.1.1. Using evaluation criteria (Appendix 1) for selection, all LLCAs likely to be affected by the proposed development are assessed below as landscape receptors. These are LLCAs A-E and the overarching character defined by Havant Borough Council's Townscape, Landscape and Seascape Character Assessment (February 2007)

- 8.1.2. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (Appendix 1).

8.2. LLCA A: Arable Land

Sensitivity

- 8.2.1. Value: The value of the 'Arable Land LLCA' is understood through several factors:

- The LLCA A has value as open countryside separating Havant from Westbourne. However, this gap will change due to allocation of this land and land south of Bartons Road.
- The LLCA contains a number of mature Oaks, one of which is under TPO control.
- The southern part of the LLCA forms the setting of a listed building although intervisibility is limited and a busy road transects between.
- The LLCA is currently representative of the wider LCA and it has long views towards the coast from the northeast quadrant.
- This land forms a buffer to adjacent Ancient Woodland
- The LLCA is classified as Grade 3 good to moderate agricultural land but may be prone to waterlogging.
- The western part of the LLCA is influenced by the Urban Edge, including a housing development at Barton's Rise, adjacent to the site.
- The LLCA provides a pleasant and peaceful setting for the adjacent crematorium but this is limited by sound from traffic on Bartons Road.

On balance, the 'Arable Land LLCA' is considered to be of **moderate** value with perceived generally positive character.

- 8.2.2. Susceptibility to change: Some aspects integral to the character of LLCA A would be lost or eroded, chiefly the openness and arable land use, although the semi-rural natural nature of the area and its low level of tranquillity and remoteness make it less susceptible to the change to residential.

Accordingly, the 'Arable Land LLCA' is considered to have **moderate** susceptibility to change.

- 8.2.3. On balance, the two elements would equate to LLCA A 'Arable Land' being of **Medium Sensitivity**

- 8.2.4. Magnitude of landscape effect:

- The proposed development constitutes a permanent loss of part of this LLCA which is inevitable due to the site's allocation for housing. The proposal to set back from the road with new planting to the south edge, will mean that some sense of rural character will be retained.

- High quality design built-form will be introduced, set in a high quality, sustainable urban landscape context surrounded by native landscape screening, increase tree planting in hedgerows creating improved habitat and biodiversity and a strongly vegetated urban edge. Provision of a community orchard would also enhance green infrastructure.
- The TPO Oak and other mature Oaks will be retained, protected and managed appropriately to ensure longevity.
- The geographical area affected is limited to an area of land which would not further adversely affect the overall composition of the defined Local Gap greatly, given the proposed allocation of housing south of Barton's road and associated loss of arable land therein.
- The characteristic elevated view could be retained.

On balance, the magnitude of the landscape effect is assessed as being HIGH ADVERSE

The MEDIUM sensitivity of the landscape receptor combined with the HIGH ADVERSE magnitude to change result in a **MAJOR/ MODERATE ADVERSE landscape effect on LLCA A.**

8.3. LLCA B: Ancient Woodland

Sensitivity

8.3.1. Value: The value of the 'Ancient Woodland LLCA' is understood through several factors:

- Ancient Woodland is protected under the National Planning Policy Framework
- NCA 128 describes it as a legacy of the Forest of Bere Royal hunting Forest
- Less populated countryside off site to the east and sense of enclosure of Ancient woodland off site to the north are tranquil compared to the western boundary.
- It is accessible to mourners providing some areas of tranquillity and peace, although this tranquillity is limited by its accessibility to the wider public.
- The LLCA Ancient Woodland provides a rich biodiversity.
- Mainly of broadleaf trees, the LLCA provides a sense of time depth and enclosure contrasting with adjacent arable land and nearby urban edge.
- Repetition of woodland and pasture helps integrate disparate elements.
- The LLCA is typical of the wider LCA

On balance, the 'Ancient Woodland LLCA' is considered to be of **high** value with perceived positive character and quality.

8.3.2. Susceptibility to change: This LLCA is undeveloped but is already affected by nearby settlement and therefore more susceptible to change.

Accordingly, the 'Ancient Woodland LLCA' is considered to have **moderate** susceptibility to change.

8.3.3. On balance, the two elements would equate to LLCA A 'Ancient Woodland' being of **High Sensitivity**

8.3.4. Magnitude of landscape effect:

- The Ancient woodland LLCA is a smaller pocket of ancient woodland already bisected to the east by The Oaks crematorium with associated chimney and gardens with associated pollution and ornamental plantings and paraphernalia.
- The woodland would have no direct physical loss or alteration of its landscape but

may be subject to a minor alteration to perceived landscape character as the relationship between woodland and arable field is lost. Intensification of activity on adjacent land would affect tranquillity for users of the crematorium who have access to footpath in the woodland. The addition of a vegetative buffer would minimise this.

- Only a small geographical area is affected.
- Any perceived loss may be reversible with appropriate buffer and increased woodland protection and management.

On balance, the magnitude of the landscape effect is assessed as being **LOW ADVERSE**

The **MEDIUM** sensitivity of the landscape receptor combined with the **LOW ADVERSE** magnitude change result in a **MODERATE ADVERSE landscape effect on LLCA B.**

8.4. LLCA C: Crematorium

Sensitivity

8.4.1. Value: The value of the 'Crematorium LLCA' is understood through several factors:

- The Crematorium LLCA is within a natural setting of ancient semi-natural woodland and wildflower meadows designated as a Site for Nature Conservation (SINC) with enriched landscape habitat, rare heathland species and pond designed sympathetically to the wider LCA.
- The LLCA C provides mourners with areas of natural green space, memorial gardens and landscaped mounds giving a sense of tranquillity, seclusion and peace.

On balance, the 'Crematorium LLCA' is considered to be of **high** value with perceived positive character and quality.

8.4.2. Susceptibility to change: The tranquillity and sense of seclusion and rural/naturalistic setting could be threatened by intensification of use on neighbouring land.

Accordingly, the 'Crematorium LLCA C' is considered to have **high** susceptibility to change.

8.4.3. On balance, the two elements would equate to LLCA C 'Crematorium being of **High Sensitivity**

8.4.4. Magnitude of landscape effect

- The Crematorium LLCA C has a wildflower SINC which gives the LLCA a natural character although this is mostly at the rear of the building which would unlikely be affected by the proposed development
- The designed mounded landscape would not be directly impacted by new development but there will be some loss to the rural, naturalistic setting which would be limited to the southern edge of the crematorium. Over time the new planting to the site's northern boundary would enclose the area with native woodland, restoring the rural and naturalistic character.
- Setting back the built form from the crematorium boundary and the allotments will provide significant buffer between the two areas. The quiet nature of allotments will minimise impacts on tranquillity and new planting and bunding along the road and north east corner of the site will minimise overlooking and protect the sense of seclusion.
- There are three young trees (*Castanea*) which would need to be removed along the Crematorium access road to enable entry to the site which might impact on views along the access road and a change in character. However, these trees are small and could be replaced at an appropriate location to minimise any change.

On balance, the magnitude of the landscape effect is assessed as being LOW ADVERSE

The HIGH sensitivity of the landscape receptor combined with the LOW ADVERSE magnitude change result in a **MODERATE ADVERSE landscape effect on LLCA C.**

8.5. LLCA D: New Residential Housing

Sensitivity

8.5.1. Value: The value of the 'New Residential Housing LLCA D' is understood through several factors:

- There are no designations or TPOs within the New Residential Housing LLCA D' but there is a group of trees containing TPO'd Ash trees in the woodland belt between the LLCA D and the proposed site.
- The 'New Residential Housing LLCA D' is well integrated on the edge of the settlement and borders the proposed site along the eastern edge. This area is a modest modern housing development with a suburban feel – the row of houses fronting the road are of a pleasant design.
- There is limited tree cover within the estate visible from the road and little screen planting on the boundary with the road. Existing woodland screens the 'New Residential Housing LLCA D' from the proposed development to the west.
- The scenic quality of the 'New Residential Housing LLCA D' is not likely considered to be important. Whilst some elements such as the grass verges and new trees are positive, neither is of exceptional quality.
- The surrounding undulating arable and ancient blocks and hedgerows contribute to its semi-rural setting.

On balance, the 'New Residential Housing LLCA D' is considered to be of Low value.

8.5.2. Susceptibility to change: It is thought that the "New Residential Housing LLCA D' may be able to accommodate the proposed housing development (inclusive of areas of greenspace) without detrimental consequences to the landscape character.

The proposed development would be adjacent to the 'New Residential Housing' LLCA D' and would have increased traffic but residents may also benefit from the new greenspace and play area.

Accordingly, the 'New Residential Housing LLCA D' is considered to have low susceptibility to change.

On balance, the two elements would equate to 'New Residential Housing LLCA D' being of **Low Sensitivity**

8.5.3. Magnitude of landscape effect

- Whilst there would be a permanent loss of adjacent arable land, the 'New Residential Housing LLCA D' would have no direct physical loss or alteration of its landscape character. It may be subject to a minor alteration to perceived landscape character setting as the relationship between it and the arable field is lost, although visual connection is very limited due to tree belt.
- Increase in noise/traffic and loss of upper floor views may result in the loss of tranquillity.
- Any perceived loss may be mitigated to some extent by a new physical connection for the local community to a high-quality landscape, creating improved habitat and biodiversity and potential access to an area of play and allotments.
- Only a small geographical area would be affected along the eastern edge.

On balance, the magnitude of the landscape effect is assessed as being **LOW ADVERSE**

The **LOW** sensitivity of the landscape receptor combined with the **LOW ADVERSE** magnitude change result in a **MINOR ADVERSE** landscape effect on **LLCA D**.

8.6. LLCA E: Rural Development

Sensitivity

8.6.1. Value: The value of the 'Rural Development LLCA E' is understood through several factors:

- The area is generally positive in character, containing valued buildings in wooded or parkland settings.
- There is a Grade 2 Listed building East Leigh House with potential long views across the proposed development from upper floors. The gardens of East Leigh House and Helmsley House are included on the Hampshire Register of Historic Parks and Gardens.
- The surrounding undulating arable and ancient blocks and hedgerows contribute to its semi-rural setting.

On balance, the 'Rural Development LLCA D' is considered to be of **Medium** value.

Susceptibility to change: The tranquillity of semi-rural character would be threatened by intensification of use on adjacent land.

Accordingly, the 'Rural Development LLCA E' is considered to have **moderate** susceptibility to change.

On balance, the two elements would equate to 'Rural Development LLCA E' being of **Medium Sensitivity**

8.6.2. Magnitude of landscape effect

- The 'Rural Development LLCA E' would be subject to a minor alteration to perceived landscape character setting as the relationship between it and the arable field is lost.
- Increase in noise/traffic and loss of upper floor views may result in the loss of tranquillity.
- Any perceived loss may be mitigated to some extent by creating a high-quality landscape, creating improved habitat and biodiversity.
- Only a small geographical area is affected.

On balance, the magnitude of the landscape effect is assessed as being **MEDIUM ADVERSE**

The **MEDIUM** sensitivity of the landscape receptor combined with the **MEDIUM ADVERSE** magnitude change result in a **MODERATE ADVERSE landscape effect on LLCA E**

8.7. Wider LCA 21 Southleigh Forest (HBTL SCA) and LCA10a Havant Thicket and Southleigh Forest (EHDC)

6.1.1 *The sensitivity of this landscape receptor is assessed as being HIGH for the following reasons:* LCA 21 and adjacent LCA10a are valued for their SINC sites and listed buildings and the landscape strategy is to conserve and to enhance, indicating a generally positive character.

- 6.1.2 *The magnitude of the landscape effect is assessed as being LOW ADVERSE for the following reasons: The proposed development will not change any key characteristics of LCA 21 or LCA 10a and the majority will be unaffected.*
- 6.1.3 The HIGH sensitivity of this landscape receptor combined with the LOW ADVERSE magnitude of change result in a **MODERATE ADVERSE** landscape effect on LCA 21.

9. ADDITIONAL MITIGATION AND RESIDUAL LANDSCAPE EFFECTS

- 9.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2.
- 9.2. Additional mitigation measures will include the following:
- Soil stripping and storage will be carefully managed to enable reuse on the site where possible; topsoil and subsoil will be stored separately to avoid contamination; and soil storage bunds will be carefully shaped to ensure soils are free draining and not compacted.
 - Protection of existing trees and hedges in accordance with arboricultural advice and method statements including the use of 'no dig' construction techniques where tree root protection zones will be affected.
 - Method Statements of contractual operations to ensure best practice ensues across all elements of the development process.
 - The introduction of a comprehensive landscape management and maintenance plan to ensure the long-term sustainability of all areas of the proposed development.
 - Establishment of vegetation over time
- 9.3. The effect of additional mitigation measures on landscape receptors is assessed, and a summary of residual effects is given below:
- Major/Moderate adverse landscape effects are deemed to be significant effects and only the site itself ('LLCA Arable Land A') is affected to this degree.
 - As would be expected, the effect on, LLCA B Ancient Woodland, LLCA C Crematorium and LLCA E Rural Development would be the other receptors most affected. However, the positive benefits of creating a woodland setting and strong landscape edge to the proposed development would mean the overall effect on LLCA B, LLCA C and LLCA E results in moderate adverse. These are of local importance individually and therefore not significant but together, may become significant if not sufficiently mitigated.
 - The effect on LLCA D New Residential housing is considered as minor adverse and therefore not significant. It is of unlikely to be a consideration in the decision-making process.

10. VISUAL BASELINE CONDITION

- 10.1.1. Viewpoints represent as wide a range of situations as possible within the area of theoretical visibility as defined by the ZTV within the study area (see Figure 8) and include identified important views, sequential views along key routes, and views representative of a range of contexts and view receptors, at a range of distances.
- 10.1.2. Figure 9 and 10 indicate the location of photographic viewpoints 1-14 and 15-16 showing their approximate distance from the site. Figures 11-16 set out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint (e.g. within a conservation area or an industrial estate), type and relative numbers of visual receptors and the visibility of the existing site. This forms the visual

baseline. The potential visibility of the proposed development and any seasonal changes to that visibility are also described next to each photograph and this informs the assessment of effects in section 11 below. Where the proposed development is not likely to be visible, these viewpoints are not considered in the appraisal.

- 10.1.3. Close views are defined as those located between 0m and 1km, mid-range views between 1km and 3km. The visual study zone has been limited to 3 km, beyond which views are unlikely to be affected.
- 10.1.4. Views from private houses which cannot be checked as part of this LVIA have been estimated by assessing the visibility from within the site, and the baseline situation is described as follows. Three detached houses (including listed East Leigh House and Helmsley House) and Spire Hospital may have views across the site from upstairs windows. Several new homes in Bartons Rise may have views across the site from upstairs or gardens.

11. APPRAISAL OF VISUAL EFFECTS

- 11.1.1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1).
- 11.1.2. Views of a similar nature are grouped together and an overall assessment of effects is made on the group of views where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.

11.2. Visual effects southwest from PRoW

- 11.2.1. The site is not visible from the viewpoint 14 on the PRoW southwest of site due to landform, topography, intervening vegetation and built form.

11.3. Visual effects from over 1km

- 11.3.1. The site is not visible from viewpoints 15-16 due to landform, topography, intervening vegetation and built form.

11.4. Visual effects from the south and southeast within 1km (Viewpoints 10-13)

- 11.2. *The sensitivity of the visual receptor is assessed as being **Medium** for the following reasons:* Viewers are likely to include pedestrians, cyclists and motorists along Eastleigh Road and the residents/visitors of detached houses at Woodleigh Close. Views from the field gate at the junction with Woodleigh close are of a medium quality landscape in a rural setting.
- 11.3. *The magnitude of the visual effect is assessed as being **Low adverse** for the following reasons:* Partial long-distance views of the proposed development could be possible, potentially against the skyline and woodland adjacent to the site, although these would be well filtered by intervening vegetation. The carefully considered landscape contextual design combined with the high-quality design of the built form on the south boundary of the site may increase filtering and provide a small degree of mitigation over time. There is no footpath and glimpses from vehicles would be short-lived and fleeting.

- 6.1.4 The MEDIUM sensitivity of the visual receptors combined with the LOW ADVERSE magnitude of change result in a **MODERATE / MINOR ADVERSE visual effect on these viewpoints**, reduced to Nil 5-10 years of growth of the proposed boundary planting.

11.5. Visual effects looking east along Bartons Road within 1km (Viewpoints 8-9)

- 11.4. *The sensitivity of the visual receptor is assessed as being **Medium** for the following reasons:* Viewers are likely to include pedestrians, cyclists and motorists along Bartons Road and using the footpaths and the residents/visitors of/to detached properties on Bartons Road (including East Leigh and Helmsley Houses). Views are semi-rural and include some long views to the coast. Views from Bartons road across the arable site to ancient woodland are

of a medium-quality landscape.

- 11.5.1.1. *The magnitude of the visual effect is assessed as being **high adverse** for the following reasons:* Views across open field to the ancient woodland would be lost. The access roads into site and eastern part of the development would be visible when passing the crematorium access road along Bartons Road. New planting and landform along the southern and eastern edge of the proposed development would screen views from further east along Bartons road and partially from East Leigh House, Helmsley House and other detached residences. The carefully considered landscape contextual design combined with the high-quality design of the built form will provide a high degree of mitigation in relation to close up views from the south.
- 11.5.2. The MEDIUM sensitivity of the visual receptors combined with the HIGH ADVERSE magnitude of change result in a **MAJOR/MODERATE ADVERSE** visual effect on these viewpoints.

11.6. Visual effects looking west along Bartons Road within 1km (Viewpoints 5-7)

- 11.6.1.1. *The sensitivity of the visual receptor is assessed as being **Medium** for the following reasons:* Viewers are likely to include pedestrians, cyclists and motorists along Bartons Road and using the footpaths and the residents/visitors of/to detached properties on Bartons Road (including East Leigh and Helmsley Houses). Views from Bartons road across the arable site to ancient woodland are semi-rural in nature and of medium-quality landscape.
- 11.6.1.2. *The magnitude of the visual effect is assessed as being **high adverse** for the following reasons:* Views across open field to the ancient woodland would be lost. The access roads into site and houses along the southern edge of the site would be visible when passing along Bartons Road. New planting and landform along the western and southern edge of the proposed development would screen views from further west along Bartons road and partially from East Leigh House, Helmsley House and other detached residences. The carefully considered landscape contextual design combined with the high-quality design of the built form will provide a high degree of mitigation in relation to close up views from the south.
- 11.6.1.3. The MEDIUM sensitivity of the visual receptors combined with the HIGH ADVERSE magnitude of change result in a **MAJOR/MODERATE ADVERSE** visual effect on these viewpoints, with direct views along the crematorium access road unaffected by the growth of new planting over time.

11.7. Visual effects looking southwest from crematorium access road within 1km (Viewpoint 4)

- 11.7.1. *The sensitivity of the visual receptor is assessed as being **High** for the following reasons:* Viewers are likely to include mourners at the crematorium, whom would be sensitive to their surroundings, all users who may use the footpath within the crematorium site and visitors to the SINC. Views are within a medium quality landscape which is on a road and bordered by stock fencing.
- 11.7.2. *The magnitude of the visual effect is assessed as being **High adverse** for the following reasons:* The proposed development would be openly visible from close range from the crematorium access road, removing irreversibly existing views across open arable land and enclosing the road with new planting and bund forming. Walkers would have a prolonged exposure to the view of the development. The carefully considered landscape contextual design including 5m native buffer combined with the high-quality design of the built form will provide a high degree of mitigation in relation to views from the crematorium access road.

- 11.7.2. The HIGH sensitivity of the visual receptors combined with the HIGH ADVERSE magnitude of change result in a **MAJOR ADVERSE** visual effect on these viewpoints, unaffected with views becoming increasingly enclosed by the growth of new planting over time.

11.8. Visual effects looking south and southwest from crematorium within 1km (Viewpoint 1-3)

- 11.8.1. The sensitivity of the visual receptor is assessed as being **High** for the following reasons: Viewers are likely to include mourners at the crematorium, users on the footpath within the site and visitors to the SINC, whom are all likely to be sensitive to their surroundings and susceptible to changes. The crematorium is set within a pleasant landscape.
- 11.8.2. *The magnitude of the visual effect is assessed as being **Low adverse** for the following reasons:* The proposed development would be set back and downhill from the crematorium, becoming increasingly screened by new planting. It would be openly visible from close range from the crematorium car park and land south of the crematorium building, removing irreversibly, existing views across arable land. Mourners, walkers and visitors would have a prolonged exposure to the view of the development. Carefully considered landscape contextual design combined with the high-quality design of the built form will provide a high degree of mitigation in relation to views from the crematorium.
- 11.8.3. The HIGH sensitivity of the visual receptors combined with the LOW ADVERSE magnitude of change result in a **MODERATE ADVERSE** visual effect on these viewpoints, increasingly mitigated by the growth of new planting over time

11.9. Effect on views from private houses

- 11.9.1. It should be noted that homeowners do not have a legal right to the views they enjoy, and accordingly this is not a material planning consideration. However, in accordance with industry guidance (the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition), an estimation of the visual impact experienced from private dwellings is a legitimate consideration in terms of the appraisal of visual effects, for the sake of completeness, and by way of providing context to any representations made by those homeowners to the planning authority
- 11.9.2. Indirect / oblique views from listed properties on Bartons Road (N.B. Many of these views are likely to be minimal, because of substantial intervening vegetation):
- East Leigh House
 - Helmsley House
- 11.9.3. Views from these properties are likely to experience visual baseline conditions similar to those recorded within public realm viewpoints (as described alongside the assessment of effects at Sections 11.4 to 11.5 above). However, elevated positions from 1st floor windows are likely to see further into the site and over low intervening vegetation and see more of the ground plane.

12. MITIGATION MEASURES

- 12.1.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2, however the passage of time will increase the screening provided by new vegetation.
- 12.2. Additional mitigation measures will include the following:
- Establishment of vegetation over time based on protection of existing and new vegetation and good management practice over a 5-10-year period.

13. SUMMARY OF VISUAL EFFECTS

- 13.1. Views of the proposed development are limited to close-range views in the immediate site area. Views affected from the south and from east and west along Bartons road (moderate adverse) would be screened once vegetation has grown. Views from the adjacent Bartons Road and the Crematorium access road would inevitably be affected the most (major or major / moderate) but would be mitigated by high-quality landscape contextual design.

14. CONCLUSIONS

- 14.1. If designed and implemented to the highest design standards suggested in terms of contextualised housing stock, green infrastructure and more general landscape design, the effects of the loss of this relatively small section of agricultural farmland will be relatively limited in all aspects, confined largely to the site itself and views from roads immediately adjacent.
- 14.2. This would be an inevitable consequence of the site's allocation for housing development.

15. REFERENCES

- National Planning Policy Framework (2012)
- Havant Borough Core Strategy March (2011)
- Draft Havant Borough Local Plan 2036
- Landscape assessment study of landscape sensitivity and capacity and the value of the undeveloped open land in Havant: Kirkham Landscape Planning Ltd (May 2015)
- East Hampshire District Local Plan: Joint Core Strategy (2014)
- East Hampshire District Landscape Character Assessment (July 2006)
- Havant Borough Council's Townscape, Landscape and Seascape Character Assessment (February 2007)
- PUSH (Partnership for Urban South Hampshire) Quality Places Design Charter
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- The Countryside Agency and Scottish Natural Heritage: 'Landscape Character Assessment: Guidance for England and Scotland' (2002)
- Natural England: 'Agricultural Land Classification mapping' (2010)
- MAGIC website

APPENDIX 1: LVIA METHODOLOGY

1. EVALUATION CRITERIA FOR LANDSCAPE EFFECTS ASSESSMENT

1.1. Reporting on the landscape baseline

The landscape baseline report should:

- Map, describe and illustrate the character of the landscape by appropriate means;
- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;
- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

1.2. Landscape receptors

The landscape receptors need to be identified; these are components of the landscape such as individual elements or features or landscape character areas that are likely to be affected by the scheme. These character areas are as determined by field work (Local Landscape Character Areas; LLCA) or identified in published Landscape Character Assessments at District level or higher as relevant).

Criteria has been set for the selection of LLCAs within likely envelope of influence. The process of identification starts with a study of baseline mapping, describing all within the possible area. For an area to be taken forwards as a receptor it must meet one or more of the following criteria:

- Shared boundary with the site;
- Physical connection/s with the site (PROWs, roads, vegetation belts);
- Views of or across the site (particularly where a view of the site is a key characteristic of the LLCA);
- Perceptual connections with the site (e.g. sounds, smells).

Note: If intervisibility is the only criteria this is considered within the visual assessment through assessment of the effect on representative views.

1.3. Effect on landscape receptor

The likely landscape effect is described and for each effect the significance of the landscape effect can be assessed by combining the level of sensitivity of the landscape receptor with the magnitude of the landscape effect.

1.4. Sensitivity of landscape receptor

The sensitivity of the landscape or feature of the landscape as a receptor needs to be established. This is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

1.4.1. Determining value of landscape receptor

Value can be understood through relevant landscape designations, the use of available landscape character assessments (as a starting point) and information on status of features (such as conservation areas and tree preservation orders). The basis for judgements should be linked back to evidence from the baseline study.

A range of other factors can also help in the identification of value:

- Landscape quality (condition) of physical state: includes extent to which typical character is represented, intactness and condition of individual elements
- Scenic quality: level of appeal primarily to the senses (not wholly visual)
- Rarity: presence of individual elements or features, or rare Landscape Character Type
- Representativeness: where a particular character, or element / feature is considered particularly important example
- Conservation interests: where features of interest add value to landscapes such as wildlife, archaeological, or historical / cultural interest. These can have value in their own right.
- Society: the relative value attached to the landscape by society, either formally or informally.
- Perception: recognition of perceptual aspects such as scenic beauty or tranquillity
- Associations: connections to art, literature or events that contribute to perception of value and material available on local or community interests.

Judgements on value should be determined on a scale of high, medium or low:

HIGH ↑ ↓ LOW	High value, with acknowledged or perceived positive character and quality. Moderate value, with acknowledged or perceived positive character and quality that may have been reduced through alteration or degradation of character or features. Low value, without acknowledged or perceived positive character and quality.
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1.4.2. Determining the landscape receptor's susceptibility to type of change

Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or the achievement of landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on susceptibility to change should be determined on a scale of high, medium or low:

HIGH susceptibility to change ↑ ↓ LOW susceptibility to change	Not able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Moderately susceptible to change; may be able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Low susceptibility to change; able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
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1.4.3. Level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

1.5. Magnitude of landscape effect

The magnitude of the landscape effect of the proposals needs to be established and is dependent on:

- **Size or scale:** this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- **Extent:** consideration of the geographical area over which landscape effects are felt
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the landscape effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	• Major loss of or alteration to an existing landscape element that may be key to landscape character. • Major loss of or alteration to perceived landscape character as a whole. • Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Extensive geographical area affected. • Long-term / irreversible effect.
	Medium	• Moderate loss of or alteration to an existing landscape element that may be key to landscape character. • Moderate loss of or alteration to perceived landscape character as a whole. • Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Medium sized geographical area affected. • Medium-term and effect that may be partially reversible.
	Low	• Minor loss of or alteration to an existing landscape element that may be key to landscape character. • Minor loss of or alteration to perceived landscape character as a whole. • Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Small sized geographical area affected. • Short-term and effect that may be reversible.
Neutral	Nil	• No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape. • Adverse effects balanced by beneficial effects.
Beneficial	Low	• Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	• Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	• Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.6. Landscape effects and significance

The landscape effect is a combination of the level of sensitivity of the landscape receptor and the magnitude of the landscape effect, which can be adverse, beneficial or neutral.

		Sensitivity of Landscape		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.7. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance therefore significant.
- *Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors* are defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

1.8. Mitigation and residual effects

Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. EVALUATION CRITERIA FOR VISUAL EFFECTS ASSESSMENT

2.1. Reporting on the visual baseline

The visual baseline report should:

- Identify the area in which the development may be visible;
- Identify the different groups of people who may experience views of the development;
- Identify representative viewpoints where views will be affected and the nature of those views, including where these are within the site area;
- Identify any recognized viewpoints (known viewpoints in the landscape);
- Identify any views characteristic of the landscape character area;
- Identify any illustrative viewpoints (that might identify a particular effect or issue).

2.2. Photographs

Photographs were taken using a Nikon D5300 digital SLR camera with an 18-55mm variable zoom lens, set at a focal length of 35mm, which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

2.3. Visual receptors

The visual receptors need to be identified; these are the people within the area who will be affected by the changes in views and visual amenity.

2.4. Effect on visual receptor

The likely visual effect is described and for each effect the significance of the visual effect can be assessed by combining the level of sensitivity of the visual receptor with the magnitude of the visual effect.

2.5. Sensitivity of the visual receptor

The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value of a particular view with those on susceptibility to type of change or type of development proposed.

2.5.1. Determining value of visual receptor

This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on value should be determined on a scale of high, medium or low:

HIGH ↑ ↓ LOW	High value within a high quality landscape, or a recognized viewpoint (at any level from local to national).
	Moderate value within a medium quality landscape.
	Low value within a low quality landscape.

2.5.2. Determining the visual receptor's susceptibility to type of change

Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they

experience at particular locations.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

HIGH ↑ ↓ LOW	Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area. Visual receptors moderately susceptible to change in general due to a moderate level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of moderate susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened. Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings
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2.5.3. Level of sensitivity of the visual receptor

By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

2.6. Magnitude of visual effect

The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- **Size or scale:** this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- **Extent:** this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	- Major change in view composition resulting from a loss of or alteration to features. - Direct angle of viewing in relation to main activity of the receptor. - Close-range view. - Prolonged exposure to view. - Long-term and irreversible effect.
	Medium	- Moderate change in view composition resulting from a loss of or alteration to features. - Indirect angle of viewing in relation to main activity of the receptor. - Mid-range view. - Moderate exposure to view. - Medium-term and irreversible effect.
	Low	- Minor change in view composition resulting from a loss of or alteration to features. - Peripheral view in relation to main activity of the receptor. - Distant view. - Brief exposure to view. - Short-term and irreversible effect.
Neutral	Nil	No perceptible change to the composition of the view.
Beneficial	Low	Minor beneficial change to the composition of the view.
	Medium	Moderate beneficial change to the composition of the view.
	High	Major beneficial change to the composition of the view.

2.7. Significance of visual effect

The significance of the visual effect is a combination of the level of sensitivity of the visual receptor and the magnitude of the visual effect, which can be adverse, beneficial or neutral.

		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.8. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major changes on a extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance and therefore significant.
- *Moderate changes introducing effects into the view of moderately sensitivity receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor changes introducing small effects into the view of low sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

2.9. Mitigation and residual effects

Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.

3. APPROPRIATENESS OF ZONE OF THEORETICAL VISIBILITY (ZTV) ANALYSES

It should be noted that the establishment of a ZTV is a potentially misleading exercise, showing an indiscriminate level of visibility using a 'bare earth' scenario, without consideration for vegetation and built form that may often prevent views, and takes no account of the extent of accessible viewpoints.

It is a desktop exercise, a tool to inform the scope of fieldwork that has then to be tested in the field to check the reality of the situation.

A LVIA should be proportional to the nature of the proposals to which it relates and there may be no need to carry out a ZTV exercise. This should be judged on a project by project basis, in consultation with the Local Planning Authority if necessary, when agreeing the scope of the study.

APPENDIX 1: FIGURES

Figure 1: Proposals plan

Figure 2: Site location

Figure 3: Designations

Figure 4: Opportunities and constraints

Figure 5: Existing site

Figure 6: Topography

Figure 7: Local landscape character areas (LLCAs)

Figure 8: Zone of theoretical visibility (ZTV)

Figure 9: Viewpoint Location Diagram (Close-up)

Figure 10 Viewpoint Location Diagram (distant)

Figure 11: Photographs 1-3

Figure 12: Photographs 4

Figure 13: Photographs 5-7

Figure 14: Photographs 8-9

Figure 15: Photographs 10-13

Figure 16: Photographs 14-16

Figure 1: Proposals plan



Figure 2: Site location

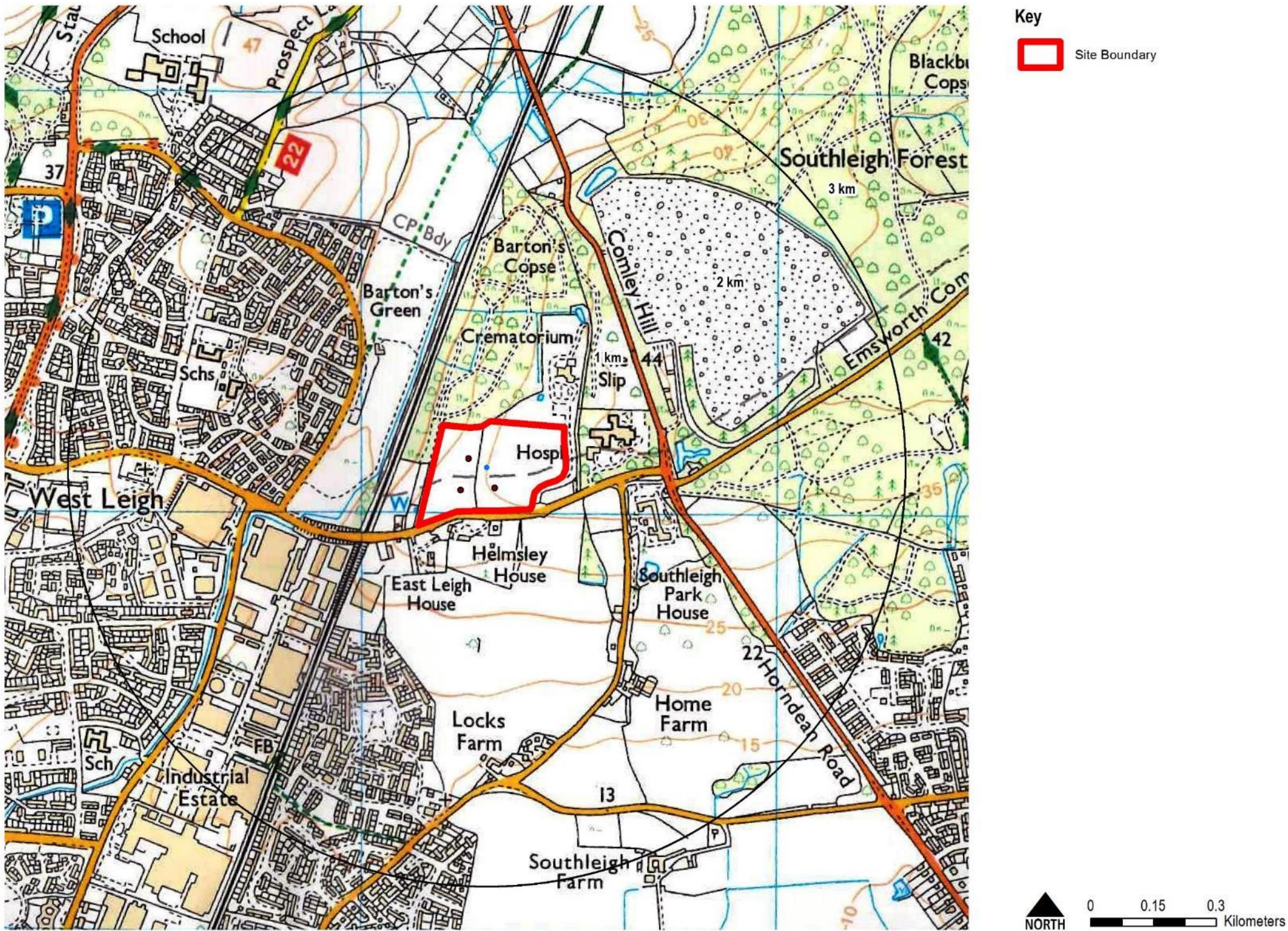


Figure 3: Designations

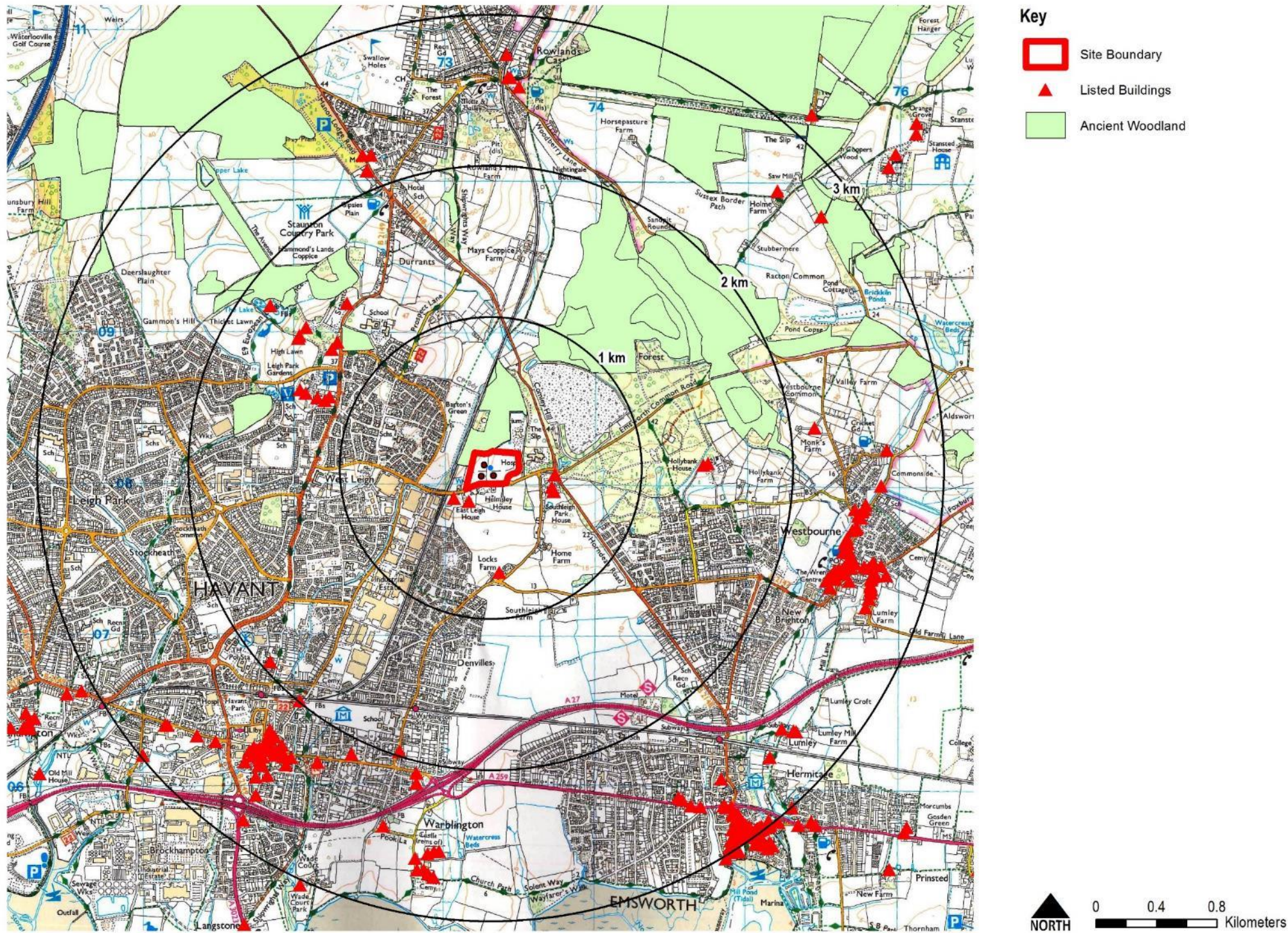


Figure 4: Opportunities and constraints

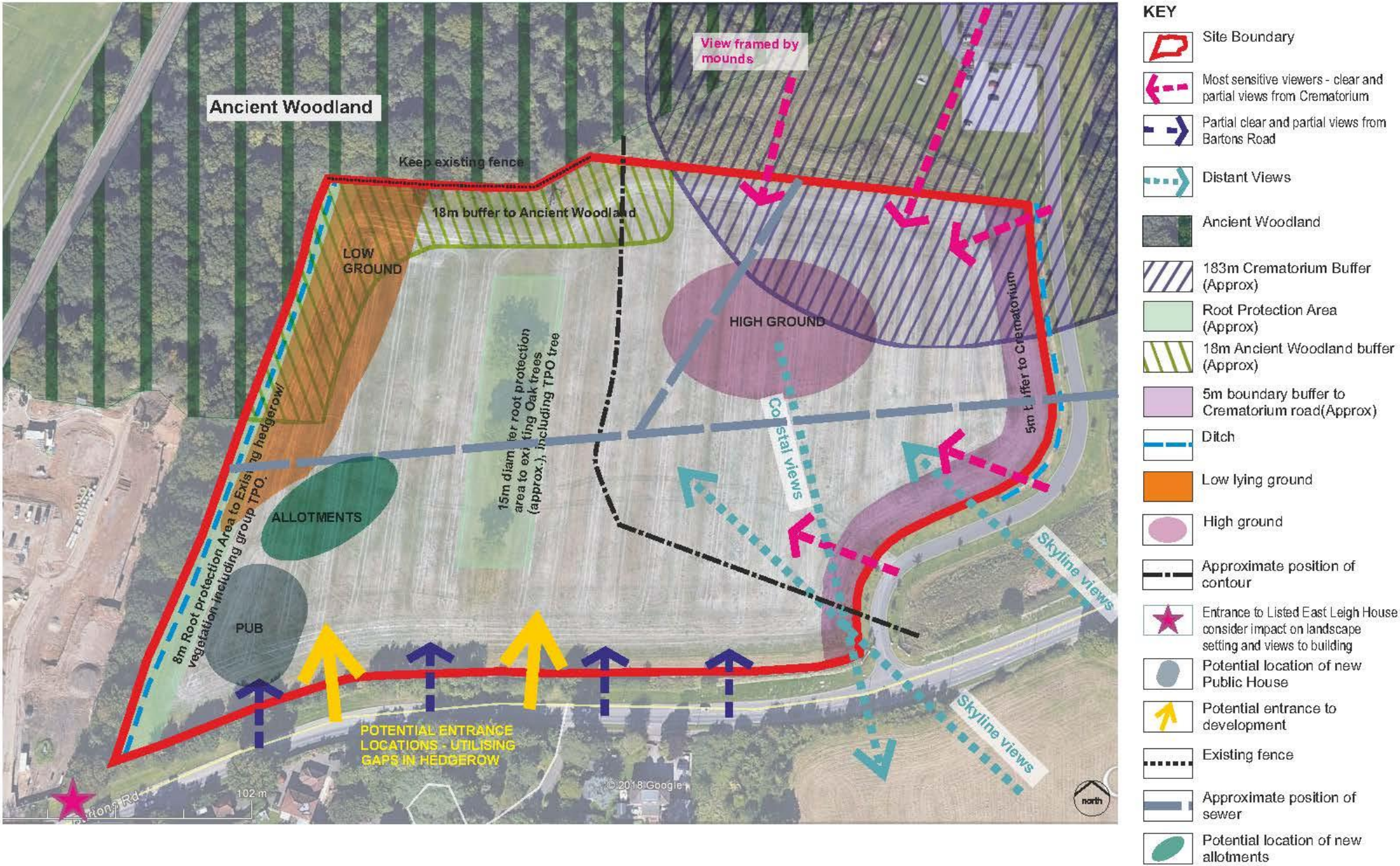


Figure 5: Existing site

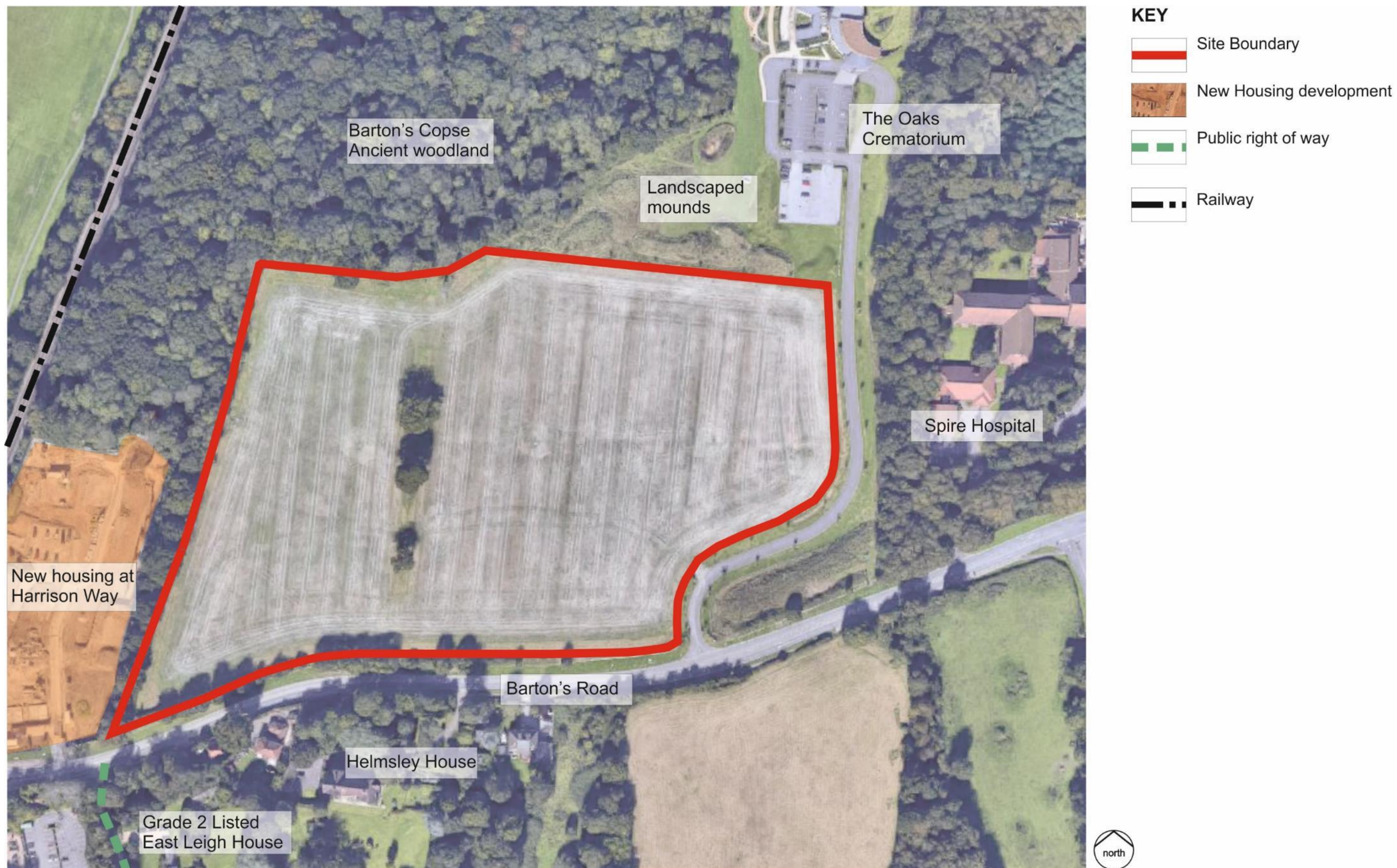


Figure 6: Topography

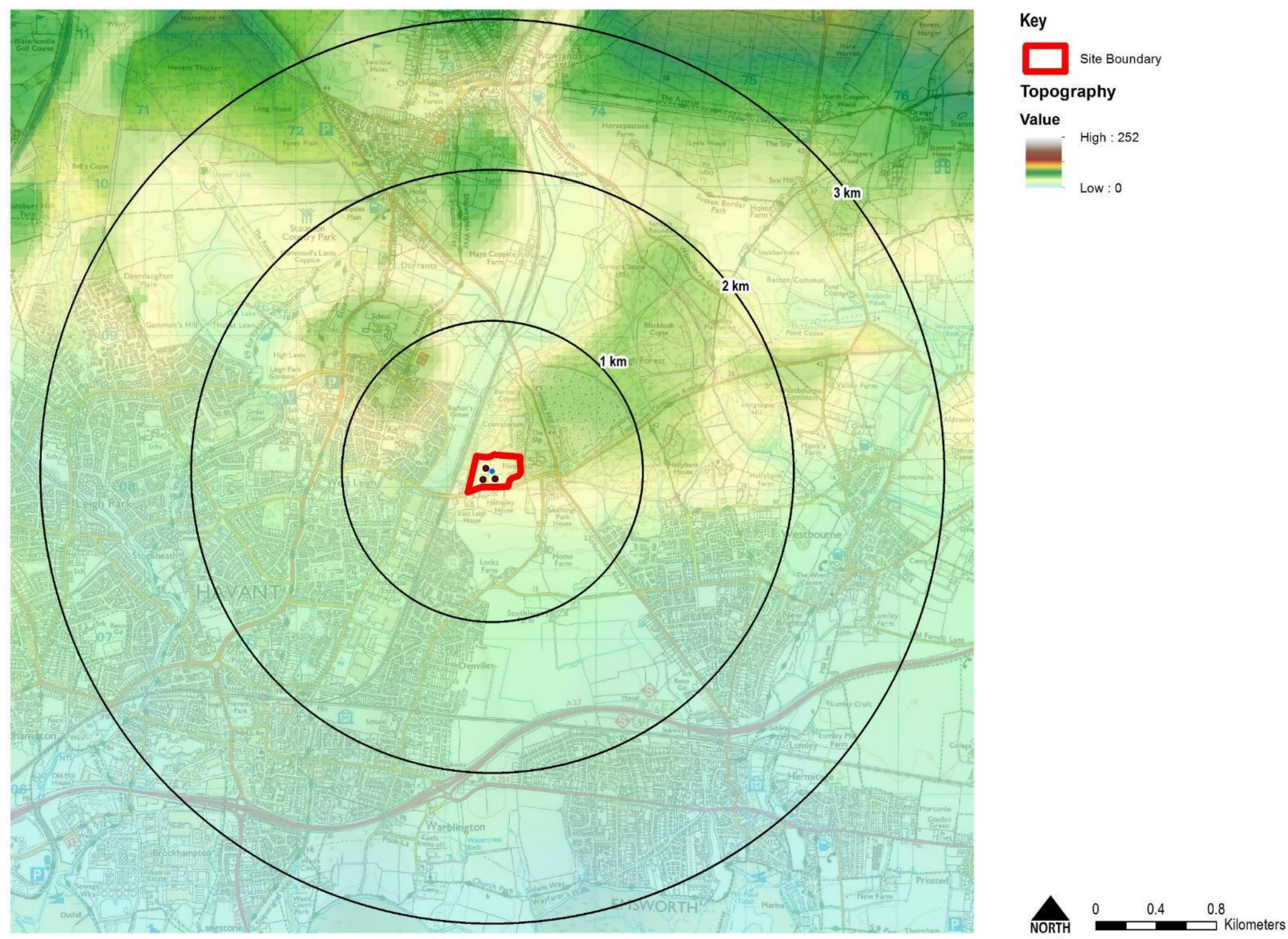


Figure 7: Local landscape character areas (LLCAs)



Figure 8: Zone of theoretical visibility (ZTV)

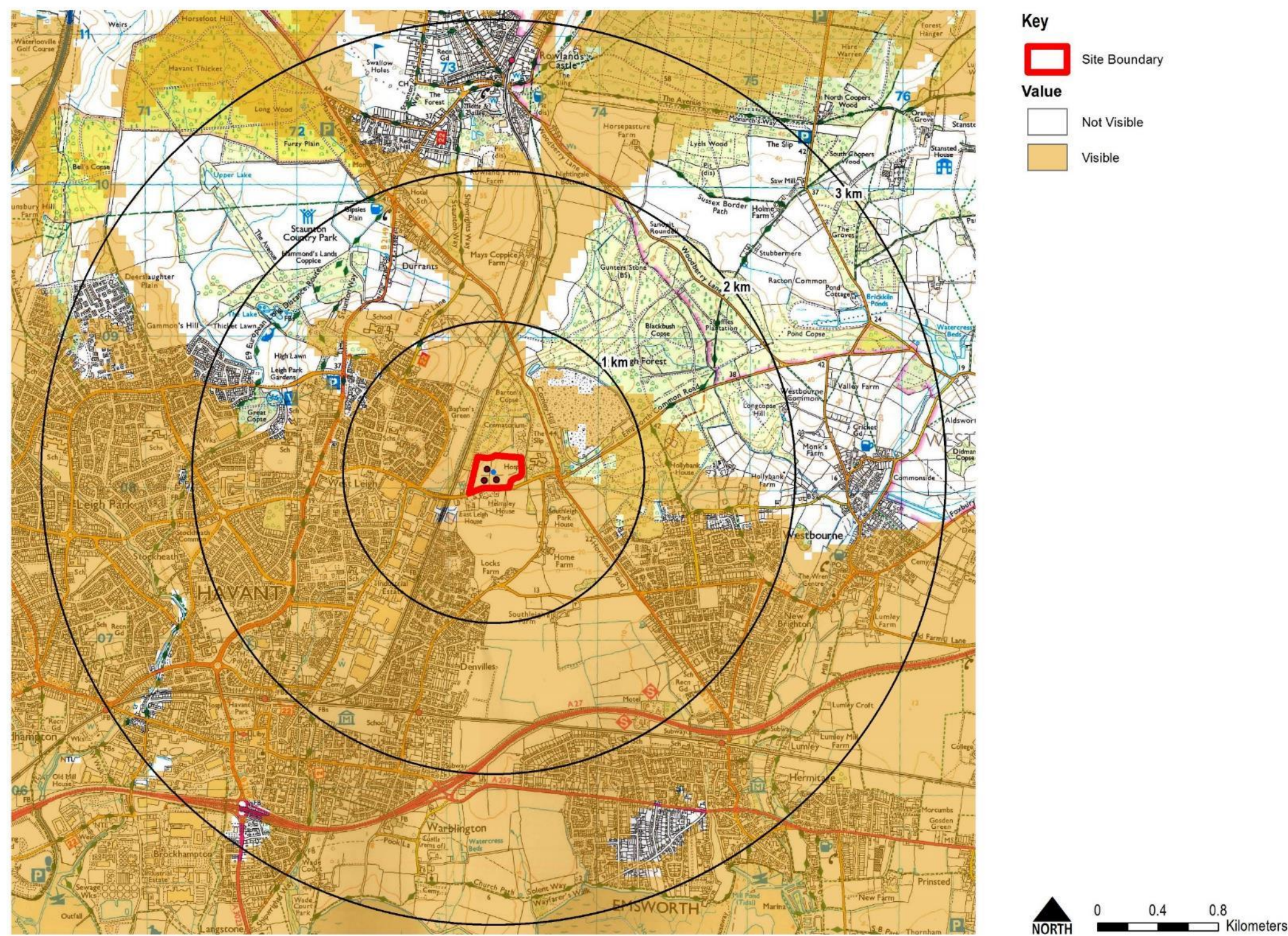


Figure 9: Viewpoint Location Diagram (Close-up)

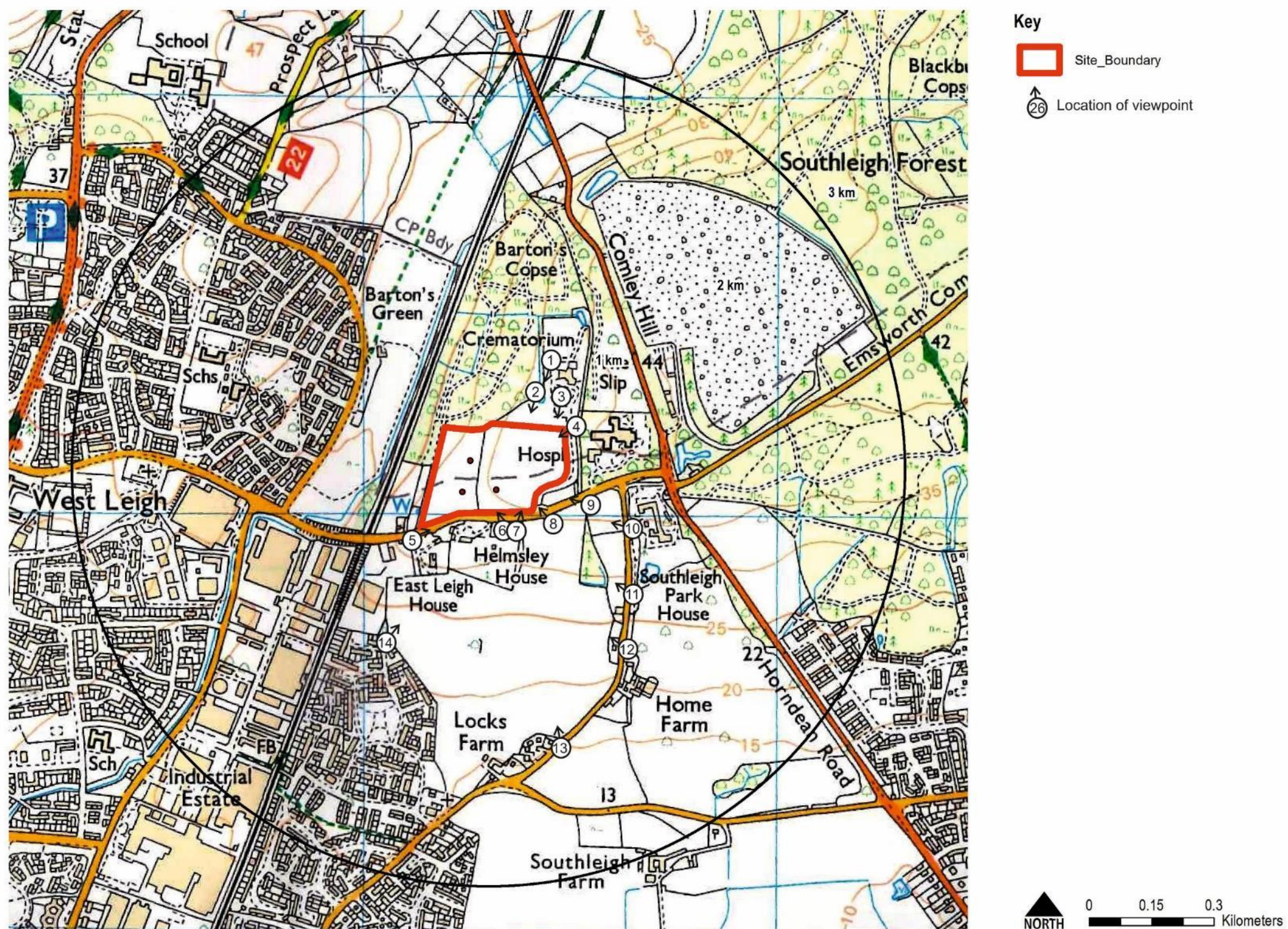


Figure 10 Viewpoint Location Diagram (distant)

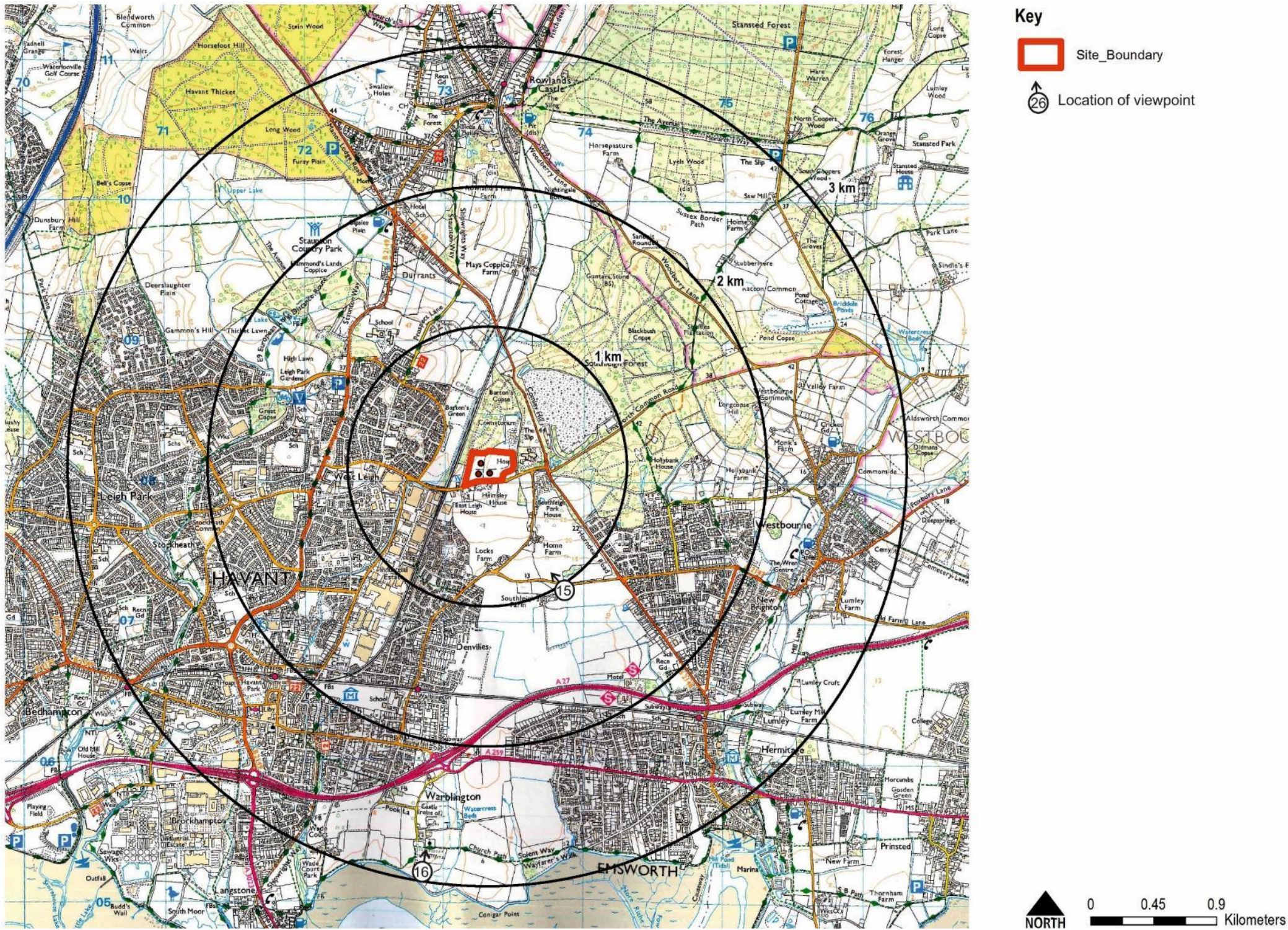
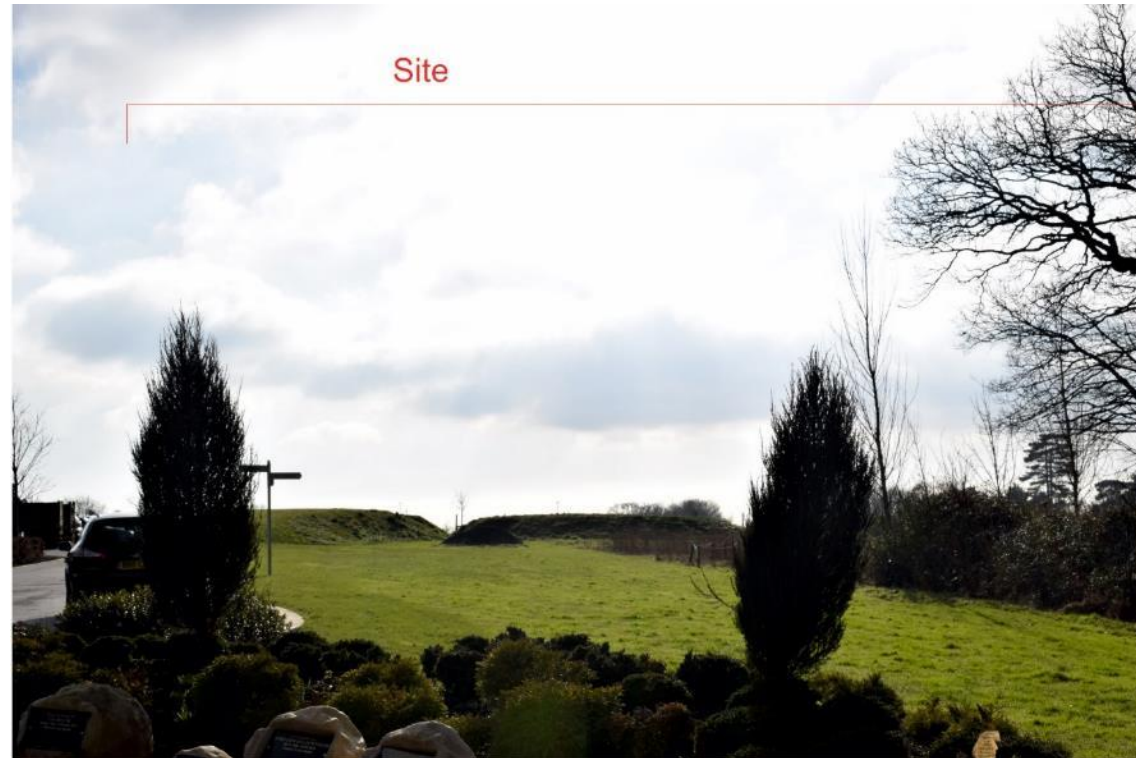
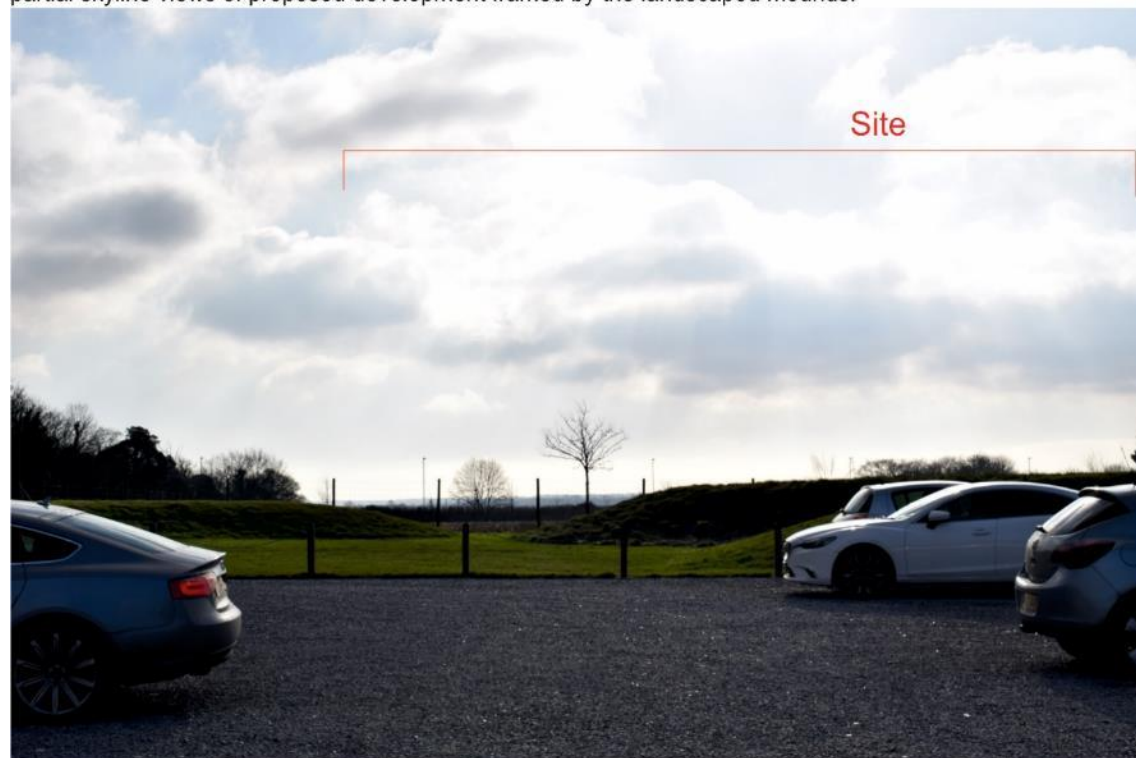


Figure 11: Photographs 1-3



Viewpoint 1: N/E Photo taken adjacent to the crematorium looking southwest towards the site. View to the site is obscured by the landscaped mounds and due to land dropping away. Little is visible, other than the tops of the trees that form the boundary of gardens to Helmsley House and East Leigh House. There are potential partial skyline views of proposed development framed by the landscaped mounds.



Viewpoint 2: N/E Photo taken north of the landscaped mounds within the crematorium grounds looking southwest towards the site. Clear and partial views into the site, skyline views and to Bartons Road, some views being framed by mounds.



Viewpoint 3: N/E Photo taken from the crematorium car park looking south southwest towards the site. View to the site is partially obscured by the landscaped mounds. There are views framed by the landscaped mounds to Bartons Road and distant skyline views towards Warblington and the sea.

Figure 12: Photographs 4



Viewpoint 4: N/E Panorama (comprising 2no. photos) taken from along the roadside within the crematorium site looking towards the southwest into the site. There are clear views across the site towards Bartons Road, the trees that form the boundary margins of the gardens to Helmsley House and East Leigh House and towards woodland beyond the west boundary of the site.

Figure 13: Photographs 5-7



Viewpoint 5: Panoramic view (comprising 2no. photos) taken from the south side of Bartons Road looking towards the east along Bartons Road and around to the northeast into the site and across to the crematorium building. The view into the site is partially screened by the winter roadside vegetation, and screening would increase in summer.



Viewpoint 6: S Photo taken from the south side of Bartons Road looking northwest into the site towards scrub and ancient woodland which lies adjacent to the northern part of site. There are partial views into the site which is partially screened by the boundary winter vegetation and banking, and screening would increase in summer.



Viewpoint 7: S Photo taken from the south side of Bartons Road looking northeast into the site towards the newly built crematorium. There is no boundary vegetation which allows clear views into the site and to the crematorium beyond, set against a wooded backdrop.

Figure 14: Photographs 8-9



Viewpoint 8: S/E Panorama (comprising 2no. photos) taken from the south side of Barton's Road east of the crematorium entrance looking west down Barton's Road and northwest across the site. The vegetation on the south side of Barton's Road forms the boundary of gardens to Helmsley House and East Leigh House. There are clear views into the site and towards scrub and ancient woodland which lies beyond the site's western and northern boundaries due to the lack of boundary vegetation at this point.



Viewpoint 9: S/E Photo taken from the south of Barton's Road opposite the Spire hospital entrance road looking west down Barton's Road and northwest towards the site. The site's ground plane is not visible due to the intervening trees and vegetation even in winter, though the tops of the mature oaks within the site are visible and proposed housing would also be visible.

Figure 15: Photographs 10-13



Viewpoint 10: Photo taken from the east side of Eastleigh Road near the entrance to Southleigh Park House looking northwest towards the site through gaps in the winter roadside vegetation. Nothing can be seen of the site in any tangible sense.



Viewpoint 11: SE Photo taken from the layby on the west side of Eastleigh Road 125m south of the entrance to Southleigh Park House looking northwest towards the site. Nothing is visible of the site as the view is obscured by the roadside hedge and vegetation even in winter.



Viewpoint 12: SE Photo taken from on the west side of Eastleigh Road by the entrance to Southleigh Cottage northwest towards the site 380m away. Nothing is visible of the site as the view is obscured by the roadside trees and boundary hedge even in winter.



Viewpoint 13: S Photo taken from the west side of Eastleigh Road at the field gate east of Woodleigh Close looking north towards Bartons Road and the site 550m away. Partial long views of the proposed development could be possible, potentially against the skyline as well as set against the adjacent woodland.

Figure 16: Photographs 14-16



Viewpoint 14: SW Photo taken from access path in field south of listed East Leigh House (partially seen through vegetation) looking northeast towards the site. Nothing can be seen of the site due to intervening trees and vegetation even in winter.



Viewpoint 15: SE Photo taken from the north side of Southleigh road opposite Douglas Cottages through gaps in the hedgerow looking northwest to towards the site 860m away. Nothing can be seen of the site due to intervening buildings, trees and vegetation even in winter.



Viewpoint 16: S Photo taken from edge of PRow in Warblington Cemetery looking northeast towards site 2.8km away. There is no view of the site as it is blocked due to intervening landfall for the A27, buildings in the foreground, trees and vegetation.