

LAND AT WESTWOOD CLOSE, EMSWORTH HAMPSHIRE

COMBINED LANDSCAPE VISUAL IMPACT ASSESSMENT AND
LANDSCAPE DESIGN STATEMENT
JUNE 2018

ISSUE SHEET

JOB NAME: LAND OFF
WESTWOOD CLOSE,
EMSWORTH

JOB NUMBER: D2577

CLIENT: HAMPSHIRE HOMES
GROUP

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY	APPROVED BY
DRAFT WIP	14.02.2018	BASELINE DOCUMENT ISSUED FOR INFORMATION	CAM / LS	LS	LS
REV 01	26.03.2018	DRAFT DOCUMENT ISSUED FOR CLIENT TEAM REVIEW	LS	LS	-
REV 02	09.07.2018	INTERNAL REVIEW	LS	LS	-
REV 03	12.07.2018	ISSUED FOR CLIENT TEAM REVIEW	LS	LS	PB/AS
REV 04	16.07.2018	MINOR AMENDMENTS TO ADDRESS CLIENT TEAM COMMENTS	LS	LS	LS

CONTENTS

1.0	Introduction	5	5.0	Landscape Constraints and Opportunities	45	9.0	Summary and Conclusions	66	
1.1	Introduction	5	6.0	Development Proposals	46	9.1	Summary of Baseline Conditions	66	
1.2	Desktop Research	5		6.1	Introduction	46	9.2	Description of Development	66
1.3	Field Work	5		6.2	Landscape Masterplan	46	9.3	Summary of Landscape Effects	66
1.4	Consultations	5		6.3	Building Heights	48	9.4	Summary of Visual Effects	66
2.0	Landscape Related Planning Policy	6		6.4	Soft Landscape Proposals	50	9.5	Compliance with Policy	66
2.1	Introduction	6	6.5	Tree palette	52	9.6	Conclusion	66	
2.2	National Planning Policy	6	6.6	Native Hedgerow Palette	53	APPENDIX 1 fabrik LVIA Methodology		68	
2.3	Local Planning Policy	8	6.7	Specimen Shrub Palette	54				
2.4	Other Guidance Documents	11	6.8	Ornamental Planting Palette	55				
3.0	Baseline Conditions	12	6.9	Grass Areas	59				
3.1	Topographic Context	12	6.10	Hard Landscape Materials	60				
3.2	Contextual Landscape Elements	14	6.11	Lighting Design Intent	60				
3.3	Public Rights of Way Context	16	6.12	Boundary Materials	61				
3.4	Landscape Character Context	18	7.0	Assessment of Landscape & Visual Effects	62				
3.5	Site Description	24	7.1	Landscape Effects	62				
3.6	Internal Visual Survey	26	7.2	Visual Effects	64				
4.0	Visual assessment	32	8.0	Compliance With Policy	65				
4.1	Introduction	32	8.1	Introduction	65				
4.2	Visual Assessment from Local Receptors	32	8.2	Policy Compliance	65				
4.3	Visual Assessment from Distant Receptors	40	8.3	Landscape Character	65				



FIGURE 1.1 – EXTRACT FROM ORDNANCE SURVEY PLAN SHOWING THE LOCATION OF THE APPLICATION SITE (FABRIK, 2017)

1.0

INTRODUCTION

1.1 INTRODUCTION

fabrik Chartered Landscape Architects have been appointed by Hampshire Homes to carry out a Landscape and Visual Impact Assessment (LVIA) of the land at Westwood Close, Emsworth (the Site) and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the proposed development.

This LVIA sets out landscape related policy and any supporting SPG’s/SPD’s and then goes on to describe the constituent baseline landscape elements (the existing topography, drainage, land cover, vegetation pattern, public rights of way, landscape features, detracting landscape elements, the history of the landscape and the way that landscape is experienced) which together inform landscape character, landscape condition and value. The LVIA then describes the baseline character and amenity of the identified visual receptors (considering the visual envelope, the different groups of people, places affected, the nature of the view and the visual amenity). The landscape constraints and opportunities are then set out to inform the proposed development. Any mitigation measures and assumptions which have informed the assessment of effects are set out after the description of the proposed development. The effects of the proposed development are then considered against each of the landscape and visual receptors relative to the particular stages of the project. The penultimate section of this LVIA sets out a statement on policy compliance.

The location of the Site is shown on the plan opposite. The red line area extends to 2.21ha.

The methodology for the LVIA is based on the ‘Guidelines for Landscape and Visual Impact Assessment’ (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routledge, 2013). A full methodology is set out at Appendix 1.

LEGEND

 Site Boundary

1.2 DESKTOP RESEARCH

The desktop survey carried out as part of the LVIA included the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and the emerging development proposals. The extent of the baseline and therefore the impact appraisal is broadly defined by the Zone of Theoretical Visual Influence (ZTVI) as determined by the initial desk study and verified in the field and therefore extends to 5km from the Site.

The desk top assessment also identifies any likely changes to the current baseline situation which are likely to be in place prior to the proposed development proceeding.

1.3 FIELD WORK

The field work was carried out on 19th October 2017 and recorded the existing landscape elements within the Site; the contextual landscape elements; and identified a series of key visual receptors. The visual assessment element includes a photographic survey of the Site taken from a series of representative key views, chosen to represent a range of locations including both public and private views, distances and directions around the Site. The weather conditions and camera lense were also recorded.

1.4 CONSULTATIONS

Our key representative views and methodology document was issued to Havant Borough Council’s Landscape Officer in November 2017.

The comments received have been incorporated into this document.

A series of pre-app meetings with Havant Borough Council have been held and the landscape comments addressed in the evolution of the scheme wherever possible.

LANDSCAPE RELATED PLANNING POLICY

2.1 INTRODUCTION

Whilst the Site lies wholly within Havant Borough Council, the administrative area of Chichester District Council is located to the east of the Site; the South Downs National Park is situated to the north; and East Hampshire District Council to the north / north-west. Relevant landscape policies from all the authorities are illustrated on Figure 2.1 opposite, and the key landscape related policies from Havant Borough Council are set out in section 2.3.

The Site is not subject to any national or local designations. The Chichester Harbour Area of Outstanding Natural Beauty is located to the south of the Site, beyond the A27 and A259. The Site lies outside of the Urban Area (Policy CS17). To the north of the Site, adjacent to Westbourne Road is Hampshire Farm Open Space - a Site allocated as a Local Green Space (Policy AL8).

Whilst the South Downs National Park (SDNP) area is shown on the plan opposite for context, as there is no intervisibility or physical connectivity with the SDNP, the policies of the emerging SDNP Local Plan have not been included in this assessment.

2.2 NATIONAL PLANNING POLICY

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (MARCH 2012)

This document seeks the presumption in favour of sustainable development. The following issues and policies are pertinent to the Site and this LVIA.

Section 7 sets out the requirements of good design. Paragraph 56 states that: *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.”*

Paragraph 57 goes on to state that: *“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces...”* Paragraph 58 looks to ensure that developments:

- *“will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments...*
- *are visually attractive as a result of good architecture and appropriate landscaping.”*

Furthermore, Paragraph 65 states that: *“Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal’s economic, social and environmental benefits).”*

Section 8 of the NPPF deals with ‘Promoting healthy communities’ and seeks to achieve:

- *“opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mix-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;*
- *Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.”*

Conserving and enhancing the natural environment is the topic of section 11. Paragraph 109 seeks to contribute to and enhance the natural and local environment by: *“protecting and enhancing valued landscapes, geological conservation interests and soils;”*

NATIONAL PLANNING PRACTICE GUIDANCE - NPPG (MARCH 14)

The NPPF is now supported by the on-line resource Planning Policy Guidance (PPG). There are a number of sections that relate to this LVIA and LDS as set out below.

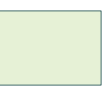
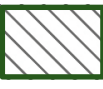
The PPG sets out guidance on Design at section ID 26 (updated on 6 March 2014) and the elements to be considered to achieve good design. Paragraph 001 under this section states that: *“The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.*

Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use - over the long as well as the short term.”

Paragraph 004 goes on to state that: *“Development proposals should reflect the requirement for good design set out in national and local policy. Local planning authorities will assess the design quality of planning proposals against their Local Plan policies, national policies and other material considerations.”*

LEGEND

	Site Boundary
	Local Authority Boundary
	South Downs National Park
	Chichester Harbour AONB / Development in the Countryside (Havant BC)
	Settlement Policy Boundary (Havant BC)
	Local Green Spaces (Havant BC)
	Gaps Between Settlements (East Hampshire DC)
	Ancient Woodland and Ancient Replanted Woodland (Magic.gov.uk)

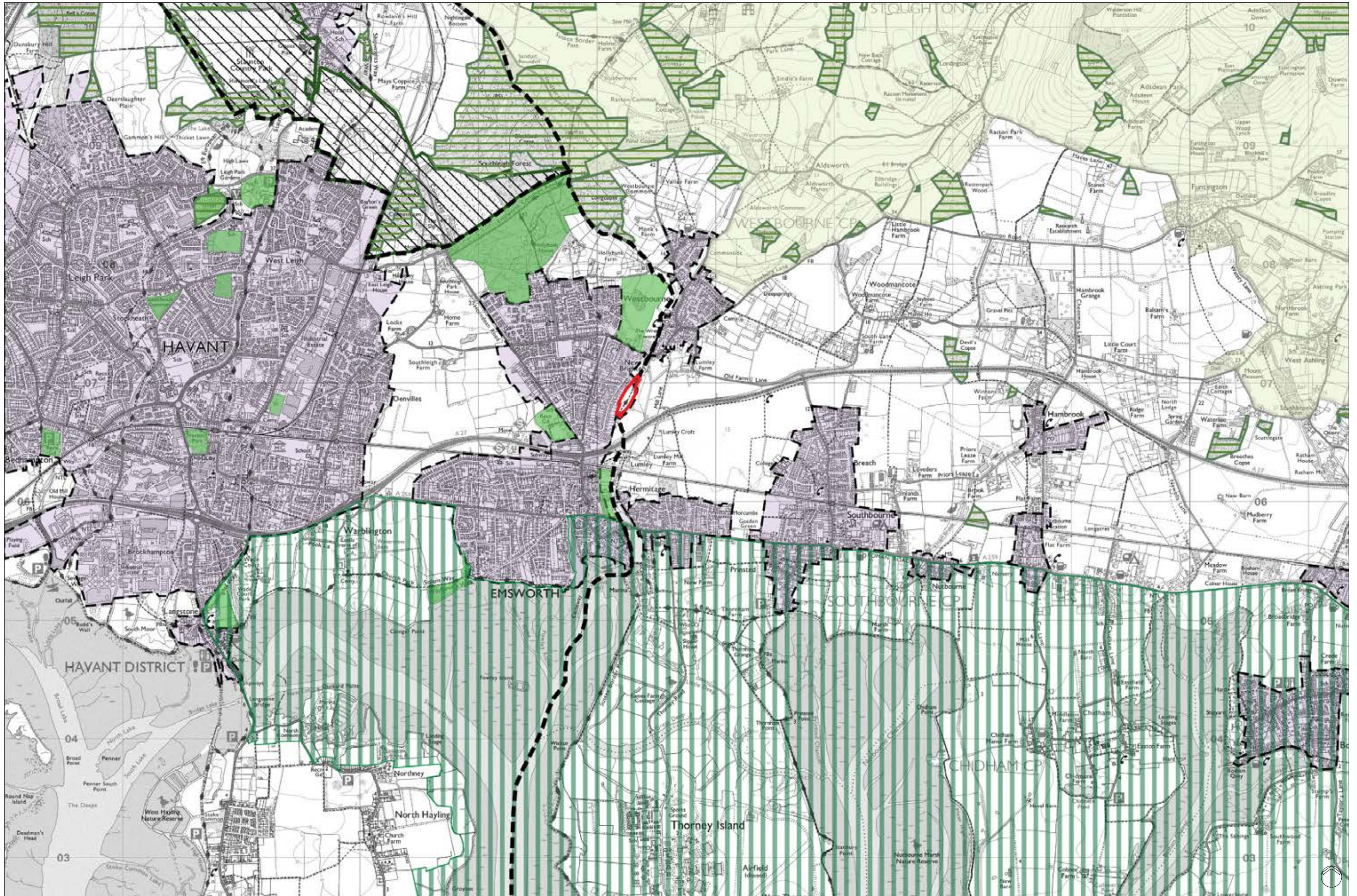


FIGURE 2.1 – PLAN ILLUSTRATING COMBINED LANDSCAPE RELATED DESIGNATIONS (FABRIK, 2017)

LANDSCAPE RELATED PLANNING POLICY

2.2 NATIONAL PLANNING POLICY (CONTINUED)

Landscape is a sub section under Section ID 8 on the Natural Environment (updated on 6 March 2014). Paragraph 001 on landscape character states that: *“One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes, but also the wider countryside. Where appropriate, landscape character assessments should be prepared to complement Natural England’s National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making.”*

Under the biodiversity, ecosystems and green infrastructure section, paragraph 015 on green infrastructure defined this as: *“... a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens.”*

2.3 LOCAL PLANNING POLICY

HAVANT BOROUGH CORE STRATEGY (ADOPTED 2011)

The Havant Borough Core Strategy is one of the documents within the Local Development Framework and sets out the broad detail and direction of development in the borough. The landscape designations are set out on Figure 2.1 on the previous page.

The key subsections of Policy CS1 Health and Wellbeing are as follows:

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... in accordance with the council's Walking and Cycling Strategy...*
8. *Supports the increased footpath and cycle use through the design and 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...”*

Policy CS8 regarding Community Safety, this policy states that: “Planning permission will be granted for development proposals that:

- *“Engrain community safety into the development process from the beginning.*
- *Provide well-lit footpaths, cycle ways and roads providing that this does not adversely affect designated habitats or the landscape.*
- *Maximise opportunities for natural surveillance through good design.*
- *Maximise the amount of ‘defensible space’ that is controlled or perceived to be controlled by residents.”*

Policy CS9 Housing states that new housing must respect: *“... the surrounding landscape, character and built form.”*

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that: *“Planning permission will be granted for development that:*

...Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community...”

Policy CS12 regarding Chichester Harbour Area of Outstanding National Beauty (AONB) states that development will be permitted where it:

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

Policy CS13 regarding Green Infrastructure states that a development will be permitted if it:

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

There is no specific policy about the quantum of Green Infrastructure to be provided.

Policy CS16 High Quality Design gives design guidance on a number of landscape, townscape and visual aspects: *“Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:*

Responds to, draws inspiration from and respects local context and:

- *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
- *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and*

- depths, materials and proportions of windows and doors;*
- *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
- *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

- *The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;*
- *New streets are not dominated by vehicular traffic;*
- *The layout of the development is legible, meaning it is easy to orientate oneself and move through.*

Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

Adapts to the changing needs of the users and the changing climate...”

Within the Development Management Policies DM8 Conservation, Protection and Enhancement of Existing Natural Features states that: *“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:*

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

The Site lies outside of the urban area. Policy CS17 addresses the Concentration and Distribution of Development within the Urban Areas. It states that: *“Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.”*

HAVANT BOROUGH LOCAL PLAN ALLOCATIONS (ADOPTED VERSION, JULY 2014)

This document follows on from the adopted Core Strategy and provides up to date policies and replaces the remaining saved policies from the Borough Wide Local Plan.

Both this document and the Core Strategy (together with the Hampshire Minerals and Waste Plan, 2013) form the Councils Local Plan.

HAVANT BOROUGH LOCAL PLAN 2036 (CONSULTATION VERSION)

This draft document went out to public consultation which closed on 16 February 2018. The Site is included in this draft document as an allocated site for development under Policy H10 set out later in this section.

- The following policies are pertinent to this LVIA as follows:
- E1 Health and Wellbeing states that: *“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;*
 - 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.*
 - 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.”*

Existing and proposed Green Infrastructure is the topic of policy E2, which states at subsection b, that 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.”

In term of providing new green infrastructure, the following is to be adopted: *“Proposals for residential development of 50 dwellings or more will be permitted where on-site open space is provided to a standard of 1.5ha per 1,000 population.”* The population for the site is calculated relating to the number of bed spaces as set out in the supporting policy text.

E6 on High Quality Design states that: *“Planning permission will be granted for development that:*

- a. Is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;*
- b. Demonstrates that account has been taken of local design statements, neighbourhood plans and the design elements of conservation area appraisals which identify local character and distinctiveness;*
- c. Demonstrates that it:*
 - i. Responds to, and draws inspiration from its local context and where appropriate, forge a new sense of place through design.*
 - ii. Considers characteristics such as heights, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;*
 - iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development;*
 - iv. Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;*
 - v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;*
 - vii. Plans for adverts, signage, lighting and other security features to be fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene or the amenity of neighbours.*
- d. In addition, all non-householder development which will create new floorspace is expected to:*

- i. Ensure the layout is appropriate in density, scale, and appearance and sufficiently flexible to respond to changing uses, lifestyles and demography;*
- ii. A setting for any new buildings is provided which is in keeping with the surrounding area*
- iii. Reduce opportunities for crime and anti-social behaviour and contribute to the creation of safe and inclusive communities;*
- v. Integrate with existing local landscape features and characteristics of the area protecting and enhancing local wildlife, biodiversity and ecology;*

- ix. Promote and encourage healthy lifestyles and neighbourhoods in line with Policy E1.*
- xi. Ensure safe and convenient access for all in the public realm, including the elderly, the disabled and less able; ...”*

Policy E10 deals with Landscape and Townscape (and on the basis the Application Site is proposed as an allocated site in the plan) the relevant section of this policy states that:

- “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.”*

H10 Land at Westwood Close has been identified as a new site, not previously identified through the Core Strategy, Allocations Plan or the Local Plan Housing Statement. The policy states that relative to landscape matters: *“Residential development of about 35 dwellings will be permitted where:*

- d. The design and layout:*
 - i. Provides a suitable alternative route for the existing public footpath either through or around the development site*
 - iii. Retains and integrates the protected trees found on site*

However, this policy relates to a smaller site area of 0.97ha. The application area is 2.21ha and can therefore accommodate more units.

LANDSCAPE RELATED PLANNING POLICY

2.3 LOCAL PLANNING POLICY (CONTINUED)

EVIDENCE BASE TO THE LOCAL PLAN 2036: LANDSCAPE CAPACITY STUDY (MAY 2015).

The Site lies within land parcel 21.4 and forms the southern wedge of this sub parcel.

The most relevant part of the land parcel description relative to the Site describes: “.. The River Ems, and its landscape corridor, is a defining feature of this landscape forming the eastern boundary of the are from Longcopse hill in the north, to the A27(T) to the south. A tongue of pasture land extends along the River Ems between Westbourne Road and the A23(T) [sic] with New Brighton to the west; and open fields at Mill Lane to the east (outside the Borough)...”

The land parcel is assessed as being of being of medium to low capacity, but, however, is now included as a draft housing allocation in the last Havant Borough Council Plan.

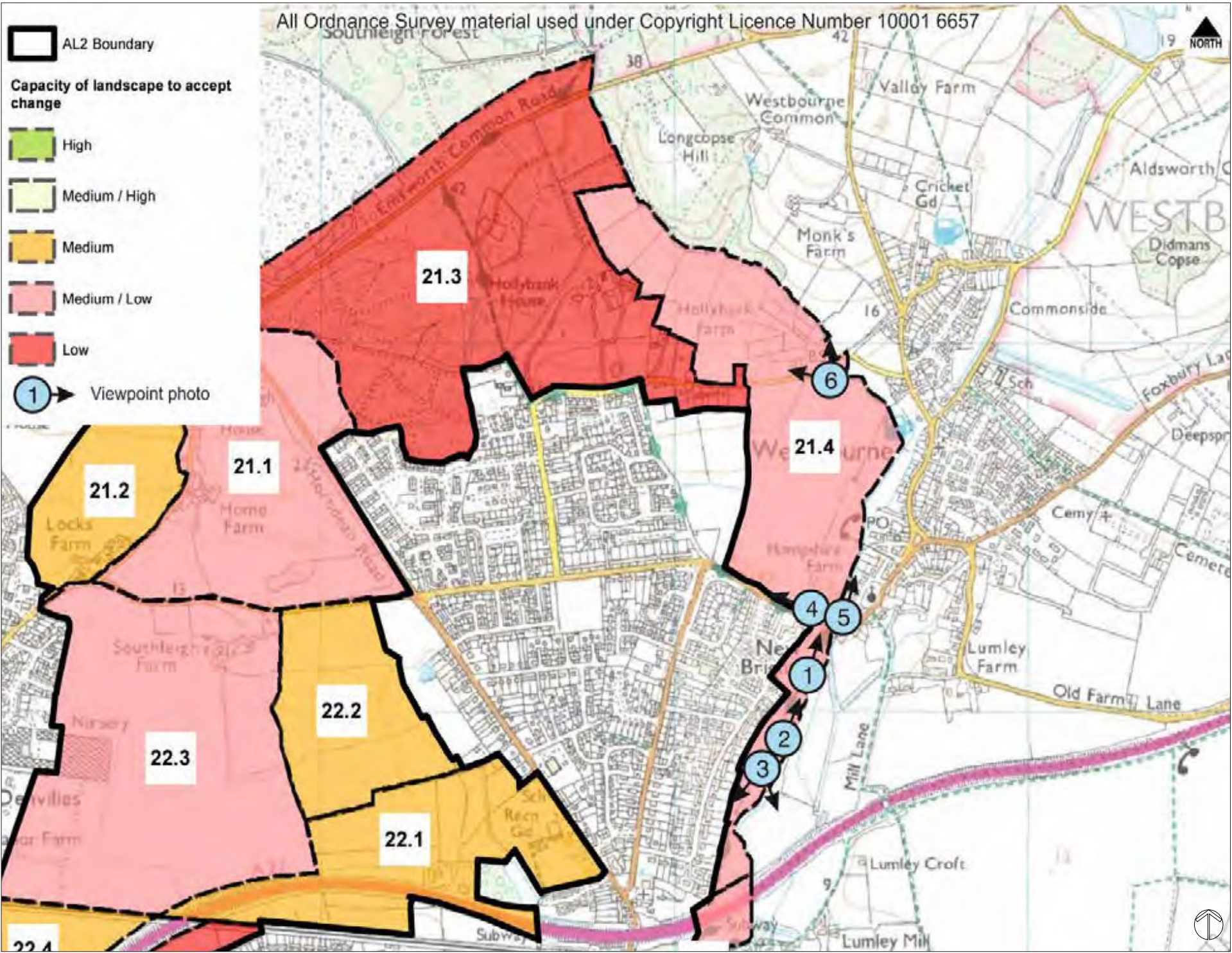


FIGURE 2.2 – PLAN SHOWING EXTRACT OF LANDSCAPE CAPACITY STUDY OF PARCEL 21.4 (KIRKHAM LANDSCAPE ARCHITECTS, MAY 2015)

2.4 OTHER GUIDANCE DOCUMENTS

CHICHESTER HARBOUR AONB MANAGEMENT PLAN 2014-2019

The Chichester Harbour AONB lies in the southern part of the study area. The primary purpose of AONB designation is to conserve and enhance natural beauty. The landscape policies include the following:

“LS1 Promote the conservation and enhancement of the special qualities of the AONB and its setting, and raise awareness of the AONB designation.

LS2 Monitor landscape and seascape condition and identify change, particularly relating to development, land use and the impact of climate change.

LS3 Identify opportunities to plan and deliver landscape enhancement projects within the AONB.

LS4 Promote and protect the importance of tranquillity in the natural landscape of the AONB.

LS5 Ensure that renewable energy installations of any scale do not have a long-term detrimental impact on the AONB and its setting.”

The key pertinent policies regarding development states that:

“BD1 Ensure that all development is appropriate and conserves and enhances the landscape, wildlife and historic environment of the AONB.

BD4 Influence the local spatial planning processes.

BD5 Provide guidance and advice to home-owners, developers and businesses to ensure that development is appropriate within the AONB and its setting.”

HAVANT BOROUGH COUNCIL DESIGN GUIDE
SUPPLEMENTARY PLANNING GUIDANCE (DECEMBER 2011)

This document refers to Core Strategy Policy CS16 on High Quality Design.

Section 3 of this document sets out ‘The Seven Key Principles of Good Design’ which include the following (refer to the Design and Access Statement for further information on the design response on these points):

- 1 *“Distinctive Character: This helps to identify place. Character is influenced by the activity that predominates in that place and also by its nature and built features, its context and surroundings.*
- 2 *Ease of Movement: People should have convenience and equal access to a new place; they should be able to move through it with ease and the new place should be connected to neighbouring areas to help it integrate.*
- 3 *Good Legibility: The layout of a new place should make it easy to find your way*

around by having logical, safe and convenient routes and visual markers such as nodes, views and landmarks.

- 4 *Good Continuity and Enclosure: Buildings and landscape features, such as trees, help to frame streets and spaces. This relationship influences the character of a place. New places should be designed to have a good degree of continuity in the built form, appearance and / or development pattern and an appropriate level of enclosure.*

- 5 *Good Quality Public Realm: Just as much care should be taken in the design and construction of public spaces between building and open spaces, as with the design of buildings themselves. The public realm should function well and be made from good quality robust materials that are well maintained and managed.*

- 6 *Diversity and Detailing: The design of new places should have variety and attention to detail that adds to the interest and distinctiveness of the place.*

Adaptability and Sustainability: New places should be designed so that they can adapt over time to changing circumstances, like ageing residents and climate change and are built sustainably through construction techniques and the inclusion of energy and water efficiency measures.”

3.0

BASELINE CONDITIONS

3.1

TOPOGRAPHIC CONTEXT

A plan illustrating the topography of the study area is set out in Figure 3.1 opposite.

The settlement of Emsworth lies within a coastal plain, where rivers and tributaries wind their way southwards through a predominantly low lying and flat landscape towards Langstone and Chichester Harbours.

The A27 road corridor forms a dominant man made topographical feature within the centre of the study area, with its embankments and bridges.

Typically, levels are higher in the north of the study area, with Staunton Country Park situated at approximately 40m AOD, Southleigh situated at approximately 20m AOD and the village of Funtington situated at approximately 30m AOD. The up-slopes of the South Downs in the northeast of the study area (at Funtington) frame the coastal plain to the north.

Value: High

LEGEND

-  Site Boundary
-  Major Ridgelines
-  Minor Ridgelines
-  Major Valleys
-  Minor Valleys
-  Harbours and inlets

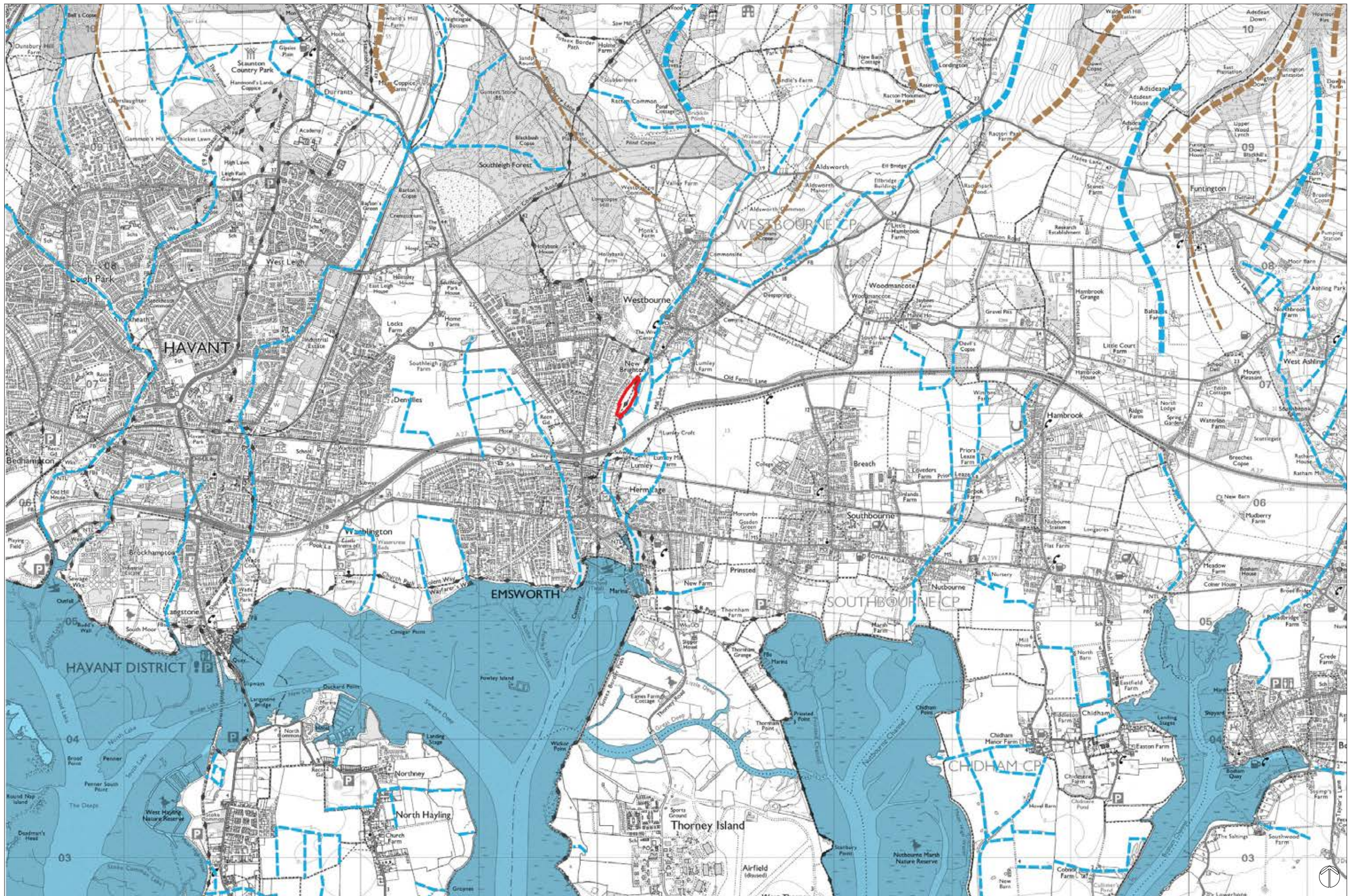


FIGURE 3.1 – PLAN ILLUSTRATING TOPOGRAPHY AND DRAINAGE (FABRIK, 2017)

3.0

BASELINE CONDITIONS

3.2

CONTEXTUAL LANDSCAPE ELEMENTS

BROAD LAND USE:

The study area comprises of a mixture of settlements, agricultural land, parkland / areas of open space, woodland belts and hedgerows. A network of roads, public rights of ways and a rail links cross the area.

WOODLAND/VEGETATION PATTERN:

Woodland belts and treed hedgerows form field boundaries across the study area. Parkland is associated with Southleigh Park, within the northwest of the study area and arable and grassland fields are situated to the west and east of Emsworth.

Typically, field sizes are large and regular within the west and east, whilst within the centre of the study area, field sizes are small and irregular. Erosion of hedgerows is apparent across the study area and is more noticeable where field sizes are smaller.

Value: Medium

PUBLIC / COMMUNAL OPEN SPACE:

Brook Meadow parkland and nature reserve is located to the east of Emsworth, south of the A27 road corridor and connects to Chichester Harbour via the Sussex Border Path National Trail. Emsworth Park is situated to the west of New Brighton, to the north of the A27. Additionally, a recreation ground is located to the south of Southleigh Road and an area of open space is situated within the north of the settlement, south of Westbourne Road.

Value: Medium

SETTLEMENT PATTERN:

The southern part of Emsworth is concentrated towards the estuary and seafront. The A259 roughly divides the settlement to the north and south, with the harbour forming the southern boundary and the railway line forming the northern settlement boundary.

New Brighton is situated to the north of Emsworth, the railway line and the A27. Distinctly triangular in form, the settlement has developed along road corridors, with infill development connecting Horndean Road in the west to Westbourne Avenue in the east. Arable fields and pasture land frames the settlement to the west and east, whilst woodland associated with Southleigh Forest abuts New Brighton to the north.

The village of Westbourne is situated to the northeast of New Brighton, separated by agricultural land and connected by the road corridor of the B2147 Westbourne Road. The village is nuclear in form, centred around The Square at the junction of North

Street, Westbourne Road and East Street. Contemporary infilling has occurred to the north of Foxbury Lane and to the east of North Street at Ellesmere Orchard.

Value: Low - Medium

BUILDING HEIGHTS AND FORM:

Most buildings are modest in size and domestic in scale, typically 1-3 storeys with relatively low roof pitches. Within New Brighton, dwellings are typically detached or semi-detached. Properties within Emsworth and Westbourne are more varied in form and include terraced, semi detached and detached dwellings.

Value: Low - Medium

MOVEMENT CORRIDORS:

The A27 road, together with the Portsmouth to Chichester railway line, crosses the study area in a west to east orientation. The A259 connects Emsworth to the A27 in the west and Hermitage to the east (and Southbourne beyond).

North Street connects Emsworth with the A27 to the north and New Brighton beyond, where the road forks and becomes Horndean Road / New Brighton Road. A network of tertiary roads cross the wider landscape of the study area and connect to the more major routes.

The plan on the following pages illustrates the Public Right of Way network.

Value: Low

SKYLINE:

Emsworth and New Brighton are situated in a low lying position within the coastal plain and set down against the wider backdrop of the South Downs. In local views, the skyline is formed by either built in close proximity to the settlement edges, or within the landscape by trees and hedgerows.

Built elements, such as spire of St John the Baptist Church, forms a skyline feature in some views at the local level.

Value: Low - Medium

HISTORIC & CULTURAL LANDSCAPE:

The Havant Borough Townscape, Landscape and Seaside Character Assessment (February 2007) describes the historic and built environment of the study area (identified as being within the ‘Southleigh Forest character area’ LCA21) as:

- “This is one of the few areas in the Borough where the sparseness of the historical settlement pattern survives with only few later additions, and contains a number of important listed buildings
- Small regular parliamentary type fields define the historic landscape in the north west corner and eastern quarter of the LCA. Recent hedgerow loss in both areas has degraded this historic landscape although where field boundaries survive the character is still traceable
- The north eastern part is dominated by woodland which includes pre-1810 woodland north of Southleigh Park and plantation woodland in areas of the historic woodland of Emsworth Common
- The central area retains the designed parkland character associated with Southleigh House
- Linear intermittent hamlets with predominantly mixed hedgerow boundaries with mature oak trees evoking a rural character”

In terms of cultural connections, the footpaths of the local area are mentioned in ‘The Four Men’, a novel by Edwarnian writer Hilaire Belloc.

Value: Medium

LEGEND



Site Boundary

1

Settlement

2

Tree Belts / Woodlands

3

Agricultural Land

4

Commercial/Farm Steads

5

Railway Station

6

Recreation / Golf Course

7

Education

8

Parks and Playing Fields



FIGURE 3.2 – AERIAL PHOTO SHOWING LAND COVER (FABRIK, 2017)

3.0

BASELINE CONDITIONS

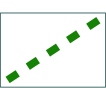
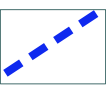
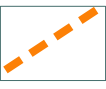
3.3

PUBLIC RIGHTS OF WAY CONTEXT

An extensive network of public footpaths, bridleways, BOATs, cycle routes and restricted byways span the study area and connect to the wider landscape beyond. Long distance footpaths additionally cross the study area. These include The E9 European Long Distance Path; the Shipwrights Way; Solent Way; Wayfarer's Walk; and the Sussex Border Path.

Value: Medium - High

LEGEND

-  Site Boundary
-  Planning Authority Boundary
-  Public Footpath
-  Bridleway
-  Byway Open to All Traffic
-  Restricted Byway
-  Long Distance Footpath
-  National Cycle Route 22

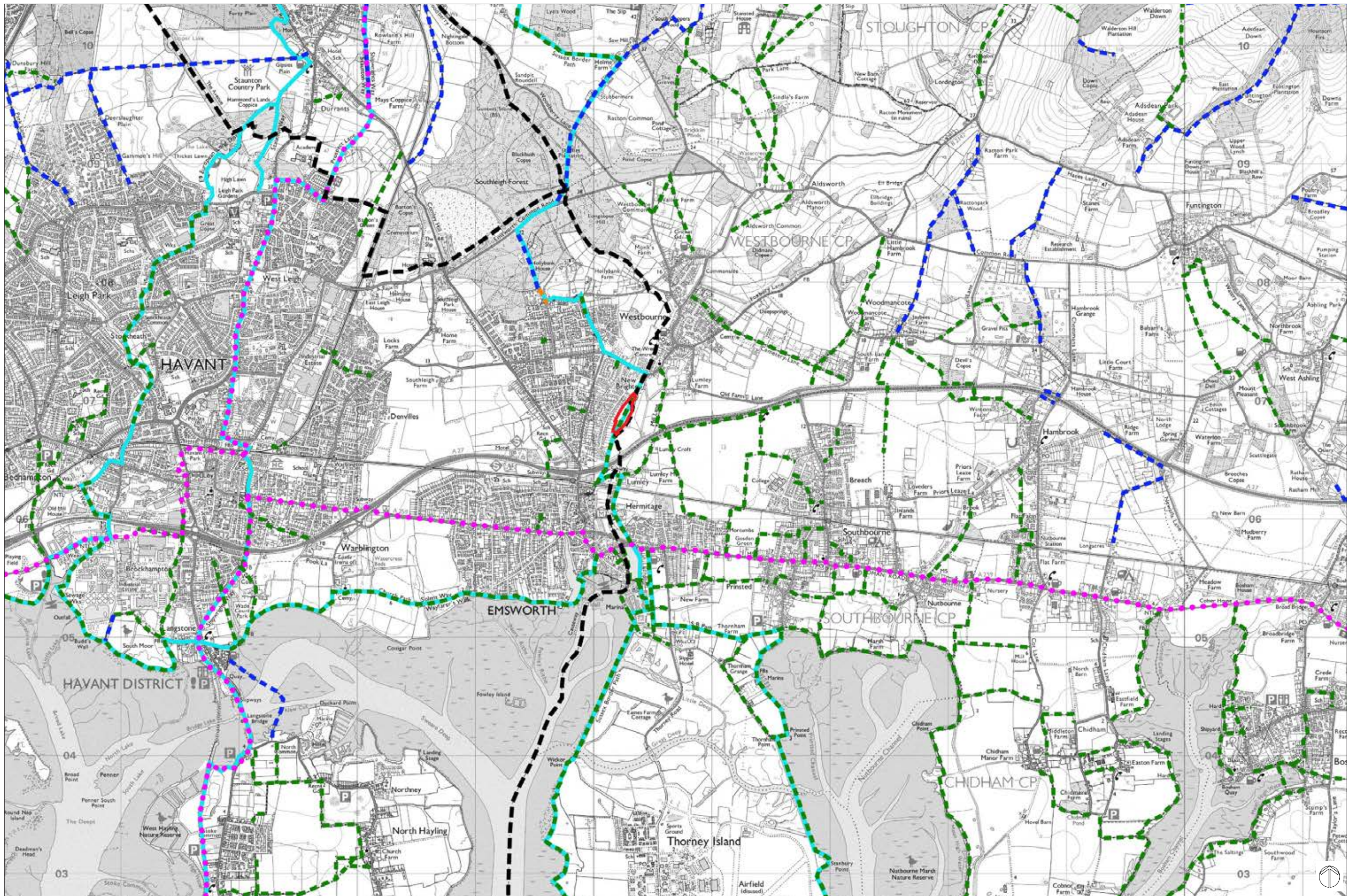


FIGURE 3.3 – PLAN SHOWING FOOTPATHS (FABRIK, 2017)

3.0

BASELINE CONDITIONS

3.4

LANDSCAPE CHARACTER CONTEXT

INTRODUCTION

The term 'landscape' commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban, peri-urban areas, in land water and seascape areas.

Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the 'sense of place'. The landscape is not therefore simply a visual phenomenon.

The following sections set out the landscape character framework of the study area from the national and regional level through to county and district scale based upon existing character assessments undertaken by Natural England, Hampshire County Council, West Sussex Council and Havant Borough Council.

NATIONAL LANDSCAPE CHARACTER ASSESSMENT

The general character of the English countryside has been described at a national level by Natural England. The Site lies within the NCA profile 126. South Coast Plain. The key characteristics pertinent to the study area as described as:

- “The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.
- In places, streams and rivers flow south from the higher land of the Downs to the sea.
- Coastal inlets and ‘harbours’ contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.
- The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems...”

The following Statements of Environmental Opportunity as identified in the assessment are pertinent to the Site:

“SEO 2: Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment.

SEO 3: Manage and significantly enhance the area’s rivers and chalk streams and their wetland valley habitats to provide resilience against climate change and improve flood protection and water quality, particularly in the internationally designated sites such as Chichester and Pagham harbours, for the benefit of local communities and wildlife.”

Value: Medium - High



FIGURE 3.4 – EXTRACT FROM NATIONAL LANDSCAPE CHARACTER AREA MAP - 126 SOUTH COAST PLAIN (NATURAL ENGLAND, 2013)

HAMPSHIRE COUNTY LANDSCAPE CHARACTER ASSESSMENT

The Hampshire Landscape Character Assessment was revised in March 2010.

The Site is located within character area 9G: Havant and Emsworth Coastal Plain. Key characteristics are listed as:

- “A former river terrace landscape of Pleistocene origin with extremely fertile and national important agricultural silty loam alluvial soils.
- Springs emerge on the chalk clay boundary and form short crystal clear chalk streams.
- An early small scale enclosure landscape which has been substantially modified to larger open fields in the northern half of the character area.
- Remnant mature oaks in suburban settings along verges and stream courses likely to have been associated with former field hedges.
- Varying tranquillity levels declining in proximity to modern development/busy transport infrastructure.
- Good access for walkers from settlements down to the harbour shore.
- Well preserved setting of the Saxon origin settlement of Warblington church and manor.
- A historically nucleated settlement pattern that has expanded massively in post second world war – including social housing area of Leigh park.
- A particular concentration of historic tide mills and ponds which have now been converted and adapted to modern uses and evidence of relatively small scale Salterns.”

Forces for change are listed as:

- “New housing development mainly potential urban extensions and cumulative impact of small infill sites and changes to existing stock.
- Pressure from urban fringe use related activities.
- Recreation pressures.
- Climate change in particular sea level rise and increase in frequency of storms.”

Value: Medium

LEGEND

Approximate site location

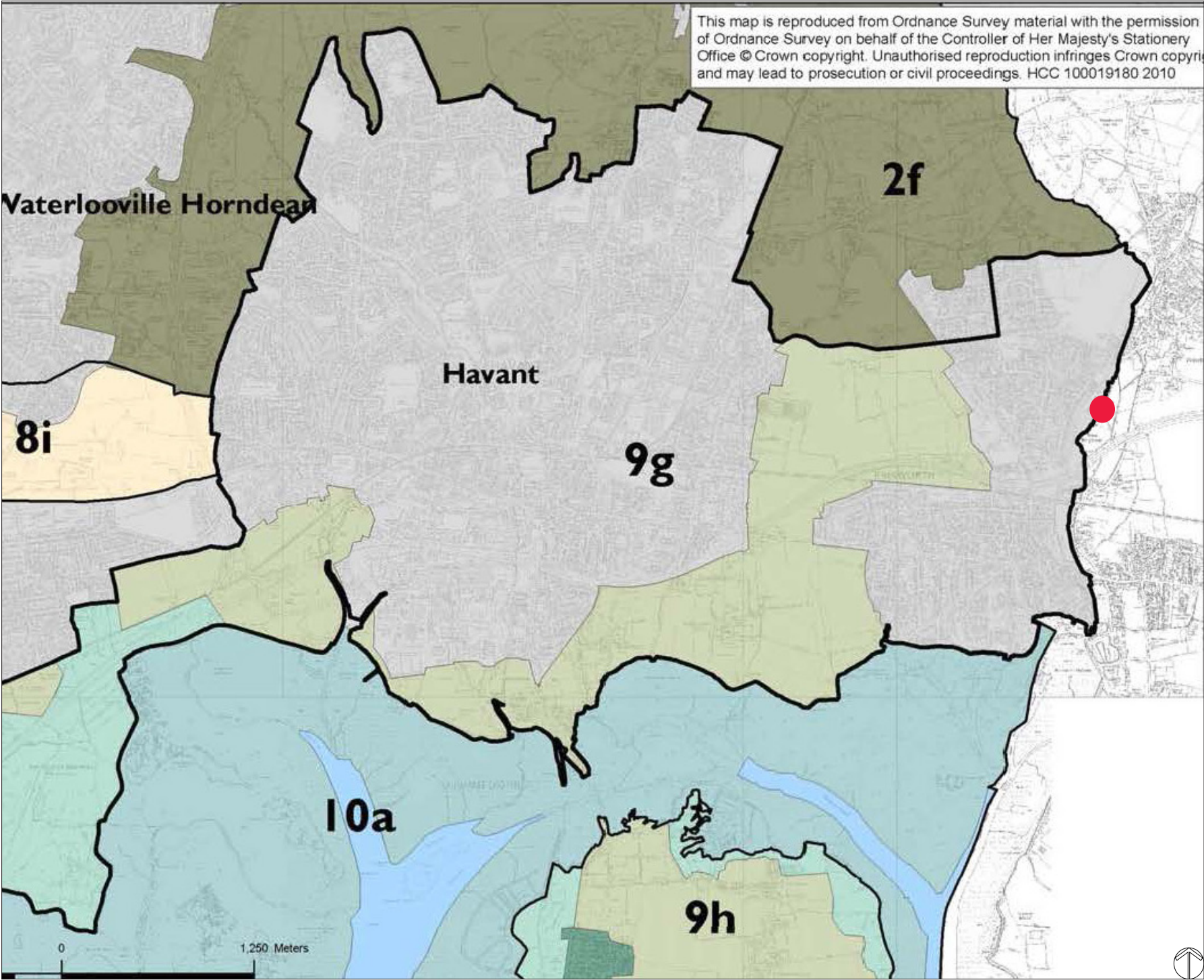


FIGURE 3.5 – EXTRACT FROM HAMPSHIRE COUNTY INTEGRATED CHARACTER ASSESSMENT AREA MAP (MAY, 2012)

BASELINE CONDITIONS

WEST SUSSEX COUNTY LANDSCAPE CHARACTER ASSESSMENT

The land to the east of the Site lies within character area SC5: Southbourne Coastal Plain in the West Sussex County Council's assessment. Key characteristics pertinent to the local landscape are:

- “Low lying flat open landscape.
- Suburban settlement dominates the area.
- Small towns,villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rifes and drainage ditches.
- Large-scale arable farming and market gardening.
- Winterbourne chalk streams flow through this area.
- Frequent urban fringe influences of horse paddocks,agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage,Southbourne,Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas,although their landscape character is often poorly defined,with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale,more varied landscape with quiet hamlets and traditional villages enclosed by small pastures”

Forces for change are listed as:

- “Urban development pressures,especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale glasshouses with distribution sheds.
- Climate change may increase the risk of storm surges associated with flooding,with consequences for land currently adjacent to inter-tidal landscapes and habitats,increasing pressure for possibly insensitive coastal defences. Management and possible realignment of sea defences, due to predicted sea level rises,will have significant implications for landscape over the coming decades”

Value: Medium

LEGEND

-  Approximate site location

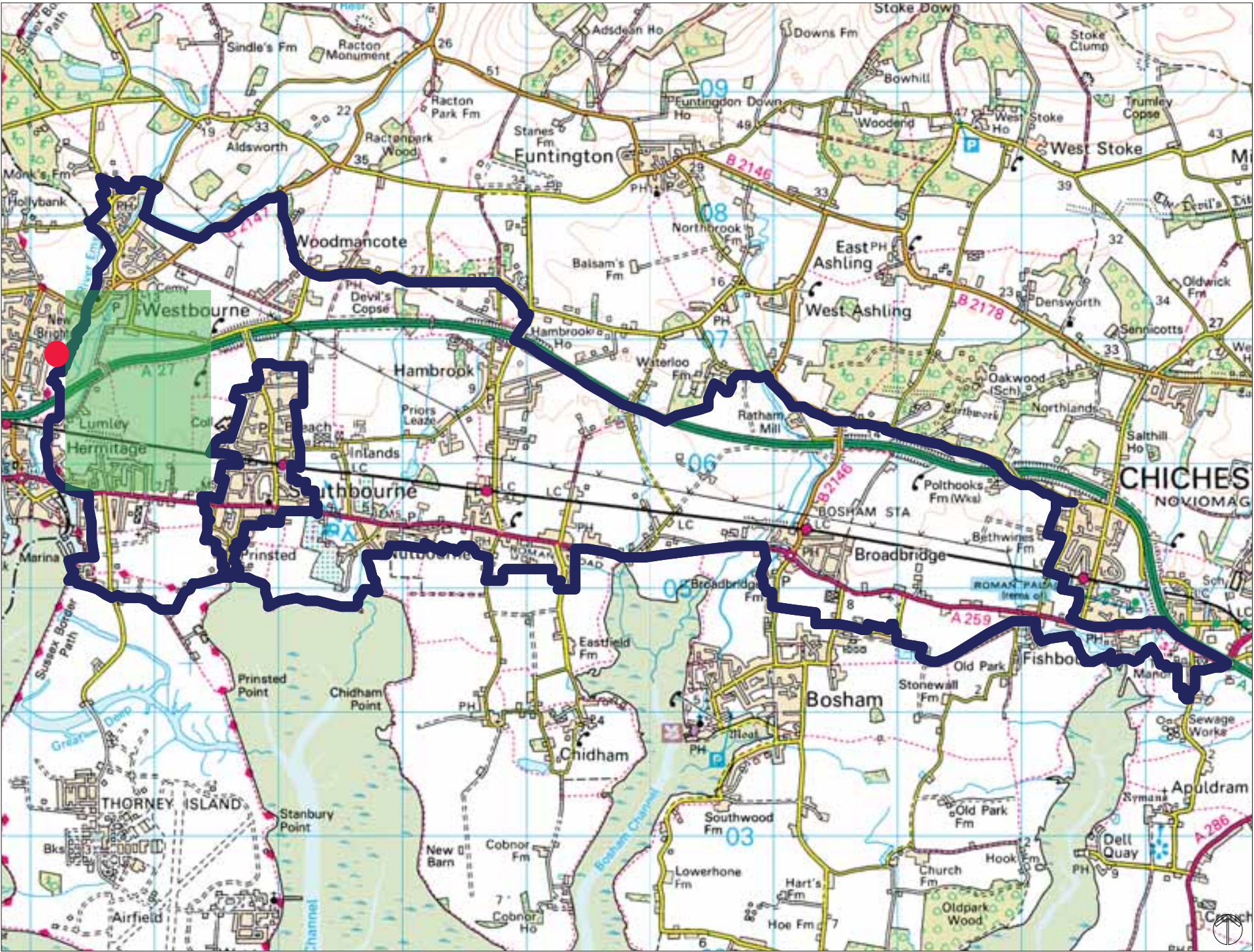


FIGURE 3.6 – EXTRACT FROM WEST SUSSEX CHARACTER ASSESSMENT AREA MAP (MAY, 2012)

BASELINE CONDITIONS

BOROUGH LANDSCAPE CHARACTER ASSESSMENT

As set out in under planning policy, the Site lies on the edge of Havant Borough Council, with the eastern setting to the Site located within the administrative area of Chichester District Council.

The Havant Borough Townscape, Landscape and Seaside Character Assessment was carried out in February 2007.

The Site lies on the very eastern edge of character area LCA21 Southleigh Forest. The key characteristics (pertinent to the Site and local area) include the following:

“Physical: landform, soils and land cover

- The landform gently slopes 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.
- The parkland at Southleigh House consists of small woodland copses and individual trees within an area of grassland.
- The open area of farmland to the east, consists of medium sized fields of pasture in the north predominantly used for horse grazing with some hedgerow division leading to larger open arable fields to the south.

Biodiversity

- A habitat mosaic adjoins the woodland at the southern edge and extends to the east with grassland adjoining a large patch of arable land. There is a small area of residential development associated with this mosaic providing habitat through gardens. The patch of arable land is large, with some commercial buildings on its south eastern edge.
- The arable land is bordered by improved grassland which is associated with a thin strip of broadleaved woodland that runs up to the larger patch of woodland in the north.
- In the south east of the area, below the woodland there is further agricultural land consisting of improved grassland and arable land.

Historic and built environment

- This is one of the few areas in the Borough where the sparseness of the historical settlement pattern survives with only few later additions, and contains a number of important listed buildings.
- Small regular parliamentary type fields define the historic landscape in the north west corner and eastern quarter of the LCA. Recent hedgerow loss in both areas has degraded this historic landscape although where field boundaries survive the character is still traceable.
- The north eastern part is dominated by woodland which includes pre-1810 woodland north of Southleigh Park and plantation woodland in areas of the historic woodland of Emsworth Common.

- The central area retains the designed parkland character associated with Southleigh House.
- Linear intermittent hamlets with predominantly mixed hedgerow boundaries with mature oak trees evoking a rural character.
- Individual farmsteads with farm house, outbuildings and adjacent small paddocks.
- The 16th century timber-framed and thatched house of ‘East Leigh’, at the junction of Southleigh Road and Eastleigh Road is one of the very rare surviving examples of the early local vernacular building tradition of the Borough.
- To its north, though of somewhat later date, the small cluster of flint and brick buildings at Home Farm demonstrate the later vernacular building materials of this area, including the decorative use of tabular flint in the Victorian period.
- Southleigh Park retains a number of flint and brick ancillary buildings including stables and a model dairy, which together comprise a fine group, though their setting has been seriously compromised by the modern tinted glass office building to the north.

Experiential: tranquillity, visual perceptions and access

- Road located along the wood’s northern boundary is busy and detracts from the tranquil quality within adjacent areas.
- The accessibility to this LCA is mixed, with the Hollybank Wood accessible with numerous footpaths and the Sussex Border Path. The parkland area of Southleigh House is private. Further to the west, the large arable fields are inaccessible as well as the mixed range of fields to the east.

Visual: openness/enclosure, prominence and visibility

- Views from the road out towards Westbourne across the open agricultural plain.

Local key issues are listed as:

- Loss of boundary hedgerows leading to large fields and poor edge treatment adjacent to New Brighton.
- Encroachment of urban character into adjacent rural areas.
- Increased use of farmland for horse grazing.
- Potential loss of settings of historic buildings.

Landscape and built form strategy and guidelines are listed as:

- Retain and manage the treed hedgerow character along Redlands Lane and Westbourne Road to maintain a vegetated buffer to New Brighton as seen from the open landscape of this LCA
- Encourage the use of field margins for ecological benefits by providing habitat through hedgerows and land that is not cultivated for farming
- Retain and manage characteristic small hedged paddocks.
- Retain rural character of the intermittent linear settlement to the east of New Brighton, with open grass verges, boundary hedgerows or low flint walls. Avoid urbanizing trends i.e. close boarded wooden fencing, high brick walls, outside

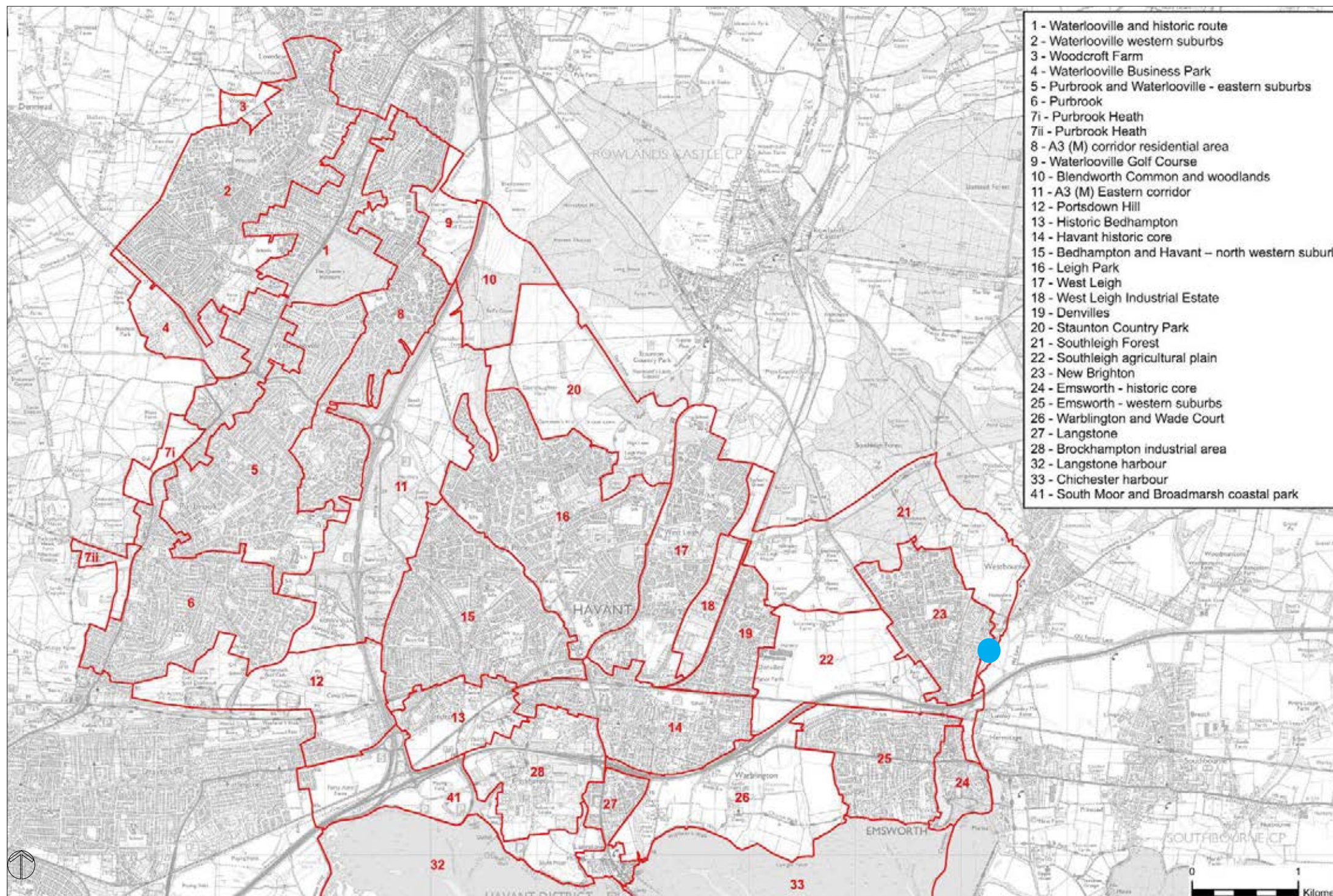
lighting and railings”

Value: Medium

Chichester District Council have prepared a Landscape Capacity Assessment (August 2011) relative to the settlement fringes within the district which includes a brief landscape character area and character type assessment. The land to the east of the Site lies within Landscape Character Type C3 Coastal Plain and within Landscape Character Area 113 - Westbourne - Woodmancote Upper Coastal Plain, the summary description of which states:

- “Upper Coastal Plain
- Bounded my A27 to the south, and Foxbury Lane to the north
- Abuts Westbourne to the west, and Woodmancote to the east
- Predominantly large, arable fields, relatively enclosed by boundary vegetation
- A few smaller arable fields and vegetation towards the centre of the character area, separate the northern and southern parts of the character area
- Urban influence from surrounding settlement, A27 and Pylons
- Views of South Downs possible between gaps in vegetation, but not prominent
- Forms part of the separation between Westbourne and Woodmancote”

Value: Medium



FIGURES 3.7 – EXTRACTS FROM THE HAVANT BOROUGH TOWNSCAPE, LANDSCAPE AND SEASIDE CHARACTER ASSESSMENT (FEBRUARY, 2007)

3.0

BASELINE CONDITIONS

3.5

SITE DESCRIPTION

The Site is bound by pasture fields / paddocks (for horses and llamas / alpacas) to the north-west, east and south; to the north by dwellings; and to the west by the rear gardens of the residential properties associated with Westbourne Avenue and Westwood Close.

TOPOGRAPHY:

The Site levels gently slope west to east, towards the River Ems and associated network of streams and ditches.

Value: Low

LAND USE:

The Site is currently used as pasture and is grazed by cattle.

A Public Right of Way (footpath no. 73) which forms part of the long distance National Trail of the Sussex Border Path passes through the Site and as such the field parcel is used by local residents for dog walking.

Value: Medium

VEGETATION:

The Site itself consists of a single parcel of grassland, framed by trees and hedgerows to the boundaries. A remnant hedgerow with associated hedgerow trees and individual trees are present in the central section of the Site.

Hedgerows and trees form key features within the adjacent fields in the east and in the west, trees and more ornamental vegetation is associated within residential gardens.

Value: Medium

URBAN GRAIN AND BUILDING HEIGHTS:

Whilst there are no buildings present within the Site the field parcel is influenced by the neighbouring two storey residential built form.

Value: N/A

LANDSCAPE CHARACTER:

The Site is typically urban fringe, comprising a small field parcel of irregular shape. The openness of the Site is varied, with some areas being more open due to the lack of vegetation, with other areas having a greater sense of enclosure by the internal hedgerows and trees. The urban edge of the settlement is prominent to the

immediate west whereby development turns its back to the countryside. The spire of St John the Baptist church is apparent from the Public Right of Way in the northern part of the Site, visible in the context of the built form of Westbourne. Due to the current land use, the Site has is a visual connection with the wider countryside to the east, whilst being well contained by the tree belt associated with the A27 to the south. Traffic noise from the A27 is audible.

Value: Medium

LEGEND

-  Site Boundary
-  Havant District Council (Hampshire)and Chichester District (West Sussex) Boundary
-  River Ems and associated tributary
-  Public Right of Way No. 73 and National Trail - Sussex Border Path
-  Existing trees
-  Scrub vegetation and hedgerows
-  Adjacent road network
-  Existing pastureland
-  Views towards Westbourne and St John the Baptist Church spire



FIGURE 3.8 – PLAN ILLUSTRATING THE SITE AND LOCAL SETTING (FABRIK, 2017)

3.0

BASELINE CONDITIONS

3.6

INTERNAL VISUAL SURVEY

A visual inspection of the Application Site was conducted on 19th October 2017.

The Site is well contained visually by the combination of built form and boundary vegetation.

LEGEND

-  Site Boundary
-  Viewpoint location



FIGURE 3.9 – PLAN ILLUSTRATING INTERNAL SITE PHOTOGRAPH LOCATION POINTS (FABRIK, 2017)



PHOTOGRAPH – VIEWPOINT S1
VIEW LOOKING NORTH ACROSS THE SOUTHERN SECTION OF THE SITE. THE EXISTING RESIDENTIAL EDGE IS EVIDENT WHERE THERE ARE BREAKS IN THE BOUNDARY VEGETATION.



PHOTOGRAPH – VIEWPOINT S2
VIEW LOOKING NORTH ACROSS THE SOUTHERN SECTION OF THE SITE. THE EXISTING RESIDENTIAL EDGE CONTINUES TO BE APPARENT.



PHOTOGRAPH – VIEWPOINT S3
VIEW LOOKING NORTH-WEST ACROSS THE SOUTHERN / CENTRAL PART OF THE SITE. WIDER VIEWS OUT OF THE SITE ARE LIMITED BY THE LAYERS OF VEGETATION.



CUT LINE

PHOTOGRAPH – VIEWPOINT S4
VIEW LOOKING NORTH-WEST FROM OUTSIDE THE SITE BOUNDARY ACROSS THE SOUTHERN PART OF THE SITE TOWARDS THE SETTLEMENT EDGE.



CUT LINE



CUT LINE

PHOTOGRAPH – VIEWPOINT S5
VIEW LOOKING NORTH-WEST FROM OUTSIDE THE SITE BOUNDARY ACROSS THE SOUTHERN / CENTRAL PART OF THE SITE TOWARDS THE SETTLEMENT EDGE.



CUT LINE



CUT LINE

PHOTOGRAPH – VIEWPOINT S6
VIEW LOOKING SOUTH-WEST ACROSS THE NORTHERN PART OF THE SITE. AGAIN, THE SETTLEMENT EDGE CONTINUES TO BE EVIDENT, WITH WIDER VIEWS TO THE EAST LIMITED BY THE BOUNDARY VEGETATION.



CUT LINE



PHOTOGRAPH – VIEWPOINT S7
VIEW LOOKING SOUTH-WEST ACROSS THE NORTHERN PART OF THE SITE.



PHOTOGRAPH – VIEWPOINT S8
VIEW LOOKING SOUTH-WEST ACROSS THE NORTHERN PART OF THE SITE FROM THE NORTHERN EDGE OF THE SITE, ADJACENT TO THE SETTLEMENT EDGE.

4.0

VISUAL ASSESSMENT

4.1

INTRODUCTION

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Application Site and its context from roads, public rights of way and properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf.

The plans that follow show the actual visual summary of the existing Application Site from the immediate environs. The photographs 1-28 then describe each of these views.

Photographs were taken at 1.7m height above ground with a Nikon DSLR camera with a 35mm lens (and a 2/3rds sensor) to achieve an equivalent 52.5mm focal length.

4.2

VISUAL ASSESSMENT FROM LOCAL RECEPTORS

Views of the Site are limited to the immediate local environs due to the combination of intervening built form and layers of vegetation.

RESIDENTIAL:

The Site lies immediately adjacent to the existing settlement edge. As a result, views of the Site are experienced from the residential properties on Westwood Close and Westbourne Avenue. Whilst the existing boundary vegetation prevents views of the groundplane of the Site, there is an appreciation of the existing boundary vegetation and the openness of the Site from this location. Refer to photographs 1 and 2.

Due to the orientation and location of intervening vegetation, views of the Site are obscured from the dwellings to the north-east on Westbourne Road.

Value: Low

TRANSPORT CORRIDORS:

As set out above, views of the Site are also experienced by those in vehicles and on foot accessing Westwood Close via Westbourne Avenue. Again, whilst the existing boundary vegetation prevents views of the groundplane of the Site, there is an appreciation of the existing boundary vegetation and the openness of the Site from this location. Refer to photographs 1 and 2.

Views of the Site for those using Westbourne Avenue to the west of the Site are predominantly truncated due to the intervening built form. However, the existing trees within the Site are evident above the built form. Refer to photographs 3 and 4.

There are fleeting, glimpsed views of the northern edge of the Site, only appreciated through an understanding of the existing vegetation relative to the Site, from the

transient receptors in vehicles or on foot travelling along Westbourne Road to the north-east. Refer to photograph 8.

Value: Low

PUBLIC RIGHTS OF WAY:

Views of the Site vary from partial / glimpsed (where the northern part of the Site is visible due to an understanding of the existing landscape elements within the Site) and open from the Public Right of Way of the National Trail Sussex Border Path that traverses the landscape to the east of Westbourne and which passes through the Site. Refer to photographs 6-8. To the south of the Site, views are obscured by the intervening vegetation. Refer to photograph 5.

Views of the Site are either obscured by the intervening layers of trees or experience partial, glimpsed views of the existing vegetation on the eastern edge of the Site only (thus restricting views of the internal Site area) from the Public Right of Way (footpath) to the east of the Site, which follows the alignment of Mill Lane. Views of the Site can be discerned through an understanding of the Sites relationship with the existing settlement edge. Refer to photographs 10-15.

Beyond the A27 road corridor to the south, views of the Site are truncated due to the intervening layers of vegetation associated with the road corridor. Refer to photographs 16-19.

Value: Low

PUBLIC OPEN SPACE:

Views of the Site are predominantly obscured by intervening vegetation from the combined pavement and cycleway to the west of the informal public open space, to the rear of the dwellings on Westwood Close. Refer to photograph 9.

Value: Low

EMPLOYMENT:

Views of the Site are likely to be obscured from the Wren Centre business park and associated parking area by the combination of building orientation and intervening layers of vegetation to the north of Westbourne Road.

Value: Low

LEGEND

-  Site Boundary
-  Location of Photographic viewpoint – Open View (An open view of the whole of the site or open view of part of the site).
-  Location of Photographic viewpoint – Partial View (A view of the site which forms a small part of the wider panorama, or where views are filtered between intervening built form or vegetation).
-  Location of Photographic viewpoint – Truncated View (Views of the site are obscured by the intervening built form and / or vegetation, or is difficult to perceive).

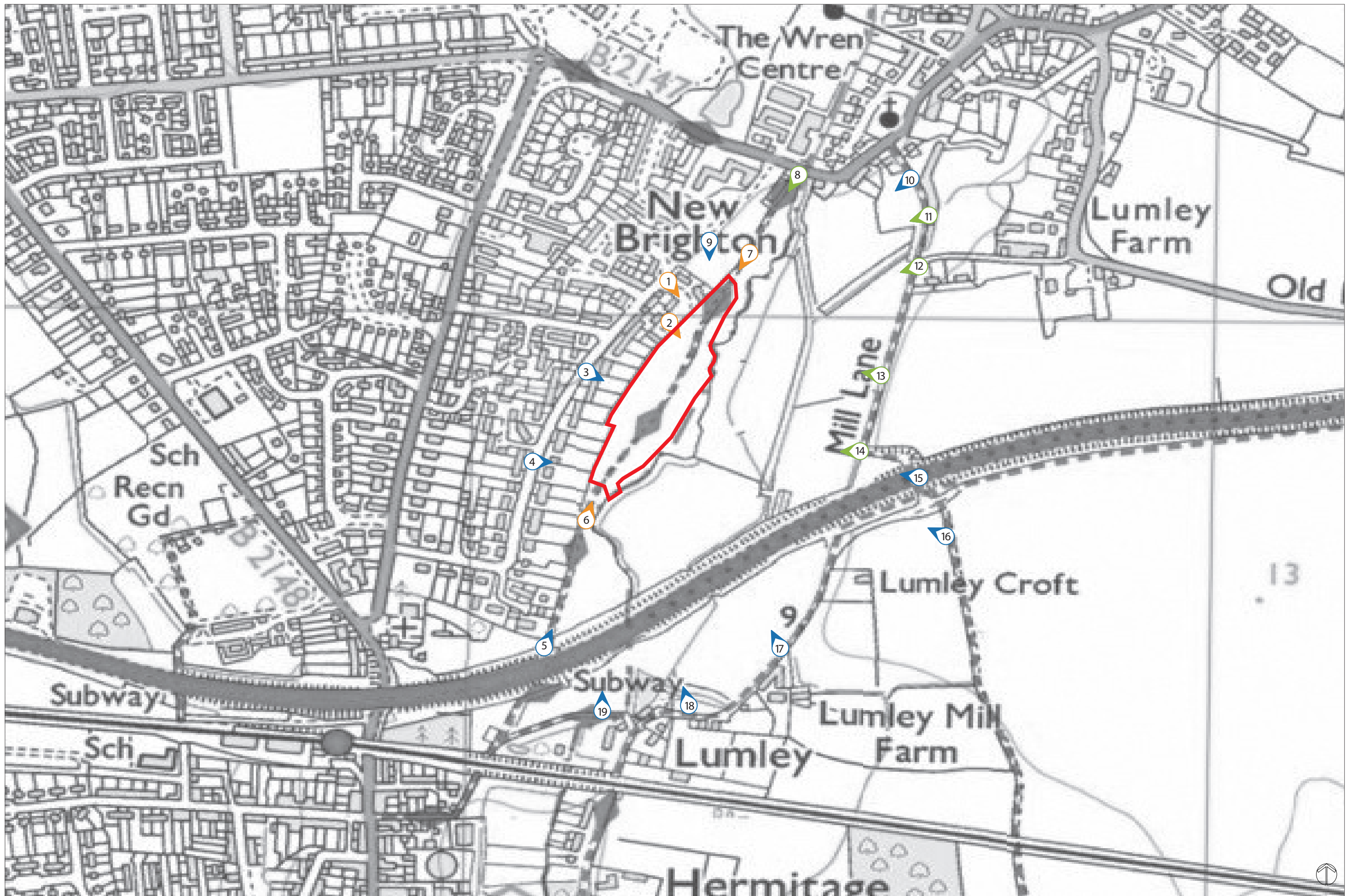


FIGURE 4.1 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM THE LOCAL AREA (FABRIK, 2017)



PHOTOGRAPH – VIEWPOINT 1 VALUE: LOW
 VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM THE ENTRANCE INTO WESTWOOD CLOSE FROM WESTBOURNE AVENUE. OPEN VIEWS OF THE VEGETATION WITHIN THE SITE OCCUR FROM THIS LOCATION.



PHOTOGRAPH – VIEWPOINT 2 VALUE: LOW
 VIEW LOOKING EAST TOWARDS ALONG THE WESTERN BOUNDARY EDGE OF THE SITE WITH WESTWOOD CLOSE. OPEN VIEWS OF THE BOUNDARY AND INTERNAL VEGETATION OF THE SITE OCCUR FROM THIS LOCATION. THE COUNTRYSIDE BEYOND THE EXISTING SETTLEMENT EDGE IS APPARENT.



PHOTOGRAPH – VIEWPOINT 3 VALUE: LOW
 VIEW LOOKING EAST TOWARDS THE SITE, TRUNCATED BY INTERVENING BUILT FORM AND VEGETATION.



PHOTOGRAPH – VIEWPOINT 4 VALUE: LOW
VIEW LOOKING EAST. VIEWS ARE TRUNCATED BY INTERVENING BUILT FORM AND VEGETATION. VEGETATION IS APPARENT IN THE DISTANCE, IT UNCLEAR WHETHER THIS IS ON SITE.



PHOTOGRAPH – VIEWPOINT 5 VALUE: LOW
VIEW LOOKING NORTH TOWARDS THE SITE FROM THE PUBLIC RIGHT OF WAY / LONG DISTANCE TRAIL (THE SUSSEX BORDER PATH). VIEWS OF THE THE SITE ARE TRUNCATED BY INTERVENING VEGETATION.



PHOTOGRAPH – VIEWPOINT 6 VALUE: LOW
VIEW LOOKING NORTH, SHOWING TYPICAL VIEW OF THE SITE FROM THE PUBLIC RIGHT OF WAY / LONG DISTANCE TRAIL (THE SUSSEX BORDER PATH). OPEN VIEWS OF THE SITE OCCUR FROM THIS LOCATION. IN THE MIDDLE DISTANCE, THE GRASSLAND AND MATURE HEDGEROWS CONTINUE ARE APPARENT ALONGSIDE A DWELLING (SITUATED ALONG WESTWOOD CLOSE) WHICH BOUNDS THE SITE.



PHOTOGRAPH – VIEWPOINT 7 VALUE: LOW
VIEW LOOKING SOUTH-WEST TOWARDS THE SITE FROM THE PUBLIC RIGHT OF WAY / LONG DISTANCE TRAIL (THE SUSSEX BORDER PATH) TO THE NORTH OF THE SITE. OPEN VIEWS OF THE NORTHERN PART OF THE SITE OCCUR FROM THIS LOCATION.



PHOTOGRAPH – VIEWPOINT 8 VALUE: LOW
VIEW LOOKING SOUTH-WEST TOWARDS THE SITE FROM THE PUBLIC RIGHT OF WAY / LONG DISTANCE TRAIL ADJACENT TO WESTBOURNE ROAD. PARTIAL, DISTANT VIEWS OF THE NORTHERN EDGE OF THE SITE OCCUR FROM THIS LOCATION. THE SITE IS ONLY PERCEIVED THROUGH AN UNDERSTANDING OF THE INTERNAL SITE ELEMENTS.



PHOTOGRAPH – VIEWPOINT 9 VALUE: LOW
VIEW LOOKING SOUTH TOWARDS THE SITE FROM THE COMBINED FOOTPATH AND CYCLEWAY TO THE NORTH OF WESTWOOD CLOSE. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE INTERVENING LAYERS OF VEGETATION AND EXISTING BUILT FORM.



PHOTOGRAPH – VIEWPOINT 10 VALUE: LOW
VIEW LOOKING SOUTH-WEST TOWARDS THE SITE FROM THE PUBLIC FOOTPATH ON MILL LANE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 11 VALUE: LOW
VIEW LOOKING WEST TOWARDS THE SITE FROM THE PUBLIC FOOTPATH ON MILL LANE TO THE EAST. PARTIAL, GLIMPSED VIEWS OF THE BOUNDARY VEGETATION OCCUR FROM THIS LOCATION ONLY. THE SITE CAN BE DISTINGUISHED THROUGH AN UNDERSTANDING OF THE BOUNDARY CHARACTERISTICS.



PHOTOGRAPH – VIEWPOINT 12 VALUE: LOW
VIEW LOOKING WEST TOWARDS THE SITE FROM FURTHER ALONG THE PUBLIC FOOTPATH ON MILL LANE TO THE EAST. PARTIAL, GLIMPSED VIEWS OF THE BOUNDARY VEGETATION OCCUR FROM THIS LOCATION ONLY. THE SITE CAN BE DISTINGUISHED THROUGH AN UNDERSTANDING OF THE BOUNDARY CHARACTERISTICS.



PHOTOGRAPH – VIEWPOINT 13 VALUE: LOW
VIEW LOOKING WEST TOWARDS THE SITE FROM FURTHER SOUTH ALONG THE PUBLIC FOOTPATH ON MILL LANE TO THE EAST. PARTIAL, GLIMPSED VIEWS OF THE BOUNDARY VEGETATION CONTINUE FROM THIS LOCATION ONLY. THE SITE CAN BE DISTINGUISHED DUE TO THE NEIGHBOURING DWELLINGS BEING APPARENT.



PHOTOGRAPH – VIEWPOINT 14 VALUE: LOW
VIEW LOOKING WEST TOWARDS THE SITE FROM THE SOUTHERN END OF PUBLIC FOOTPATH ON MILL LANE. PARTIAL, GLIMPSED VIEWS OF THE BOUNDARY VEGETATION CONTINUE TO OCCUR FROM THIS LOCATION ONLY. THE SITE CAN BE DISTINGUISHED THROUGH AN UNDERSTANDING OF ITS RELATIONSHIP WITH THE EXISTING SETTLEMENT EDGE.



PHOTOGRAPH – VIEWPOINT 15 VALUE: LOW
VIEW LOOKING WEST TOWARDS THE SITE FROM THE FOOTBRIDGE OVER THE A27. VIEWS OF THE SITE ARE WHOLLY TRUNCATED DUE TO THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 16 VALUE: LOW
VIEW LOOKING NORTH-WEST TOWARDS THE SITE FROM THE PUBLIC FOOTPATH TO THE SOUTH OF THE A27, EAST OF LUMLEY CROFT. VIEWS REMAIN TRUNCATED DUE TO THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 17 VALUE: LOW
VIEW LOOKING NORTH-WEST TOWARDS THE SITE FROM THE PUBLIC FOOTPATH ADJACENT TO LUMLEY MILL FARM. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 18 VALUE: LOW
VIEW LOOKING NORTH TOWARDS THE SITE FROM THE PUBLIC FOOTPATH AT LUMLEY. AGAIN, VIEWS OF THE SITE REMAIN TO BE TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 19 VALUE: LOW
VIEW LOOKING NORTH TOWARDS THE SITE FROM THE PUBLIC FOOTPATH ON THE WESTERN EDGE OF LUMLEY. VIEWS OF THE SITE REMAIN TO BE TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION.

4.0
VISUAL ASSESSMENT

4.3 VISUAL ASSESSMENT FROM DISTANT RECEPTORS

Representative viewpoints 26 - 28 lie on elevated ground in the South Downs National Park.

Representative viewpoint 29 and 30 lie within the Chichester Harbour AONB.

However, views of the Site from the range of distant receptors are wholly truncated due to combination of topography, built form and vegetation.

Value: Low and High

LEGEND

-  Site Boundary
-  Location of Photographic viewpoint – Open View (An open view of the whole of the site or open view of part of the site).
-  Location of Photographic viewpoint – Partial View (A view of the site which forms a small part of the wider panorama, or where views are filtered between intervening built form or vegetation).
-  Location of Photographic viewpoint – Truncated View (Views of the site are obscured by the intervening built form and / or vegetation, or is difficult to perceive).

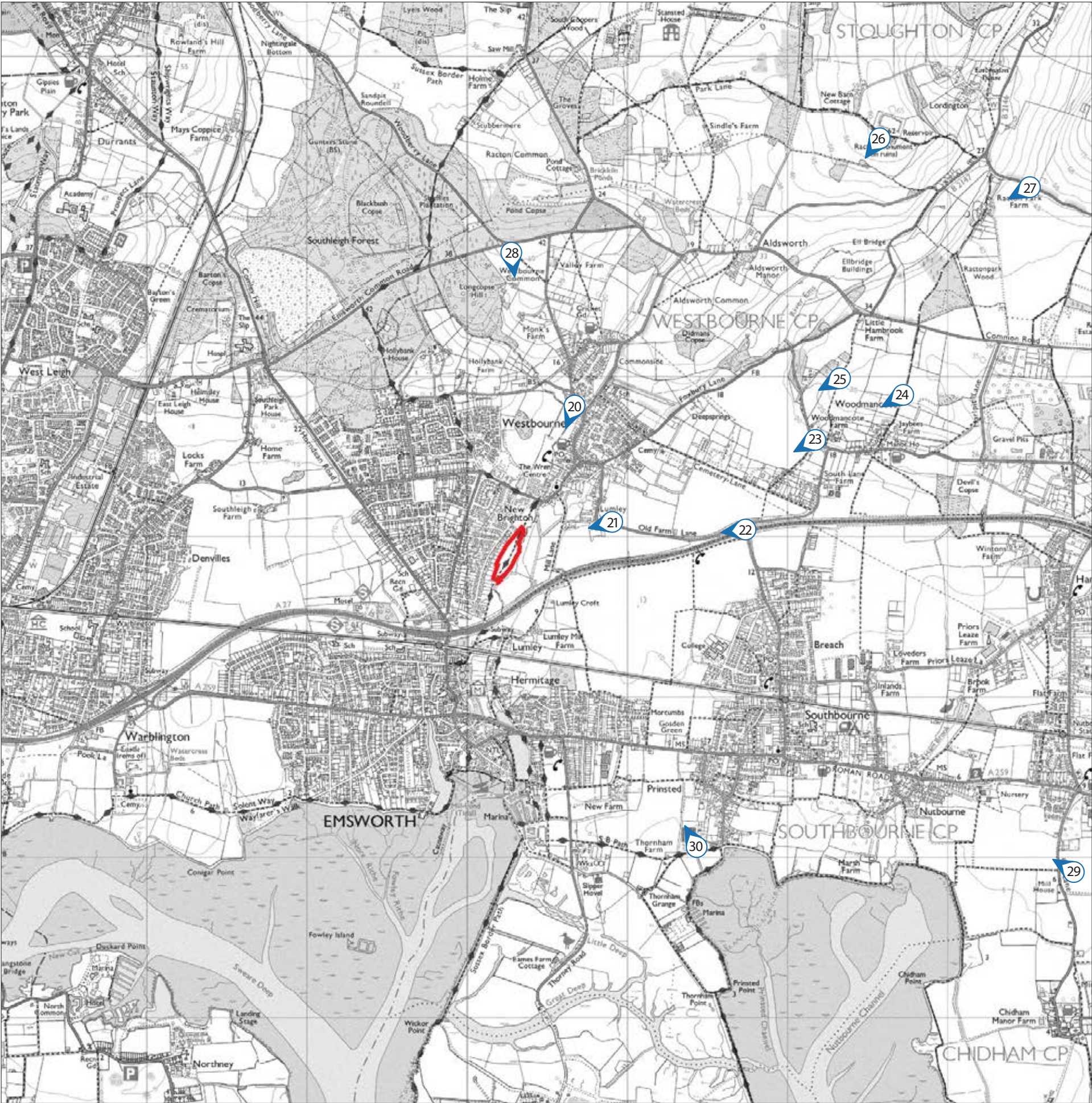


FIGURE 4.2 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM DISTANT RECEPTORS (FABRIK, 2017)

REPRODUCED FROM ORDNANCE SURVEY DIGITAL MAP DATA © CROWN COPYRIGHT 2015. ALL RIGHTS RESERVED. LICENCE NUMBER 1100022432



PHOTOGRAPH – VIEWPOINT 20 VALUE: LOW
VIEW LOOKING SOUTH-WEST TOWARDS THE SITE FROM NORTH STREET IN WESTBOURNE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED DUE TO THE COMBINATION OF BUILT FORM AND VEGETATION.



PHOTOGRAPH – VIEWPOINT 21 VALUE: LOW
VIEW LOOKING WEST TOWARDS THE SITE FROM OLD FARM LANE. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 22 VALUE: LOW
VIEW LOOKING WEST TOWARDS THE SITE FROM THE OLD FARM LANE ROAD BRIDGE OVER THE A27. VIEWS OF THE SITE AND EMSWORTH CONTINUE TO BE TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 23 VALUE: LOW
 VIEW LOOKING SOUTH-WEST TOWARDS THE SITE FROM WOODMANCOTE LANE AT WOODMANCOTE. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE INTERVENING LAYERS OF BUILT FORM AND VEGETATION.



PHOTOGRAPH – VIEWPOINT 24 VALUE: LOW
 VIEW LOOKING SOUTH-WEST TOWARDS THE SITE AND EMSWORTH FROM THE PUBLIC BRIDLEWAY TO THE NORTH-EAST OF WOODMANCOTE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED DUE TO THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 25 VALUE: LOW
 VIEW LOOKING SOUTH-WEST TOWARDS THE SITE FROM THE PUBLIC FOOTPATH TO THE NORTH OF WOODMANCOTE. VIEWS OF THE SITE CONTINUE TO BE TRUNCATED FROM THIS LOCATION, DUE TO THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 26 VALUE: HIGH
ELEVATED VIEW LOOKING SOUTH-WEST TOWARDS THE SITE ADJACENT TO THE RACTON MONUMENT ON THE BYWAY ON PARK LANE WITHIN THE SOUTH DOWNS NATIONAL PARK. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF INTERVENING TOPOGRAPHY AND LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 27 VALUE: HIGH
ELEVATED VIEW LOOKING SOUTH-WEST TOWARDS THE SITE FROM HARES LANE WITHIN THE SOUTH DOWNS NATIONAL PARK. VIEWS OF THE SITE CONTINUE TO BE TRUNCATED DUE TO THE COMBINATION OF TOPOGRAPHY AND VEGETATION.



PHOTOGRAPH – VIEWPOINT 28 VALUE: HIGH
VIEW LOOKING SOUTH TOWARDS THE SITE FROM FOOTPATH AT WESTBOURNE COMMON ON THE EDGE OF THE SOUTH DOWNS NATIONAL PARK. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 29 VALUE: HIGH
 VIEW LOOKING NORTH-WEST TOWARDS THE SITE FROM COT LANE TO THE SOUTH OF HAMBROOK AND WITHIN THE CHICHESTER HARBOUR AONB. VIEWS OF THE SITE ARE WHOLLY TRUNCATE DUE TO THE INTERVENING BUILT FORM AND LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT 30 VALUE: HIGH
 VIEW LOOKING NORTH-WEST TOWARDS THE SITE FROM THE WAYFARER’S WALK NATIONAL TRAIL SOUTH OF PRINSTED. VIEWS OF THE SITE ARE WHOLLY TRUNCATED PRINCIPALLY BY THE INTERVENING BUILT FORM.

5.0

LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

The following landscape elements form a series of constraints and opportunities that will inform future development proposals:

- The existing mature trees are to be retained wherever possible, to set the development into a well established and vegetated landscape structure.
- To protected from construction works in accordance with the recommendations set out in the arboricultural report;
- The existing hedgerows and boundary vegetation are to be retained wherever possible;
- The alignment of the existing Public Right of Way (footpath) through the Site;
- To create a green buffer around the future development parcel and to create a positive interface between the settlement edge and its landscape fringe where development parcels front the green infrastructure.

LEGEND

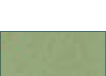
-  Site Boundary
-  Havant Borough Council (Hampshire) and Chichester District (West Sussex) Boundary
-  River Ems and associated tributary
-  Existing Public Right of Way and Long Distance Trail - Sussex Border Bath
-  Existing trees
-  Scrub vegetation and hedgerows
-  Adjacent road network
-  Existing grassland, used for grazing animals
-  Views towards Westbourne and St John the Baptist Church spire



FIGURE 5.1 – PLAN ILLUSTRATING THE CONSTRAINTS AND OPPORTUNITIES (FABRIK, 2017)

6.0

DEVELOPMENT PROPOSALS

6.1 INTRODUCTION

The development proposals comprise 46 dwellings and an area of informal open space.

The land beyond the proposed hedgerow to the east will be retained as grazing land and will incorporate the proposed diverted route of the Sussex Border Path National Trail.

6.2 LANDSCAPE MASTERPLAN

The overarching landscape intent is to retain as much of the rural character of the settlement fringe as possible, whilst facilitating development.

The landscape masterplan illustrated on Figure 6.1 opposite has been prepared considering the landscape features of the Site alongside landscape policy, landscape character and the existing landscape framework. The detail of the hard and soft landscape proposals and boundary treatments is set out in Sections 8 and 9.

The proposed development has therefore been cognisant of the following:

- Emerging Havant Borough Local Plan Policy E10 specific to the Site whereby the proposed development provides a suitable alternative public footpath route for the Sussex Border Path National Trail and retains and protects the most significant trees present within the Site.
- Havant Borough Council Core Strategy Policy CS1 and emerging Local Plan Policy E1 on Health and Wellbeing in so far as that an area of informal, amenity open space is proposed between the proposed perimeter road and the new hedgerow field boundary, thus providing an area of green space for visual amenity for mental wellbeing; which provides the opportunities for growing food; and which allow ease of access to the green and blue infrastructure present beyond the Site. The inclusive design of the external environment considers the ease of movement for pedestrians to connect with the existing Public Rights of Way adjacent to the Site. Policy CS8 has been a key consideration throughout the evolution of the scheme with regard to Community Safety, where the principles of ‘Secure by Design’ have been adopted.
- Havant Borough Core Strategy Policy CS16 and emerging Local Plan Policy E6 on High Quality Design in terms of drawing inspiration from and respecting local context; integrates existing local landscape features; uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines and materials; responds to the existing natural and built features; making a positive relationship with and between existing and proposed buildings, streets and spaces; and is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and provides a setting for the new development.
- enclosing the development parcel with a green landscape buffer for informal open space and visual amenity, providing opportunities for a new hedgerow and tree

planting to create a new field boundary linking the existing fragmented hedgerow corridors to the north and south and reinforce the treed hedgerowed character of the locality (which is described in the borough landscape character assessment). The provision of this has considered the requirements of Havant Borough Core Strategy Policy CS13 and emerging Local Plan Policy E2 on Green Infrastructure. In terms of the provision of open space, whilst the scheme has evolved to include a linear area of informal open space, this provides a landscape buffer between town and countryside. Furthermore, the proposed development is below the 50 dwelling threshold cited in Local Plan Policy E2 for open space is to be provided on site. As such contributions are to be made accordingly.

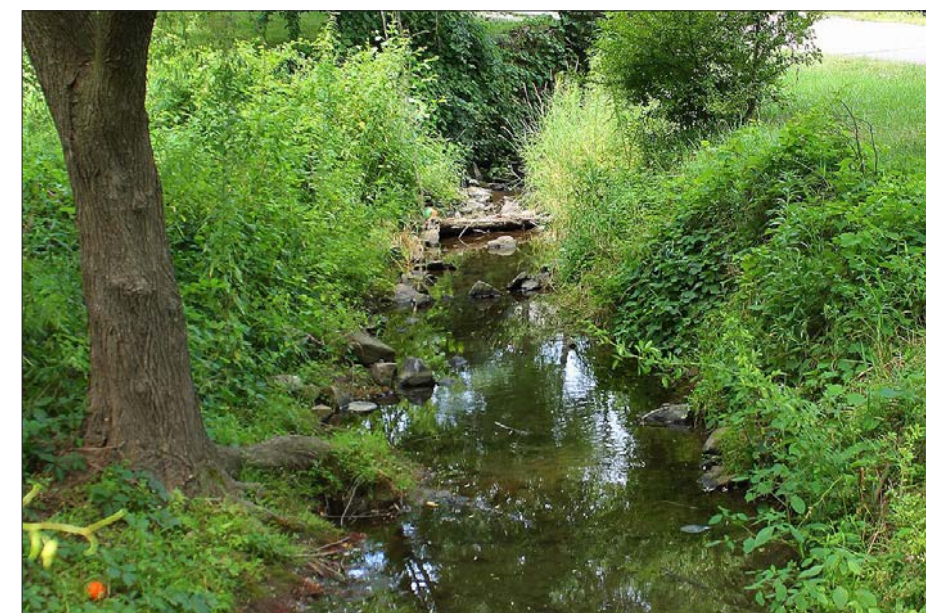
- Protects and enhances existing natural features in accordance with Policy DM17 in terms of the retention of the existing trees and the incorporation of new tree and hedgerow planting to extend wildlife corridors.
- Furthermore, the proposals:
- considers the retention of the National Trail Sussex Border Path within a green landscape setting, through diverting the existing Public Right of Way through the retained field to the east of the development parcel. This diversion will retain the character and amenity of the view from the receptors using the path, where the experience is one of passing the edge of a settlement, with a rural landscape beyond.
 - retain the views of the spire of St John the Baptist Church in Westbourne from the Sussex Border Path where currently experienced to the north of the Site.
 - incorporate sustainable urban drainage systems as part of the naturalistic design of the southern edge of the Site within the area of retained pastureland.
 - provides a new soft landscape edge interface with the countryside to the east through the provision of a new native boundary hedge with hedgerow trees, using species characteristic of the area.
 - provide compensatory planting for the existing trees proposed to be removed.
 - allow views from the proposed dwellings out to the countryside to the east, framed by proposed trees.
 - enhance the ecological value of the Site through the incorporation of native plant species within the landscape proposals.

LEGEND

	Site Boundary
	Vehicular Tarmacadam
	Pedestrian Tarmacadam
	Concrete Permeable Block Paving
	Concrete Permeable Block Paving
	Concrete Slab Paving
	Existing Trees
	Existing Vegetation
	Existing Vegetation to be removed
	Proposed Tree
	Specimen Shrubs
	Native Shrub Planting
	Shrub Planting
	Native Hedge
	Relocated PROW within existing retained grass
	Amenity Grass
	Meadow Grass
	Wet Meadow Grass



FIGURE 6.1 – PLAN ILLUSTRATING LANDSCAPE DEVELOPMENT PARAMETERS - OPTION 1 (FABRIK, 2017)



PRECEDENT IMAGES FOR SOFT LANDSCAPE AREAS

6.0

DEVELOPMENT PROPOSALS

6.3 BUILDING HEIGHTS

The plan opposite illustrates the heights of the proposed new buildings within the Site.

The existing dwellings on Westwood Close are two storey, with the dwellings on Westbourne Avenue comprising one and two storey dwellings.

The proposed building heights are therefore consistent with the heights of the existing adjacent buildings.

LEGEND

Two storey buildings

Single storey buildings



FIGURE 6.2 – PLAN ILLUSTRATING PROPOSED BUILDING HEIGHTS (JAMES POTTER ASSOCIATES, 2018)

6.0

DEVELOPMENT PROPOSALS

6.4 SOFT LANDSCAPE PROPOSALS

INTRODUCTION

Planting softens the built form, humanises scale, mitigates the microclimate, provides a seasonal sense of place, provides well being benefits and provides biodiversity opportunities.

The plant species proposed for the Site have been carefully selected based on those currently present in the local area, the existing site conditions and in consideration of climate change. The proposals accommodate a hierarchy of planting from trees, to hedges, ornamental shrub planting, herbaceous plants and grasses and provides a range of species which may be used selectively in the detailed planting proposals.

The proposed tree palette includes differing tree species for biodiversity with a dominance of a native tree species to reflect the interface with the countryside beyond. Furthermore, the species have been selected to withstand the climatic conditions.

Trees are proposed in locations where there natural canopy spread can be realised and to minimise future maintenance requirements. Where space is limited for tree planting, specimen shrubs are proposed. The proposed palette of species have been chosen for their varying bark, leaf colour, flower and or fruit. The form of these also can add interest too, multistem specimen shrubs can create a sculptural element to the streetscene.

The over arching soft landscape strategy proposes:

- To retain the existing trees within the Site and to supplement with new tree planting wherever possible and as part of the new hedgerow boundary to the east and south of the development parcel.
- Tree planting in locations to create a new landscape structure to the Site.
- An organic layout to the tree planting within the hedgerow, whilst allowing views through to the countryside beyond wherever possible.
- Native planting to the boundaries and contrasting with the ornamental and more domestic planting around the proposed dwellings.
- To create seasonal interest throughout the Site.
- Planting species will be appropriate in terms of the wider setting.
- A selection of species suitability in the form and eventual scale of the planting in relation to the space and elevation.
- Planting shall be appropriate in terms of setting and not posing threat or nuisance, for example through the specification of clear stem trees adjacent to streetscene.
- A strategic response to species selection in terms of suitability to location.
- Use of planting native species for wildlife enhancement where appropriate, in accordance with ecological report.

The proposed tree positions will be co-ordinated with service corridors and the technical principles provided by NJUG and NHBC will be adopted, when planting trees in the vicinity of services and buildings. The landscape drawings have been prepared based on the Site Plan prepared by James Potter Associates Architects. At

the time of preparation, details of underground and over ground services, lighting, ground conditions and building foundation design are unknown. However, the tree proposals illustrated opposite have been co-ordinated with the below ground drainage and attenuation tank proposals, which has affected the number of trees that can be facilitated within the development parcel.

Wherever possible underground utility apparatus are to be routed outside the tree / hedge Root Protection Areas (RPAs) in 'service corridors' throughout the site, using ducts and shared trenches to facilitate this approach. Planting may also be subject to limited changes in order to address any further engineer's advice on vehicle tracking and sight lines. An assumption has been made as to the positions of rear garden access gates and may be subject to change at detailed / construction design stage. The natural landscape is the source for the plant palette.

LEGEND

-  Site Boundary
-  Existing trees to be retained
-  Existing hedge to be retained
-  Proposed trees
-  Proposed hedge
-  Approximate location of proposed timber kissing gate

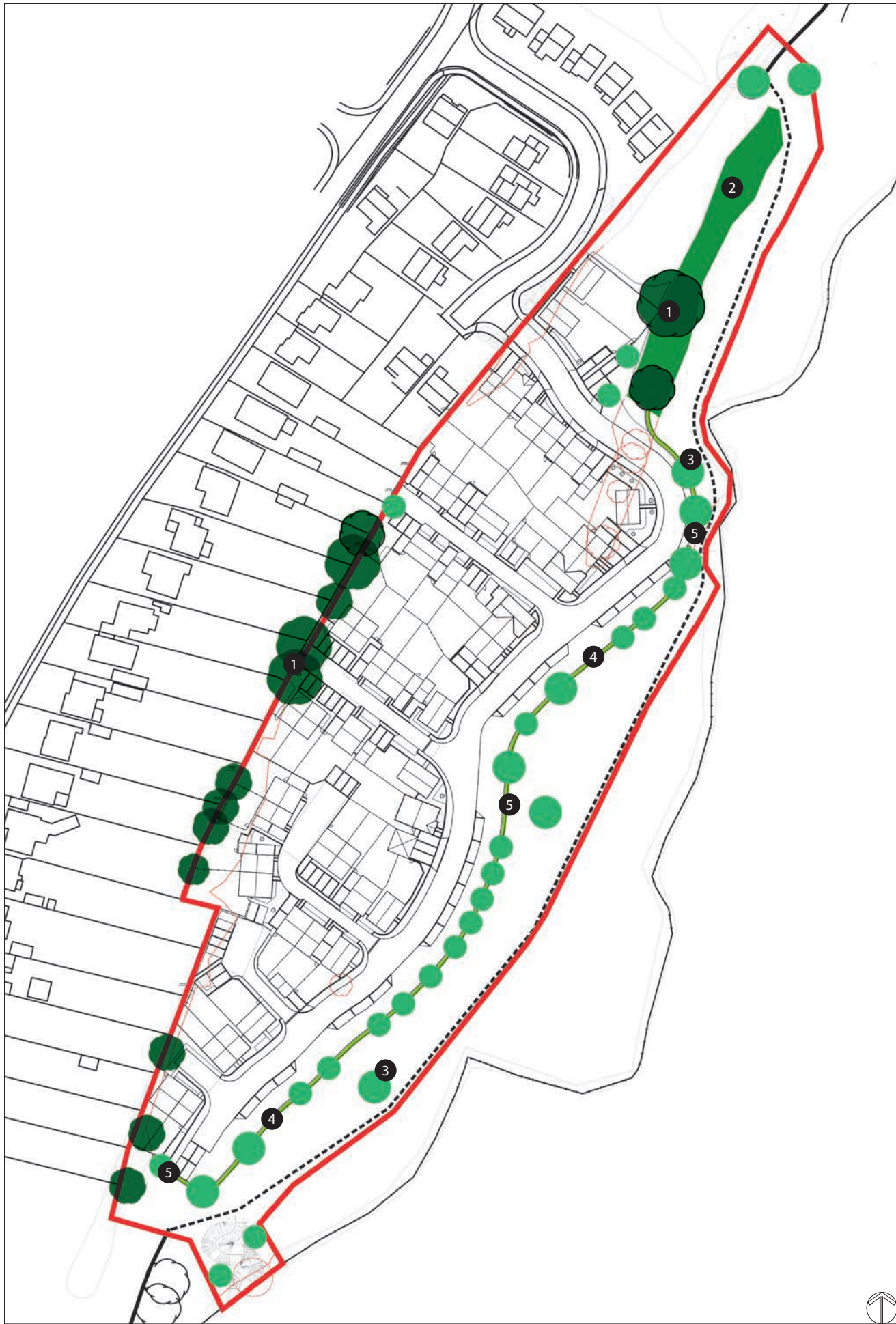


FIGURE 6.3 – PLAN ILLUSTRATING EXISTING AND PROPOSED TREE PLANTING STRATEGY (FABRIK, 2018)

6.0

DEVELOPMENT PROPOSALS

6.5 TREE PALETTE

The following tree species have been selected:

SPECIES WITHIN THE RESIDENTIAL AREA

Sizes to range from 16-20cmg (4-5m in height) and including multi-stemmed (3-4m in height).

Latin name	Common Name
1 Betula nigra	River Birch
2 Carpinus betulus 'Fastigiata'	Fastigate hornbeam
3 Ulmus carpinifolia 'New Horizon'	Elm

Tree species to hedgerows
Sizes to range from 12-14cmg (3-4m in height).

4 Acer campestre	Field maple
5 Alnus glutinosa	Alder
6 Quercus robur	Common oak
7 Sorbus aucuparia	Mountain ash

All trees are proposed to be planted in locations where their natural canopy can develop.



6.6 NATIVE HEDGEROW PALETTE

A native hedge is proposed along the eastern and southern edges of the proposed development and is to be interplanted with the tree species set out on the previous page. The species selected are based on those found locally and are tolerant of both wet and dry conditions.

The mix of plant species is able to support the wildlife with nesting, shelter, food, benefitting the fauna as a valuable source of nectar. The seeds also a food source in the lean months.

All to be planted as bareroot stock; at 900-1200mm height (and then cut back to a standard height); at 5 plants per linear metre on a double staggered row layout.

1.2m high timber stock proof fencing to be implemented on the field side of the hedge.

Latin name	Common Name
1 Acer campestre	Field Maple
2 Corylus avellana	Hazel
3 Crataegus monogyna	Hawthorn
4 Ilex aquifolium	Holly
5 Ligustrum vulgare	Wild privet
6 Prunus spinosa	Blackthorn
7 Sambucus nigra	Elder
8 Viburnum opulus	Guelder Rose

The image below illustrates the ultimate design intent for the hedge.



6.0

DEVELOPMENT PROPOSALS

6.7 SPECIMEN SHRUB PALETTE

The following specimen shrubs have been selected for the Site to provide interest to the streetscene where space is limited for a tree.

- 1 Amelanchier lamarckii (multistem)
- 2 Magnolia stellata



6.8 ORNAMENTAL PLANTING PALETTE

The following series of pages set out a range of species selected to provide a 'gardenesque' scale to the proposed development and where the use of grasses allows a visual connection between the more formally designed landscape around the proposed dwellings to the more informal designed landscape on the edges of the Site.

The shrub element is reduced whilst the ornamental grasses and herbaceous plants dominate the scheme. The plants specification is smaller here allowing a varied number of plants to give the overall garden feel. A number of small interlocking beds can work to give a harmonious street scene whilst offering the home owner a feeling of individual garden ownership.

Two harmonious palettes are proposed. A shady soft palette of white with highlights of blue/violet and warmth from the claret tones; with a contrasting palette of yellow and white shrubs.

ORNAMENTAL SHRUB PALETTE

- 1 Choysia ternata 'Aztec Pearl'
- 2 Philadelphus coronarius Aureus
- 3 Cornus sericea 'Flaviramea'
- 4 Sambucus nigra 'Black Beauty'
- 5 Hydrangea paniculata 'Grandiflora'
- 6 Lavandula angustifolia 'Hidcote'
- 7 Euonymus fortunei 'Emerald Giaety'
- 8 Pachysandra tremianlais 'Green Carpet'
- 9 Perovskia atriplicifolia 'Blue Spire'
- 10 Garrya elliptica 'James Roof'
- 11 Pittosporum tenuifolium 'Tom Thumb'
- 12 Santolinia chamaecyparissus
- 13 Viburnum plicatum 'Pink Beauty'
- 14 Exochordia macrantha 'The Bride'
- 15 Stachys byzantina 'silver Carpet'



DEVELOPMENT PROPOSALS

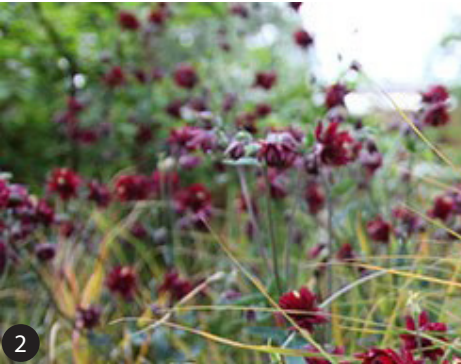
MIXED ORNAMENTAL GRASSES

A selection of ornamental grass and sedges provides year-round colour, movement and structure. The species selected are fully hardy and tolerant of the prevailing soil type of the Site in both sunny and shady conditions. They can be used as a link between the more formal settings of the public realm and informal green space. This is achieved with the introduction of the herbaceous plants and then with the wildflowers and shrubs.

The texture adds a lightness to the border, adds colour through the winter months and easily maintained. They also add a high ecological value to the scheme.

Grasses Palette

- 1 Miscanthus sinensis 'Flamingo'
- 2 Luzula nivea & Aquilegia Ruby Star'
- 3 Stipa tenuissima 'Pony Tail'
- 4 Festuca 'glauca
- 5 Carex estacea
- 6 Anemantheles lessoniana
- 7 Carex elata
- 8 Stipa calamagrostis
- 9 Luzula nivea
- 10 Stipa arundinacea
- 11 Molinia Edith Dudsus
- 12 Carex testacea
- 13 Deschampsia cespitosa
- 14 Calamagrostis Karl Foerster
- 15 Hakonechloa macra



DESIGN INTENT FOR PLANTING PLAN

The collection of herbaceous plants are listed and would be used in conjunction with the grasses and a smaller palette of shrubs. Thee images show the textural and colour interest of the proposed beds. The palette combination is repeated through the beds.

Grasses would be planted through the informal beds within a formal design. The texture, height and colour varies through the year and is enhanced by the use of shrub and herbaceous material.

Using the grasses links the protected area to the south east and the development site. This merging offers a visual dilution of the countryside with the additional benefit of allowing the natural corridors to benefit.



6.0 DEVELOPMENT PROPOSALS

HERBACEOUS PLANT PALETTE

- 1 Anemone 'Honorine Jobert'
- 2 Anthriscus sylvatica 'Ravenswing'
- 3 Astrantia 'Claret'
- 4 Origanum 'Herrenhausen'
- 5 Rudbeckia maxima
- 6 Euphorbia amygaloides var. robbiae
- 7 Eryngium yuccifolium
- 8 Nepeta 'Six Hill's Giant'
- 9 Verbena bonariensis
- 10 Salvia nemerosa 'Ostfieldland'
- 11 Sanguisorba 'Tanna'
- 12 Alchemilla mollis
- 13 Echinacea purpuea 'Magnus'
- 14 Geranium phaeum
- 15 Anemone Hadspun Abundance
- 16 Astrantia maxima
- 17 Salvia nemerosa
- 18 Salvia off' purpurescens
- 19 Penstemon 'Sour Grapes'
- 20 Heuchera 'Palace Purple'



6.9 GRASS AREAS

EM3 - Special General Purpose Meadow Mixture is proposed to the area of informal / amenity open space. This mix is a simple low cost meadow mixture suitable for a wide range of soil types. This space can therefore be left to grow long in the summer, with the edges mown and with the whole area cut in the autumn. The wild flowers are robust and showy, and the grasses are fine and slow growing.

SUSTAINABLE URBAN DRAINAGE PROPOSALS

A swale is proposed at the southern edge of the Site, within the area of retained pasture land. The swale is to be naturalistic and simple in design, reflecting it's countryside setting.

EM8 - Proposed Wild Flowers for Wetlands seed mix is proposed for the swale area as it contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows.



6.0

DEVELOPMENT PROPOSALS

6.10 HARD MATERIALS

The materials for the materials palette have been selected to fulfil the following:

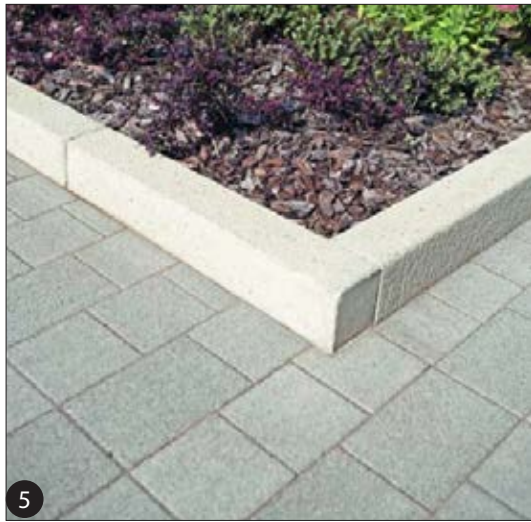
- To realise the landscape strategy of the public and private realm - the materials used will be a co-ordinated range of self weathering elements based around a restrained selection of modular units reflecting the materials used in the local area.
- To inform the movement of pedestrians and vehicles around the site.
- To address both function and form and be suitably robust for the proposed uses of the development and the technical requirements of the Site and its construction.
- To be suitably robust for the proposed uses of the development and the technical requirements of the site and its construction.

HARD LANDSCAPE MATERIALS PALETTE

- 1 Grey tarmacadam
- 2 Concrete slab paving for front paths (Natural Textured Saxon by Marshalls or similar)
- 3 Concrete permeable block paving to private drives (Burnt ochre Tegula Priora by Marshalls or similar)
- 4 Concrete permeable block paving to roads and parking courts (Charcoal Mistral Priora by Marshalls or similar)
- 5 Precast concrete kerbs (Saxon by Marshalls or similar)

6.11 LIGHTING DESIGN INTENT

The lighting for the scheme is to be designed to be as low as possible, directional into the Site and shielded with no backwards glare in order to minimise the potential for adverse effects on people, wildlife and the landscape to the east of the Site.



6.12 BOUNDARY MATERIALS

A hierarchy of boundary treatments are proposed which define individual dwellings and assist in defining the public and private realms. The following principles are proposed:

- 6 Within the development parcels, 1.8m high brick walls are proposed to form the interface between the streetscene and rear gardens to provide a high quality enclosure of permanence.
- 7 Rear gardens of adjoining properties are to be bound by 1.8m high timber close board fencing.
- 8 The eastern edge of the Site will be defined by a native hedgerow with trees, contained by a timber post and wire stock proof fence.
- 9 Timber kissing gates will be provided at pedestrian entrances into the Site from the Sussex Border Path National Trail and retained field.



ASSESSMENT OF LANDSCAPE & VISUAL EFFECTS

7.1 LANDSCAPE EFFECTS

INTRODUCTION

This section sets out a statement on the anticipated landscape and visual effects associated with the development proposals.

Effects are separated between effects on the contextual elements and those which occur within the Application Site, to ensure no double counting of effects.

EFFECTS ON TOPOGRAPHY

Study area topography:
There will be no physical change to the existing topography across the wider study area during the construction and operational phase since the changes will occur within the Site only.

The value of this landscape receptor is high; the susceptibility is low; and sensitivity is therefore medium. The magnitude of change would be neutral. Therefore the effect on the topography at the study area level is **neutral**.

Site topography:
The existing topography of the Site is predominantly flat. Some localised excavations would be required to create the swale.

The value of the site topography is low; the susceptibility is low; and sensitivity is therefore low overall. The magnitude of change would similarly be low. Therefore, the effects on this receptor is likely to result in a **minor** adverse effect at the construction phase. Since no further earthworks would occur beyond the construction stage, the operational phase effects on the Site topography would be **neutral**.

EFFECTS ON LAND USE

Study area land use and landcover:
At wider landscape level, there will be no direct change to the existing landscape or townscape resources associated with the agricultural land; recreational land; or the areas of settlement present within the study area as the proposed changes to the existing land use will occur at Site level only.

The value of these combined receptors in the wider study area ranges from medium to high; the susceptibility is low; and sensitivity is therefore medium to low. The magnitude of change would be neutral. Therefore the effect on the existing land uses of the study area level is **neutral** overall.

Site land use:
The land use of the Site would be permanently changed from that of privately owned pastureland to that of a construction site and then residential development set within retained areas of green space, framed by retained vegetation and proposed new planting.

The enabling works would result in the removal of the existing pastureland, alongside the removal of existing trees and shrubs to facilitate the proposed development. The construction phase would then result in the gradual and phased change to a built development, with associated landscape planting being implemented last. The area of informal green space to the east wholly replace the existing pastureland with that of an informal area of amenity greenspace with the boundary between the residential parcel and the retained pastureland beyond marked by a new native hedgerow with hedgerow trees

The value of the land use at Site level is medium; the susceptibility is high; and sensitivity is therefore medium to high. The magnitude of change would be high at the enabling, construction and early years operational stages. Therefore, as with any greenfield site, the level of effects would be **major** negative, arising principally from the introduction of built form to the agricultural landscape.

EFFECTS ON EXISTING VEGETATION

Study area vegetation:
There are expected to be no physical changes to the existing vegetation across the wider study area since the changes are proposed at Site level only and no off-site works are proposed which would alter the pattern of vegetation beyond the Site.

The value is high - medium (due to the presence of Ancient Woodlands in the landscape); susceptibility is low; and sensitivity is medium - low. The magnitude of change would be neutral. Therefore the effect on the vegetation at the study area level is **neutral**.

Site vegetation:
The detail of the trees to be removed is contained in the Arboricultural Report submitted with the application. For the purposes of this impact assessment, a total of 6 No trees and 3 No tree groups of tree groups are required to be removed to accommodate the development proposals. All of these are designated as category 'C' grade trees of low quality.

The value of the vegetation at Site level is medium; susceptibility is medium; and sensitivity is also therefore medium. The magnitude of change arising from the limited necessary vegetation loss at enabling / construction stage is predicted to be medium, giving rise to at worst, **moderate** adverse effects.

In terms of the landscape proposals, the scheme includes a significant length of new hedge planting together with 30 new trees placed principally around the eastern edges of the Site, which alongside the proposed hedgerow, will create a new field boundary and soft landscape edge to the settlement. The trees have been located in areas where there are no underground constraints and so that their natural canopy spread can be realised.

The planting would be implemented during the construction stage with the effects in place by Year 1 of the operational stage. Considering the size and scale of the planting at Year 1, the magnitude of change arising would give rise to **major** positive effects to this landscape resource overall. The positive effects of this planting on the landscape assets of the Site, would further increase over time, as this matures.

The effect on the Site vegetation by Year 15 would therefore be **moderate to major** positive, resulting in a balance of effects in the long term.

EFFECTS ON SETTLEMENT PATTERN

Study area settlement pattern:
The Site forms a small part of the context and setting to the eastern edge of New Brighton at Westwood Close This would change through the introduction of built development within the Site. This would result in a limited change to the settlement pattern by extending built form to the east. An area of unbuilt land would remain to the east of the proposed built area.

Whilst the settlement pattern of New Brighton itself would remain unchanged, and there would be no change to the pattern of roads around the Site or wider study area, the proposals will result in an extension to the settlement pattern to the east into a green field parcel.

The value is low - medium; susceptibility is medium; and sensitivity is medium - low. The magnitude of change would be negligible. Therefore the effect on the local settlement patter at the study area level is **negligible**.

EFFECTS ON BUILDING HEIGHTS

There would be no physical change to the existing built form beyond the Site. The proposed development includes a range of building heights from 1-2 storey, consistent with the local townscape.

EFFECTS ON MOVEMENT CORRIDORS

There would be no physical change to the existing transport network during construction or operation. Effects overall would therefore be **neutral**.

EFFECTS ON SKYLINE

The proposals would not significantly alter the existing skyline which would remain as being informed by buildings in close proximity and buildings in trees in more distant views. Views to the key landmark of Westbourne Church spire would be retained. Effects overall would therefore be **neutral**.

EFFECTS ON CULTURAL AND HISTORIC LANDSCAPE

There would be no physical change to the cultural and historic landscape in the wider study area. Effects overall would therefore be **neutral**.

EFFECTS ON PUBLIC RIGHTS OF WAY

Study area public rights of way:
During the construction phase, there would a change to the physical alignment of the Sussex Border Path National Trail, as it is proposed to be diverted to the east, around the proposed development.

The value is medium - high; susceptibility is medium; and sensitivity is therefore medium - high. The magnitude of change would be negligible as the proposal does not alter access, just changes the alignment marginally, moving the path over to the east. This effect occurs on a short section of this long distance path. Therefore the effect on the public right of way network at the study area level during construction and operation is **negligible**, as access is maintained throughout and the movement of the route is not significant.

Site level public rights of way:
The Sussex Border Path National Trail crosses the Site. This is proposed to be diverted through an area of retained pastureland. Access to this path for the community on Westwood Close would be improved where the scheme allows for east to west pedestrian movement and connections with this realigned path.

The value of this national trail is considered to be high; susceptibility is high; and sensitivity is also high. The magnitude of change would be negligible, as continued access along this diverted path will be retained. Effects overall would be **negligible**.

EFFECTS ON LANDSCAPE CHARACTER

National landscape character:
The proposed development would not alter the key characteristics of NCA 126 South Coast Plain, namely the gentle slopes towards the coast; the stretches of farmed land between developed areas; and the historic fortifications.

The value of the national character areas is considered to be medium; susceptibility is low; and sensitivity is medium - low. The magnitude of change would be negligible, and therefore the effects would be **negligible**.

County landscape character:
At the county level, the proposed development lies wholly within character area 9G: Havant and Emsworth Coastal Plain.

The proposed development would result in the loss of the former river terrace landscape; would provide a positive contribution to the provision of new oak trees throughout the scheme; and would not alter or interrupt existing access between the settlement and the coast.

The value of the regional character areas is considered to be medium; susceptibility is low; and sensitivity is medium - low. The magnitude of change would be low, and therefore the effects would be of **minor adverse** significance on a small part of the wider character area.

There would be no change to the neighbouring character area of SC5: Southbourne Coastal Plain.

Borough landscape character:
Within the Havant Borough assessment, the Site lies within LCA21: Southleigh Forest, which fills the space between the settlement edges and the administrative boundary to the east and north, wrapping around New Brighton and Westbourne in an arc. While the Site comprises of relatively flat pastureland with hedgerow divisions, it is nonetheless subject to the nearby influences of the adjacent settlement edges of New Brighton. The proposed development would form a limited addition to this existing built context and would form a small part of the south-western edge of this character area. The proposed development would be set beyond new hedgerow boundaries with new oak trees planting, which are the assessment identifies as characteristic boundary conditions for the more rural settlements. In this way, the proposed development delivers new planting and a new vegetated buffer, including both hedgerow planting and verges to the edge of New Brighton as recommended in the character guidelines.

The value of the borough character is medium; susceptibility is low; and sensitivity is medium to low. The magnitude of change would be low. Therefore, the effects would be **minor** adverse on the wider character area at the construction and operational stage (Year 1). This is primarily due to the change in character from pastureland to a residential development.

Site landscape character:
The proposed development will see the wholesale replacement of the existing pastoral character of the Site with a new character of residential development and green space.

The value of the site level character is medium; susceptibility is high; and sensitivity is high - medium. The magnitude of change would be high. Therefore, the effects would be **major adverse** at the construction and operational stage (Year 1).

ASSESSMENT OF LANDSCAPE & VISUAL EFFECTS

7.2 VISUAL EFFECTS

INTRODUCTION

The Site is well contained visually in the wider landscape due to the combination of topography an vegetation. The Site is more apparent from the range of receptors in the immediate environs of the Site.

RESIDENTIAL RECEPTORS

The residential receptors that will experience the most direct views of the construction site and emerging built development would be occupants of the dwellings to the west on Westwood Close and Westbourne Avenue (Viewpoints 1 to 2). As the built form emerges, this may also become apparent in Viewpoints 3 and 4, in views which are already influenced by the existing dwellings, but where the new built form will fill the area beyond which is currently perceived to be open.

The value of the residential receptors is low; susceptibility is high; and sensitivity is therefore medium - high. The magnitude of change at the construction and Year 1 operational stage would be high, and therefore the effects would be **major negative** (Year 1), for the relatively limited number of residents.

TRANSIENT RECEPTORS USING ROADS

The views would be very similar to those described for the residential receptors above, and therefore includes views from Westwood Close and Westbourne Avenue at the junction with Westwood Close. Refer to viewpoints 1 and 2.

Views from Westwood Close are likely to be more open due to the proximity of the proposed development and as a result of the proposed new access of Westwood Close, opening up views into the Site.

The built form may become apparent from the receptors using Westbourne Avenue (refer to Viewpoints 3 and 4) and in views which are already influenced by the existing dwellings, but again, where the new built form will fill the area beyond which is currently perceived to be open.

Views from Westbourne Road to the north are fleeting and rather more limited by existing vegetation at the boundary within and beyond the Site, allowing only glimpses of the Site.

The value of the receptors using the roads is low; susceptibility is low to medium; and sensitivity is low to medium. The magnitude of change at the construction and Year 1 operational stage would be medium - high, and therefore the effects would be at worst, **minor- moderate negative** (Year 1).

In relation to effects on the transient receptors using Westbourne Road the retention of the existing trees and vegetation together with the provision of new tree planting on the northern edge will contribute to mitigating effects in the medium to long term, however, the proposal introduces built form as a new element to that view.

The value of the receptors using the roads is low; susceptibility is low; and sensitivity is low. The magnitude of change at the construction and Year 1 operational stage is considered to be low, and therefore the effects would be **minor negative** for the population seeing the site on a small section of road corridor.

RECEPTORS USING PUBLIC RIGHTS OF WAY

For a short length of its route, where Sussex Border Path National Trail crosses the Site (Viewpoints 5, 6 and internal viewpoints S2, S3, S6-S8) the proposed development will significantly alter the character and amenity of the view, from that of a pastoral landscape, albeit bordered by existing dwellings, to that of a construction site initially and then residential development, which would come forward in the view.

This visual receptor is of low value; with a high the susceptibility; and therefore with a medium sensitivity. The magnitude of change at Year 1 is high, resulting in a **moderate - major negative** visual effect, reducing to **minor** as the boundary vegetation matures and provides a broadly continuous canopy.

From the public rights of way in the local landscape to the east there may be glimpses of the development emerging over the intervening layers of vegetation. This value of this visual receptor is low value; with a medium the susceptibility; and therefore with a medium - low sensitivity. The magnitude of change at Year 1 is low, resulting in a **minor negative** visual effect on the receptors using the footpath network to the east.

RECEPTORS USING PUBLIC OPEN SPACE

Whilst views of the Site are currently truncated in views from the pavement and cycleway to the west of the open space north of Westwood Close. However, during the construction and operational phase, the new built form may become events filtered between the intervening trees. The character and amenity of the view is currently influenced by the existing dwellings. The proposals will not significantly alter this visual amenity.

This visual receptor is of low value; with a low the susceptibility; and therefore with a low sensitivity. The magnitude of change at Year 1 is negligible, resulting in a **negligible** effect on this group of receptors.

DISCOUNTED VISUAL RECEPTORS

No views during construction or operation are predicted from the representative viewpoints in the local or middle distance and wider area locations as the views are truncated by landform, vegetation and / or built form: Viewpoints 5, 10, 15-30.

COMPLIANCE WITH POLICY

8.1 INTRODUCTION

There are no statutory landscape, ecological or heritage designations that cover the Site. The South Downs National Park lies on rising ground beyond the coastal plain to the north; and the Chichester Harbour AONB lies to the south, beyond the well treed corridor associated with the A27.

The Site is a proposed housing allocation in the emerging Havant Borough Council Local Plan 2036.

The requirements of policy and guidance at the national, regional and local level have been a key consideration in the evolution of the development proposals.

In terms of ecological and heritage matters, whilst an understanding of the related designations and policies informs the landscape design response, compliance with ecological and heritage matters is beyond the scope of this LVIA.

8.2 POLICY COMPLIANCE

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) AND NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

In terms of section 7 of the NPPF and NPPG section ID 26 relating to design, the proposed development seeks to provide attractive, high quality and inclusive design; that is integrated with, and respectful to, the character and pattern of the local area. The retention of and potential increased access to the realigned Sussex Border Path National Trail within an area of retained pastureland provide opportunities for social interaction and interaction with the natural environment. The built areas would be developed on the basis of perimeter blocks with good natural surveillance to all public areas. Adaptability and efficiency of the built environment are important considerations, with the measures proposed as set out in the Design and Access Statement.

In accordance with sections 8 (healthy communities) and 10 (climate change) of the NPPF, the linear areas of green and blue infrastructure would support action to combat effects of climate change through provision of shading, water attenuation and carbon absorption. Regarding NPPF section 11 (natural environment) the proposals predominantly maintain the inherit topography present within the Site alongside the retention of the majority of the existing vegetation. Furthermore, the proposals look to improve the biodiversity of the Site through the provision of new native planting, alongside a diverse range of planting and grassland types.

Turning to the conservation of the landscape and scenic beauty of AONB’s and National Parks (para 115) the Site does not form significant role in the landscape setting to either the South Downs National Park, nor the Chichester Harbour AONB. There is no intervisibility between the Site and the South Downs (as documented in viewpoints 26-28) nor from the northern edge of the AONB (as documents in viewpoints 29 and 30). The effects of the proposed development on the landscape and scenic beauty of the South Downs or the setting on the AONB are therefore not

considered to be detrimental or significant.

In accordance with NPPG Paragraphs 009 and 015 the proposed development provides a linear area of green infrastructure; it respects natural features and promotes a high quality landscape with proposed hedgerow planting that contributes to the quality of the local area and restores missing links in the hedgerow network. By placing development close to the existing settlement edge and framing the eastern edge with new planting results in a negligible or neutral impact on surrounding areas (NPPG section ID 8).

HAVANT BOROUGH COUNCIL POLICIES

Under the emerging Local Plan 2036, the Site is proposed as a draft allocation for 35 dwellings. The proposed development proposes 46 dwellings and informal open space.

Compliance with the current and emerging planning policies are set out under a series of themes as set out below:

Green Infrastructure (Core Policies CS1, CS13, CS15, DM8, DM9 and Local Plan Policies E1, E2)

The proposed development provide a linear area of green infrastructure which will be overlooked and will be accessible for both the existing and new community alike. As the proposed development is below the threshold for open space to be provided on Site, the provision of a linear green space as a landscape buffer provides not only informal open space for visual amenity and mental wellbeing, but also provides a naturalistic edge to the development.

Community Safety (Core Policies CS8 and CS165)

The proposed development has been design considering ‘Secure by Design’ principles and the proposed development therefore meets the requirements of this policy.

Protecting the Environment (Core Strategy Policies CS11, CS12, DM8, AL2 and Local Plan Policies E10)

There will be no change to the special qualities of the statutory landscape designations arising from the proposed development.

Through the provision of the eastern vegetated edge, the physical separation of settlements will still be perceived.

High Quality Design (Core Strategy Policies CS9, CS11, CS16, DM8, DM9 and Local Plan Policies E6, E10)

The form, mass, scale and height of the proposed development follows the pattern of development locally, retains the most significant landscape features of the Site (namely the existing vegetation) and therefore respects the surrounding landscape, character and built form as required by Core Strategy Policies CS9, CS11 and CS16.

8.3 LANDSCAPE CHARACTER

In accordance with Statement of Opportunity 1 (SEO2) set out in the profile for National Character Area 126 the proposals will:

- create a strong landscape framework around the settlements while managing and enhancing existing greenspace and access.
- secure opportunities for the public to enjoy the natural environment.

At the county level, the proposed development retains the existing trees and supplements the existing remnant hedgerow oaks with new hedgerow and tree planting.

At the borough level, in terms of the local issues:

- The proposed development will address the key aspect relating to the loss of hedgerows in the character area through the provision of a new hedgerow with hedgerow trees, wholly replacing the fragmented hedgerow pattern to improve the edge treatment to New Brighton.
- In terms of encroachment of urban character, as with the development of any green field site (that is proposed as a draft housing allocation) there will a change to landscape character at the borough and site level, where the pastureland of the Site will be replaced with built form and a linear area of amenity green space.

SUMMARY AND CONCLUSIONS

9.1 SUMMARY OF BASELINE CONDITIONS

A review of the landscape related designations and planning policy at the national, borough and local levels has been carried out. Whilst there are no landscape designations which cover the Site, it lies outside, but adjoining the urban area boundary of Emsworth, but is proposed as a housing allocation in emerging Local Plan. The South Downs National Park lies beyond the Site to the north and north-east; the Chichester Harbour AONB lies to beyond the Site to the south. Due to the combination of topography and layers of vegetation, there is no intervisibility, or perceived relationship between the Site and these nationally designated landscapes.

At the borough level (Havant Borough Landscape Character Assessment, 2007) the Site lies within LCA 21: Southleigh Forest and displays the characteristics of open farmland.

The Site predominantly comprises land which slopes gently west to east towards the River Em. The Site is currently grazed by cattle, has a fragmented vegetation structure and is crossed broadly north to south by the Sussex Border Path National Trail. The landscape value of the Site ranges from low - medium, with the existing vegetation being the key landscape features and of the highest landscape value. The Site is bound by farmland to the north, east and south and by the existing residential edge of New Brighton to the west.

9.2 DESCRIPTION OF DEVELOPMENT

The proposed development comprises 46 dwellings and amenity green space. Building heights are proposed to vary between 1 and 2 storey.

- The landscape masterplan proposals includes:
- the retention of the existing network of trees (wherever possible);
 - a new hedgerow with hedgerow trees to provide a new field boundary and soft landscape interface between the settlement and the countryside;
 - the realignment of the Sussex Border Path National Trail;
 - the opening up of access to the National Trail through the proposed development;
 - proposed high quality hard landscape materials and boundary treatments which are responsive to the local environs; and
 - proposed soft landscape materials which are sensitive to their setting and climatic conditions and which provide opportunities to increase habitat types and provide ecological improvements wherever possible.

9.3 SUMMARY OF LANDSCAPE EFFECTS

The changes arising from the development are assessed to only effect the landscape resources and ultimately therefore the landscape character of the Site, with little - to no effect to the landscape receptors or character at the wider level. Wholesale change will occur to the character of the Site, with the introduction of built elements and areas of amenity green space.

- The proposed development:
- is appropriate in its scale, height and mass to its setting;

- retains the landscape receptors of highest value - notably the existing mature trees wherever possible; and
- provides a new field boundary hedgerow set within a wide swathe of grassland to provide a soft landscape interface between the settlement and the countryside.

It is anticipated, therefore, on the site receptors, that the proposed development would have an effect of major adverse significance on land use; moderate adverse effects initially on the loss of vegetation, countered on completion with the implementation of the landscape proposals, resulting in a moderate to major effect overall.

As with the development of any green field site, there will a major adverse effect on landscape character at the site level overall.

9.4 SUMMARY OF VISUAL EFFECTS

The most noticeable visual change arising from the proposed development would be for the residential and transient receptors on Westwood Close and Westbourne Avenue together with the transient receptors using the Sussex Border Path. The views would be direct and in close range of the Site.

Receptors on Westbourne Road to the north of the Site may experience a minor change to the fleeting view, which would include new buildings set within the existing retained and supplemented vegetation structure.

The construction and Year 1 operational effects are predicted to be major negative for residents at Westwood Close and Westbourne Avenue; minor to moderate negative on the receptors using the road corridors; and major negative effect experienced by the transient receptors using the Sussex Border Path crossing the Site (which are already influenced by the settlement edge in this location). Visual impacts for public rights of way in the local landscape beyond the Site are limited and where apparent are at worst minor adverse. The boundary planting to the east would reduce the visual effects on the receptors on the Sussex Border Path to moderate and in the long term, as the vegetation matures, to minor.

9.5 COMPLIANCE WITH POLICY

The tiers of policy have been a key consideration in the evolution of the proposals.

In accordance with both current and emerging Borough Council policies, the proposed development:

- will provide a linear area of green and blue infrastructure which will be overlooked and will facilitate access to the wider countryside and public rights of way present beyond the Site;
- has been design considering ‘Secure by Design’ principles;
- will not affect the special qualities of the Chichester Harbour AONB;
- will not affect the scenic quality of the South Downs National Park;
- in terms of layout, form, mass, scale and height, follows the pattern of development locally, retains the most significant landscape features of the site (namely the existing vegetation) and therefore respects the surrounding landscape, character

and built form.

In terms of landscape character, at the national level, the proposals will:

- create a strong landscape framework around the settlements while managing and enhancing existing greenspace and access.
- secure opportunities for the public to enjoy the natural environment.

At the county level, the proposed development retains the existing trees and supplements the existing remnant hedgerow oaks with new hedgerow and tree planting.

- At the borough level, in terms of the local issues:
- The proposed development will address the key aspect relating to the loss of hedgerows in the character area through the provision of a new hedgerow with hedgerow trees, wholly replacing the fragmented hedgerow pattern to improve the edge treatment to New Brighton.
 - In terms of encroachment of urban character, as with the development of any green field site (that is proposed as a draft housing allocation) there will a change to landscape character at the borough and site level, where the pastureland of the Site will be replaced with built form and a linear area of amenity green space.

9.6 CONCLUSION

The proposed development, which is subject to a draft allocation in the emerging Havant Local Plan 2036, would not result in any widespread landscape or visual effects. Whilst significant effects occur, as with the development of any greenfield site, these are limited to the Site and its immediate context. The development is proposed to be well connected to existing settlement and public rights of way.

APPENDIX 1

FABRIK LVIA METHODOLOGY

A1.1 INTRODUCTION

The methodology employed in carrying out an LVIA, LVA or LVA with an impact statement of the Site, is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment’s “Guidelines for Landscape and Visual Impact Assessment” (GLVIA) Third Edition (Routledge 2013).

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

An LVIA provides a description of the baseline conditions and sets out how the study area and site appears, or would appear, prior to the proposed development. The baseline assessment is then used to predict the landscape and visual impacts arising from the proposed development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact assessment will identify and assess effects during the stages of the proposed development.

A1.2 SUMMARY OVERVIEW OF LVIA METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the contextual area to the site and the site itself;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current and future baseline scenarios where relevant; and
- The value of each of the landscape and visual receptors.

Landscape effects derive from changes in either direct or in-direct changes to the physical landscape, which may give rise to changes to the individual landscape components which in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
 - Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal.
 - Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect.
 - Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion.
 - Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
 - Sets out any assumptions considered throughout the assessment of effects; and Sets out residual effects.
- Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Residual effects are those at year 15 / 20 with any further residual effects considering any additional mitigation measures in place over and above those designed in to the scheme.

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effect.

Cumulative effects of all other known development will also be considered (following agreement with the LPA of those developments to be considered).

The following sections sets out in more detail the assessment process employed.

A1.3 ESTABLISHING THE LANDSCAPE BASELINE

Desk and Field Studies: The initial step is to identify the existing landscape and visual resource in the vicinity of the proposed development – the baseline landscape and visual conditions. The purpose of baseline study is to record and analyse the existing landscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the site or its setting.

An desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data is used to identify local features relating to topography/ drainage pattern, land cover, vegetation, built developments/settlement pattern, transport corridors/definitive public rights of way and any historic or prominent landscape features, which together combine to create a series of key characteristics and character areas. Vertical aerial photography will be used, to supplement the OS information. At this stage, any special designated landscapes (such as Areas of Outstanding Natural Beauty, National Parks, Green Belt, Conservation Areas, Listed Buildings, Areas of Special Character); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual

related studies is carried out at this stage. In addition, a desk study of any unbuilt commitments will be incorporated. Amend the last sentence as required.

Landscape character assessment, is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, with further guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents, however the local / borough or site levels may need to be set out based on a combination of desk studies and field survey work. The character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, is described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

If published local / site level landscape character assessments are not available, the landscape is to be classified into distinctive character areas and / or types, based on variations in landform, land cover, vegetation / settlement pattern, field pattern, enclosure, condition, value and etc. The classification will take into account any National, County/Borough and Parish level landscape character assessments.

These desk based studies are then used as a basis for verification in the field.

Judgements on the value of both the landscape and visual receptor are made at the baseline stage.

Landscape Value

Value is concerned with the relative value or importance that is attached to different landscapes. The baseline assessment considers any environmental, historical and cultural aspects, physical and visual components together with any statutory and non-statutory designations and takes into account other values to society, which may be expressed by the local community or consultees. The tables set out on the following page are considered a starting point for consideration in the field. The landscape designations are to be considered in terms of their ‘meaning’ to today’s context. The following table sets out the criteria and definitions used in the baseline assessment to determine landscape value at the local or site level (in addition to condition / quality as set out on the previous page). Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.

TABLE A1.1 – LANDSCAPE VALUE CRITERIA

CRITERIA
HIGH (VERY GOOD / GOOD CONDITION) INTERNATIONAL - NATIONAL - REGIONAL SCALE
Exceptional landscape with outstanding perceptual qualities. Very attractive, intact, natural, scenic, rare, wild and tranquil. The landscape may include World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty or Heritage Coast or key elements/features within them; together with any non-statutory designations. Alternatively, the landscape may be un-designated but is valued as set out in published landscape character assessments and which, for example, identify and artistic and literary connections which assist in informing the identify of a local area (such as 'Constable Country'); Recognisable landscape or townscape structure, characteristic patterns and combinations of landform and landcover are evident, resulting in a strong sense of place; No or limited potential for substitution and which is susceptible to small changes; A landscape that contains particular characteristics or elements important to the character of the area; A valued landscape for recreational activity where the experience of the landscape is important; Good condition with -appropriate management for land use and land cover, or with some scope to improve certain elements; Distinct features worthy of conservation; Unique sense of place; No or limited detracting features.
Medium (Good - Ordinary Condition) Regional - Local Scale
Ordinary landscape and perceptual qualities. The landscape may include local designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps; or un-designated but value expressed through literature, historical and / or cultural associations; or through demonstrable use by the local community; together with any non-statutory designations. Alternatively, the landscape may be valued through the landscape character assessment approach. Distinguishable landscape or townscape structure, with some characteristic patterns of landform and landcover; Potential for substitution and tolerant of some change; Typical, commonplace farmed landscape or a townscape with limited variety or distinctiveness; A landscape which provides recreational activity where there are focused areas to experience the landscape qualities; Scope to improve management; Some dominant features worthy of conservation; Some detracting features.
LOW (ORDINARY - POOR CONDITION) LOCAL /SITE SCALE
Poor landscape and perceptual qualities. Generally un-designated. Certain individual landscape elements or features may be worthy of conservation and landscape either identified or would benefit from restoration or enhancement (such as local parks and open spaces). Alternatively, the landscape may be valued through the landscape character assessment approach. Monotonous, weak, uniform or degraded landscape or townscape which has lost most of it's natural or built heritage features and where the landcover are often masked by land use; Tolerant of substantial change; A landscape which provides some recreational activities with limited focus on the landscape attributes; Lack of management and intervention has resulted in degradation; Frequent dominant detracting features; Disturbed or derelict land requires treatment.

A1.4 ESTABLISHING IN THE VISUAL BASELINE

Desk and Field Studies: The visual baseline will establish the area in which the site and the proposed development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the Visual Assessment is determined through identifying the area from which the existing site and proposal may be visible (the Zone of Theoretical Visibility or ZTV). The baseline ZTV of the site is determined through either manual topographical analysis (a combination of desk and field based analysis which are considered appropriate for Landscape and Visual Appraisals and projects below the EIA threshold) or digital mapping based on bare earth modelling, (which do not take account of features such as vegetation or built form) constructing a map showing the area where the proposal may theoretically be visible. The extent of the mapping will depend on the type of proposal. The actual extent of visibility is checked in the field (both in the summer and winter months if the project timescales allow) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks not identified in the initial bare ground mapping stage and to provide an accurate baseline assessment of visibility. Viewpoints within the ZTV should also be identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of key viewpoints will be based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site.
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility from this distance will be extremely limited).
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as from within World Heritage Sites; adjacent to Listed Buildings - and co-ordinated with the heritage consultant - Areas of Outstanding Natural Beauty or Registered Parks and Gardens) key tourist locations and public vantage points (such as viewpoints identified on OS maps).
- The inclusion of strategic / important / designed views and vistas identified in published documents.
- The selection of viewpoints considering cumulative views of the proposed development in conjunction with other developments (as agreed with the LPA via the Planning Consultant and if known at the baseline stage).

Views from the following are to be included in the visual assessment:

- Individual private dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected.
- Key public buildings, where relevant (e.g. libraries; hospitals, churches, community halls etc)
- Transient views from public viewpoints, i.e. from roads, railway lines and public rights of way (including tourist or scenic routes and associated viewpoints);
- Areas of open space, recreation grounds and visitor attractions; and
- Places of employment, are to be included in the assessment where relevant.

The final selection of the key viewpoints for inclusion in the LVIA will be based proportionately in relation to the scale and nature of the development proposals and likely significant effects and in agreement with the LPA.

The visual assessment should record:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects will be noted, and any skyline elements or features.
- The type of view, whether panoramas, vistas or glimpses.

The baseline photographs are to be taken in accordance with the Landscape Institutes technical guidance on Photography and Photomontage in LVIA (Landscape Institute 2011). The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the site to full open views. Views are recorded, even if views are truncated of the existing site, as the proposed development may be visible in these views. To indicate the degree of visibility of the site from any location three categories are used:

- a **Open View:**
An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.
- b **Partial View:**
A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;
- c **Truncated View:**
No view of the site or the site is difficult to perceive.

Following the field survey (which should cover ideally both winter and summer views) the extent to which the site is visible from the surrounding area will be mapped. A Photographic Viewpoint Plan will be prepared to illustrate the representative, specific and illustrative views into / towards and within the Site (if publicly accessible) and the degree of visibility of the site noted. This Plan will be included in a Key Views document for agreement with the Local Planning Authority and any other statutory consultees as part of the consultation process. The visual assessment will include a series of annotated photographs, the location and extent of the site within the view together with identifying the character and amenity of the view, together with any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design.

Value of Visual Receptors
Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VIEWS

VALUE	CRITERIA
HIGH	Views from landscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park).
MEDIUM	Views from landscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
LOW	Views from landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

Susceptibility of the Visual Receptor to the Proposed Change
The susceptibility to the proposed changes in views and visual amenity occur as a result of the occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and the visual amenity they experience. The grouping of susceptibility of the visual receptors is set out later in this document.

A1.5 PREDICTING & DESCRIBING THE LANDSCAPE & VISUAL EFFECTS

An assessment of visual effect deals with the change on the character and amenity arising from the proposal on the range of visual receptors.

The assessment of effects aims to:

- Identify systematically and separately the likely landscape and visual effects of the development;
- Identify the components and elements of the landscape that are likely to be affected by the scheme;
- Identify interactions between the landscape receptors and the different components of the development at all its different stages (e.g. enabling, construction, operation, restoration etc);
- Indicate the secondary mitigation measures over and above those already designed into the scheme proposed to avoid, reduce, remedy or compensate for these effects;
- Estimate the magnitude of the effects as accurately as possible and considering this in relation to the sensitivity of the receptor; and
- Provide an assessment of the significance of these effects in a logical and well-reasoned fashion.

Having established the value of the landscape and visual receptor, the effects are then considered in relation to the magnitude of change, which includes the size / scale, geographical extent of the areas influenced and the duration, permanence and reversibility.

Wherever possible tables or matrixes will be used, linked with the illustrative plans, so that the landscape and visual effects are recorded and quantified in a systematic and logical manner. Consideration is given to the impacts on completion of development at Year 1 and again at Year 15 and ideally at maturity (to represent short, medium and long term effects) so that the residual effects of the development after mitigation are identified. Assumptions or limitations to the assessment will also be set out.

Effects will include the direct and/or indirect impacts of the development on individual landscape elements / features as well as the effect upon the general landscape character and visual receptors.

Landscape Susceptibility
Landscape susceptibility is evaluated by its ability to accommodate the proposed change (i.e. the degree to which the landscape is able to accommodate the proposed change without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies) as set out in Table A1.2.

As part of the assessment of the landscape character and its component parts, conclusions will be drawn as to the overall susceptibility of the landscape / landscape elements and visual environment to the type of development proposed. Existing landscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and site level.

TABLE A1.3 – LANDSCAPE SUSCEPTIBILITY CRITERIA

SUSCEPTIBILITY	CRITERIA
HIGH	A landscape or townscape particularly susceptible to the proposed change, which would result in significant negative or beneficial effects on landscape character, value, features or individual elements.
MEDIUM	A landscape or townscape capable of accepting some of the proposed change with some negative or beneficial effects on landscape character, value, features or elements.
LOW	A landscape or townscape capable of accommodating the proposed change without significant negative or beneficial effects on landscape character, value, features or elements.

Landscape Sensitivity

The assessment of landscape sensitivity is then combined through a judgement on the value attributed to that landscape receptor / component and the susceptibility of the landscape receptor to the proposed change using the following matrix.

TABLE A1.4 - LANDSCAPE SENSITIVITY

		LANDSCAPE RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE VALUE	HIGH	HIGH	HIGH - MEDIUM	MEDIUM
	MEDIUM	HIGH - MEDIUM	MEDIUM	MEDIUM - LOW
	LOW	MEDIUM	MEDIUM - LOW	LOW - NEGLIGIBLE

TABLE A1.7 - MAGNITUDE OF LANDSCAPE & VISUAL EFFECTS

MAGNITUDE ELEMENTS				
SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY	OVERALL MAGNITUDE OF CHANGE
Significant change to the landscape elements, key characteristic features and perceptual qualities; Significant change to a open or partial view (static or transient). A major change overall.	Proposal effects wider setting a district or regional level; Site level or immediate setting to the site; At the scale of the landscape type or character area; Close proximity views; Direct or oblique views	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	High - Medium
Some change to the landscape elements, key characteristic features and perceptual qualities; Moderate or significant change to static or transient, partial view. A moderate change overall.	Site or immediate setting to the site; At the scale of the landscape type or character area; Middle distance or close proximity views; Direct or oblique views	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Medium - Low
Small change to the landscape elements, key characteristic features and perceptual qualities; Small change to a static or transient partial or glimpsed view. A minor change overall.	Site, immediate setting to the site, or wider setting; At the scale of the landscape type or character area; Close proximity, middle or long distance views; Oblique or direct views	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Low
Small, imperceptible change. Negligible.	All of the above	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Negligible

If there is no change to the landscape or visual receptor then the overall magnitude of change will be Neutral.

Visual Susceptibility

The susceptibility of the different types of visual receptors to the changes proposed is based on the occupation of the activity of the viewer at a given location; and the extent to which the persons attention or interest may be focussed on a view, considering the visual character and amenity experienced at a given view. The criteria used to assess the susceptibility of a visual receptor is set out below.

TABLE A1.5 – VISUAL SUSCEPTIBILITY CRITERIA

Susceptibility	Criteria
HIGH	People with particular interest in the view, with prolonged viewing opportunity, including: Residents where views contribute to the landscape setting enjoyed by the community; those engaged in outdoor recreation, such as those using public rights of way; views from within the designated landscapes and heritage assets where the views of the surroundings are an important contributor to the experience; travellers along scenic routes.
MEDIUM	People with moderate interest in the view and their surroundings, including: Communities where the development results in changes in the landscape setting or value of views enjoyed by the community; people travelling through the landscape, where the appreciation of the view contributes to the enjoyment and quality of that journey; people engaged in outdoor recreation, where their appreciation of their surrounding and particular view is incidental to their enjoyment of that activity.
LOW	People with momentary, or little interest in the view and their surroundings, including: People engaged in outdoor sport; People at their work place; Travellers where the view is fleeting or incidental to the journey.

Visual Sensitivity

The sensitivity of visual receptors in views is based on the professional judgement combining the value and susceptibility to change on that visual receptor.

TABLE A1.6 - VISUAL SENSITIVITY

		VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
VALUE OF VISUAL RECEPTOR	HIGH	HIGH	HIGH - MEDIUM	MEDIUM
	MEDIUM	HIGH - MEDIUM	MEDIUM	LOW
	LOW	MEDIUM	LOW	LOW - NEGLIGIBLE

A1.7 MAGNITUDE OF LANDSCAPE & VISUAL EFFECTS

The criteria for each of the above is to be determined relative to the size and scale of the individual project applying professional judgement and opinion.

Typically, the following are used: -

Size and Scale: relates to the combination of the following (and are linked to the descriptions set out under table A1.9):

- the extent of existing landscape elements that will lost (to proportion of the total extent that is lost) and the contribution that the element has to landscape character;
- the degree to which aesthetic or perceptual aspects of the landscape are altered;
- whether the effect changes the key characteristics of the landscape (addition or removal of features and elements)
- the size and scale of change in the view (with respect to the loss or addition of features in the view) and changes to the composition, including the proportion of the view occupied by the proposed development;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristic terms of form, scale, mass, line, height, colour and texture;
- the nature of the view of the proposed development, in terms of relative amount of time over which it will be experienced and whether views will be open, partial, glimpsed.

Geographic Extent: In relation to landscape effects, this is to consider the geographic area over which the landscape effects will be felt relative to the proposal; effects limited to the site level; effects on the immediate setting; effects relating to the scale of the landscape type or character area (district, regional or national level); effects on a larger scale such as influencing several landscape character areas.

In relation to visual receptors, the geographic extent is to reflect the angle of the view; the distance of the viewpoint; the extent of the area over which the changes would be visible.

Duration, Permanence and Reversibility: These are separate but linked considerations and are project specific. The short term, temporary construction period is anticipated to be one year in duration. The construction impacts will bring about the start of a permanent change. Operational effects are likely to be long term, permanent and irreversible.

A1.8 SIGNIFICANCE OF EFFECTS

The two principal criteria determining the significance of effects are the sensitivity of the receptor in relation to the magnitude of effect. A higher level of significance is generally attached to the magnitude of change on a sensitive receptor; for example, a low magnitude of change on highly sensitive receptor can be of greater significance than very high magnitude of change on low sensitivity receptor. Therefore, whilst the table opposite sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided and an explanation provided.

In order to develop thresholds of significance, both the sensitivity of receptors and the magnitude of change must be classified for both landscape receptors and visual receptors as set out in the tables below. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

Effects will be described clearly and objectively, and the extent and duration of any negative / positive effects quantified, using four categories of effects, indicating a gradation from high to low.

TABLE A1.8 - COMBINATION OF SENSITIVITY AND MAGNITUDE OF EFFECTS TO DETERMINE SIGNIFICANCE OF EFFECT

	LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
	HIGH	MEDIUM	LOW
HIGH	MAJOR	MODERATE - MAJOR	MODERATE
MEDIUM	MODERATE - MAJOR	MODERATE	MODERATE MINOR
LOW	MODERATE	MODERATE MINOR	MINOR
NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE
NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL

The effects set out below the red line are not significant in EIA terms.

The degree of effect is graded on the following scale in relation to the significance criteria above.

TABLE A1.9 - SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

EFFECT SIGNIFICANCE	CRITERIA
MAJOR NEGATIVE / ADVERSE EFFECT	Where the proposals would cause a the total or significant loss of or alteration to key mature landscape elements and characteristic features; or introduce elements considered uncharacteristic of the area; a major deterioration in the character and amenity of the view in terms of perceptual qualities; and where the proposals would result in a significant deterioration or dominant element to close or medium distance views, or more notable change in more distant views, considering the character and amenity of the view from the range of visual receptors.
MODERATE NEGATIVE / ADVERSE EFFECT	Where the proposals would cause partial loss of or moderate alteration to some of the key landscape elements and characteristic features; or introduce elements considered in part uncharacteristic of the area; results in a noticeable deterioration in the character and amenity of the view from the range of visual receptors and range of distances.

MINOR NEGATIVE / ADVERSE EFFECT	Where the proposals would cause a minor loss of or slight alteration to some landscape elements or characteristic features; introduce elements considered in part uncharacteristic of the area; and a barely perceptible deterioration in the character and amenity of the view from the range of visual receptors and range of distances.
NEGLIGIBLE	Where the proposals would have no discernible deterioration or improvement in the existing baseline situation in terms of landscape elements or view.
NEUTRAL	Where the proposals would result in no change overall (resulting in no net beneficial or adverse effect).
MINOR POSITIVE / BENEFICIAL EFFECT	Where the proposals would result in a minor enhancement, alteration or improvement of some elements or characteristic features; introduce elements considered characteristic; and cause a barely perceptible improvement in the character and amenity of the existing view for the range of receptors and range of distances.
MODERATE POSITIVE / BENEFICIAL EFFECT	Where the proposals would cause a moderate enhancement to the key landscape elements or characteristic features; or introduce elements considered in part characteristic of the areas; results in a noticeable improvement in the character and amenity of the existing view from a range of visual receptors and range of distances.
MAJOR POSITIVE / BENEFICIAL EFFECT	Where the proposals would cause a significant enhancement to the key mature landscape elements or characteristic features; or introduce new elements considered wholly characteristic of the area; a significant improvement in the character and amenity of the close or middle distance view in terms of perceptual qualities for a range of visual receptors and range of distances.

Effects assessed as being lower than moderate are considered to be a insignificant effect (relative to the EIA regulations).

A1.10 EFFECTS DURING SITE ENABLING &CONSTRUCTION

It is recognised that project characteristics and hence sources of effects, will vary through time. The initial effects arise from the site enabling and construction works. Sources of landscape and visual effects may include:

The location of the site access and haulage routes;

- The origin and nature of materials stockpiles, stripping of material and cut and fill operations / disposal and construction compounds;
- The construction equipment and plant (and colour);
- The provision of utilities, including lighting and any temporary facilities;
- The scale, location and nature of any temporary parking areas and on-site accommodation;
- The removal of vegetation to facilitate site access and establish the development

- platforms;
- The measures for the temporary protection of existing features (such as vegetation, trees, ponds, etc) and any temporary screening (such as hoarding lines); and
- The programme of work and phasing of development.

A1.11 EFFECTS DURING OPERATION (AT YEAR 1 & YEAR 15 OR 20)

At the operational stage, the sources of landscape and visual effects may include:

- The location, scale, height, mass and design of buildings in terms of elevational treatment; structures and processes, including any other features;
- Details of service arrangements such as storage areas or infrastructure elements and utilities and haulage routes;
- Access arrangements and traffic movements;
- Lighting;
- Car parking;
- The noise and movement of vehicles in terms of perceived effects on tranquillity;
- Visible plumes from chimneys;
- Signage and boundary treatments;
- Outdoor activities that may be visible;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features;
- Land management operations and objectives; and
- The enhancement or restoration of any landscape resource of particular view.

A1.12 MITIGATION AND COMPENSATORY MEASURES

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any significant (major to moderate) negative (adverse) effects on the landscape and visual receptors arising from the proposed development. Mitigation is thus not solely concerned with “damage limitation”, but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under three categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Standard construction and operational management practices for avoiding and reducing environmental effects; and
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

If planting is required as part of the mitigation measures, it is proposed that areas of planting are introduced as part of the proposed development and the height of this planting will be considered as follows (dependent on plant specification and details of the scheme):

- Planting at completion / short term: 3-5 metres (dependent on plant specification)
- Planting at Year 15 / medium term: Approximately 8 metres
- Planting at maturity / long term: Approximately 20 metres

An average growth rate of 300mm per year is applied to establish the height at Year 15. Whilst the ultimate growth is relative to species selection and climatic conditions, the average growth is based on recommendations set out by the Alice Holt Forestry Commission Research Centre.

Strategies to address likely negative (adverse) effects include:

- Prevention and avoidance of an impact by changing the form of development;
- Reduce impact by changing siting, location and form of development;
- Remediation of impact, e.g. by screen planting;
- Compensation of impact e.g. by replacing felled trees with new trees; and
- Enhancement e.g. creation of new landscape or habitat.

A1.13 GUIDELINES FOR MITIGATION

Consultation with local community and special interest groups, if possible, on the proposed mitigation measures is important;

- Landscape mitigation measures should be designed to suit the existing landscape character and needs of the locality, respecting and building on local landscape distinctiveness and helping to address any relevant existing issues in the landscape.
- Many mitigation measures, especially planting, are not immediately effective. Where planting is intended to provide a visual screen for the development, it may also be appropriate to assess residual effects for different periods of time, such as day of opening at Year 1, at Year 15 or Year 20 and again at maturity.
- The proposed mitigation measures should identify and address specific landscape issues, objectives and performance standards for the establishment, management maintenance and monitoring of new landscape features.
- A programme of appropriate monitoring may be agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated.

A1.14 RESIDUAL EFFECTS

The residual effects of the proposed development are to be assessed. Residual effects considers any additional mitigation measures required to address specific landscape and visual sensitivities in place over and above the primary mitigation measures proposed and those already included and designed in to the scheme. The process of assessing residual effects is the same as assessing the primary effects.

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

FIRST FLOOR
STUDIO
4-8 EMERSON
STREET
LONDON
SE1 9DU

FABRIKUK.COM

