LAND AT FORTY ACRE FARM, BEDHAMPTON, HAMPSHIRE

COMBINED LANDSCAPE / TOWNSCAPE AND VISUAL IMPACT ASSESSMENT AND LANDSCAPE DESIGN STATEMENT
APRIL 2018



ISSUE SHEET

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BEDHAMPTON
HAMPSHIRE

JOB NUMBER: D2434

CLIENT: BARRATT AND
DAVID WILSON
HOMES

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APPENDIX 1 LVIA METHODOLOGY

PROJECT NUMBER: D2434
VERSION: 01
VERSION DATE: 25 04 2018
COMMENT: FINAL DRAFT REPORT

1.0

EXECUTIVE SUMMARY

This combined Landscape / Townscape and Visual Impact Assessment and Landscape Design Statement has been prepared by fabrik on behalf of Barratt and David Wilson Homes in relation to the proposed residential development on land at Forty Acre Farm, Bedhampton, submitted as a detailed planning application.

The L/TVIA has been prepared by a Chartered Landscape Architect taking into consideration the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) by the Landscape Institute and Institute of Environmental Management and Assessment.

SUMMARY OF BASELINE CONDITIONS

There are no landscape designations which cover the Application Site. In terms of other landscape related designations, the western section of the Application Site forms a Site of Importance for Nature Conservation (SINC); three treebelts are covered by a Tree Preservation Order (TPO); and one of the Forty Acre barns is a local building of interest.

The Council's Landscape Capacity Study assessed the Application Site as suitable for development, recommending that a development parcel be located in the northern and western sections of the Application Site. The Application Site therefore is included in the emerging Local Plan 2036 as a residential site and is subject to it's own policy.

The Application Site lies within Havant Borough LCA 41: South Moor and Broadmarsh Coastal Park and is typical of the market gardening landscape type described in the assessment, contained by transport corridors. The assessment identifies that Forty Acre Farm is currently isolated.

The Application Site comprises land which gently slopes north to south accommodating a 6m change in level, with a steep change in level, of approximately 2.5m, along the northern boundary. The Application Site is currently in agricultural production, with amenity grass areas used for events and car boot sales. A collection of one to three storey barns (of Forty Acre Farm) are present in the southern part of the Application Site. The landscape value of the Application Site ranges from low - high, with the mature treebelts being the key landscape features and of the highest landscape value.

DESCRIPTION OF DEVELOPMENT

The proposed development comprises 320 dwellings, a 66 bed care home, allotments, habitat mitigation zone and public open space in the form of a nature park. Building heights are proposed to vary between 2 and 3 storey.

The landscape masterplan proposals includes:
- the retention of the existing network of trees (wherever possible);
- a new network of treebelts and individual trees as mitigation;
- a network of open spaces, which significantly exceeds local policy guidance;
- a naturalistic Local Equipped Area of Play (LEAP);
- the creation of an internal network of footpaths, together with a footpath loop which will connect the residential zone to the proposed nature park;
- proposed high quality hard landscape materials and boundary treatments which are responsive to the local environs;
- 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; and
- the provision of green corridors allowing vistas through the proposed development.

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 / townscape receptors or character at the wider level. Wholescale change will occur to the character of the Site, with the introduction of built elements and open spaces to be used for recreation, sustainable drainage and ecological enhancements.

The proposed development:
- follows the recommended location of development as set out in the Landscape Capacity Study;
- is appropriate in its scale, height, mass, grain and pattern to its setting;
- retains the landscape receptors of highest value - notably the boundary and internal treebelts wherever possible;
- supplements existing vegetation through an extensive planting and tree strategy;
- is sensitive to the setting of Havant Road - with built form being set back, behind the existing and proposed 'green corridor';
- illustrates a positive relationship between proposed built form, adjacent open space and the landscape / townscape / coastline beyond; and
- incorporates a high quality street scene and significant quantum of open space.

It is anticipated, therefore, on the site receptors, the proposed development would have an effect of minor adverse significance on topography; moderate adverse effects initially on the loss of vegetation, but countered on completion with the implementation of the landscape proposals, resulting in a neutral effect overall. As with the development of any green field site, there will a major adverse effect on landscape character, taking into consideration the changing land use and provision of publicly accessible open space / nature park and ecological mitigation land.

SUMMARY OF VISUAL EFFECTS

The most noticeable visual change arising from the proposed development would be for the road users of Havant Road and residents along the north side of Auriol Drive and those at Westways to the west. The views would be direct and in close range of the Application Site, albeit some views would be partly filtered by existing boundary vegetation.

Residents on the land to the north, rising up towards Portsdown Hill Road would have more distant and elevated views to the proposed development, seen in context with existing development in their foreground, with the back drop of the A27 corridor and the coastline beyond, being retained. While development would be brought forward in these views, overall, the character and amenity of the panoramic views would be retained.

The construction and Year 1 operational effects are predicted to be at worst, minor to moderate - major adverse for residents along Havant Road / Auriol Drive; and minor to moderate negative for the transient receptors using the road corridors. Visual impacts for public rights of way are limited and where apparent are at worst minor adverse. The mitigation planting associated with the built development would reduce these visual effects to at worst, minor adverse for residents and road users by Year 15. The scheme proposes to retain and enhance the green periphery, retain views to the coastline from more elevated locations to the north of the site and retain views over an urban residential greenspace mosaic with a coastal backdrop.

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 significant area of green and blue infrastructure which will be overlooked and will be accessible for both the existing and new community alike. The open space includes a nature park, a dedicated area of equipped play, a series of walking routes, a range of naturalistically designed and seasonally wet attenuation basins, a community orchard and allotments all of which are interactive. The quantum of open space proposed is significantly in excess of the quantum required in policy terms;
- has been design considering 'Secure by Design' principles;
- will not affect the special qualities of the Chichester Harbour AONB;
- will provide the opportunity to create new valued landscapes and habitats;
- will maintain the physical separation of settlements through the provision of the southern landscape buffer and eastern ecology zone;
- in terms of layout, form, grain, mass, scale, height and building lines, follows the pattern of development locally, retains the most significant landscape features of the site (namely the existing vegetation and landscape buffer zones to the south and east) 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 within and around major settlements while managing and enhancing existing greenspace and access.
- create compensation habitats for those lost to 'coastal squeeze' (refer to ecological report for further information).
- secure opportunities for the public to enjoy the natural environment.

At the district level, the proposals will:
- not alter the extent of broadleaved woodland, but will actively replace broadleaved treebelts with new planting as mitigation;
- through the provision of the new areas of open space and habitat zones, improve the existing field margins for the benefit of biodiversity;
- be set back from the southern edge of the Application Site so as not to alter encroach on the natural development free harbour edge character of Langstone Harbour.

CONCLUSION

It is considered that the proposed development, which is subject to a draft allocation in the emerging Havant Local Plan 2036, would represent a logical extension to an existing settlement. No widespread landscape or visual effects are predicted, and those effects predicted to occur at a Site and immediate site context level can be effectively mitigated and compensated for. The proposed development also offers opportunity for long term management of the Application Site and its peripheral mature vegetation and provision of an additional robust structure of green infrastructure incorporating a diverse range of planting and grasslands, including within the areas of sustainable drainage. There would be the provision of a significant area of new publicly accessible open space. The development is proposed to be well connected to existing settlement and associated pedestrian routes.

In conclusion, therefore, with careful consideration of the constraints and opportunities of the Site, an appropriate development can be provided without substantial harm to views, but which provides a number of community and landscape benefits.



FIGURE 1.1 – PLAN SHOWING COLOUR LANDSCAPE MASTERPLAN (FABRIK 2018)



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FIGURE 1.1 – EXTRACT FROM ORDNANCE SURVEY PLAN SHOWING THE LOCATION OF THE APPLICATION SITE (FABRIK, 2018)

2.0

INTRODUCTION

2.1 INTRODUCTION

fabrik Chartered Landscape Architects have been appointed by Barratt and David Wilson Homes to prepare a combined Landscape / Townscape and Visual Impact Assessment (L/TVIA) and Landscape Design Statement (LDS) of the proposed development scheme at Forty Acre Farm, Bedhampton, Hampshire and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the proposed development. The scheme proposals have been developed iteratively.

This L/TVIA sets out landscape policy (together with any related policy on ecological and heritage assets) 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 L/TVIA 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. The detail of the landscape proposals are then described. 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 LTVIA sets out a statement on policy compliance.

The location of the Site is shown on the plan opposite. The red line area extends to 22.9ha.

The L/TVIA has been prepared by a Chartered Landscape Architect and has been carried out in accordance with the LTVIA methodology which 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.

This combined L/TVIA and LDS should be read in conjunction with the suite of documents submitted with the planning application, in particular, the Design and Access Statement and Arboricultural Report.

2.2 DESKTOP RESEARCH

The desktop survey carried out as part of the L/TVIA 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 (ZVI) as determined by the initial desk study and verified in the field and therefore extends to 3km 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.

2.3 FIELD WORK

The field work was carried out in September 2016 and updated to reflect the winter scene in February 2018. The field assessment recorded the existing landscape elements within the Application Site; the contextual landscape and townscape elements; and identified a series of key visual receptors. The visual assessment element includes a photographic survey of the Application 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 Application Site.

LEGEND

SITE BOUNDARY

3.0

BASELINE CONDITIONS

3.1 LANDSCAPE, ECOLOGICAL & HERITAGE DESIGNATIONS & POLICY

3.1.1 INTRODUCTION

The Application Site lies wholly within the administrative area of Havant Borough Council, with the western edge of the Application Site abutting the Fareham Borough Council boundary to the west.

With the exception of three TPO's covering the internal north to south treebelts, there are no landscape designations that cover the Application Site. The western part of the Application Site is subject to a Site of Importance for Nature Conservation designation (SINC) and one of the barns of Forty Acre Farm is registered as a building of local interest.

In terms of landscape designations, Chichester Harbour AONB lies approximately 2km away to the east and south-east; and Historic Park and Garden is situated on the northern settlement fringes of Havant to the north-east of the Application Site and within the northern section of the study area; areas of Ancient and Replanted Ancient Woodland are present in the landscape in the northern section of the study area; a series of Open Spaces are designated as being of Public Value which are scattered through the landscape and townscape.

With regard to ecological designations, Sites of Importance for Nature Conservation (SINC) are present immediate to the north and south of the Application Site. Langstone Harbour to the south is designated as a Special Protection Area (SPA).

Turning to heritage assets, there are a number of Listed Buildings and Conservation Areas present within the study area. Scheduled Ancient Monuments (SAM's) are associated with the forts on Portsdown Hill to the north-west and the moat along the northern edge of Hillsea to the south-west.

3.1.2 NATIONAL LANDSCAPE 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;"*

Section 12 deals with conserving and enhancing the historic environment. Paragraph 132 states that: *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation... Substantial harm to or loss of designated heritage assets of highest significance, notably... Grade I and II* listed buildings... should be wholly exceptional."* Heritage matters are set out in more detail in the Heritage Report submitted with the Application.

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 LTVIA 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."*
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."*

LEGEND

- APPLICATION SITE BOUNDARY
- BOROUGH BOUNDARY
- AREA OF OUTSTANDING NATURAL BEAUTY - CHICHESTER HARBOUR
- HISTORIC PARK AND GARDEN
- SPECIAL PROTECTED AREA
- SITES OF IMPORTANCE FOR NATURE CONSERVATION - SINC
- OPEN SPACE OF PUBLIC VALUE
- REPLANTED WOODLAND
- ANCIENT WOODLAND
- SCHEDULED ANCIENT MONUMENT
- LISTED BUILDING
- CONSERVATION AREAS

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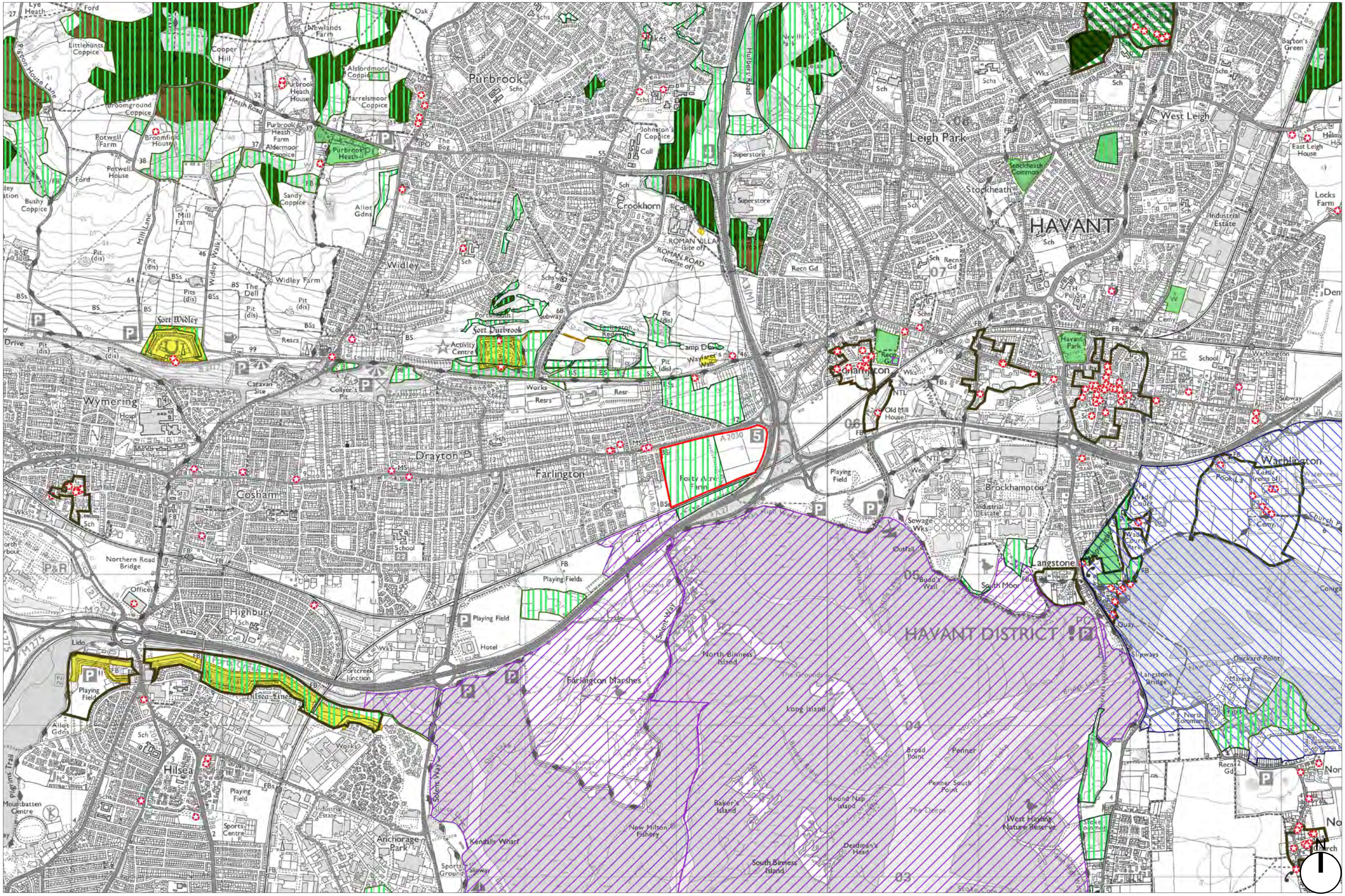


FIGURE 3.1 – PLAN SHOWING LANDSCAPE, HERITAGE AND ECOLOGICAL DESIGNATIONS FROM THE LOCAL PLAN PROPOSALS MAP (FABRIK 2018)

3.0

BASELINE CONDITIONS

3.1 LANDSCAPE, ECOLOGICAL & HERITAGE DESIGNATIONS & POLICY CONTINUED

3.1.3 LOCAL LANDSCAPE POLICY

Havant Borough Local Plan Core Strategy (2011)

Havant Borough Council's Core Strategy was adopted in 2011 and sets out policies regarding the future development of the borough. The landscape, ecological and heritage designations are set out on Figure 3.1 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.*
- *Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaption and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.*
- *Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings or local historic or architectural interest.*
- *Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure...*
- *Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaption eg. coastal managed realignment and species migration."*

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."*

The southern end of the Site lies within Flood Zone 3, which is covered by Policy CS15 Flood and Coastal Erosion Risk. This states that: *"Development in areas at risk of flooding now and in the future... will only be permitted where:*

- *The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.*
- *New site drainage systems are designed taking into account of events which exceed the normal design standard.*

All development will be required to ensure that there is no net increase in surface water run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be in place for their whole life management and maintenance."

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 green spaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough."

The Site falls within Policy DM9 Development in the Coastal Zone, which states that: *"Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below as shown on the Proposals Map:*

- *Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast.*
- *Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.*
- *Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate.*
- *Provides recreational opportunities that do not adversely affect the character and appearance of the coast."*

The Site lies outside of the urban area boundary of Havant and Bedhampton, and is therefore covered by Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements. This policy states that: *"Planning permission will be granted for developments within the undeveloped gaps that help to define the separate identity of settlements and prevent their coalescence..."*

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 District Wide Local Plan.

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

The Application Site in this document is subject to policy DM23 relating to 'Uncertain Sites for Brent Geese and / or Waders'.

Havant Borough Local Plan - 'Where Next for Housing in Havant' (July 2016)

This document explains why Havant Borough needs to provide more homes, what it means for the current Local Plan. Additionally the document explores sites which could provide more housing through the new Local Plan.

Land at Forty Acres is highlighted within this document as a *'new urban extension site within Havant and Bedhampton'.*

Havant Borough Local Plan 2036 (Consultation version)

This draft document went out to public consultation which closed on 16 February 2018. The whole of the Application Site is included in this draft document as a allocated site for development. The following policies are pertinent to this L/TVIA 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 or 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

3.0

BASELINE CONDITIONS

3.1 LANDSCAPE, ECOLOGICAL & HERITAGE DESIGNATIONS & POLICY CONTINUED

Havant Borough Local Plan 2036 (Consultation version) continued

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."

H15 Forty Acres which states that: *"Mixed use development comprising about 300 dwellings, a convenience store and allotments will be permitted where"* (under subjection j on design and layout relative to landscape matters):

ii. Secures an acceptable relationship between the new dwellings and the A3(M) and A3020 through separation and / or other appropriate mitigation measures;

iii. Considers the significance of the Building of Local Interest and its setting;

iv. Provides an appropriate street frontage and relationship with residential properties on Havant Road;

vii. Incorporates on-site public open space, including the provision of allotments in the southern part of the site, in line with Policies E2 and E19."

Evidence Base to the Local Plan 2036: Landscape Capacity Study (May 2015).

The Application Site lies within land parcel 41.1 and forms the western parcel of a total of five land parcels which are located between the northern edge of Langstone Harbour and the southern edges of Havant at Brockhampton.

The Application Site is described as: *"... located at the western end of lca 41 South Moor and Broadmarsh Coastal Park and consists of several large fields subdivided by hedges and fences and used for arable, paddocks and rough grassland (some for seasonal car boot sales) and the isolated farmstead buildings of Forty Acre Farm. To the south, separated by the railway line, is an area of grazing marsh. The northern boundary is formed by Havant Road A2030 with the mid-twentieth century housing estate of Auriol Drive beyond. The eastern boundary comprises the A3(M)/A27(T) junction. To the south the parcel is bounded by the A27 with Langstone Harbour beyond and to the west by the borough boundary as it runs north, approximately following a field boundary, to meet the midpoint of the southern boundary of the Westways development before running east and north to reconnect with Havant Road. The parcel is divided in the south by the mainline railway. The southern part of the whole parcel lies within flood zones 2 and 3."*

In terms of 'key landscape planning factors': *"Parcel 41.1 is at the western edge of the undeveloped gap separating Bedhampton from Farlington (policy AL2)."*

The land parcel is assessed as being of medium - high landscape capacity, with the conclusions of the assessment are that: *"It is recommended that only a part of this parcel is considered further for possible growth, as indicated on Figure LCA41.1.2..."* (refer to plan opposite). *"Growth on this area of land would relate well to Farlington, and a new tree belt along the southern edge would need to be included, and this should link with the existing tree belt to the south west. The existing tree belt / hedgerow to the east could be enhanced. Both could link with the existing green infrastructure features comprising the internal tree belts which link up with the vegetation along the railway line and road."*

3.1.4 OTHER GUIDANCE DOCUMENTS

Chichester Harbour AONB Management Plan 2014-2019

The Chichester Harbour AONB lies in the eastern section 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.
7 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."

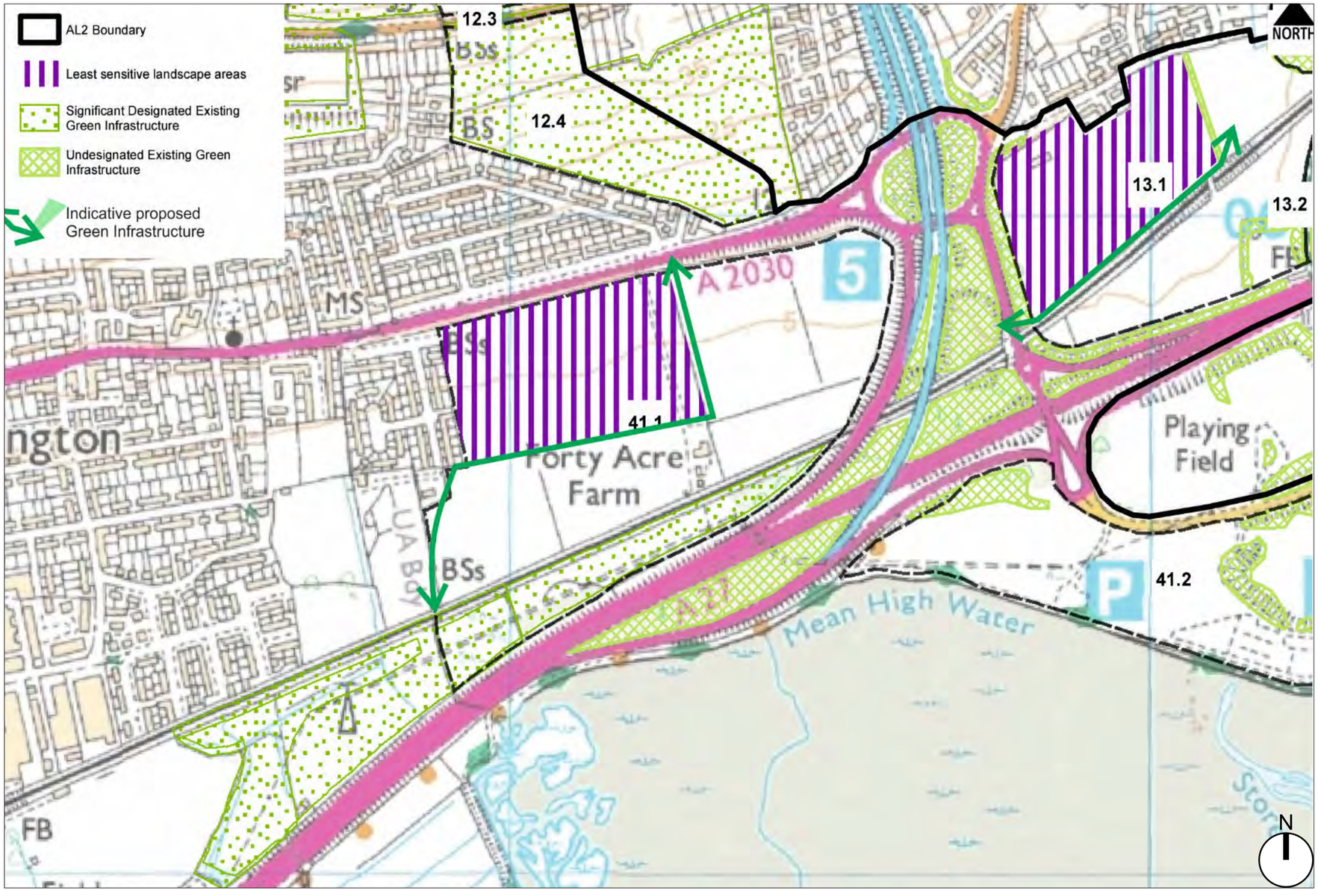


FIGURE 3.2 – PLAN SHOWING EXTRACT OF LANDSCAPE CAPACITY STUDY OF PARCEL 41.1 (KIRKHAM LANDSCAPE ARCHITECTS, MAY 2015)

3.0

BASELINE CONDITIONS

3.2 TOPOGRAPHIC CONTEXT

The Site lies within a distinctive coastal plain. A major ridgeline orientated west-east forms the eastern section of Portsdown Hill and is generally followed by the route of the B2177 (Portsdown Hill road). High points on the ridgeline reach up to 95m AOD, while the coastal plain then falls southwards towards Langstone Harbour. Settlement extends up to the ridgeline of Portsdown Hill and down towards the harbour.

Purbrook lies to the north of the ridgeline, in a landscape defined by a regular pattern of minor ridgelines and valleys. These are oriented in a north-south direction, perpendicular to the major ridgeline. This topographical pattern continues as the land falls to the east in the direction of Havant.

The junction of the A3 (M) and A27 creates a large artificial form on the flat harbour plain, in the centre of the study area.

Portsea Island and Hayling Island lie to the south of the study area, adjacent to Langstone Harbour at 0m to 5m AOD (see Figure 4.2 for locations of places).

Value: High - Medium

LEGEND

- APPLICATION SITE BOUNDARY
- MAJOR RIDGELINES
- MINOR RIDGELINES
- MINOR VALLEYS
- WATERBODIES

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FIGURE 3.3 – PLAN ILLUSTRATING TOPOGRAPHY AND DRAINAGE (FABRIK, 2016)

3.0

BASELINE CONDITIONS

3.3 CONTEXTUAL LANDSCAPE AND TOWNSCAPE ELEMENTS

3.3.1 INTRODUCTION

The aerial photo opposite illustrates the existing contextual landscape and townscape.

3.3.2 BROAD LAND USE AND LAND COVER

The dominant land uses of the study area comprise settlement (including both residential and commercial land uses) interspersed with either farmland, recreational land uses (Portsmouth Golf Club) or significant waterbodies (Langstone Harbour).

The settlements of Farlington and Drayton lie to the west and Bedhampton to the east. Industrial and commercial developments, together with Farlington Recreation Ground are located to the south of Farlington adjacent to the railway line in the south western corner of the Site.

Value: Low

3.3.3 WOODLAND/VEGETATION PATTERN

Woodland cover is sparse across the study area, with larger woodland blocks associated with the Ancient Woodland and Replanted Ancient Woodland within the farmland beyond the settlement edges.

Narrow tree belts define transport routes and field boundaries in the centre of the study area whilst in the northwest, small pockets of woodland are located within Portsmouth Golf Club.

Value: High - Medium

3.3.4 SETTLEMENT PATTERN

The main settlements within the study area are Farlington and Drayton to the west of the study area and Bedhampton to the east, dissected by a range of road and rail corridors.

Farlington comprises predominantly of post-Second World War suburban residential development, but with some local facilities. The nearest to the Application Site include the Recreation Ground (located adjacent to the western boundary); Solent Infant School and Saint Andrew's Church located to the north-west of the Site.

Old Bedhampton to the east of the study area is a historic settlement with Saint Thomas' church and the Recreation Ground at the heart of the village. Post-Second World War suburban development now surrounds the historic village and forms the wider settlement of Bedhampton, with local amenities located along Bedhampton Road.

Value: Medium

3.3.5 BUILDING HEIGHTS

To the north, west and east of the Site the built form is predominantly 2-3 storeys. This correlates with the dominance of post-Second World War suburban residential development. Built form with 4-5 storeys are located to the west of the study area, along Copper Beech Drive.

The Forts on Portsdown Hill, are a distinctive feature on Portsdown Hill due to their larger scale built form.

Value: Medium

3.3.6 URBAN GRAIN

The urban structure is broadly determined by the historical street pattern and the topography of the hill sides. The orientation of the fine, domestic grain of built form broadly follows the east to west alignment of Portsdown Hill.

The larger blocks of urban grain are predominantly associated with two to four storey industrial and commercial uses both to the east and west of the study area.

3.3.7 TRANSPORT LINKS

The study area is dissected by a number of primary transportation routes, including the A3(M) and A27 which provide links north to Waterlooville, east to Chichester and southwest to Petersfield. These primary transport routes are a dominant, detracting feature in the study area.

Secondary routes connect the primary network and respond to the intricate urban grain, whilst the main access to the Site is from Havant Road to the north.

Bedhampton railway station is located to the east of the study area and provides rail connections to London to the north and Portsmouth to the south. The railway line is located in the centre of the study area and forms a linear feature from the northeast to the southwest.

Value: Low

3.3.8 HISTORIC AND CULTURAL LANDSCAPE

The Scheduled Monuments of Fort Purbrook, Fort Widley and the Roman Villa at Crookhorn are located to the north and north-west of the Site. Forts Purbrook and Widley form dominant historical features to the ridgeline skyline.

There are a limited number of buildings of historic character or strong architectural merit with only a few listed buildings close to the Site along Havant Road.

Value: High - Medium

LEGEND

- APPLICATION SITE BOUNDARY
- 1 SETTLEMENT
- 2 TREE BELTS
- 3 AGRICULTURAL LAND
- 4 LANGSTONE HARBOUR
- 5 FORT PURBROOK
- 6 RAILWAY
- 7 COMMERCIAL / INDUSTRIAL
- 8 PORTSMOUTH GOLF CLUB
- 9 WATER TREATMENT FACILITY
- 10 RECREATION GROUNDS
- 11 WASTE MANAGEMENT SITE



FIGURE 3.4 – AERIAL PHOTO SHOWING LAND COVER

3.0

BASELINE CONDITIONS

3.4 PUBLIC RIGHTS OF WAY CONTEXT

The plan opposite illustrates the existing network of Public Rights of Way (PRoW).

There is a dominance of footpaths within the study area, with only occasional bridleways. These PRoW wind through both the townscape and associated open spaces and the wider landscape.

Long distant National Trail of the Solent Way skirts the edge of Langstone Harbour to the south, with Wayfarer's Walk following the B2177 Portsdown Hill to the north.

Value: High

LEGEND

- APPLICATION SITE BOUNDARY
- NATIONAL TRAILS
- BRIDLEWAYS
- FOOTPATHS

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FIGURE 3.5 – PLAN SHOWING FOOTPATHS (FABRIK, 2016)

3.0

BASELINE CONDITIONS

3.5 LANDSCAPE CHARACTER CONTEXT

3.5.1 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 and Havant Borough Council.

3.5.2 NATIONAL LANDSCAPE CHARACTER ASSESSMENT

The general character of the English countryside has been described at a national level by Natural England. The Application Site lie wholly within NCA 126: South Coast Plain. The land to the north lies within NCA 128: South Hampshire Lowlands.

The key characteristics of NCA 126, pertinent to the study area, are 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.*
- *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.*
- *The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.*
- *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. Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.”*

The opportunities and landscape changes identified in the assessment pertinent to the study area and the Application Site are set out below.

- *“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.”*

To facilitate the above, the following opportunities (most relevant to the study area and the proposals) have been identified:

- *Identifying further opportunities to create compensation habitats for those lost to ‘coastal squeeze’, aiming to ensure no net loss of habitat, benefiting biodiversity and the regulation of coastal erosion and flooding.*
- *Improving access to the coast for walking, cycling and disabled people and encouraging reduced car use; and securing opportunities for the public to enjoy the natural environment through the implementation of the England Coast Path while ensuring appropriate protection of sensitive sites.”*

Value: Medium - High

The key characteristics of NCA 128, pertinent to the study area, are described as:

- *“Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south...*
- *Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation...*
- *Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere.*
- *Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.*
- *An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.*
- *In parts, a very urban NCA dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant. The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.*
- *Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA.”*

In addition to the environmental opportunities set out relative to NCA 126, the opportunities identified for NCA 128, pertinent to the study area are as follows:

- *“SEO 1: Promote creative and effective sustainable development – including a well-connected network of high-quality greenspace in and around Southampton, Romsey, Eastleigh and Havant – which... protects local distinctiveness, encourages public understanding and enjoyment of the natural environment, and helps to mitigate the impacts of climate change.”*

LEGEND

APPLICATION SITE BOUNDARY

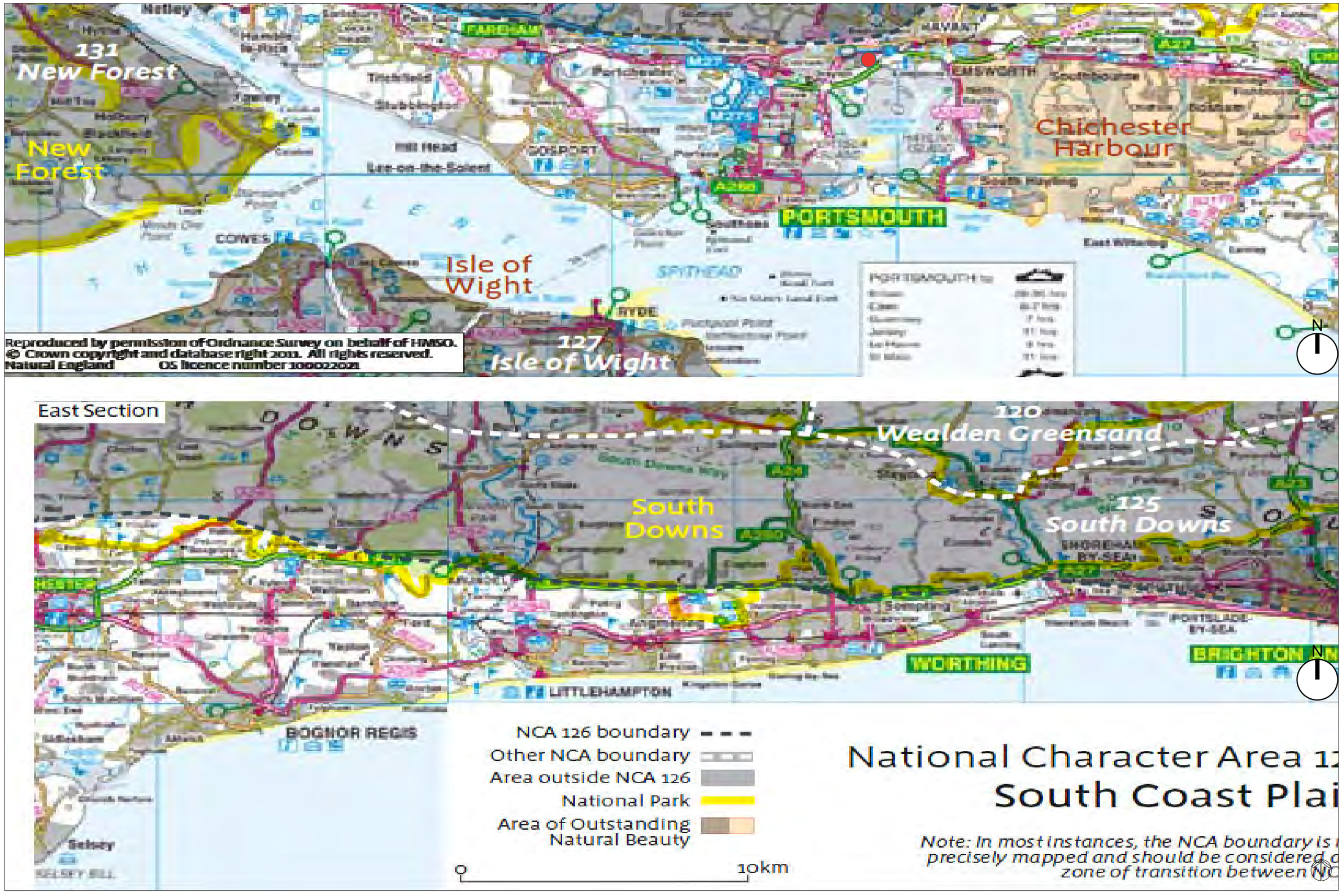


FIGURE 3.6 – EXTRACT FROM NATIONAL LANDSCAPE CHARACTER AREA MAP (NATURAL ENGLAND, 2013)

3.0

BASELINE CONDITIONS

3.5 LANDSCAPE CHARACTER CONTEXT (CONTINUED)

3.5.2 COUNTY CHARACTER ASSESSMENT

Hampshire County Integrated Character Assessment (2012)
A Landscape Character Assessment was carried out by Hampshire County Council so as to: *"provide an evidence base which will be used in the county's work, including strategic planning, land management work and place shaping programmes".*

Havant and Emsworth Coastal Plain
The Application Site sits wholly within the Havant and Emsworth Coastal Plain character area (9G). This is summarised (in brief) below:

Key Characteristics:

- *"A former river terrace landscape of Pleistocene origin with extremely fertile and national important agricultural silty loam alluvial soils.*
- *Remnant mature oaks in suburban settings along verges and stream courses likely to have been associated with former field hedges.*
- *Varying tranquillity levels declining in proximity to modern development/busy transport infrastructure.*
- *Good access for walkers from settlements down to the harbour shore."*

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

The character area is bisected by major transport routes of the A/M27 which runs east-west and also the south coast railway. The elevated sections of the former increase its dominance in the landscape."

Value: Medium

LEGEND

- APPLICATION SITE BOUNDARY
- HCC LANDSCAPE TYPES: SETTLEMENT
- HCC LANDSCAPE TYPES: COASTAL PLAIN OPEN
- HCC LANDSCAPE TYPES: COASTAL RECLAIM AND GRAZING MARSH

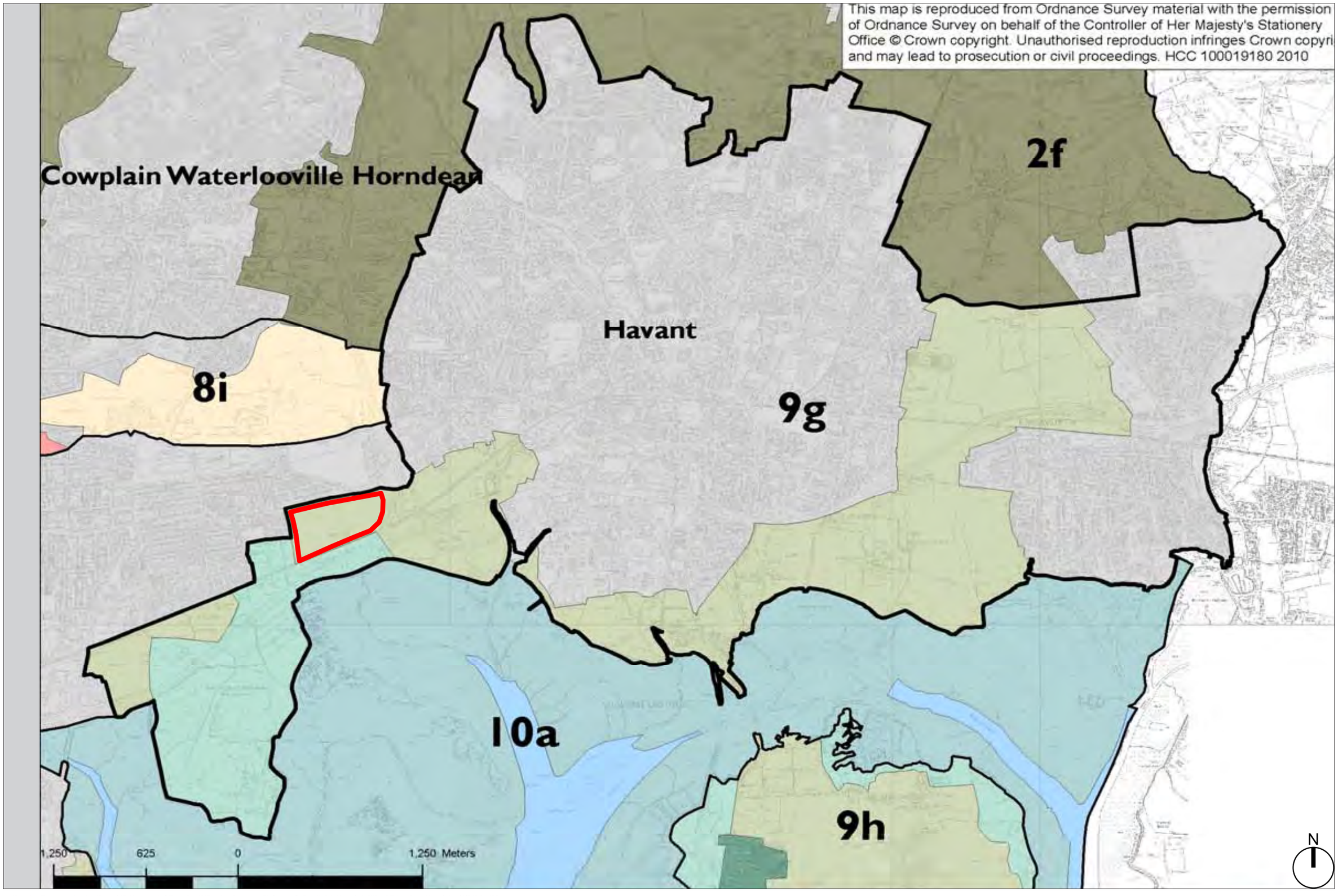


FIGURE 3.7 – EXTRACT FROM HAMPSHIRE COUNTY INTEGRATED CHARACTER ASSESSMENT MAP (HCC 2012)

3.0
BASELINE CONDITIONS

3.5 LANDSCAPE CHARACTER CONTEXT (CONTINUED)

4.5.3 DISTRICT CHARACTER ASSESSMENT

Havant Borough Townscape, Landscape and Seascape Character Assessment (2006)
A townscape, landscape and seascape assessment of the borough of Havant was carried out by Havant Borough Council. The document was designed as:

"an integrated assessment of the rural and urban landscape and seascape. It explores the historical and contemporary events and influences that have shaped the Borough's development and will shape its future and brings together the different urban, rural and marine environments in a seamless way, recognising the close interrelationship between these different elements."

The Site falls within LCA41: South Moor and Broadmarsh Coastal Park and is described as:

- *"Artificial harbour shoreline to the south of the Coastal Park and artificial bunding adjacent to Budds Farm produces a reminder of its history as part man made landform.*
- *The land to the west is Grade 1 Agricultural land and is under intensive market gardening production. Other areas of Grade 1 Agricultural land are found to the east adjacent to Langstone and are presently under arable production.*
- *This landscape character area consists of a series of habitat mosaics separated from each other by roads and urban areas.*
- *There is an isolated group of farm buildings at Forty Acre Farm.*
- *The large junction of the A3 (M) and A27 (T) covers an extensive area adjacent to Langstone Harbour edge.*
- *The open marshland of South Moor is seriously compromised by the large industrial sheds to its north, and the electricity pylons which cross it, also affecting the setting of the historic Langstone mill house.*
- *The visual impact of the highway degrades the northern end of Langstone Harbour*
- *The Brockhampton industrial estate is visually intrusive.*
- *Constant traffic noise from the A27 (T) and the A3 (M) and to the east from the A3023."*

Key local issues are described as:

- *"Visual impact of A3 (M) and A27 (T) junction as well as constant traffic noise.*
- *Visual impact of the adjacent Brockhampton Industrial Estate.*
- *Climate change may lead to sea level rises which could impact upon the coastal habitats.*

The following guidelines are recommended:

- *Maintain and enhance broadleaved woodland.*
- *Encourage the use of field margins for the benefit of biodiversity.*
- *Development adjacent to the harbour edge should be restricted to maintain as far as possible the natural development free harbour edge character of Langstone Harbour."*

Value: Medium - Low

TABLE 3.1 SUMMARY OF CONTEXTUAL LANDSCAPE RECEPTORS & VALUE

LANDSCAPE RECEPTORS	VALUE
TOPOGRAPHY	HIGH
LAND USE	LOW
VEGETATION	HIGH - MEDIUM
BUILDING HEIGHTS	MEDIUM
TRANSPORT CORRIDORS	LOW
HISTORIC AND CULTURAL LANDSCAPE	MEDIUM - HIGH
PUBLIC RIGHTS OF WAY	HIGH
LANDSCAPE CHARACTER	
NATIONAL	MEDIUM - HIGH
REGIONAL	MEDIUM
DISTRICT	MEDIUM - LOW

LEGEND

APPLICATION SITE BOUNDARY

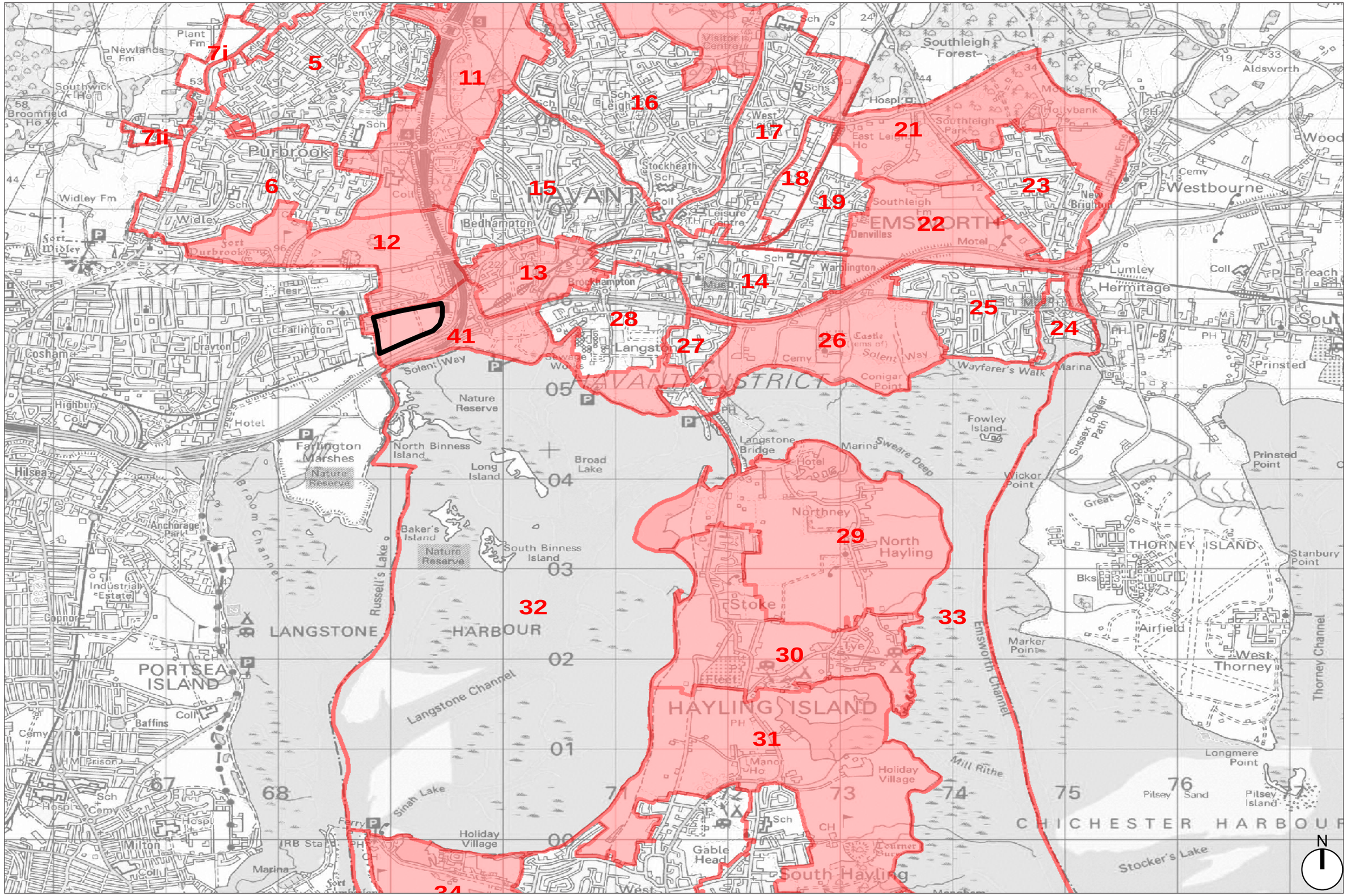


FIGURE 3.8 – EXTRACT FROM HAVANT BOROUGH COUNCIL TOWNSCAPE, LANDSCAPE AND SEASCAPE CHARACTER ASSESSMENT MAP (HAVANT BOROUGH COUNCIL 2006)

3.0

BASELINE CONDITIONS

3.6 APPLICATION AREA DESCRIPTION

3.6.1 INTRODUCTION

The Application Site is bound by the A2030 Havant Road to the north with the existing residential settlement edges associated with both Farlington and Bedhampton beyond (separated by the intervening farmland associated with the SINC); the slip road junction to the A3(M) / Rusty Cutter roundabout and associated trees to the east; the Southampton and Portsmouth to Chichester and London railway line to the south together with farmland and treebelts with the A27 beyond; and the combination of the existing residential settlement edge of Farlington (at Westways) with farmland beyond to the west.

3.6.2 TOPOGRAPHY

The northern edge of the Application Site along Havant Road lies at approximately 11m AOD. A steep change in height occurs between this edge and the interior to the Application Site, accommodating a 2.5m height change in level, dropping to 8.5m AOD.

The landform continues to fall north to south across the Application Site from 8.5m AOD to approximately 2.5m AOD along the southern boundary. At the southern boundary the railway line sits on an embankment, approximately 1-2m above the Application Site.

Value: Low

3.6.3 LAND USE

The Application Site comprises a mix of arable fields and grassland areas used for local events, including car boot sales. Field sizes are varied and predominantly large to the west and medium and small to the east.

A cluster of farm buildings (which includes a Local Building of Interest) associated with fruit picking set within hardstanding occupy the southern part of the Application Site, accessed from Havant Road via a tarmac track.

Value: Low - Medium

3.6.4 VEGETATION

A semi-mature treebelt separates the Application Site from the A3(M) to the east. Semi-mature tree belts continue along the north-eastern and southern boundaries and mark the internal north to south field boundaries. These form the most significant landscape feature within the Application Site and provide a degree of visual enclosure to the field parcels.

A tree survey has been carried out by Barrell Tree Care in accordance with BS5837:2012 and includes groups of shrub planting and brambles. Three north to south treebelts are covered by the Tree Preservation Order (TPO) and include those in the western section and along the boundary of the Application Site. In summary, the trees present within the Application Site include sycamore, cherry, ash, elm, hawthorn, white poplar, purple plum, alder, goat willow, lime, maple, walnut and lawson cypress.

Groups of trees have been categorised in the tree survey as follows:
- 12 category B grade (medium quality trees and therefore a material constraint);
- 22 category C grade (poor quality trees / unremarkable trees of very limited merit); and
- 3 category U grade (are dead and therefore unsuitable for retention);

Individual trees have been categorised as:
- 20 C grade; and
- 10 U grade.

Value: High - Medium

3.6.5 DETRACTING FEATURES

There are minor visual detractors within the Application Site relating to the quality of the existing cluster of farm buildings and array of skips and associated stored material; and the combination of dumped garden waste and degraded boundaries associated with properties along Westways to the west of the Application Site.

Value: Low

3.6.6 LANDSCAPE FEATURES

The field pattern is defined by a series of semi-mature tree belts that run in a north-south direction, providing a strong linear green corridor and distinctive feature of the Application Site.

Value: High - Medium

3.6.7 LANDSCAPE CHARACTER

The Application Site is roughly divided into three areas.

To the west, the character is informed by the large scale fields framed by trees. Here the Site is open and exposed with expansive views the existing residential area of Farington and Portsdown Hill to the north.

To the east, the character is more intimate, where the field pattern is smaller, enclosed by vegetation and where views are more restricted.

To the south, the cluster and range of buildings form a feature set away from the existing settlement edge and predominantly enclosed by vegetation. The combination of building styles and materials, together with skips and storage areas results in an unkempt appearance.

Value: Medium - Low

TABLE 3.2 SUMMARY OF SITE LANDSCAPE RECEPTORS & VALUE

LANDSCAPE RECEPTORS	VALUE
TOPOGRAPHY	LOW
LAND USE	LOW - MEDIUM
VEGETATION	HIGH - MEDIUM
DETRACTING FEATURES	LOW
LANDSCAPE FEATURES	HIGH - MEDIUM
LANDSCAPE CHARACTER	
SITE	MEDIUM - LOW

LEGEND

- APPLICATION SITE BOUNDARY
- ARABLE LAND
- GRASS LAND FOR CAR BOOT SALES
- EXISTING BUILDINGS
- EXISTING ACCESS ROAD
- EXISTING TREE BELTS



FIGURE 3.9 – PLAN SHOWING THE EXISTING SITE LANDSCAPE (FABRIK, 2018)

3.0

BASELINE CONDITIONS

3.7 INTERNAL VISUAL SURVEY

A visual inspection of the Application Site was carried out in September 2016 and updated in February 2018.



LEGEND

APPLICATION SITE BOUNDARY

21 VIEWPOINT LOCATION

FIGURE 3.10 – PLAN ILLUSTRATING INTERNAL SITE PHOTOGRAPH LOCATION POINTS (FABRIK, 2018)



PHOTOGRAPH – VIEWPOINT S1
VIEW LOOKING NORTHWEST FROM THE SOUTH OF THE SITE, ADJACENT TO THE CENTRAL BUILDINGS. OPEN VIEWS OF THE RESIDENTIAL DWELLINGS ON AURIOL DRIVE ARE EVIDENT AS ARE VIEWS OF THE RIDGELINE AT PORTSDOWN HILL BEYOND THIS TO THE NORTH. TO THE WEST, THE INTERNAL SEMI-MATURE TREE BELT IS APPARENT AS ARE INTERNAL FENCE POSTS AND ROPE DELINEATION. THE AREAS OF GRASSLAND AND ARABLE LAND ARE VISIBLE AS IS THE ENTRANCE ROAD AND AN ADDITIONAL TREE BELT TO THE EAST.



PHOTOGRAPH – VIEWPOINT W1
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.



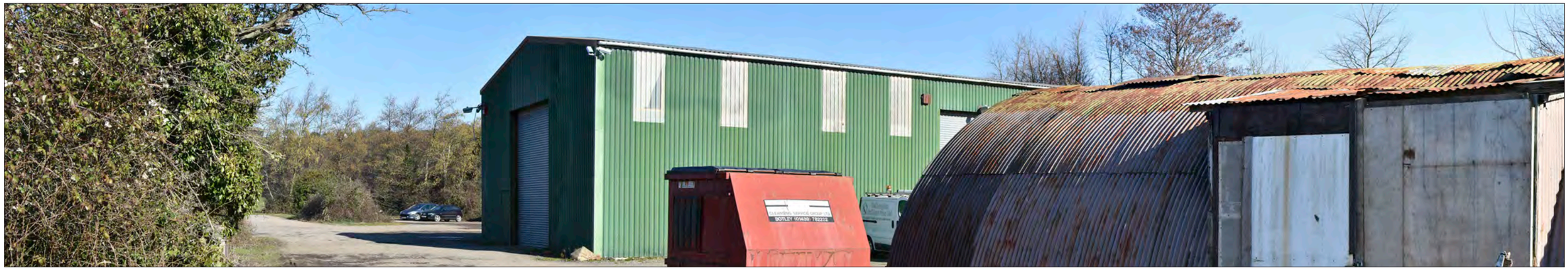
PHOTOGRAPH – VIEWPOINT S2
VIEW LOOKING NORTHEAST FROM THE SOUTH OF THE SITE ADJACENT TO THE MID POINT OF THE SOUTHERN BOUNDARY. INTERNAL TREEBELTS AND HEDGEROWS ARE APPARENT, AS IS THE ACCESS ROAD, 2-3 STOREY BUILDING PLUS ONE STORE OUTBUILDING. SKIPS AND BUILDING MATERIALS ARE VISIBLE WITHIN ON THE PERIPHERY OF THE ACCESS ROAD.



PHOTOGRAPH – VIEWPOINT S3
VIEW LOOKING NORTHEAST FROM THE SOUTH OF THE SITE, TO THE EAST OF THE WESTERN INTERNAL TREEBELT. OPEN VIEWS OF THE RESIDENTIAL DWELLINGS ON AURIOL DRIVE ARE EVIDENT AS ARE VIEWS OF THE RIDGELINE AT PORTSDOWN HILL AND RESIDENTIAL PROPERTIES AT BEDHAMPTON HILL BEYOND THIS TO THE NORTH. TO THE WEST, THE INTERNAL SEMI-MATURE TREE BELT IS APPARENT AS IS THE AREA OF ARABLE LAND. TO THE EAST, THE AREA OF GRASSLAND AND ASSOCIATED FENCE POSTS ARE VISIBLE AS ARE THE INTERNAL TREE BELT AND THE2-3 STOREY METAL BUILDING. ALSO APPARENT TO THE SOUTHEAST ARE VEHICLES AND THE SINGLE STOREY BRICK AND METAL OUTBUILDING.



PHOTOGRAPH – VIEWPOINT S4
VIEW LOOKING NORTHEAST FROM THE SOUTH OF THE SITE, ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES. TO THE NORTHWEST THERE ARE OPEN VIEWS OF THE RESIDENTIAL DWELLINGS ON AURIOL DRIVE WHILST TO THE NORTH, THE INTERVENING BOUNDARY VEGETATION TRUNCATES VIEWS. DISTANT VIEWS OF PORTSDOWN HILL ARE APPARENT TO THE NORTH. TO THE WEST, THE TREE BELT WHICH FORMS THE SOUTHERN SECTION OF THE WESTERN BOUNDARY IS APPARENT AS ARE THE RESIDENTIAL PROPERTIES ALONG WESTWAYS. THE INTERNAL SEMI-MATURE TREE BELT IS APPARENT TO THE EAST AND THERE ARE GLIMPSED VIEWS OF THE 2-3 STOREY BUILDING BEYOND THIS FEATURE TO THE EAST. A TREED HORIZON IS VISIBLE IN THE DISTANCE TO THE EAST AS IS THE HEDGEROW TO THE SOUTH OF THE SITE.



PHOTOGRAPH – VIEWPOINT W2
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT W3
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT W4
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S5
VIEW LOOKING EAST FROM THE NORTHWEST CORNER OF THE SITE. TO THE NORTH, BOUNDARY VEGETATION AND TREES ARE APPARENT. INTERNAL TREE BELTS ARE APPARENT IN THE FOREGROUND AND IN THE DISTANCE (FORMING THE EASTERN HORIZON). ARABLE LAND IS APPARENT IN THE IMMEDIATE FORGEOUND, WHILST TO THE SOUTH, BOUNDARY VEGETATION IS VISIBLE AS IS THE RAILWAY LINE (WITH TRAIN).



PHOTOGRAPH – VIEWPOINT S6
VIEW LOOKING EAST FROM THE NORTH OF THE SITE ADJACENT TO THE WESTERN TREEBELT. TO THE NORTH, THE STEEP BANK AND ASSOCIATED BOUNDARY VEGETATION IS APPARENT WITH STREET LIGHTS AND ROOFTOPS ASSOCIATED WITH HAVANT ROAD VISIBLE BEYOND. THE CENTRAL INTERNAL TREE BELT IS APPARENT TO THE EAST AND THIS FORMS THE EASTERN HORIZON. ARABLE LAND IS APPARENT IN THE FOREGROUND, WITH GRASSLAND BEYOND, TO THE SOUTH. BOUNDARY TREES ARE VISIBLE TO THE SOUTH, WHICH, TOGETHER WITH TREES BEYOND THE SITE BOUNDARY FORM A TREED HORIZON TO THE SOUTH.



PHOTOGRAPH – VIEWPOINT S7
VIEW LOOKING SOUTH FROM THE NORTHERN BOUNDARY, ADJACENT TO THE ACCESS ROAD. THE ACCESS ROAD AND ASSOCIATED FENCING IS VISIBLE TO THE EAST, WITH ARABLE LAND APPARENT IN THE FOREGROUND AND GRASSLAND BEYOND, TO THE SOUTH. INTERNAL TREEBETLS ARE VISIBLE TO THE EAST AND WEST. BOUNDARY TREES ARE VISIBLE TO THE SOUTH, WHICH, TOGETHER WITH TREES BEYOND THE SITE BOUNDARY FORM A TREED HORIZON TO THE SOUTH.



PHOTOGRAPH – VIEWPOINT W5
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT W6
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT W7
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S8
VIEW LOOKING SOUTH EAST FROM THE NORTHERN BOUNDARY, ADJACENT TO THE EAST OF THE CENTRAL INTERNAL TREEBELT. INTERNAL TREEBELTS ARE VISIBLE TO THE EAST AND WEST, WITH TREES ALSO APPARENT TO THE NORTH AND SOUTH AT THE SITE BOUNDARIES. ARABLE LAND IS APPARENT IN THE FOREGROUND WITH GRASSLAND BEYOND TO THE SOUTH. GROUPS OF SMALL TREES, A SMALL BUILDING AND PICNIC BENCHES ARE ALSO VISIBLE TO THE SOUTH.

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PHOTOGRAPH – VIEWPOINT S9
VIEW LOOKING SOUTHEAST FROM THE NORTHERN BOUNDARY, ADJACENT TO THE EASTERN INTERNAL TREEBELT. WOODLAND IS APPARENT BEYOND THE SITE BOUNDARY AND FORMS THE HORIZON TO THE EAST, ARABLE LAND IS VISIBLE IN THE FOREGROUND AND IS FRAMED BY TREEBELTS TO THE WEST AND SOUTH PLUS HEDGEROWS TO THE NORTH.



PHOTOGRAPH – VIEWPOINT S10
VIEW LOOKING NORTHWEST FROM THE SOUTHEAST CORNER OF THE SITE. THE INTERNAL TREEBELT IS VISIBLE TO THE WEST AS IS WOODLAND TO THE EAST AND TREES ALONG THE BOUNDARY TO THE NORTH. ARABLE LAND IS DOMINANT IN THE FOREGROUND AND THERE ARE GLIMPSED VIEWS IN THE DISTANCE OF PROPERTIES ALONG HAVANT ROAD.



PHOTOGRAPH – VIEWPOINT S8
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT W9
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT W10
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S11
VIEW LOOKING NORTHEAST FROM THE SOUTH OF THE SITE. INTERNAL TREEBELTS ARE VISIBLE TO THE WEST AND EAST AS IS VEGETATION TO THE SOUTHERN BOUNDARY. TO THE NORTH THERE ARE GLIMPSED VIEWS OF THE BEDHAMPTON HILL DEVELOPMENT BETWEEN GAPS IN THE TREED SITE BOUNDARY. GRASSLAND IS APPARENT IN THE FOREGROUND WITH ARABLE LAND VISIBLE TO THE NORTH OF THE SITE. TEMPORARY BUILDINGS AND PICNIC BENCHES ARE VISIBLE BETWEEN THE CLUSTERS OF TREES.



PHOTOGRAPH – VIEWPOINT W11
THERE IS NO SIGNIFICANT CHANGE TO THE SITE ELEMENTS IN THE WINTER MONTHS.

4.0

VISUAL ASSESSMENT

4.1 INTRODUCTION

The extent to which the Application Site is visible from the surrounding landscape and townscape 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, open spaces 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 visual assessment includes both summer and winter views.

4.2 VISUAL ASSESSMENT FROM LOCAL RECEPTORS

4.2.1 INTRODUCTION

The plan opposite shows the actual visual summary of the existing Application Site from the immediate environs. The photographs 1-16 describe each of these views.

4.2.2 RESIDENTIAL

There are open views of the Site from residential dwellings located at Westways to the west of the Site and Auriol Drive to the north. Glimpsed views are evident from Bedhampton Hill. The character and amenity of views from Auriol Drive are dominated by the long, linear, wide road character of Havant Road. Views from the properties along Westways are informed by the Site's agricultural land.

4.2.3 TRANSPORT CORRIDORS

Open views of the Site are apparent from a short section of section of Havant Road (VP 2 and 4). In the latter view boundary trees truncate the summer views towards the site. From the A27 and adjacent roundabout, views are mostly truncated (VP5). Views from the transport corridors are dominated by the wide and busy roads, which are edged by trees and hedgerows.

There are intermittent views from Portsdown Hill road, where there are breaks in built form. In these views, as shown on VP 15, the site makes up a component of an urban edge view, falling to the coastal plain, where the built form sits to the middle of the view. The coast sits to the back of the views.

4.2.4 PUBLIC RIGHTS OF WAY

There are partial views from a short length Wayfarers Walk where the receptors is already walking through a built context, along Portsdown Hill Road and the view to the south is as explained above for Portsdown Hill road.

Views from Solent Way National Trail, to the South of the Site are truncated by a combination of topography and intervening vegetation and the A27 road corridor with its associated infrastructure. (VP 7 and 8)

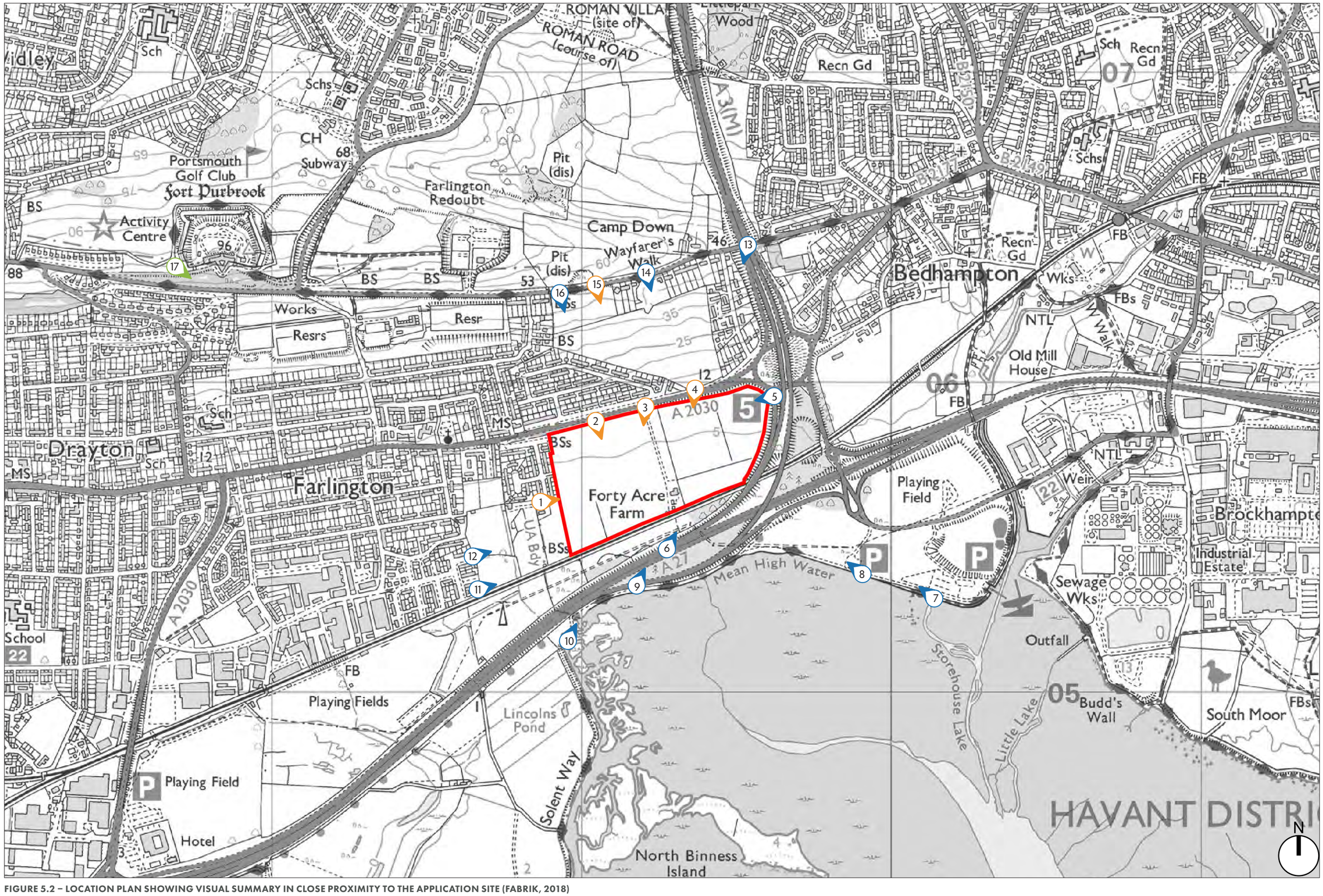
LEGEND

APPLICATION SITE BOUNDARY

21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).

21 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).

21 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).



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

FIGURE 5.2 – LOCATION PLAN SHOWING VISUAL SUMMARY IN CLOSE PROXIMITY TO THE APPLICATION SITE (FABRIK, 2018)



PHOTOGRAPH – VIEWPOINT S1 **VALUE: LOW**
VIEW LOOKING EAST TOWARDS THE SITE FROM THE SOUTH OF WESTWAYS. THE TREES WHICH FORM THE WESTERN BOUNDARY OF THE SITE DOMINATE THIS VIEW. THERE ARE GLIMPSED VIEWS OF THE SITE'S ARABLE LAND THROUGH THE VEGETATION BUT THE SCALE AND FORM OF THE TREES MEANS THAT VIEWS OF THE WIDER SITE ARE TRUNCATED.



PHOTOGRAPH – VIEWPOINT W1 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S2 **VALUE: LOW**
VIEW LOOKING SOUTH EAST TOWARDS THE SITE FROM THE BUS STOP ON HAVANT ROAD ADJACENT TO AURIOL DRIVE. AN OPEN VIEW OF PART OF THE SITE IS APPARENT. FURTHER VIEWS OF THE REST OF THE SITE ARE TRUNCATED BY THE INTERNAL TREEBELT, IN A NORTH-SOUTH ORIENTATION.



PHOTOGRAPH – VIEWPOINT W2 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



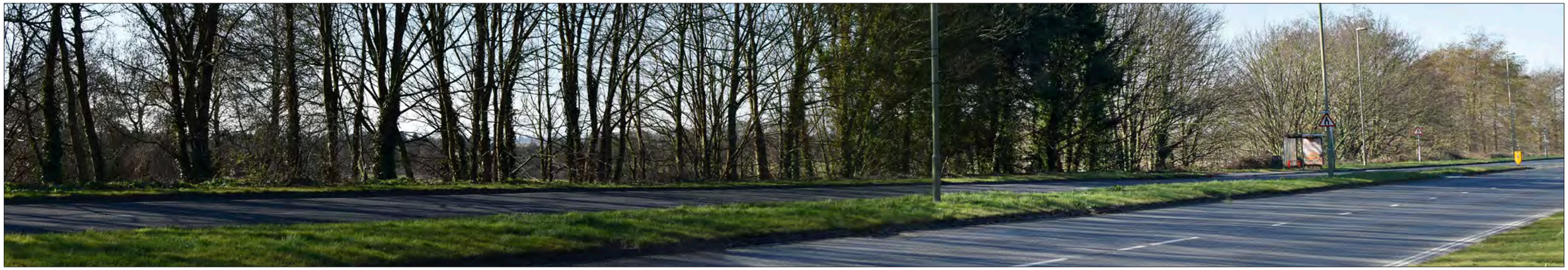
PHOTOGRAPH – VIEWPOINT S3 **VALUE: LOW**
VIEW LOOKING SOUTH TOWARDS THE SITE FROM AURIOL DRIVE. THE SITE'S ARABLE FIELDS AND GRASSLAND ARE CLEARLY VISIBLE AS IS THE 2-3 STOREY BUILDING AND BOUNDARY VEGETATION TO THE SOUTH. FURTHER VIEWS OF THE REST OF THE SITE ARE TRUNCATED BY THE INTERNAL TREEBELT, IN A NORTH-SOUTH ORIENTATION.



PHOTOGRAPH – VIEWPOINT W3 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S4 **VALUE: LOW**
VIEW LOOKING SOUTHWEST TOWARDS THE SITE FROM HAVANT ROAD ADJACENT TO THE ENTRANCE TO BEDHAMPTON HILL. THE TREES WHICH FORM THE NORTHERN BOUNDARY OF THE SITE IN THIS LOCATION, DOMINATE THIS VIEW AND TRUNCATE VIEWS OF THE WIDER SITE.



PHOTOGRAPH – VIEWPOINT W4 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S5 **VALUE: LOW**
VIEW LOOKING WEST TOWARDS THE SITE FROM THE ROUNDABOUT ADJACENT TO THE A3(M), A27 SLIP ROAD AND ENTRANCE TO HAVANT ROAD. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING TOPOGRAPHY AND VEGETATION.



PHOTOGRAPH – VIEWPOINT W5 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S6 **VALUE: LOW**
VIEW LOOKING NORTHEAST TOWARDS THE SITE FROM THE A27, ADJACENT TO THE ENTRANCE TO THE SLIP ROAD. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING TOPOGRAPHY, VEGETATION AND SIGNAGE.



PHOTOGRAPH – VIEWPOINT W6 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S7 **VALUE: LOW**
VIEW LOOKING NORTHWEST TOWARDS THE SITE FROM THE CAR PARK ADJACENT TO THE BROADMARSH COASTAL PARK. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W7 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S8 **VALUE: MEDIUM**
VIEW LOOKING NORTHWEST TOWARDS THE SITE FROM THE SOLENT WAY NATIONAL TRAIL ADJACENT TO THE CAR PARK ACCESSED FROM HARTS FARM WAY. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W8 **VALUE: MEDIUM**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S9 **VALUE: LOW**
VIEW LOOKING NORTHEAST TOWARDS THE SITE FROM THE A27. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W9 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S10 **VALUE: LOW**
VIEW LOOKING NORTHEAST TOWARDS THE SITE FROM THE A27. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION, TOPOGRAPHY AND ROAD SIGNAGE.



PHOTOGRAPH – VIEWPOINT W10 VALUE: LOW
VIEW LOOKING NORTHEAST TOWARDS THE SITE FROM THE A27. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION, TOPOGRAPHY AND ROAD SIGNAGE.



PHOTOGRAPH – VIEWPOINT S11 **VALUE: LOW**
VIEW LOOKING EAST TOWARDS THE SITE FROM THE SOUTH OF CYGNET ROAD. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT W11 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT W12 **VALUE: LOW**
VIEW LOOKING EAST TOWARDS THE SITE FROM SHEARWATER DRIVE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION.



PHOTOGRAPH – VIEWPOINT W12 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



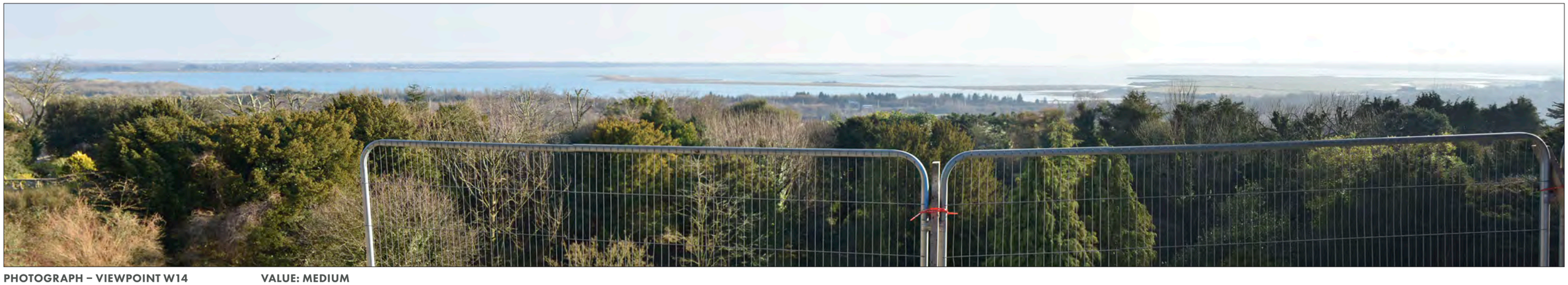
PHOTOGRAPH – VIEWPOINT S13 **VALUE: LOW**
VIEW LOOKING SOUTHWEST TOWARDS THE SITE FROM THE BRIDGE ON PORTSDOWN ROAD WHICH CROSSES THE A3(M). VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W13 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S14 **VALUE: MEDIUM**
VIEW LOOKING SOUTH TOWARDS THE SITE FROM PORTSDOWN ROAD ADJACENT TO THE RESIDENTIAL PROPERTIES. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W14 **VALUE: MEDIUM**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S15 **VALUE: MEDIUM**
VIEW LOOKING SOUTH TOWARDS THE SITE FROM PORTSDOWN ROAD AND WAYFARER'S WALK NATIONAL TRAIL. AN OPEN VIEW OF THE WESTERN PART OF THE SITE IS APPARENT BEYOND THE ROOFTOPS OF THE RESIDENTIAL PROPERTIES OF FORTUNES WAY. THE ARABLE FIELDS, AREA OF GRASSLAND AND THE 2-3 STOREY BUILDING ON SITE ARE VISIBLE. FURTHER VIEWS OF THE REST OF THE SITE TO THE EAST ARE TRUNCATED BY THE INTERNAL TREEBELT (WHICH IS POSITIONED IN A NORTH-SOUTH ORIENTATION) AND BOUNDARY VEGETATION TO THE NORTH OF THE SITE.



PHOTOGRAPH – VIEWPOINT W15 **VALUE: MEDIUM**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S16 **VALUE: MEDIUM**
VIEW LOOKING SOUTH TOWARDS THE SITE FROM PORTSDOWN ROAD AND WAYFARER'S WALK NATIONAL TRAIL. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT 16 **VALUE: MEDIUM**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.

4.0

VISUAL ASSESSMENT

4.3 VISUAL ASSESSMENT FROM DISTANT RECEPTORS

4.3.1 INTRODUCTION

The plan opposite shows the actual visual summary of the existing Application Site from the wider landscape and townscape. The photographs 17-26 then describe each of these views.

Of all of the receptors from distant views all bar two are truncated due to topography, intervening vegetation and built form. The two receptors where there are partial views are described under relevant categories below.

4.3.2 PUBLIC RIGHTS OF WAY

There is a partial view (VP 26) from the Shipwrights Way National Trail/ Hayling Billy Coastal Path. In this partial view an element of the Application Site forms a small part of the wider panorama and does so in an urban context. The primary focuses of the view from this location are the more immediate coastline and the distant horizon of Portsdown Hill.

4.3.3 EMPLOYMENT

There is also a partial view for the car park to the south of Fort Purbrook, VP 19. where there are breaks in vegetation. In this view the site makes up a component of an urban edge view, falling to the coastal plain, where the built form sits to the middle of the view. The coast sits to the back of the view.

LEGEND

APPLICATION SITE BOUNDARY

21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).

21 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).

21 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).

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FIGURE 5.3 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM DISTANT RECEPTORS (FABRIK, 2018)



PHOTOGRAPH – VIEWPOINT S17 **VALUE: MEDIUM**
VIEW LOOKING SOUTHEAST TOWARDS THE SITE FROM THE VIEWING POINT ADJACENT TO FORT WIDLEY ON PORTSDOWN ROAD. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W17 **VALUE: MEDIUM**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



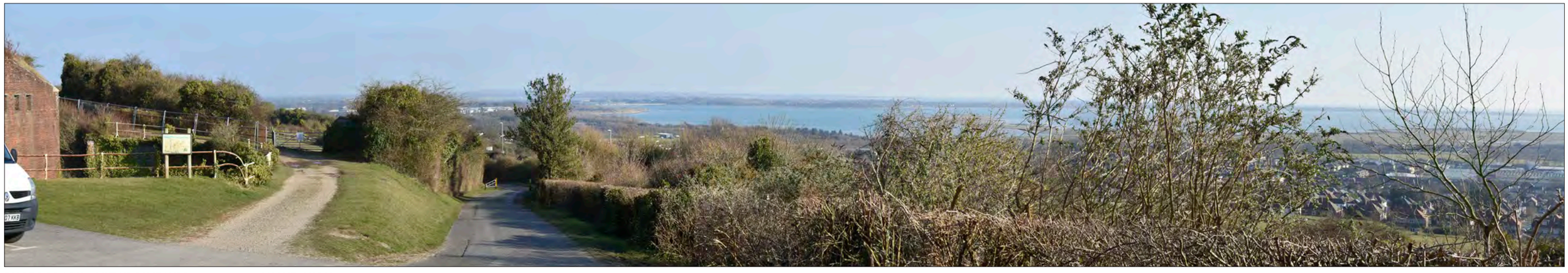
PHOTOGRAPH – VIEWPOINT S18 **VALUE: MEDIUM**
VIEW LOOKING SOUTHEAST TOWARDS THE SITE FROM THE VIEWING POINT ADJACENT ON PORTSDOWN ROAD TO COLLYER'S PIT. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W18 **VALUE: MEDIUM**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S19 **VALUE: HIGH**
VIEW LOOKING SOUTHEAST TOWARDS THE SITE FROM FORT PURBROOK. PARTIAL VIEWS OF THE SITE ARE APPARENT IN BETWEEN GAPS IN VEGETATION. THE 2-3 STOREY BUILDING IS VISIBLE AS IS BOUNDARY VEGETATION AND GRASSLAND.



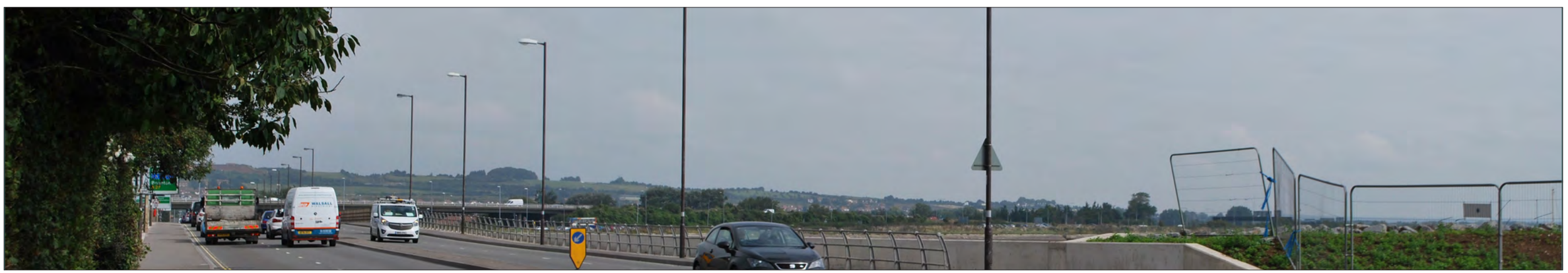
PHOTOGRAPH – VIEWPOINT W19 **VALUE: HIGH**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S20 **VALUE: MEDIUM**
VIEW LOOKING NORTHEAST TOWARDS THE SITE FROM THE SOLENT WAY NATIONAL TRAIL ADJACENT TO THE GREAT SALTERNS MANSION (PUBLIC HOUSE). VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W20 **VALUE: MEDIUM**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S21 **VALUE: LOW**
VIEW LOOKING NORTHEAST TOWARDS THE SITE FROM EASTERN ROAD ADJACENT TO BLAKESLEY LANE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION, TOPOGRAPHY AND INFRASTRUCTURE.



PHOTOGRAPH – VIEWPOINT W21 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S22 **VALUE: LOW**
VIEW LOOKING NORTHEAST TOWARDS THE SITE FROM THE PLAYING FIELDS ADJACENT TO EASTERN ROAD AND FARLINGTON MARSHES. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W22 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S23 **VALUE: LOW**
VIEW LOOKING SOUTHWEST TOWARDS THE SITE FROM MILL LANE WHERE IT BRIDGES OVER THE RAILWAY LINE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W23 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S24 **VALUE: LOW**
VIEW LOOKING WEST TOWARDS THE SITE FROM HARTS FARM WAY. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION, TOPOGRAPHY AND INFRASTRUCTURE.



PHOTOGRAPH – VIEWPOINT W24 **VALUE: LOW**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S25 **VALUE: MEDIUM**
VIEW LOOKING NORTHWEST TOWARDS THE SITE FROM THE SOLENT WAY NATIONAL TRAIL, ADJACENT TO SOUTH MOOR COASTAL PARK. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND LANDFORM



PHOTOGRAPH – VIEWPOINT W25 **VALUE: MEDIUM**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S26 **VALUE: MEDIUM**
VIEW LOOKING NORTHWEST TOWARDS THE SITE FROM THE SHIPWRIGHT'S WAY NATIONAL TRAIL AND THE HAYLING BILLY COASTAL PATH. PARTIAL VIEWS OF THE SITE ARE APPARENT (IN BETWEEN GAPS IN VEGETATION) AND FORMS A SMALL PART OF THE WIDER PANORAMA.



PHOTOGRAPH – VIEWPOINT W26 **VALUE: MEDIUM**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.



PHOTOGRAPH – VIEWPOINT S27 **VALUE: MEDIUM**
VIEW LOOKING NORTHWEST TOWARDS THE SITE FROM THE SHIPWRIGHT'S WAY NATIONAL TRAIL AND THE HAYLING BILLY COASTAL PATH. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION AND TOPOGRAPHY.



PHOTOGRAPH – VIEWPOINT W27 **VALUE: MEDIUM**
THERE IS NO CHANGE TO THE COMPOSITION OF THE VIEW, OR THE CHARACTER AND AMENITY OF THE VIEW, IN THE WINTER MONTHS.

5.0

DEVELOPMENT PROPOSALS

5.1 INTRODUCTION

The Landscape / Townscape and Visual Baseline Assessment, alongside the review of planning policy, together with landscape evidence base has been instrumental in understanding the landscape constraints and opportunities which have influenced the landscape concept and masterplan.

5.2 LANDSCAPE OPPORTUNITIES & CONSTRAINTS

The location of the proposed development parcel has been influenced by the Havant Borough Council Landscape Capacity Study (May 2015).

The following landscape opportunities and constraints have been identified (refer to plan opposite).

- The retention of the landscape receptors of highest value - notably the boundary trees and internal linear belts of trees and hedgerows;
- To supplement the existing vegetation through an extensive planting and tree strategy;
- To locate development in positions sensitive to the setting - with built form being set back from Havant Road and the retention of a large area to the south to create a Nature Park which integrates with the existing network of Green Corridors;
- To locate development out of the flood risk zone;
- To incorporate design cues from the character of the existing and wider landscape;
- To create a positive relationship between proposed built form, adjacent open space and the countryside beyond; and
- To create a high quality street scene and large quantum of open space which provides design references to the former and adjacent land use and additionally provides visual corridors and key vistas across the site, therefore strengthening links to the countryside beyond.

LEGEND

- APPLICATION SITE BOUNDARY
- SIGNIFICANT TREE BELTS AND INDIVIDUAL TRES TO BE REAINED SUBJECT TO SURVEY
- EXISTING ENTRANCE ON TO HAVANT ROAD
- EXISTING FORTY ACRE FARM BUILDINGS, 1-3 STOREY
- LOCAL VIEWS INTO AND ACROSS THE SITE
- APPROXIMATE EXTENT OF FLOOD RISK AREA
- SINC AREA
- SSSI, PLUS CHICHESTER AND LANGSTONE HARBOUR SPA
- PORTSMOUTH TO LONDON TRAIN LINE

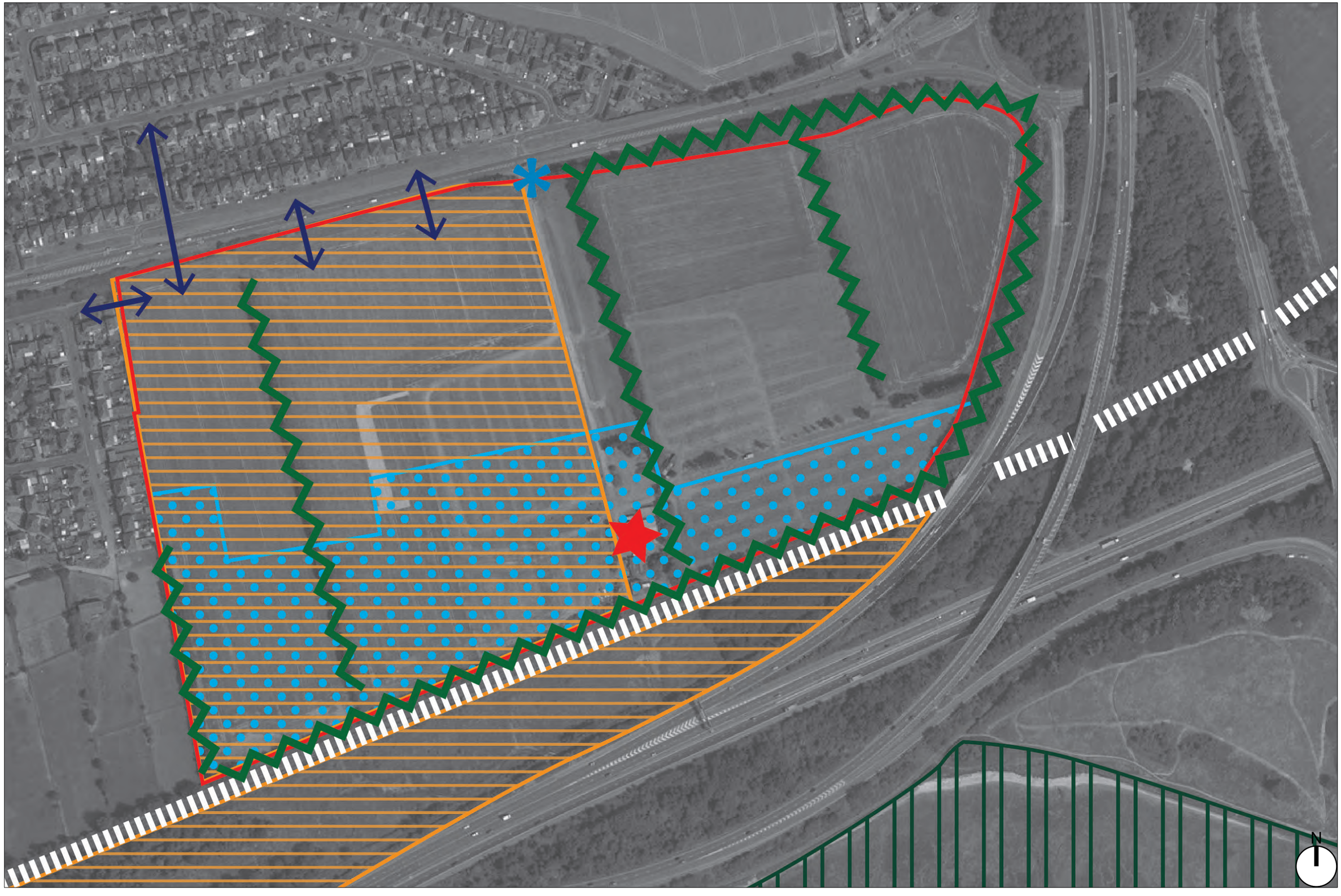


FIGURE 5.1 – PLAN SHOWING LANDSCAPE CONSTRAINTS AND OPPORTUNITIES (FABRIK, 2018)

5.0

DEVELOPMENT PROPOSALS

5.3 LANDSCAPE CONCEPT AND PRINCIPLES

The overarching landscape concept, relates to that set out in the Council's Landscape Capacity Study, and therefore retains a significant arc of open space around the southern and eastern edges of the Application Site, with the southern area of open space providing a new public open space (nature park) and the eastern area providing ecological mitigation for Brent Geese.

The existing treebelts are proposed to be retained in the development as a series of green corridors, extending the nature park into the development from the south.

The theme for the design of the nature park to the south of the Application Site is drawn from the coastal mudflat environment found locally. The images opposite illustrate the design inspiration.

A network of paths is proposed to connect the proposed development with the nature park, providing a series of alternative routes and a circular path around the development.



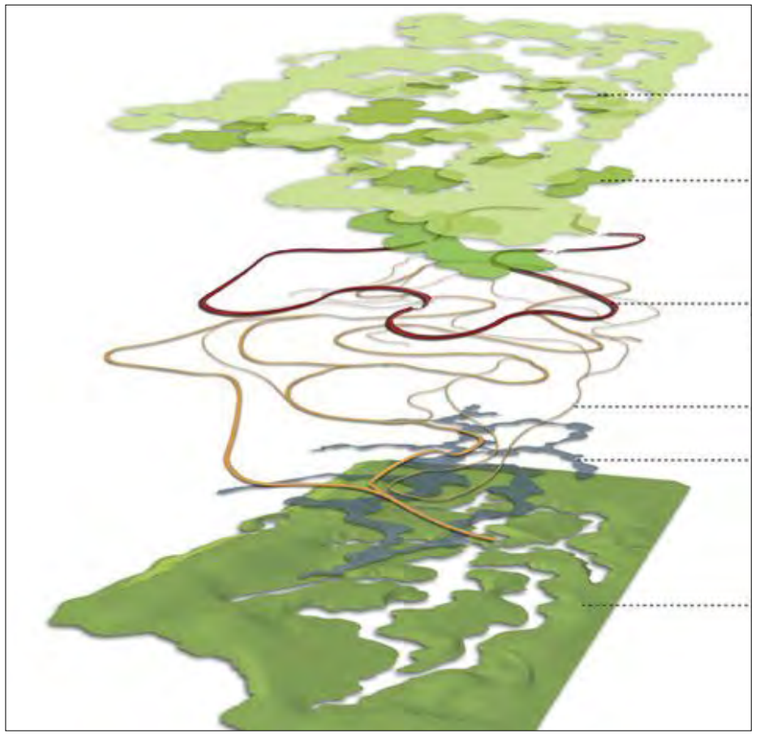


MEANDERING CIRCULATION ROUTES DRAWING REFERENCE FROM NEARBY CHALKDOCK LAKE AND FARLINGTON MARSHES

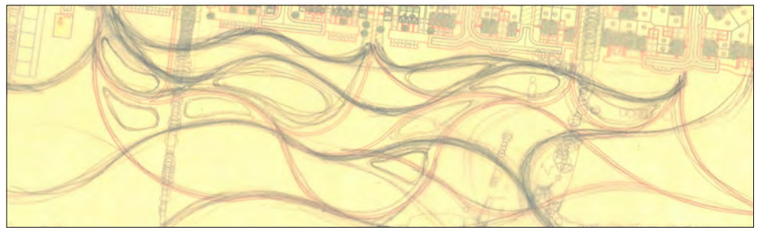




DESIGN REFERENCES FROM WAVE RIPPLES IN SAND



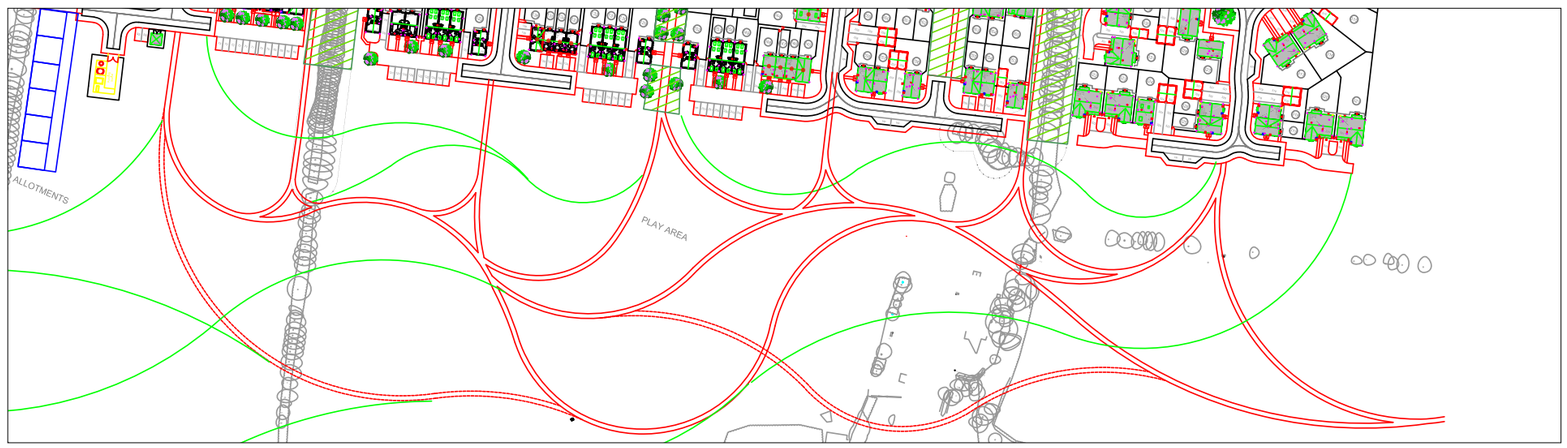
LAYERS OF LANDSCAPE AND ECOLOGY



SINUOUS ATTENUATION BASINS, AREAS OF WETLAND AND SCRAPES



FLUID LINES FORMING THE STRUCTURE AND FORM OF LANDSCAPE FEATURES



PLAN SHOWING HOW THE SKETCH PROPOSALS HAVE EVOLVED INTO THE CURRENT SCHEME

LEGEND

1 EXISTING GREEN CORRIDORS RETAINED
2 PROPOSED GREEN LINEAR CORRIDORS
3 RETENTION OF GREEN CORRIDOR ALONG HAVANT ROAD
4 PLAY AS A CENTRAL FEATURE WITHIN THE NATURE PARK
5 ATTENUATION ZONE
6 ALLOTMENTS
7 NATURE PARK OPEN SPACE
8 NEW HABITAT ZONE WITH RESTRICTED PUBLIC ACCESS AREA TO MAXIMISE HABITAT CREATION
9 INTRODUCTION OF A NEW TREEBELT AS MITIGATION FOR EASTERN TREEBELT REMOVAL



FIGURE 5.2 – PLAN SHOWING LANDSCAPE PRINCIPLES (FABRIK, 2018)

5.0

DEVELOPMENT PROPOSALS

5.4 LANDSCAPE MASTERPLAN PROPOSALS

The proposed development comprises 320 dwellings, a 66 bed care home, allotments, habitat mitigation zone and public open space in the form of a nature park.

The landscape masterplan proposals of the proposed development, as illustrated opposite, show:

- The retention of the existing network of trees (wherever possible);
- The inclusion of a new network of trees across the Application Site to mitigate for loss of existing trees;
- A network of open spaces and a naturalistic Local Equipped Area of Play (LEAP) which is well integrated into the landscape and provides creative opportunities for play;
- Pedestrian connections to the Havant Road and the creation of an internal network of footpaths and footpath loop which connect the residential zone to the proposed Nature Park;
- Proposed hard landscape materials and boundary area of high quality and are responsive to the character of the locality;
- Proposed soft landscape materials are sensitive to their setting and climatic conditions. A diverse mix of grasses and native planting species are proposed within the open space to increase habitat types and provide ecological improvements; and
- Visual corridors and key vistas through the Application Site to the immediate environs.

LEGEND

1. EXISTING TREES TO BE RETAINED.

PROPOSED:
2. TREES
3. HEDGEROWS AND SHRUB PLANTING
4. ATTENUATION BASINS
5. PLAY AREA
6. MEADOWS
7. MOWN GRASS PATHS
8. ALLOTMENTS
9. COMMUNITY ORCHARD
10.BRENT GOOSE MITIGATION LAND



FIGURE 5.3 – PLAN SHOWING LANDSCAPE MASTERPLAN (FABRIK, 2018)

5.0

DEVELOPMENT PROPOSALS

5.5 TREE STRATEGY

5.5.1 EXISTING TREE PLANTING

The site is structured by tree cover associated with field boundaries which will be retained to reflect the positive characteristics of the existing area and provide a setting for the residential parcels and structure to the proposed Nature Park to the south.

The retained trees will be supplemented by new tree planting to provide visual amenity for people within the site and surroundings and retain existing green corridors which have important ecological functions. Two distinct linear belts of existing trees will be retained and will provide instant structure and tree cover within the areas identified for development.

Barrell Tree Consultancy have produced a Tree protection plan showing the "Location of trees, categorization & protection/management proposals at Forty Acres Farm, Havant Road, Bedhampton, Hampshire".

The drawing shows that the selection of trees for removal is based on the following key factors:

- Provision of safe access into and out of the development at two points from the B2177 Portsdown Hill Road to the north. This requires two tree groups and one individual tree to be removed.
- Enabling effective vehicular access throughout the built element of the proposed development - requiring removal of four groups of trees that form part of the two western north-south running tree belts. Further additional tree groups and individual trees are proposed to be removed from these tree belts within the proposed large open space to the south. In limited locations, this enables pedestrian access through this space.
- Additional individual trees and tree groups proposed to be removed from the proposed southern open space, of which 9No trees and 4No tree groups are to be felled for management reasons. All of the latter are designated as category 'U'.
- Removal of the southern and central sections of the tree belt within the area proposed as Brent Goose Mitigation land, in order to provide suitable habitat in this location.

A total of 9 No trees and 18 No tree groups / parts of tree groups are required to be removed for development reasons. All of the individual trees proposed to be removed are designated as category '**C**'. Of the tree groups / parts of tree groups proposed to be removed, 5 No are '**B**' category, and 13 No are '**C**' category.

Note:
BS category B = "Trees of moderate quality"
BS category C = "Trees of low quality"

BS category U = "Trees unsuitable for retention"

5.5.2 PROPOSED TREE PLANTING

New tree cover will largely be located within the strategic green space to the south of the residential area and within the new development parcels associated with new green spaces and streets.

Key tree planting proposals include.

- The introduction of local native tree species at the intersection of corridors and green nodes / spaces to reinforce the wooded character and setting of the site and surroundings.
- The diversification of tree species across a site. This will enhance biodiversity (habitats and movement networks).
- Tree planting that will contribute to the character of the new development and its surroundings. The design and selection of tree species plays an important role the provision of distinct character areas within the site and contributes to the reinforcement of existing character. Tree planting is distinctive and reflect the positive characteristics of the existing landscape, the existing climatic conditions, as well as the proposed character areas within which they are proposed.
- Proposed planting in locations where the natural canopy spread can be realised.
- Tree planting has been proposed to complements the character of each space, is suitable in size and form for its location and the species suits the climactic conditions present on site.

The proposed tree planting typologies are:

- Gateway / Feature Trees
- Linear Green Trees
- Street Trees
- Proposed Residential Buffer
- Orchard Trees
- Coastal Trees

LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- GATEWAY / FEATURE TREES
- LINEAR GREEN TREES
- STREET TREES
- PROPOSED RESIDENTIAL BUFFER
- ORCHARD TREES
- COASTAL TREES

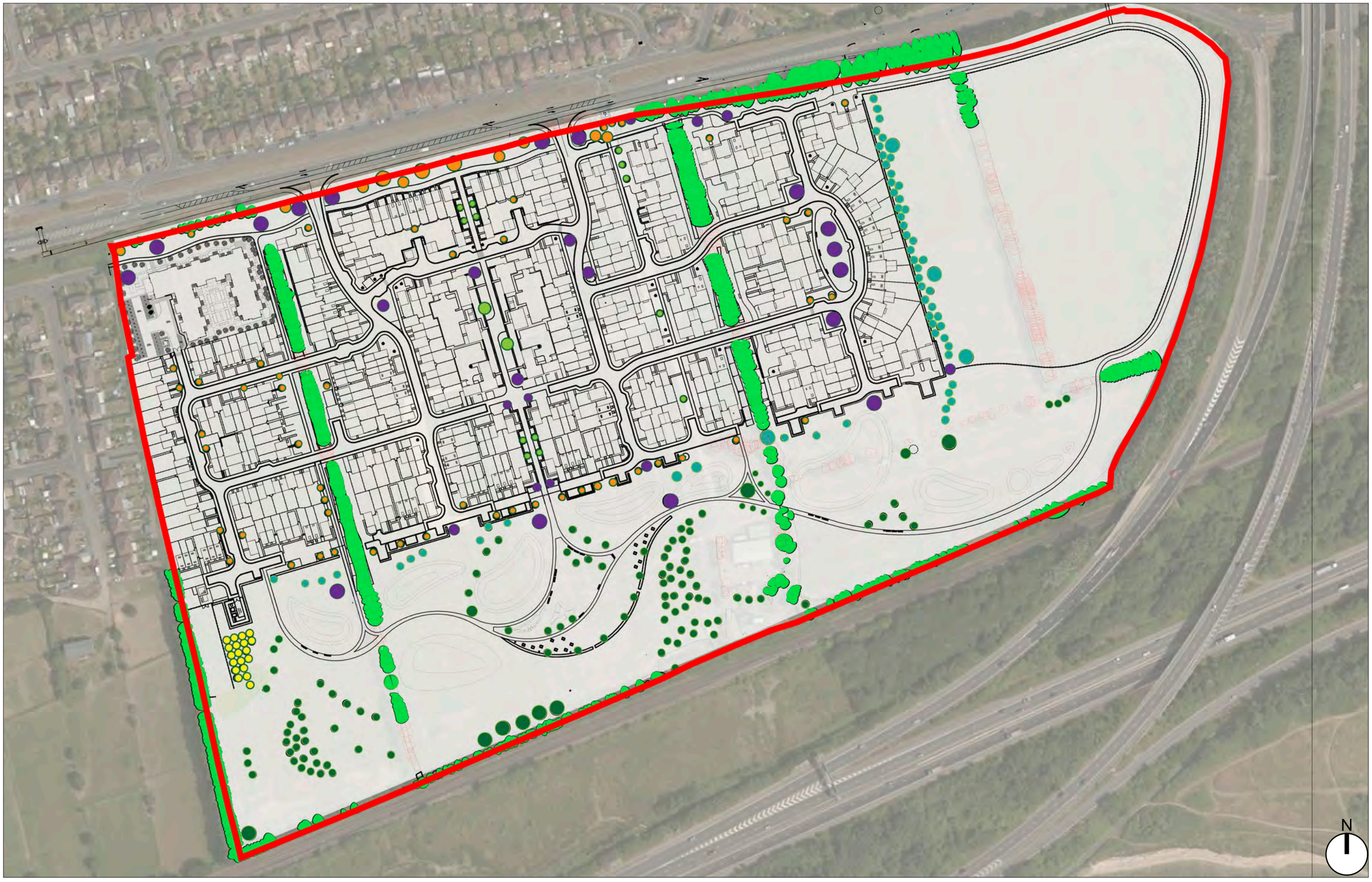


FIGURE 5.4 – PLAN SHOWING TREE STRATEGY (FABRIK, 2018)

5.0

DEVELOPMENT PROPOSALS

5.6 CHARACTER AREAS

Six key character areas have evolved through the design process, each with complimentary attributes and subtle differences which combine to create a cohesive scheme.

The Character Areas have been classified with the following titles and are further described on the subsequent pages.

- Havant Road
- Woodland Corridors
- Linear Parks
- The Crescent
- Habitat Mitigation Zone
- Nature Park





















LEGEND

- HAVANT ROAD
- WOODLAND CORRIDORS
- LINEAR PARKS
- THE CRESCENT
- HABITAT MITIGATION ZONE
- NATURE PARK

mensions are to be taken from this drawing. All contractors must visit site and be responsible for
aking all dimensions related to the works shown on the drawing.
ges coloured lines. Please do not rely on a monochrome copy.



FIGURE 5.5 – PLAN SHOWING TREE STRATEGY (FABRIK, 2018)

5.0

DEVELOPMENT PROPOSALS

5.6.1 HAVANT ROAD

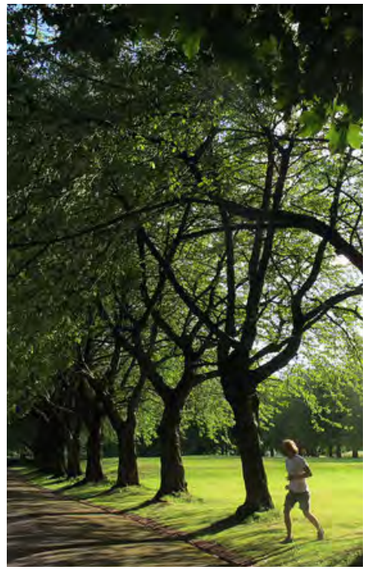
Design Intent

The existing boundary trees are to be retained and supplemented with additional tree planting which will ultimately have a high canopy line creating structure to the road and streetscape along Havant Road.

Gateway / feature trees are proposed at the junctions of the two access roads into the development with Havant Road in order to accentuate these locations as points of reference for vehicular drivers and pedestrians.

The proposed development is set back from the existing boundary trees, ensuring that views of the proposed dwellings are filtered between the existing and proposed vegetation.

The understorey along the streetscape will be kept low to ensure sightlines are maintained.









HAVANT ROAD LOCATION PLAN. NTS

PRECEDENTS



HAVANT ROAD MASTERPLAN EXTRACT PLAN. NTS

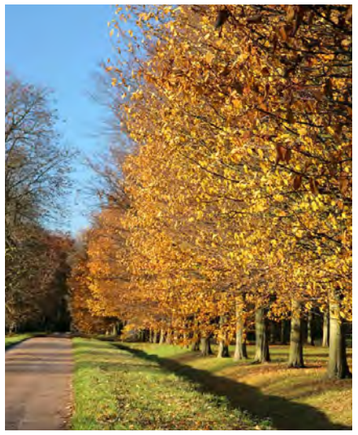
5.6.2 TREED CORRIDORS

Design Intent

The masterplan responds to the natural elements of site by retaining the existing green infrastructure through the residential parcels into the park.

These green corridors facilitate wildlife movement through the site connecting to the wider green network and preserving the treed structure of the site and providing a mature landscape setting to the proposed development parcels.







WOODLAND CORRIDOR MASTERPLAN EXTRACT PLAN. NTS



WOODLAND CORRIDOR LOCATION PLAN. NTS

5.0

DEVELOPMENT PROPOSALS

5.6.3 LINEAR PARKS

Design Intent

The linear parks are orientated north south to align with the existing tree stands which dissect the residential parcels. They provide safe pedestrian routes through the development linking Havant Road to the North with the Nature Park to the south and dedicated play area.

At the junction of the North South Linear Park with the East West residential streets a series of breakout social spaces are created where priority is given to the pedestrian over the car.

The character of the Linear Parks is intended to reflect the character of the wider nature park to the south and a limited palette of hard materials will combine with wide strips of species rich ecological planting used to define defensible space associated with each residential threshold.

Opportunities for informal play will integrated along their length by the strategic placement of boulders and other natural elements in tandem with sensitive modelling of the groundform.



LINEAR PARK MASTERPLAN EXTRACT PLAN. NTS



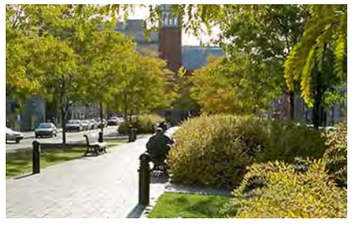
LINEAR PARK LOCATION PLAN. NTS

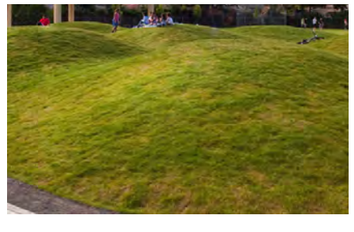
PRECEDENTS













5.6.4 THE CRESCENT

Design Intent

A simple area of formal lawn containing large tree species and bulb planting to provide visual and physical separation from the adjacent street scene.

The Green will provide open space for residents which is close to home and which can be used for informal recreation and play.



THE CRESCENT MASTERPLAN EXTRACT PLAN. NTS



THE CRESCENT LOCATION PLAN. NTS

PRECEDENTS









5.0

DEVELOPMENT PROPOSALS

5.6.5 HABITAT MITIGATION ZONE

Design Intent

The habitat mitigation zone will be secured by cleft type fencing sensitive in design to the semi rural setting of the area and the existing grass and seeding within the fenceline will be retained.

Removal of existing trees within the area to maximise the opportunities for feeding for migratory geese.

Inclusion of a mixed native hedgerow and trees along the eastern alignment of the residential boundary to act as a buffer between the development parcels and the habitat mitigation zone.

Creation of a circulatory pedestrian loop around the habitat mitigation zone with signage integrated along the route.



HABITAT MITIGATION MASTERPLAN EXTRACT PLAN. NTS



HABITAT MITIGATION LOCATION PLAN. NTS



1





5.6.6 NATURE PARK

Design Intent

An area of informal open space with opportunities for play and informal recreation with a semi natural character responsive to the setting of the Site. The Nature Park will include areas of attenuation basins which will be both permanently and seasonally wet and planted with appropriate native wetland species. A series of seasonally wet attenuation basins will be created.

Long grassland swathes will be intersected by mown grass paths and a central pedestrian and cycle spine route. The proposed routes will connect the adjacent development parcels and provide access to a naturalistic equipped play space.

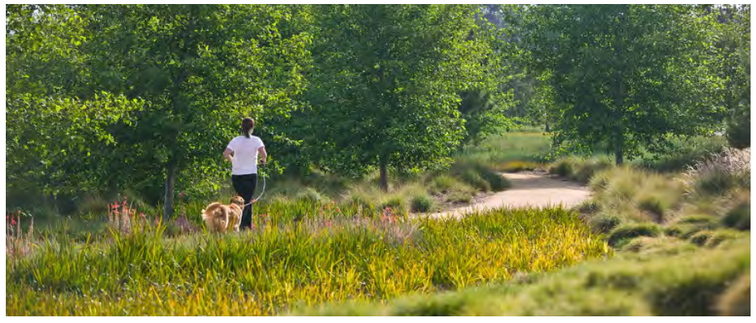
A natural play space will be integrated into the parkland to provide opportunities for informal, improvised play. The area will use natural materials such as tree trunks, boulders and changing topography to allow the play area to sit naturally within the wider landscape. The play proposals will provide a rich opportunity for exploration, imagination and inventiveness.

Trees will be planted in informal groups along the sinuous alignment of footpaths to animate and structure theses elements. Specimen trees will be planted in key locations within the parkland to provide focal points of interest and provide seasonal interest at the termination of key sightlines through the development.

The existing hedge and tree planting along the southern, eastern and western boundaries are to be retained and the two tree stands dissecting the site will be supplemented with additional planting providing habitat links and connectivity for wildlife.

A mixed native hedgerow is proposed to the residential boundary with the habitat mitigation area and the residential land. This will provide partial screening to built form and will bolster green corridors through the parkland. There would be no illumination within the parkland.









NATURE PARK LOCATION PLAN. NTS

LEGEND

- NATURE PARK AREA
- PLAY AREA
- ATTENUATION ZONE
- ALLOTMENT AREA
- NEW HABITAT ZONES



5.0

DEVELOPMENT PROPOSALS

5.6.7 NATURE PARK - PLAY

Design Intent

The Play area within the Nature Park has been designed to accord with the FIT Guidance. The play area integrates a minimum of six pieces of play equipment, providing a full range of play experiences within an area greater than 0.04ha.

The design and arrangement of the play area has taken cognizance of the key landscape features identified on the masterplan which include its location adjacent to an area proposed as permanently wet attenuation, a picnic and kick-a-bout area and set within an area of open space overlooked by surrounding residential parcels.

The design also acknowledges the location of the space at the termination of the Linear parks and provides a physical and visual feature at this important junction.

The design of the play space therefore has sought to create a strong feature space with elements of natural play and fixed pieces of play have been sensitively integrated into the proposal and are located within areas of the LEAP that are fully accessible for all.

FIT Design Guidance to consider:

- Dedicated area of play should include six pieces of play equipment as per FIT guidance, to cater for the needs of a LEAP
- A full range of play experiences as outlined by FIT guidance
- Should offer a total of 0.04ha of children's play.

Design aspirations:

- Combination of a contemporary design with play timber equipment.
- Strong feature space with elements of natural play and seating.
- Areas accessible by and inclusive for all.
- Containment to the play area provided through landscaped boundaries.
- Design of play space to integrate with adjacent watercourse and kick-a-bout and picnic areas
- Design to include areas of open lawn to extend opportunities for play beyond the boundaries of the dedicated play area.
- Design to integrate quite areas of seating, and areas which are flexible in nature and stimulate social interaction.

MANAGEMENT INTENT

- Trees are to be managed through fertilisation, protection and pruning to enable them to reach maturity. Those that have failed within the two year rectification period are to be replaced.
- The proposed hedge is to be allowed to reach 1.5m height and is to be trimmed annually to ensure the clipped form is maintained.
- Ornamental shrubs to be fertilized and pruned once established to maintain vigour and shape.
- Regular removal of litter and debris. Leaf clearance to occur in the autumn.



NATURE PARK - PLAY AREA LOCATION PLAN. NTS

Plan illustrating location and accessibility of play across the Site in accordance with updated FIT guidance (Fields In Trust, October 2015).



LEGEND

APPLICATION SITE BOUNDARY

PLAY PROVISION

LEAP (MIN 400 SQM ACTIVITY ZONE)

WALKING DISTANCE

400M WALKING DISTANCE

700M WALKING DISTANCE

1,000M WALKING DISTANCE





NATURE PARK - PLAY AREA MASTERPLAN EXTRACT PLAN. NTS

PRECEDENTS



















5.0

DEVELOPMENT PROPOSALS

5.6.8 NATURE PARK - ATTENUATION ZONE

Design Intent

An area of land immediately south of the development which is designed to act as the termination of the SUDS strategy through the inclusion of areas of seasonally wet attenuation basins.

Relatively inaccessible areas are to provide an undisturbed natural habitat for local wildlife, left to the natural processes of decay and regeneration with minimal intervention in terms of management this area provides mitigation for habitat loss because of development elsewhere on site and a wet habitat rich in ecology.

Large swathes of wildflower grassland are proposed through the attenuation zone and the sinuous footpath network will pass in close proximity to the areas of standing water,

Access to the waters edge will be controlled by planting and the strategic placement of natural barriers as required.



NATURE PARK - ATTENUATION ZONE MASTERPLAN EXTRACT PLAN. NTS



NATURE PARK - ATTENUATION ZONE LOCATION PLAN. NTS

PRECEDENTS







5.6.9 NATURE PARK - ALLOTMENT AND ORCHARD

Design Intent

The location of the site for the proposed allotment and community orchard sits upon an area of land with a slight slope to the south with good drainage together with a shelter belt windbreak of trees to the west.

The area of land is of sufficient size to support standard size plots, with some extra land for community use and special groups.

The size of the allotment is intended to support a community where all plot holders can communicate easily and form a coherent working group.

Access to the allotment area is only a short distance from a road accessible by car, but not close to a major road.

A small community orchard is proposed to the east of the allotments as part of the food growing area of the site.

The allotment site is close to the residential parcels.



NATURE PARK - ALLOTMENT GARDENS MASTERPLAN EXTRACT PLAN. NTS



NATURE PARK - ALLOTMENT AND ORCHARD LOCATION PLAN. NTS









5.0

DEVELOPMENT PROPOSALS

5.6.10 NATURE PARK - NEW HABITAT ZONES

Design Intent

The new habitat zones provide a series of well connected and easily accessible multi-functional green spaces that optimise the retention of existing mature tree cover to create a series of ecologically rich landscape rooms further structured by new native tree and wildflower planting.

The majority of the new habitat zones will be left to grassland where long grassland swathes will be intersected by mown grass paths and a central pedestrian and cycle spine route.

The proposed routes will connect the adjacent development parcels and provide access to a naturalistic equipped play space.

Areas of wetland scrapes that are attractive to wildlife will be created within the habitat zones. These will be located outwith the path infrastructure to minimise disturbance to wildlife.

The palette of hard materials will be limited and sensitive to the semi rural character of the park.









NATURE PARK - HABITAT ZONE LOCATION PLAN. NTS

PRECEDENTS



5.0

DEVELOPMENT PROPOSALS

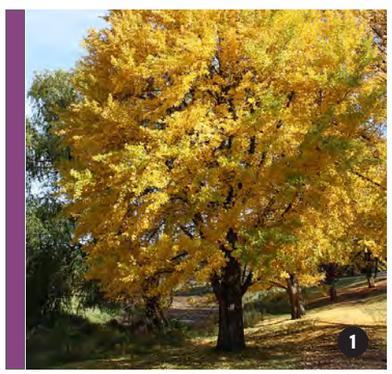
5.7 TREE PLANTING PALETTE

5.7.1 GATEWAY / FEATURE TREE

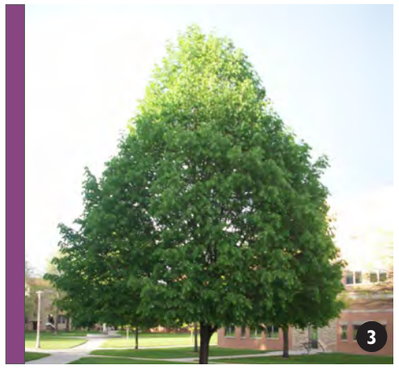
Gateway / Feature trees are designed to provide a focal point at key intersections or positioned to have inter visibility along a route. They are also located at key social spaces and positioned to compliment the smaller scale of the pedestrian interfaces. They will have a uniform shape and provide autumnal leaf colour and texture.

Tree species for the Gateway / Feature tree planting to include:

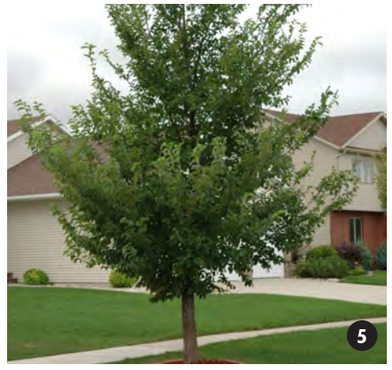
1 Ginkgo biloba
2 Liquidambar styraciflua
3 Tilia cordata ‘Green Spire’
4 Tilia platyphyllos
5 Ulmus carpinifolia ‘New Horizon’


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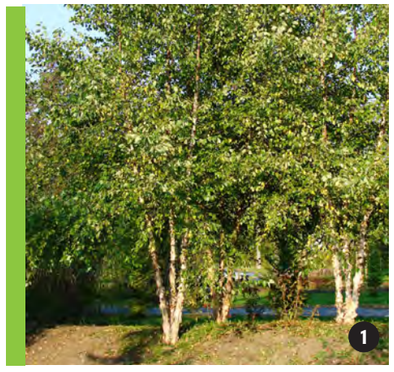
5.7.2 LINEAR GREEN TREES

The strategy is to create, wherever possible throughout the development parcels a linear treed character to these spaces and respond to the prevalent street condition present whether through a fastigiate form where space is limited or autumn colour and texture.

Trees within the Linear Streets are designed to help compliment the smaller scale of the pedestrian interface between the pavement and the residential built form.

Tree species for the Linear Green tree planting to include:

1 Betula nigra
2 Crataegus monogyna
3 Quercus robur
4 Alnus glutinosa


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DEVELOPMENT PROPOSALS

5.7 TREE PLANTING PALETTE CONTINUED

5.7.3 STREET TREE

The street trees are designed to provide continuity within the residential streetscape. Species selected will be smaller in scale to the gateway/feature trees and introduced to highlight seasonal changes with early blossom, foliage colour and ornamental barks. The tree form also varies offering the visitor a wealth of interest through the year.

Tree species for the Street Tree planting to include:

1 Platanus x hispanica
2 Quercus petraea
3 Tilia cordata ‘Green Spire’
4 Ulmus carpinifolia ‘New Horizon’


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5.7.4 RESIDENTIAL BUFFER TREES

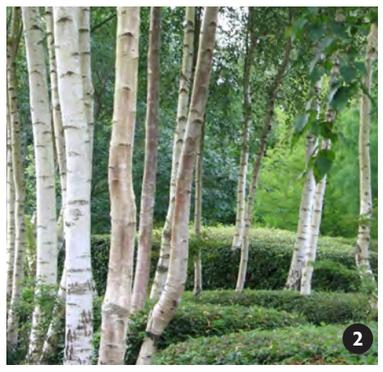
The trees selected for the residential buffer will be predominantly deciduous in nature and located to help provide a physical buffer between the residential area of the development and the Nature Park and habitat mitigation zone to the south and east respectively.

Species have been selected to have a defined form and seasonal benefits through autumnal colour and ornamental bark.

Tree species for the Residential Buffer tree planting to include:

1 Acer campestre
2 Betula pendula
3 Quercus robur
4 Alnus glutinosa


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5.7 TREE PLANTING PALETTE CONTINUED

5.7.5 ORCHARD TREES

The planting of the small domestic fruiting trees has been selected for the area close to the allotment garden in order to reduce tree scale adjacent to this facility and help maximise available light and provide an additional crop and educational element next to this facility.

Species selected are self pollinating in order to prevent disappointment with fruit production and will also highlight the seasons with leaf, flower and fruit display.

Tree species for the Orchard tree planting to include:

1 Malus sylvestris
2 Malus x domestica ‘Cox’s Self Fertile’
3 Malus x domestica ‘Egremont Russet’
4 Damson ‘Merryweather’
5 Kent Cob ‘Webb’s Prize Cob
6 Corylus avellana
7 Juglans regis


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5.7.6 COASTAL TREES

A selection of predominantly native species of trees are selected for the open spaces linking the surrounding landscape with the development. The selection offers foliage, flower and fruit to support the fauna whilst the autumn colour and textural element of the foliage and barks ring in the seasonal changes to the wider community.

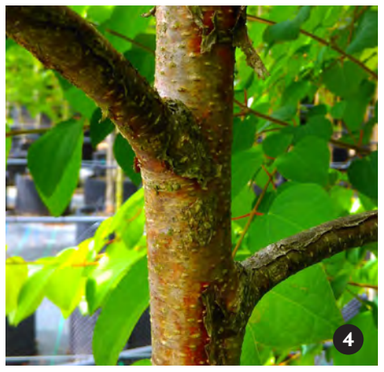
Tree species for the Coastal tree planting to include:

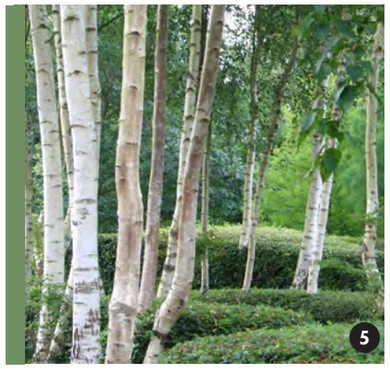
1 Acer campestre
2 Alnus glutinosa
3 Betula nigra multistem
4 Betula nigra
5 Betula pendula
6 Corylus avellana multistem
7 Crataegus monogyna
8 Platanus x hispanica
9 Quercus robur
10 Taxodium distichum


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DEVELOPMENT PROPOSALS

5.8 SHRUB PLANTING STRATEGY

It is intended that the shrub and ground flora planting will give character and definition to spaces within the residential parcels as well as improving biodiversity.

Shrub planting will consist of a combination of species rich herbaceous and annual planting through which a recurring palette of grasses will be woven to provide a calm foil or backdrop to the flowering species chosen.

The shrub planting strategy has been tailored to suit the two distinct character areas across the development. A distinct coastal area palette of plants has been selected for the Nature Park. This will contrast with the planting palette selected for the residential areas.

The planting palettes selected take cognizance of the existing characteristic of the site and will be selected to augment the arrangement of sinuous attenuation basins and areas of wetland and scrapes proposed.

Planting is loosely based around a limited colour spectrum which help to provide a framework which is consistent with the wider character of the area.

Large scale dense shrubs that collect litter and restrict visibility will be avoided within the residential area and the focus will be on providing high quality varied colourful and textural palette of low level shrubs and herbaceous plants.

It is important that selected planting is relatively drought tolerant. All planting will also be relatively low maintenance and be practicable.

Maintenance will also ensure that planting is kept within the height specified to ensure natural surveillance. A well maintained landscape also encourages legitimate use.

LEGEND

RESIDENTIAL PLANTING AREA

COASTAL PLANTING AREA

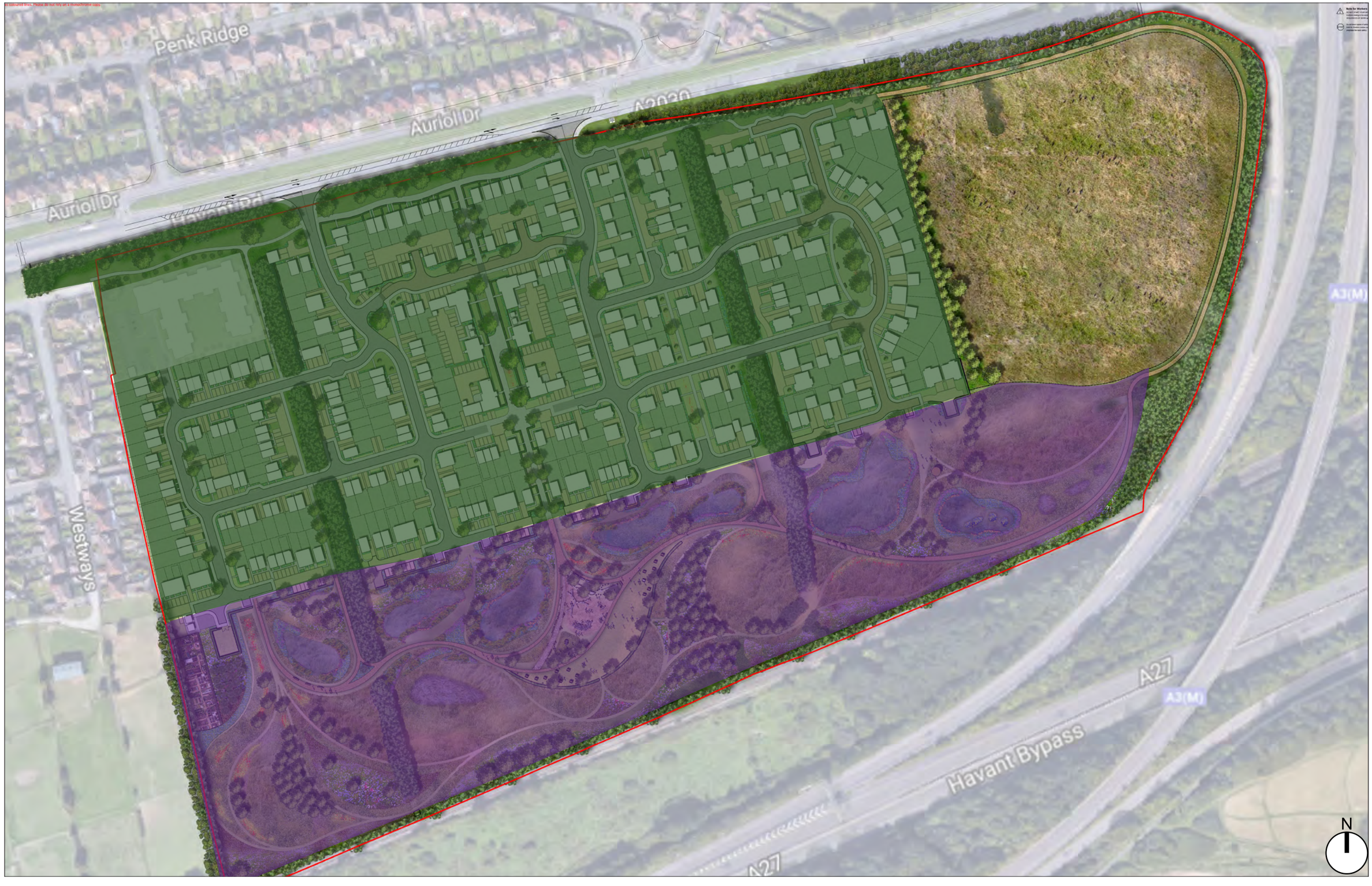


FIGURE 5.6 – PLAN SHOWING SHRUB PLANTING ZONES (FABRIK, 2018)

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DEVELOPMENT PROPOSALS

5.9 SHRUB/CLIMBING PLANTS/GRASSES & HERBACEOUS PLANTING PALETTE

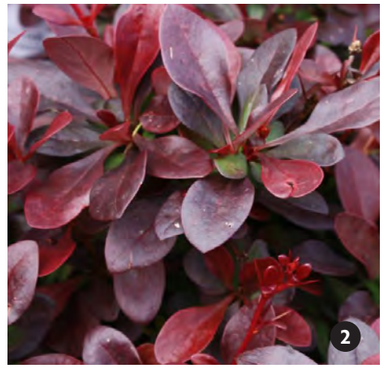
5.9.1 RESIDENTIAL SHRUB PLANTING PALETTE

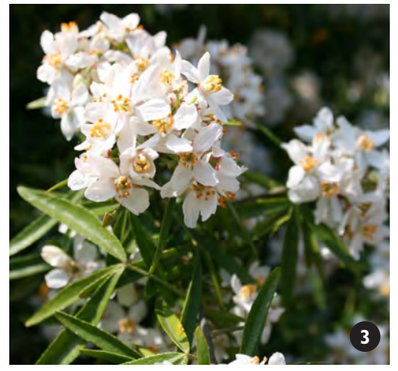
Shrub planting softens the built form, humanises scale, mitigates the microclimate, provides a seasonal colour fragrance, sense of place and defines boundaries. Shrub planting in particular can respond to and extend the landscape structure into the site by framing entrances, crossings and key spaces. All year round colour can be provided through the planting of seasonal shrubs or individual specimen plants. The planting around the development will also create wildlife corridors.

Species for Residential shrub planting to include:

1 Rosa rugosa ‘Alba’
2 Berberis atropurpurea ‘Hellond Pillar’
3 Choysia ternata ‘Aztec Pearl’
4 Buddleja ‘Black Knight’
5 Eleagnus x ebbingii
6 Pittosporum Tom Thumb
7 Abelia x grandiflora
8 Lavander angustifolia ‘Hidcote’
9 Santolina chamaecyparissus ‘Nana’
10 Perovskia atriplicifolia ‘Blue Spire’
11 Calluna vulgaris

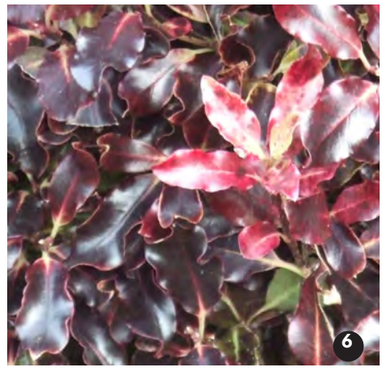

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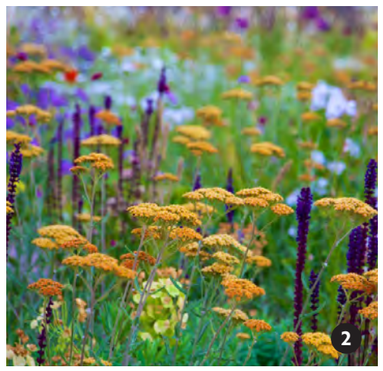

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5.9.2 RESIDENTIAL HERBACEOUS PLANTING PALETTE

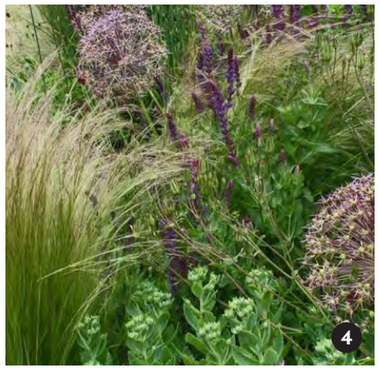
Species for Residential shrub planting to include:

1 Acanthus spinosus
2 Achillea ‘Terracotta’ & Salvia nemerosa
3 Astilbe ‘Deutschland’
4 Stipa tennuissima, Salvia & Allium ‘Purple Sensation’
5 Achillea & Acanthus mollis
6 Helenium, Stipa, Miscanthus & Pennisetum.
7 Iris ‘Sultan’s Place’& Salvia
8 Kniphofia & Echinops
9 Salvia, Nepeta & Echinops
10 Agapanthus africanus


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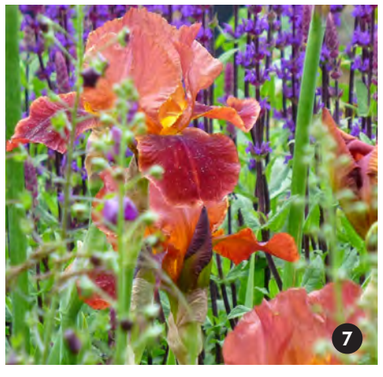

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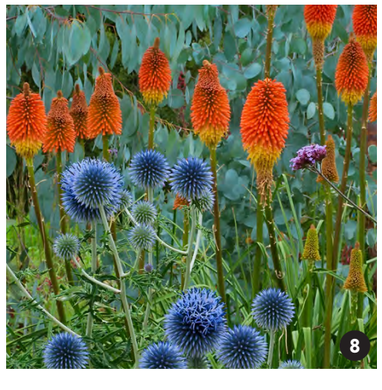

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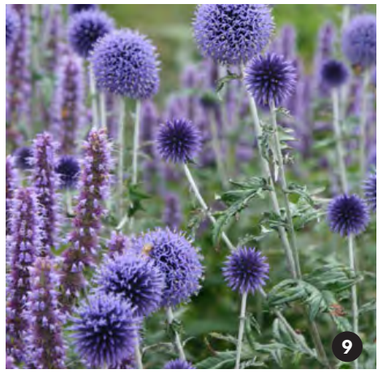

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5.9 SHRUB/CLIMBING PLANTS/GRASSES & HERBACEOUS PLANTING PALETTE CONTINUED

5.9.3 RESIDENTIAL CLIMBING PLANTS & GRASSES PALETTE

Species for Residential Climbing planting to include:

1. Clematis montana
2. Garrya elliptica
3. Hydrangea petiolaris
4. Lonicera peryclimeum
5. Parthenocissus tricuspidata
6. Ribes speciose

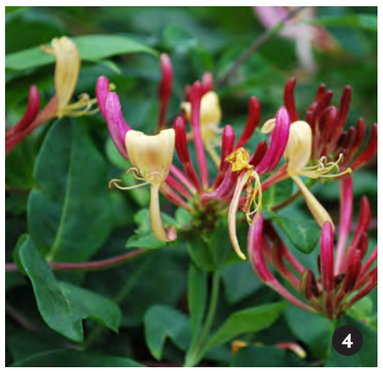
Species for Residential Grasses planting to include:

7. Festuca glauca
8. Luzula nivea
9. Miscanthus sinensis ‘Flamingo’
10. Molinia caerulea ‘Edith Dudzus
11. Stipa tenuissima ‘Pony Tails’
12. Stipa tenuissima

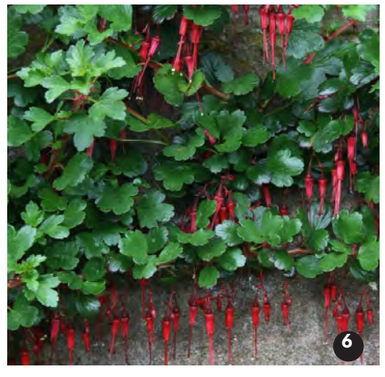

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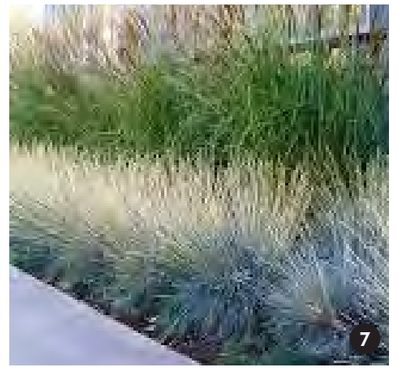

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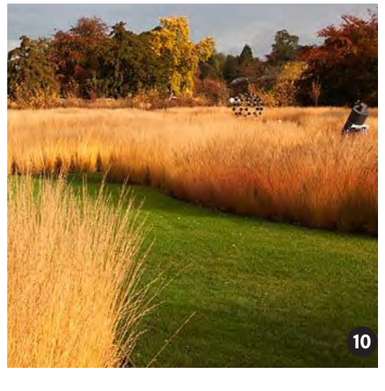

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5.9.4 COASTAL SHRUB PLANTING PALETTE

The Coastal palette of shrubs are less formal than those proposed within the residential area and are intended to help animate the pedestrian footpaths and key visual interfaces through the area proposed for a Nature Park.

Species will be tolerant of coastal climactic characteristics and selected for their ability to add additional seasonal and ecological benefits.

Species for Coastal shrub planting to include:

1. Cornus alba
2. Cornus sangunium ‘Midwinter Fire’
3. Corylus avellana Cosford
4. Crataegus monogyna
5. Erica and Calluna sp.
6. Escallonia angustifolia ‘Quicksilver’
7. Escallonia Iveyi
8. Olearia macradonta
9. Prunus spinosa
10. Rosa rugosa ‘Alba’
11. Salix alba subsp. vitellina ‘Britzensis
12. Spiraea japonica ‘Little Princess’

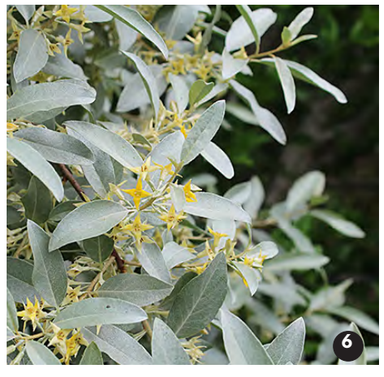

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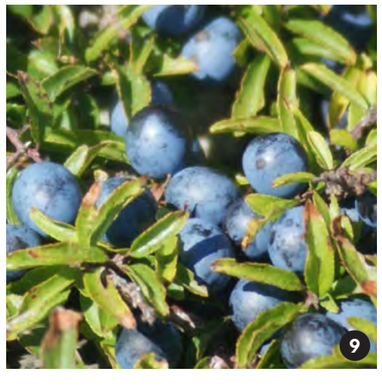

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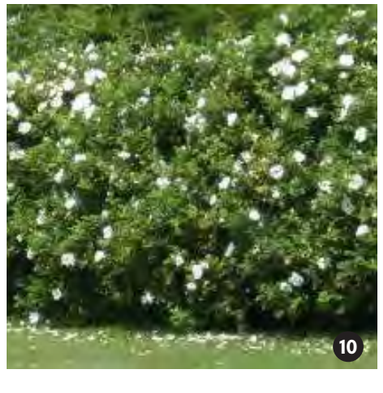

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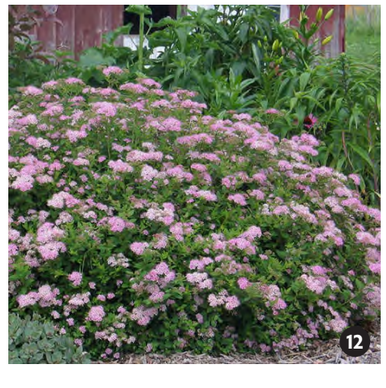

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5.9 SHRUB/CLIMBING PLANTS/GRASSES & HERBACEOUS PLANTING PALETTE CONTINUED

5.9.5 COASTAL HERBACEOUS PLANTING PALETTE

Species for Coastal herbaceous planting to include:

1. Acanthus spinosa
2. Anthriscus sylvestris ‘Ravenswing
3. Aster novi-belgii ‘Blue Lagoon’
4. Campanula persicifolia
5. Campanula persicifolia var. alba
6. Iris sibirica
7. Salvia nemerosa


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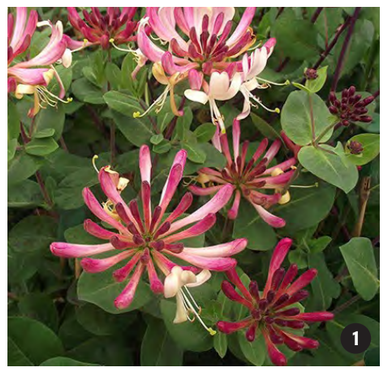
5.9.6 COASTAL CLIMBING PLANTS & GRASSES PALETTE

Species for Coastal Climbing planting to include:

1. Lonicera peryclimeum
2. Ribes speciose
3. Rubus fruiticosa

Species for Coastal Grasses planting to include:

4. Anemanthele lessoniana
5. Briza media
6. Calamagrostis ‘Karl Foerester’
7. Carex ‘Evergold’
8. Deschampsia cepitosa ‘Goldtau’
9. Hordeum jabatum
10. Luzula nivea
11. Miscanthus ‘Gracillimus’
12. Pennisetum setaceum ‘Purpureum’
13. Pennisetum setaceum


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DEVELOPMENT PROPOSALS

5.10 COASTAL PLANTING

Species mix of marginal planting to include:

- Alisma plantago-aquatica
- Butomus umbellatus
- Carex elata,
- Iris pseudacorus,
- Galanthus nivalis
- Lythrum virgatum ‘Rosy Gem
- Succisa pratensis
- Primula veris
- Caltha palustris
- Equisetum fluviatile
- Iris sibirica
- Lythrum virgatum ‘Dropmore Purple’
- Persicaria bistorta
- Primula florindae


Alisma plantago-aquatica


Butomus umbellatus


Carex elata


Iris pseudacorus


Galanthus nivalis


Lythrum virgatum ‘Rosy Gem


Succisa pratensis


Primula veris


Caltha palustris


Equisetum fluviatile


Iris sibirica


Lythrum virgatum ‘Dropmore Purple’


Persicaria bistorta


Primula florindae

5.11 GRASSLAND

5.11.1 AMENITY GRASS AREAS

Wildlife Turf - WFT-Species-Rich-26

Species rich lawns within the Development will be created through the use of species rich turf for instant effect. WFT-Species-Rich-26 is proposed which is used as an malternative to a standard monoculture grass lawn, with improved biodiversity.

5.11.2 MEADOW MIXES

The following grass seed mixes are proposed:

EM8 - Proposed Wild Flowers for Wetlands. EM8 contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Soils in wet meadows may flood for short periods in winter, but are usually well drained in summer.

EM1 - Proposed Basic General Purpose Meadow Mixture. EM1 is a simple low cost meadow mixture suitable for a wide range of soil types. The wild flowers are robust and showy, and the grasses are fine and slow growing.

5.12 HEDGING

5.12.1 NATIVE MIXED HEDGING

Mixed native hedgerows are provided to maximise opportunities for biodiversity, habitat creation and foraging and also designed to supplement and add to the existing wildlife corridors.

Hedging is proposed with a maximum height of 1100mm and a width of 1200mm.

Proposed hedging to be planted in a double staggered row with a timber post and wire fence running centrally and providing initial support. Planting Density: minimum 6 plants/lm in 2 double staggered rows. Soil Depth: Trench 600mm W x 450mm D.

Typical species could include:

- Acer campestre
- Alnus glutinosa
- Corylus avellana
- Crataegus monogyna
- Prunus spinosa
- Salix caprea

5.12.2 FORMAL AND LOW HEDGING TO FRONT GARDENS

Hedging to be 1.1m high with a maximum hedge width of 600mm where used as a boundary treatment to the front of residential dwellings. Hedging to be planted in a double staggered row. Hedging to be 500mm high with a maximum hedge width of 600mm where used as a structural.

Typical species could include:

- Ligustrum ovalifolium
- Griselinia littoralis









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DEVELOPMENT PROPOSALS

5.13 HARD LANDSCAPE STRATEGY

5.13.1 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 and street furniture arranged to address both function and form.
- 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.

5.13.2 PAVING PALETTE

1 Grey tarmacadam to vehicular roads
2 Tumbled concrete setts as rumble strips at key road transitions
3 Natural colour concrete block paving to carriageways and driveways
4 Brindle colour concrete block paving to carriageways and driveways
5 Silver grey concrete slab paving to residential entrances
6 Self Binding Gravel footpaths to Nature Park Walkways
7 Porous grass interlocking cellular grid system for turning heads and emergency vehicle access routes
8 Gravel Safe safety surfacing to Nature Park Play Area
9 Dry River bed created using Scottish River Washed Cobbles 80-120mm

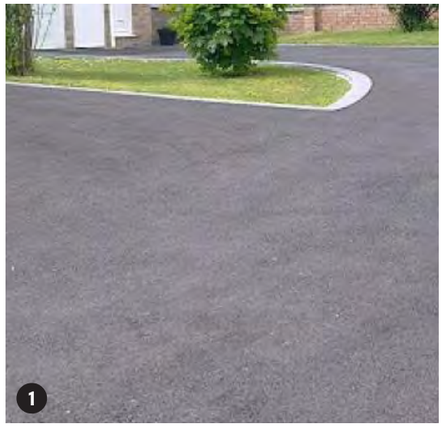
5.13.3 BOUNDARIES

A hierarchy of boundary treatments are proposed which define individual dwellings and assist in setting the built form into the landscape. The following principles are proposed:

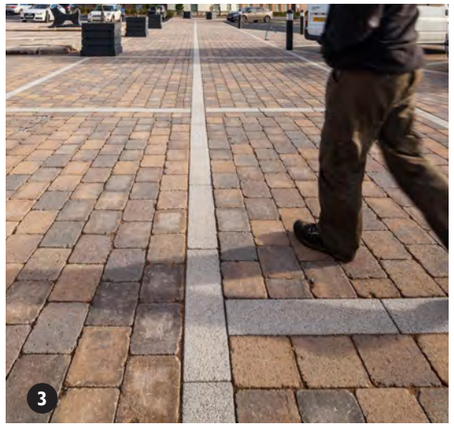
10 Timber cleft fencing will define the perimeter of the habitat creation area.
11 Within the development, brick walls are proposed to form the interface between the streetscene / parking courts and rear gardens.
12 Rear gardens of adjoining properties are to be bound by timber close board fencing.

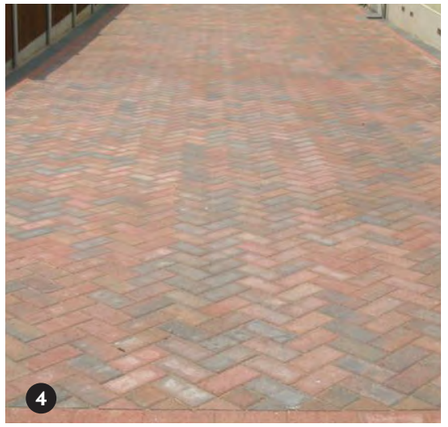
5.13.4 STREET FURNITURE

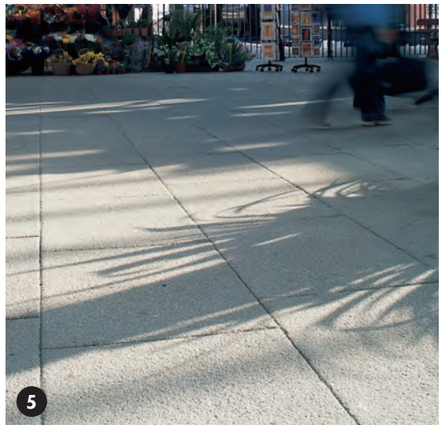
Street furniture will be carefully considered to provide a simple, elegant palette of objects that provide minimal intervention into the space.


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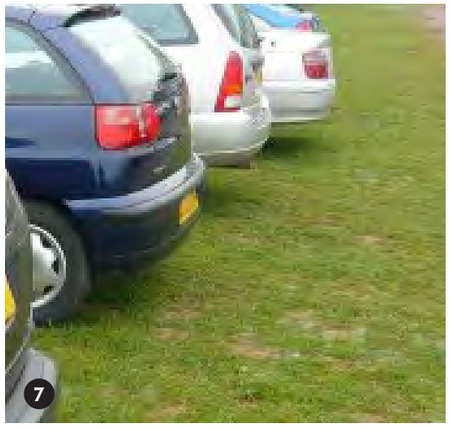

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DEVELOPMENT PROPOSALS

5.14 PUBLIC OPEN SPACE PROPOSALS

Based on an average occupancy rate of 2.4 people per dwelling, the proposed development of 320 units would have a population of 768 people.

The areas of open space illustrated on the current masterplan proposals are as follows:

Open Space Type	Area (sq m)
Natural and Semi-natural Green / Open Space (excluding SUDS basins and wildlife scrapes) (includes the footpath and land surrounding the Brent Goose	93,725
SUDS Basins	5,879
Wildlife Scrapes / Mudflats	885
Equipped Play Area	1,860
Green Corridors / Informal Green Spaces within the Built Area	12,106
Northern Green Frontage	4,218
Brent Goose Mitigation Land	34,701
TOTAL	**138,308 sq m** (approx. 13.83 ha, equivalent to around 60% of the total Site area of 22.90ha)

The Havant Borough Local Plan (Allocations) Open Spaces Plan Review (November 2012) sets out quantitative standards that it stages have been used as guidelines in assessing the appropriate relevant amount of open space provided in new (usually residential) developments. A comparison of those standards with the provision within the proposed development is set out in the table below:

Open Space Typology	Havant Borough Open Space guidelines (sq m per person)	Requirement for total 768 people (sq m)	Provision within Application Site (sq m)
Allotments	1.00	768	1,258
Artificial turf pitches	0.25	192	-
Bowling greens	0.16	122.8	-
Equipped play provision	0.50	384	1,860
Grass pitches and playing fields/recreation grounds	5.40	4,147.2	-
Indoor swimming pools	0.01	7.7	-
Multi-functional greenspaces (amenity greenspaces, parks and gardens and natural greenspaces)	26.00	19,968	100,489 (including permanent and semi-permanent SUDS basins and wildlife scrapes)
Teenage facilities	0.40	307.2	-
Tennis and other courts	0.26	199.7	-
TOTAL	**33.98**	**26,096.64** (approx. 2.6ha)	**103,607 sq m** (approx. 10.3ha)

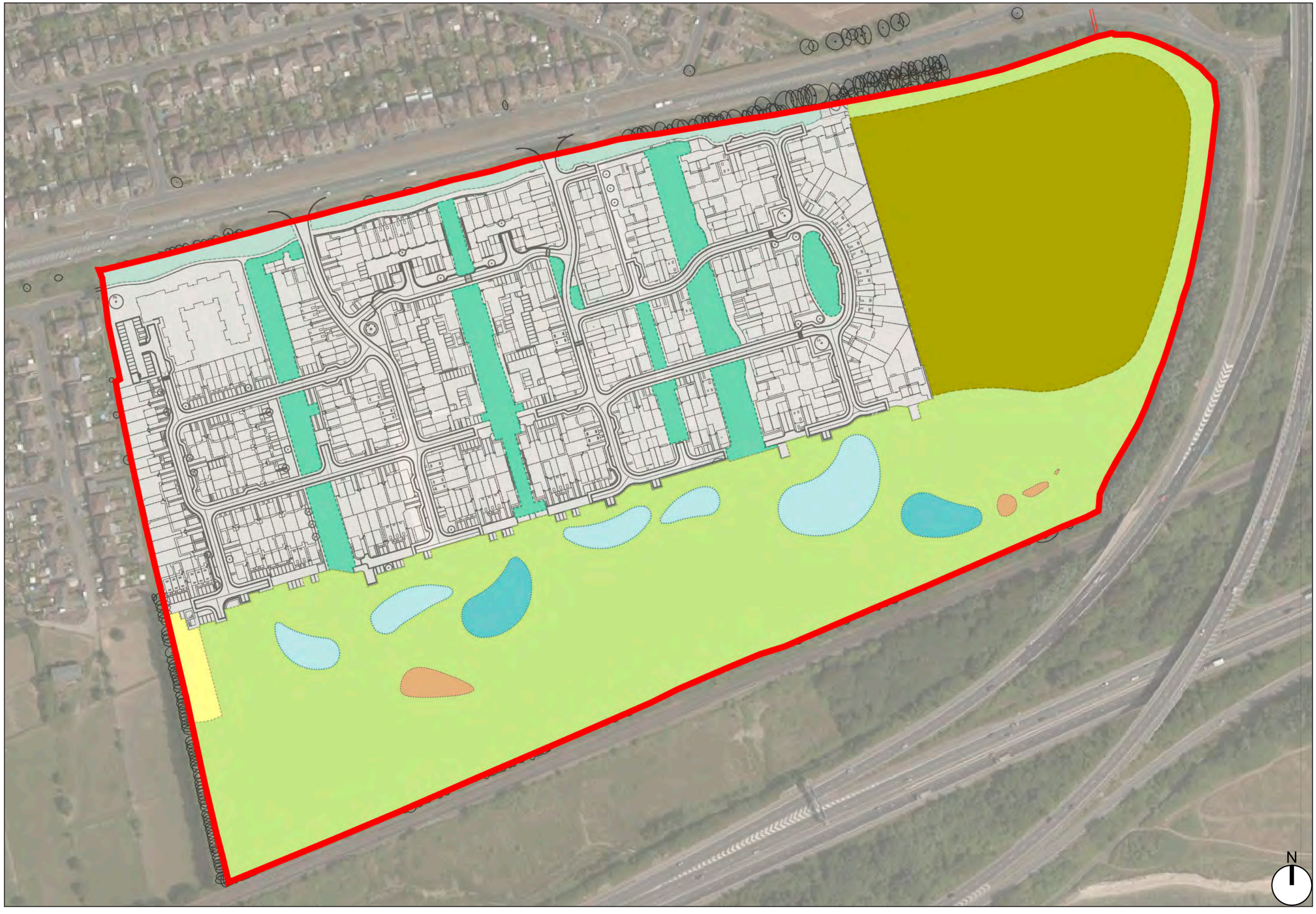
Considering the emerging Local Plan policy E2 in relation to the provision of 1.5ha of open space per 1,000 population, the proposed development would generate a population of 734 people (based on the proposed accommodation schedule) which would generate a need of 1.10ha of open space. The proposed development significantly exceeds this requirement by 10 fold.

In addition, a comparison has been made with the Fields in Trust (FiT) standards in the table below:

Open Space Typology	FIT recommendation for Open Space per 1000 people	FIT recommendation for Open Space per 768 people estimate (actual provision in brackets)
Formal Open Space Provision		
Playing Pitches	1.20	0.92
Outdoor Sport	1.60	1.23
Equipped Play	0.25	0.19 (0.186ha)
Other Outdoor Provisions - MUGA	0.30	0.23
TOTAL	3.35	2.57 (0.186ha)
Informal Open Space Provision		
Parks and Gardens	0.80	0.61
Amenity Green Space	0.60	0.46
Natural and Semi-Natural Greenspace	1.80	1.38 (10.048ha, including usable public open space)
TOTAL	3.20	2.46 (10.048ha)

LEGEND

- APPLICATION SITE BOUNDARY
- NATURAL AND SEMI-NATURAL OPEN AND GREEN SPACE
- SUDS BASINS - PERMANENTLY WET
- SUDS BASINS - SEMI-PERMANENTLY WET
- WILDLIFE SCRAPES / MUDFLATS
- GREEN CORRIDORS / INFORMAL GREEN SPACES WITHIN THE BUILT AREA
- NORTHERN GREEN FRONTAGE
- BRENT GOOSE MITIGATION LAND


N

5.0

DEVELOPMENT PROPOSALS

5.15 BUILDING HEIGHTS

The key influencing factor on the proposed building heights is the existing townscape to the north and west, together with the height of the existing barns present within the Application Site.

Building heights are therefore predominantly 2 storey, with some 2.5 storey (including part of the care home) and 3 storey apartment buildings as key accents to the streetscene and in the core of the Application Site.



LEGEND

- APPLICATION SITE BOUNDARY
- 2 STOREYS
- 2.5 STOREYS
- 3 STOREYS

FIGURE 6.1 – PLAN ILLUSTRATING PROPOSED BUILDING HEIGHTS (IDP, 2018)

6.0

ADDITIONAL MITIGATION MEASURES, LIMITATIONS & ASSUMPTIONS

INTRODUCTION

The evolution of the proposed scheme has been iterative.

Any additional mitigation measures identified over and above those designed into the scheme are set out below.

DURING SITE ENABLING AND CONSTRUCTION PHASE

The first effects to occur on the landscape and visual receptors will relate to the enabling works associated with the Site enabling and demolition works.

This will involve the erection of Site security hoarding or fencing to the perimeter of the enabling work area, together with protective fencing (to BS5837, 2012, 'Trees in Relation to Construction') to the existing trees and vegetation identified to be retained; setting up the contractors compound; the sequential removal of the existing trees and vegetation proposed to be removed; and the stripping of grass and topsoil to form the proposed development platforms and attenuation areas.

The location, extent and height of the contractors compound / office and storage mounds are yet to be determined in consultation with the contractor, landscape consultant and LPA. The location of the compound and storage mounds is to be selected to reduce the landscape and visual impact of these elements as much as possible.

All cabins and storage mounds will be as low as possible to minimise the visual effect of these elements. The contractors cabins are to be of a muted and visually recessive colour to minimise the visual effect of these temporary elements in localised views. The above is to be agreed with the LPA prior to the commencement of construction as part of a Construction Environmental Management Plan (CEMP).

It is anticipated that the contractors compound and working area would be lit. The lighting of the compound is to be low level and directional into the working area.

OPERATIONAL PHASE

The operational phase relates to the completion of the proposed development and will see the occurrence of secondary effects and considering the completion of the landscape proposals.

MATERIALS

The proposed building facades will comprise of materials, finishes and hues which are evident in the local area (as set out in the DAS).

LIGHTING

It is assumed that the proposed development will be lit. The lighting 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 local landscape.

LIMITATIONS AND ASSUMPTIONS

At the time of preparing the landscape masterplan proposals, the location of any below or above ground services (existing and proposed) were unknown. A below ground services corridor is proposed within the pavements and within the shared surfaces. Through the clearance of conditions, the tree planting proposals will need to be co-ordinated with all above (lighting) and below ground services.

7.0

ASSESSMENT OF LANDSCAPE & VISUAL EFFECTS

7.1 LANDSCAPE EFFECTS

7.1.1 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.

7.1.2 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 Application Site only.

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

Site topography:
The proposed development parcels have been carefully located away from the steep change in level, on the gently sloping parts of the Application Site. Some limited regrading where the Site meets the public highway may be required to facilitate ease of access for all. There may be some localised modifications to the existing landform within the proposed development parcels, to facilitate access and to form effective development platforms. In addition, localised excavations would be made to create the attenuation ponds and scapes. It is expected that suitable excavated material would be retained on Site and reused in the open spaces wherever possible where grassed areas and planting are proposed. Care would be taken to avoid impacts on the rooting zones of existing vegetation. Any inert spoil excavated may be suitable for reuse within areas of proposed hardstanding, subject to confirmation by the project engineer.

The value of the site topography is low; susceptibility is low; and sensitivity is low. The magnitude of change would 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**.

7.1.3 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. Furthermore, existing areas of farmland are largely separated from the Site by existing settlement, the existing railway lines and mature vegetation.

The value of these combined receptors are low; susceptibility is low; and sensitivity is therefore low. The magnitude of change would be neutral. Therefore the effect on the existing agricultural landscape at the study area level is **neutral** overall.

Site land use:
The areas within the Application Site would be permanently changed from privately owned arable land uses and amenity grassland to a residential development. The new uses would include associated green infrastructure incorporating, retained vegetation; new tree planting and boundary buffer planting; planting throughout the built areas; seasonally wet attenuation ponds and scrapes; and a series green, open spaces within the built area.

At enabling and construction stage, the existing uses of the Application Site would change, particularly in the areas proposed for built development and new access, with the changes to the southern part of the Application Site being implemented in the latter stages of the construction programme.

The construction phase would result in the gradual and phased change to a built development, with associated landscape planting. The built element, while wholly changing land use, would only occur in a part of the Site to the north. The proposed open space to the south would wholly replace the existing open and exposed character with that of a naturalistically designed parkland, incorporating new paths. This park, together with further linear greenspaces and an open space incorporating play features, would be provide facilities for use by new and existing residents alike.

The value of the land use at Site level is low; the susceptibility is high; and sensitivity is medium. 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 **moderate** - **major** negative, arising principally from the introduction of built form to the agricultural landscape. The provision of publicly accessible open spaces would result in a **minor** - **moderate** positive effect from completion of development (Year 1).

By Year 15, mitigation planting would further temper the effects on the Application Site land use, so that at worst, **minor** adverse effects are predicted. The positive effects of the open spaces would remain, while the many new areas of planting within the Site, and management of existing vegetation are also expected to give rise to positive effects.

7.1.4 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 Application Site level only and no off-site works are proposed which would alter the pattern of vegetation beyond the Application 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 (and landscape features):
The detail of the trees to be removed is contained in the Barrell Tree Care Arboricultural Report. For the purposes of this impact assessment (as set out in Section 5) a total of 9 No trees and 18 No tree groups / parts of tree groups are required to be removed to accommodate the development proposals (through a combination of built form and attenuation basins and proposed footpaths). All of the individual trees proposed to be removed are designated as category '**C**'. Of the tree groups / parts of tree groups proposed to be removed, 5 no. are '**B**' category, and 13 no. are '**C**' category.

The value of the vegetation at Site level is high-medium (considering the presence of TPO's); susceptibility is medium (considering the complete removal of one of the treebelts; and sensitivity is high-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 inherent mitigation proposals, the scheme includes replacement treebelt planting on a north to south alignment and includes significant new planting both within the development parcels; alongside the development parcels in order to recreate a length of treebelt proposed to be removed as part of the Brent Goose mitigation land; and within the parkland to the south. A degree of replacement planting is also proposed along the northern boundary of the Application Site. Overall, the scheme proposes up to 310 no. of new trees (including a proposed new treebelt) across the Application Site.

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 **minor** 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** positive, resulting in a balance of effects in the long term.

7.1.5 EFFECTS ON SETTLEMENT PATTERN

Study area settlement pattern:
The Application Site forms a small part of the context and setting to the eastern edge of Farlington and a short section of Havant Road. This would change through the introduction of built development within the northern part of the Site. This would result in a limited change to the settlement pattern and character of the road corridor by extending built form to the south of Havant Road. A broad context of open, unbuilt land would remain to the south of the proposed built area. The road corridor would become more enclosed by built form, albeit this is proposed to be set well back from the existing Site boundary, incorporating a green corridor and new additional planting.

Whilst the settlement pattern of Farlington 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 south and east

into a green field parcel. However, the extent of development parcel is consistent with the recommendations of the Council's Landscape Capacity Study (May 2015) whereby the proposed development parcel does not extend beyond the existing eastern or southern building lines to the north and west of the Application Site.

Site settlement pattern:
Whilst there is a limited settlement pattern within the Application Site, it does contain a cluster of existing buildings on the southern edge of the Site, which are proposed to be removed and replaced with open space as part of the development proposals.

The value of these cluster of buildings ranges from low - medium (considering the local building of importance); susceptibility is high; and sensitivity is medium - high. The magnitude of change would be high, and therefore the effects would be **major adverse**.

7.1.6 EFFECTS ON BUILDING HEIGHTS

There would be no physical change to the existing built form beyond the Application Site. The proposed development includes a range of building heights from 2-3 storey, consistent with the local townscape, but which marginally increases the height of the existing built form present within the Application Site.

7.1.7 EFFECTS ON URBAN GRAIN

There would be no physical change to the existing urban grain beyond the Application Site. The prevailing urban grain locally, is domestic in scale and orientated either north to south or east to west. The proposed development would introduce a new urban grain to the Application Site where current none exists. The proposed grain is domestic in scale and has either a north to south or east to west orientation. The proposals are therefore consistent with, and reflect, the local environment.

7.1.8 EFFECTS ON TRANSPORT LINKS

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

7.1.9 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.**

7.1.10 EFFECTS ON PUBLIC RIGHTS OF WAY

Study area public rights of way:
There would be no physical change to the existing public rights of way network during construction or operation. Visual effects are considered separately.

The value is high; susceptibility is low; and sensitivity is medium. The magnitude of change would be neutral. Therefore the effect on the public right of way network at the study area level during construction and operation is **neutral**.

Site level public rights of way:
Whilst the proposals will include a new pedestrian path network around the proposed open spaces of the Application Site, this would result in a site level **benefit** (rather than providing any new strategic level connections) to the existing and new community alike.

7.11.11 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 long views towards the sea and the Isle of Wight; the coastal inlets and harbours; the stretches of farmed land between developed areas; and the historic fortifications. The proposed development seeks to mitigate for loss of habitat through the provision of a replacement area for Brent Geese; and will form part of the existing urban development. This is due to the scale and magnitude of the proposed development relative to the extent of the character area and the sites relationship with the existing settlement edges.

There would be no change to NCA128 arising from the proposals, as Portsdown Hill provides significant visual enclosure to the Application Site to the north, preventing any in-direct effects.

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 abuts the built form edge associated with the adjoining character area of 8i (Portsdown Open Hills). The Application Site lies within the Coastal Plain Open landscape character type.

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 medium; and sensitivity is medium. The magnitude of change would be medium to low, and therefore the effects would be of **minor adverse** significance.

Borough landscape character:
Within the Havant Borough assessment, the Application Site lies within LCA41: South Moor and Broadmarch Coastal Park, which stretches from Havant Road to the north and wraps around the norther edges of Langham Harbour to the south. The character area also covers the existing dwellings at Westways. While the Application Site comprises of farmland and amenity grass it is nonetheless subject to the nearby influences of the adjacent settlement edges of Farlington, the railway, A27 to the south and the A3(M) to the east. The proposed development would form a limited addition to this existing built context and would form a small part of the north-western edge of this character area

The proposed built form would respond to the positive aspects of existing built form of Farlington. A generous network of green infrastructure and open spaces are proposed to the south and east, providing a robust landscape setting to the new settlement edge and buffer to the existing transport corridors.

The value of the borough character varies from low - medium; susceptibility is medium; and sensitivity is low - medium. The magnitude of change would be medium - high at the Site level only, reducing to negligible - low with distance across LCA41 from the Site. Therefore, the effects would be at worst, **moderate** - **major** adverse for the parts of the Site proposed for built development at the construction and operational stage (Year 1). This is due to the change in character from farmland to a residential development and considering the loss of the isolated farm buildings mentioned under the key characteristics of the assessment.

As the planting associated with the green infrastructure areas matures through time, the landscape and visual effects would improve, so that at Site level, these are expected to be no greater than **minor** negative and at best, **minor** - **moderate** positive (Year 15) due to the additional physical enclosure, landscape integration and visual softening and screening provided by the proposed planting. In turn, the effects on the parts of the character area surrounding the Site would also be further tempered in the medium to long term.

Site landscape character:
The proposed development will see the wholescale replacement of the existing agricultural themed character of the Application Site with a new character of residential development and parkland open space. The fields on the eastern edge of the Application Site would substantially remain.

The value of the site level character ranges from low - medium; susceptibility is high; and sensitivity is high - medium. The magnitude of change would be high. Therefore, the effects would be **major adverse** for the parts of the Site proposed for built development and parkland open space at the construction and operational stage (Year 1). This is due to the change in character from farmland to a residential development and considering the loss of the isolated farm buildings mentioned under the key characteristics of the assessment. Effects on the eastern parcel of the Application Site are considered to be **minor adverse** in the short term, reducing to **negligible** in the long term, considering the retention of agricultural land and the replacement treebelt planting.

7.0

ASSESSMENT OF LANDSCAPE & VISUAL EFFECTS

7.2 VISUAL EFFECTS

7.2.1 INTRODUCTION

The Application Site is set down below Havant Road to its North and the A27 to its south. It is edged by mature tree planting to the entirety of its southern, and eastern boundaries and approximately half of its northern and western boundaries. The combination of these factors leads to the site having a good degree of visual enclosure from the south, west and east. The Application Site is more apparent from the north where the land form rises to Portsdown Hill Road

7.2.2 RESIDENTIAL RECEPTORS

The residential receptors that will experience the most direct and proximate views of the construction site and emerging built development would be occupants of the dwellings to the north of Auriol Drive (Viewpoints 2 to 3) and east of Westways (VP 5). Some additional residents along Portsdown Hill Road would also experience direct views albeit there is filtering of views through intervening built form and vegetation (VP 15). This vegetation becomes more of a screen in summer views (with leaf cover).

The Application Site boundary vegetation provides a greater level of visual screening to some views in summer and internal boundary planting visually divides the land parcel. Little existing site vegetation is lost in the development process.

From the outset, in all of the views, construction hoardings may partially obscure views.

The views would be in a developed context with the infrastructure of the A27/A3 road corridor apparent as a backdrop. A limited number of receptors from the immediate west will see views over an agricultural site, with the backdrop of the elevated A3 (M) and associated highway infrastructure change to that of homes and associated gardens. From the north, primarily immediately adjacent to the site (properties to north of Auriol Drive) and further up the hillside (properties along Portsdown Hill Road, again with the infrastructure of the A27/A3 road corridor apparent as a backdrop development will see views over an agricultural site, with the backdrop of the elevated road corridors and associated highway infrastructure, change to that of homes and associated gardens with associated parkland. The design of the scheme allows views through the development to the middle horizon of the A27 highway edge planting and glimpses of the coast line beyond. With movement up the hill, the houses will be able to see over the emerging development and will retain a visual relationship with the sea. From the properties along Portsdown Hill road the new built form and associated parkland, will be part of a wider urban panorama.

The completed development and newly implemented planting will create a new element in these views, replacing part of existing views of arable field areas of the site whilst other areas will remain unbuilt and will appear as a park with new areas of planting.

The value of the residential receptors is medium; susceptibility is medium - high; and sensitivity is medium - high. The magnitude of change at the construction and Year 1 operational stage would be medium - high, and therefore the effects would be at worst, **moderate - major negative** (Year 1), for the relatively limited number of residents with potential views towards the proposed development. The many areas of mitigation planting would contribute to some visual softening of the built areas in the early years. However, in the mid to long term this is anticipated to create a significant amount of visual softening and screening, and therefore a bettering of the visual effects. Thus, by Year 15, the effects are predicted to reduce to, **minor to moderate negative** (the greater effects being on a clear day in winter).

7.2.3 RECEPTORS USING ROADS

The views would be very similar to those described for the residential receptors above, and therefore includes parts of Havant Road, Auriol Drive, Portsdown Hill and the A27 /A3(M) (see VP 2-4). In all cases, the views would be transient.

Views from Auriol Drive are likely to be more open due to the more limited nature of existing vegetation here.

Views from Westways are rather more limited by existing vegetation at the boundary with the Site (to the site's south west) and by intervening built form to the east of Westways, even in winter.

Views from the A27 and A3(M) are more limited due to the more abundant vegetation along the sites' boundaries with these roads.

Views from Portsdown Hill Road are once again limited by a combination of intervening built form, vegetation and distance from the proposed development (see VP16 To VP 18).

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 Auriol Drive the setback of development from its northern edge with an associated landscape buffer, will contribute to mitigating effects in the short to medium terms. By year 15, the landscape buffers, both those newly created and those enhance by interplanting and the trees associated with the new Parkland to the south of the development, will provide more robust visual softening and screening, reducing the effects to at worst, **minor negative**.

7.2.4 RECEPTORS USING PUBLIC RIGHTS OF WAY

For a short length of its route, where Wayfarers Walk runs alongside Portsdown Hill road, there are limited views over the site. In this view (VP 15) the site in part of an urban edge mosaic where the site is currently agricultural with a partial boundary of mature trees. The proposed development will be apparent from this receptor, where it read as a small part of a wider developed mosaic, where build form is interspersed by greenspaces and edged by major highway infrastructure.

From both Solent Way National Trail, the Shipwrights Way National Trail and Hayling Billy Coastal Path there are limited views to the site due to intervening topography and vegetation. The focus of the receptors is over the immediate coastline and not towards the A27 corridors to the north. Only at VP26 is the site partially apparent.

Any potential views to the construction site would be distant and form part of a wide panorama that includes parts of Farlington, the built form rising towards Portdowns Hill Road, the major highways and their associated infrastructure. Whilst the receptor maybe of a medium to high value, the susceptibility is low and the resulting sensitivity is medium. The magnitude of change at Year 1 is **negligible** as is the ensuing visual effect.

7.2.5 DISCOUNTED VISUAL RECEPTORS

No views during construction or operation are predicted from the following middle distance and wider area locations as the views are truncated by landform, vegetation and / or built form: Viewpoints 7-14, 16-18, 20-25 and 27.

8.0
COMPLIANCE WITH POLICY

8.1 INTRODUCTION

There are no statutory landscape, ecological or heritage designations that cover the Application Site. One of the barns of Forty Acre Farm, however, is registered as a building of local interest.

The Application 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 and understanding of the related designations and policies informs the landscape design response, compliance with ecological and heritage matters is beyond the scope of this L/TVIA.

8.2 POLICY COMPLIANCE

8.1.1 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; with a strong sense of place, that is integrated with and respectful to the character and pattern of the local area. The proposed provision of a significant area of public open space in the form of a nature park, including a dedicated, equipped play area, together with a new circular walk around the Application Site provide opportunities for social interaction and active lifestyles. 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. The proposed development carefully considers the topography of the Application Site and potential impact on views in the layout and form of the built areas.

In accordance with sections 8 (healthy communities) and 10 (climate change) of the NPPF, the 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 Application Site alongside the retention of the majority of the existing vegetation. Furthermore, the proposals look to improve the biodiversity of the Application Site through the provision of a diverse range of planting and grassland types.

Turning to the conservation of the landscape and scenic beauty of AONB's (para 115) the Application Site is considered to form a small part of the wider setting to the Chichester Harbour AONB. However, considering that development will be set down in the landscape, amongst the existing framework of trees, it is considered that there will be limited intervisibility between the Chichester Harbour AONB and Application Site from the east (refer to key viewpoints 25-27). The effects of the proposed development on 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 promotes green infrastructure including a number of open and green public spaces; it respects natural features and promotes a high quality landscape with many areas of planting that contributes to the quality of the local area. By placing development in the northern part of the Site (consistent with the recommendations of the Havant Borough Council Landscape Capacity Study) and in association with existing built form, the wider landscape of the Site (to the south and east) would be maintained as open, resulting in a negligible or neutral impact on surrounding areas (NPPG section ID 8).

8.1.2 HAVANT BOROUGH COUNCIL POLICIES

The location of the proposed development has been informed by the Landscape Capacity Study (May 2015).

Under the emerging Local Plan 2036, the Application Site is proposed as a draft allocation for 300 dwellings, a convenience store and allotments. The proposed development proposes 320 dwellings, a care home, allotments and a significant area of green infrastructure to counter the increase in dwelling numbers.

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 will provide a significant area of green and blue infrastructure which will be overlooked and will be accessible for both the existing and new community alike. The open space includes a nature park, a dedicated area of equipped play, a series of walking routes, a range of naturalistically designed and seasonally wet attenuation basins, a community orchard and allotments all of which are interactive. The quantum of open space proposed is significantly in excess of the quantum required in policy terms.

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.

The proposals provide the opportunities to create new valued landscapes and habitats.

Through the provision of the southern landscape buffer and eastern ecology zone, 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 layout, form, grain, mass, scale, height and building lines of the proposed development follows the pattern of development locally, retains the most significant landscape features of the Application Site (namely the existing vegetation and landscape buffer zones to the south and east) and therefore respects the surrounding landscape, character and built form as required by Core Strategy Policies CS9, CS11 and CS16. In terms of the character of views from Portsdown Hill, the sequence and mosaic of development and open space, with the coastline beyond, will continue.

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 within and around major settlements while managing and enhancing existing greenspace and access.
- create compensation habitats for those lost to 'coastal squeeze' (refer to ecological report for further information).
- secure opportunities for the public to enjoy the natural environment.

At the district level, in terms of the guidelines:

- The proposed development will not alter the extent of broadleaved woodland, but will actively replace broadleaved treebelts with new planting as mitigation;
- Will, through the provision of the new areas of open space and habitat zones, improve the existing field margins for the benefit of biodiversity
- Development will be set back from the southern edge of the Application Site so as not to alter encroach on the natural development free harbour edge character of Langstone Harbour.

As with the development of any green field site, there will a change to landscape character at the district and site level, where the open fields in the northern part of the Application Site will be replaced with built form and the fields in the southern part of the Application Site will be replaced with a nature park.

9.0

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. This shows that whilst there are no landscape designations which cover the Application Site, it lies outside of the settlement boundary of Farlington. In terms of other landscape related designations, the western section of the Application Site forms a Site of Importance for Nature Conservation (SINC); three of the north to south treebelts are covered by a Tree Preservation Order (TPO); and one of the barns of Forty Acre is identified as a local building of interest.

The Council's Landscape Capacity Study assessed the Application Site as suitable for development, recommending that a development parcel be located in the northern and western sections of the Application Site. The Application Site therefore is included in the emerging Local Plan 2036 as a residential site (for up to 300 dwellings) and is subject to it's own policy.

The Application Site lies within LCA 41: South Moor and Broadmarsh Coastal Park, as identified within the Havant Borough Landscape Character Assessment (2006) and is typical of the market gardening landscape type described in the assessment, contained by transport corridors to the north, east and south. The assessment identifies that Forty Acre Farm is currently isolated.

The Application Site predominantly comprises land which gently slopes north to south accommodating a 6m change in level, with a steep change in level, of approximately 2.5m, along the northern boundary where it adjoins Havant Road. The Application Site is currently in agricultural production, with amenity grass areas used for events and car boot sales. A collection of one to three storey buildings (of Forty Acre Farm) are present in the southern part of the Application Site. The landscape value of the Application Site ranges from low - high, with the mature treebelts being the key landscape features and of the highest landscape value.

9.2 DESCRIPTION OF DEVELOPMENT

The proposed development comprises 320 dwellings, a 66 bed care home, allotments, habitat mitigation zone and public open space in the form of a nature park. Building heights are proposed to vary between 2 and 3 storey.

The landscape masterplan proposals includes:

- the retention of the existing network of trees (wherever possible);
- a new network of treebelts and individual trees as mitigation;
- a network of open spaces, which significantly exceeds local policy guidance;
- a naturalistic Local Equipped Area of Play (LEAP);
- the creation of an internal network of footpaths, together with a footpath loop which will connect the residential zone to the proposed nature park;
- proposed high quality hard landscape materials and boundary treatments which are responsive to the local environs;
- 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; and
- the provision of green corridors allowing vistas through the proposed development.

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 / townscape receptors or character at the wider level. Wholescale change will occur to the character of the Site, with the introduction of built elements and open spaces to be used for recreation, sustainable drainage and ecological enhancements.

The proposed development:

- is cognisant of the location of development as set out in the Landscape Capacity Study;
- is appropriate in its scale, height, mass, grain and pattern to its setting;
- retains the landscape receptors of highest value - notably the boundary and internal treebelts wherever possible;
- supplements existing vegetation through an extensive planting and tree strategy;
- is sensitive to the setting of Havant Road - with built form being set back, behind the existing and proposed 'green corridor';
- illustrates a positive relationship between proposed built form, adjacent open space and the landscape / townscape / coastline beyond; and
- incorporates a high quality street scene and significant quantum of open space.

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

As with the development of any green field site, there will a major adverse effect on landscape character, taking into consideration the changing land use and provision of publicly accessible open space / nature park and ecological mitigation land.

9.4 SUMMARY OF VISUAL EFFECTS

The most noticeable visual change arising from the proposed development would be for the road users of Havant Road and residents along the north side of Auriol Drive and along the eastern edge of Westways to the west. The views would be direct and in close range of the Application Site, albeit some views would be partly filtered by existing boundary vegetation

Residents on the land to the north, rising up towards Portsdown Hill Road would have more distant and elevated views to the proposed development, seen in context with existing development in their foreground, with the back drop of the A27 corridor and the coastline beyond, being retained. While development would be brought forward in these views, overall, the character and amenity of the panoramic views would be retained.

The construction and Year 1 operational effects are predicted to be at worst, minor to moderate - major adverse for residents along Havant Road / Auriol Drive; and minor to moderate negative for the transient receptors using the road corridors. Visual impacts for public rights of way are limited and where apparent are at worst minor adverse. The mitigation planting associated with the built development would reduce these visual effects to at worst, minor adverse for residents and road users by Year 15. The scheme proposes to retain and enhance the green periphery, retain views to the coastline form more elevated locations to the north of the site and retain views over an urban residential greenspace mosaic with a costal backdrop.

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 significant area of green and blue infrastructure which will be overlooked and will be accessible for both the existing and new community alike. The open space includes a nature park, a dedicated area of equipped play, a series of walking routes, a range of naturalistically designed and seasonally wet attenuation basins, a community orchard and allotments all of which are interactive. The quantum of open space proposed is significantly in excess of the quantum required in policy terms;
- has been design considering 'Secure by Design' principles;
- will not affect the special qualities of the Chichester Harbour AONB;.
- will provide the opportunity to create new valued landscapes and habitats.
- will maintain the physical separation of settlements through the provision of the southern landscape buffer and eastern ecology zone;
- in terms of layout, form, grain, mass, scale, height and building lines, follows the pattern of development locally, retains the most significant landscape features of the site (namely the existing vegetation and landscape buffer zones to the south and east) 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 within and around major settlements while managing and enhancing existing greenspace and access.
- create compensation habitats for those lost to 'coastal squeeze' (refer to ecological report for further information).
- secure opportunities for the public to enjoy the natural environment.

At the district level, the proposals will:

- not alter the extent of broadleaved woodland, but will actively replace broadleaved treebelts with new planting as mitigation;
- through the provision of the new areas of open space and habitat zones, improve the existing field margins for the benefit of biodiversity;
- be set back from the southern edge of the Application Site so as not to alter encroach on the natural development free harbour edge character of Langstone Harbour.

9.6 CONCLUSION

It is considered that the proposed development, which is subject to a draft allocation in the emerging Havant Local Plan 2036, would represent a logical extension to an existing settlement. No widespread landscape or visual effects are predicted, and those effects predicted to occur at a Site and immediate site context level can be effectively mitigated and compensated for. The proposed development also offers opportunity for long term management of the Application Site and its peripheral mature vegetation and provision of an additional robust structure of green infrastructure incorporating a diverse range of planting and grasslands, including within the areas of sustainable drainage. There would be the provision of a significant area of new publicly accessible open space. The development is proposed to be well connected to existing settlement and associated pedestrian routes.

In conclusion, therefore, with careful consideration of the constraints and opportunities of the Application Site, an appropriate development can be provided without substantial harm to views, but which provides a number of community and landscape benefits

APPENDIX 1

FABRIK L/TVIA METHODOLOGY

A1.1 INTRODUCTION

The methodology employed in carrying out an LVIA, TVIA, LTVIA or 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 (and in the case of this site, the initial site enabling and construction stages and then at the operational phases).

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; and (amend as relevant to the project).
- 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 / district 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/District 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.

- 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

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. For this site, the construction impacts are considered to be short term, temporary, but see the start of a permanent change. Operational effects are considdered to be long term, permanent and either irreversible or reversible (depending on whether the proposals include built form or green space).

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 A1.7 - 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.

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.

A1.13 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.

A1.14 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.

A1.15 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.

A1.16 CUMULATIVE EFFECTS

Cumulative effects are defined as effects which result from additional changes to the landscape and visual receptors by the proposed development in conjunction with other developments (associated with or separate to it) or actions that occurred in the past, present or likely to occur in the foreseeable future.

The scope of the developments to be included in the cumulative assessment are to be agreed with the LPA by the planning consultant and developer. Prescribed approaches to the assessment, in terms of the baseline environment and defining the study area, are to be relative to the developments identified to be assessed and are to be agreed with the LPA at the outset.

Cumulative effects arise from the intervisibility of a range of developments and/or from the combined effects of individual components of the proposed development occurring in the different locations over a period of time. The separate effects of such individual components or developments may not be significant, but together they may create an unacceptable degree of adverse effect on landscape and visual receptors.

Whilst the assessment of effects are to be assessed on the same basis as set out previously in this methodology, visual effects occur by combined visibility which occurs where the observer is able to see two or more developments from one viewpoint and / or, where sequential effects which occur when the observer has to move to another viewpoint to see different developments.

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