

SOUTHMERE FIELD, LANGSTONE, HAVANT

Landscape and Visual Appraisal



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EXECUTIVE SUMMARY

RPS has been commissioned by Persimmon Homes (South Coast) to prepare an appraisal of the potential landscape and visual effects that would result from the proposed development of some 65 detached and semidetached residential properties, on an area of land to the west of Langstone Road which is currently an area of open field / meadow. Located to the south of Havant and the A27 Havant Bypass, Hampshire, which is hereinafter referred to as the 'Application Site'. The appraisal forms part of the planning application to Havant Borough Council (HBC) for the proposal, which is hereinafter referred to as the 'proposed development'.

The Application Site is approximately 2.9 Hectares (Ha) in extent and is currently occupied by an open field containing no buildings. The Application Site is open to the north and bound by a low timber post and rail fence, adjacent to residential properties located along The Mallards road. In contrast a row of mature trees are located along the western boundary. To the south, beyond the southernmost Application Site boundary, is bound by garden fences and mature vegetation located to the rear of residential properties located off Mill Lane. The eastern site boundary is located adjacent to Langstone Road (A3023) and is bound by a low timber post and rail fence with mature avenue trees located along the west of the road. The main access to the Application Site is by way of an existing road, The Mallards, to the north.

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1 ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

General

1.1 The Landscape and Visual Appraisal considers the potential effects of the development upon:

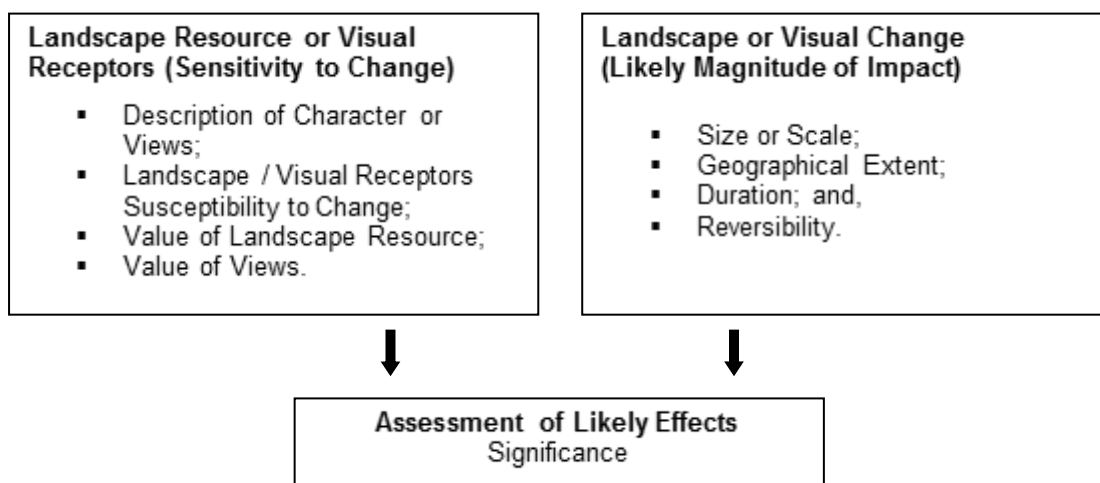
- Landscape character in general;
- Individual elements and features in the landscape; and,
- Visual amenity of individuals who view the proposed development.

Distinction Between Landscape and Visual Effects

1.2 As set out in the 'Guidelines for Landscape and Visual Impact Assessment: Third Edition', 2013 (Landscape Institute and Institute of Environmental Management and Assessment) (GLVIA3) (Ref. 1) landscape and visual effects have been assessed separately, although the procedure for assessing each of these is closely linked. A clear distinction is drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the project on the physical and other characteristics of the landscape and its resulting character and quality.
- Visual effects relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, tourists etc.) and on the visual amenity experienced by those people.

1.3 The likely landscape and visual effects of the proposed development have been assessed by considering the change that would result from the proposed development against the baseline (existing) landscape resource and visual receptors as outlined in the diagram below.



- 1.4 These factors are determined by a combination of quantitative (objective) and qualitative (subjective) appraisal using professional judgement. Magnitude of impact (change) and landscape resource / visual receptor sensitivity are described in the paragraphs below. Landscape and Visual effects can be beneficial (positive) or neutral as well as adverse (negative).
- 1.5 The assessment has been carried out for the operational phase of the proposed development and considers the potential day-time effects during this phase. Fieldwork was undertaken on 15th December 2020 when existing deciduous vegetation was devoid of leaf, i.e. when the Application Site and therefore proposed development would be most visible (the worst-case scenario). The assessment of potential landscape and visual effects is based upon that of the opening year during winter Year 1 (when all the construction works are complete) and during summer Year 15 when any mitigation (in the form of landscape planting) would have achieved its intended design function. Due to the timing of site work, the assessment of potential landscape and visual effects at winter Year 1 would be necessarily completed based on professional experience and judgement.

Planning Policy Context

- 1.6 This section summarises the national and local plan policies pertinent to landscape and visual issues that are considered to be of relevance to the proposed development. The Application Site is located on an area of land at Southmere Field to the west of Langstone Road, which is currently an area of open field / meadow. Located to the south of Langstone, in the south east of Hampshire. The determining authority is Havant Borough Council (HBC). Landscape planning designations are illustrated on Figure 1. The following policy documents have been reviewed as part of the appraisal:
- European Landscape Convention (2006) (Ref. 2);
 - National Planning Policy Framework (NPPF) (Ref. 3);
 - Planning Practice Guidance (PPG) (Ref. 4);
 - Havant Borough Core Strategy, Adopted March 2011 (Ref. 5); and,
 - Havant Borough Local Plan Allocations Adopted version 2014 (Ref. 6).

Visual Baseline

- 1.7 In order to help determine the extent of the study area for a landscape and visual appraisal, a computer-generated Zone of Theoretical Visibility (ZTV) is frequently used. Preparation of a ZTV is recommended in GLVIA3 (para. 6.8, p.103) as, “it makes clear that the area so defined only shows land from which the proposal may theoretically be visible.” A ZTV can be completed using a ‘bare earth’ scenario, i.e. no intervening structures or significant vegetation, and a ‘with barriers’ scenario using existing screening features, i.e. urban areas, individual buildings and substantial existing vegetation (e.g. woodland).
- 1.8 A ZTV for the proposed development, which takes into account the screening effects of substantial blocks of existing vegetation and settlement, is included within this LVA (Figure 2). It illustrates the theoretical extent of the surrounding area from where the proposed development may be visible. The ZTV was computer generated using Key Terra-Firma software using 8 origin points, from proposed residential plots in key locations within the central, southern and northern parts of the Application Site, at a maximum ridge height of 9.5m Above Ordnance Datum (AOD). A 3km radius has been selected (equivalent to a 6km diameter) for the study area used in this appraisal, consistent with other appraisals carried out for similar developments. It is considered that any potential

significant visual and / or landscape effects would be well within 3km of the Application Site. Topographical variation and drainage within the study area is illustrated on Figure 3.

1.9 Visual receptors include the public and / or local community, including residents, commercial properties and visitors to the area. Representative Viewpoints looking towards the Application Site have been selected (refer to Figures 6.1 – 6.6) with contextual panoramas included at Appendix B. These include views from local roads and other publicly accessible areas, including the public rights of way network, at different distances and orientations to the Application Site. The Representative Viewpoints have been used to assess the potential visual effects of the proposed development (for their locations, see Figure 2). The Representative Viewpoints are as listed in Table 1 below and have been finalised following consultation and field surveys.

1.10 Following the field survey there was one 'Candidate Viewpoint', Viewpoint 4: Public Right of Way (Footpath 45), which was inaccessible due to flooding and a temporary footpath closure. No suitable alternative, in close proximity to it, presented itself and the viewpoint has therefore been discounted from the LVA.

Consultation

1.11 Havant Borough Council (HBC) were consulted, by email on the 4th December 2020, and given the opportunity to confirm the suitability of the chosen Representative Viewpoints. At the time of writing, there have been no objections, to the selected Representative Viewpoints, received. Also, no additional views have been requested.

Table 1: Representative Viewpoints

Representative Viewpoint No. and Location	Sensitivity	NGR	Description of Existing (Baseline) views
Viewpoint 1: A3023 Langstone Road / The Mallards	Low (Main road users) Medium (Cyclists and Pedestrians using roadside footpath) High (Residential properties)	TBC	View from the A3023 Langstone Road / The Mallards to the north east of the Application Site, looking generally south. Predominantly open view across existing grassland of Application Site, with the rear of large residential properties along Mill Lane to the south clearly visible within the view. The existing timber post and rail fence and other highway infrastructure, such as lighting columns, are an existing built feature within the foreground of views but the view is generally open from this location. View is representative of a number of new built residential properties and Southmere Farmhouse which have generally open southerly aspects. Also, rear elevation views from 2No. Properties on The Mallards (2 and 4).
Viewpoint 2: A3023 Langstone Road	Low (Main road users) Medium (Cyclists and Pedestrians using roadside footpath)	TBC	View from the A3023 Langstone Road to the south east of the Application Site, looking generally north west. Similar to views available from viewpoint 1, this is a general open view across the Application Site towards existing residential properties accessed off The Mallards and the treed western boundary. Existing infrastructure, including the timber post and rail fence to the eastern boundary and cycle / footway signage is an obvious feature

Representative Viewpoint No. and Location	Sensitivity	NGR	Description of Existing (Baseline) views
	High (Residential properties)		within the foreground of the view, but does not obstruct views to the Application Site in any meaningful way.
Viewpoint 3: Public Right of Way (Footpath 51)	High (PRoW users)	<i>TBC</i>	View from Public Right of Way route No. 51 to the west of the Application Site, looking east. Generally open view across mashland from existing PRoW. Existing mature hedgerows, trees and scrub to the the western site boundary prevent direct views to it. In winter (see Figure 6.3), there are glimpsed views to existing residential properties in close proximity to Southmer Farmhouse to the immediate north of the Application Site.
Viewpoint 4: Public Right of Way (Footpath 54b)	High (PRoW users) – within AONB	<i>TBC</i>	View from Public Right of Way route No. 54b to the south east of the Application Site, looking north west. Generally open view across pastoral field towards Application Site. Extensive layered vegetation to the mid ground of the view, in conjunction with existing residential properties along Langstone Rad, seen above, prevents any clear view to the Application Site from this location.
Viewpoint 5: Public Right of Way (Shipwrights Way)	High (Users of PRoW)	<i>TBC</i>	View from Shipwrights Way, located on the northernmost parts of Hayling Island, to the south of the Application Site, looking north across Bridge Lake. Middle distant view, at some 1.2km to the Application Sites southernmost boundary. View across open water to southern shoreline of Langstone. Existing coastal residential properties, accessed off Mill Lane / Harbourside, and extensive layered vegetation prevent clear views to the Application Site from this location.
Viewpoint 6: Public Right of Way (Solent Way)	High (Users of PRoW)	<i>TBC</i>	View from Solent Way, adjacent to Farlington Marshes, to the south west of the Application Site, looking north east. Mid to long distance view, at some 2.7km, across open water. Views to Langstone foreshore are general un obstructed by existing island features including limited vegetation to middle ground of view. Horizon is predominantly treed with rising ground visible beyond. Existing commercial / industrial development, including large white clad warehouse type buildings are dominant built features within the view. With existing residential properties discernible but not obvious at this distance, many of which are screened by existing flood defence features.

- 1.12 Baseline photographs have been taken at eye level, approximately 1.5m, from each of the Representative Viewpoints, using a digital SLR camera with a lens equivalent to a 50mm focal length in 35mm film format. These photographs have been reproduced in the appraisal (see figures 6.1-6.6), with a description of the existing view in Table 1 above and assessment of potential effects at winter Year 1 and summer Year 15 included within section 5 of the LVA.

Landscape Baseline

- 1.13 The landscape character baseline information in this study would be derived from the following documents:

National:

- NCA 126: South Coast Plain (published 18 March 2014) (Ref. 7).

County:

- Hampshire Integrated Character Assessment (2010) (Ref. 8).

District:

- Havant Borough Townscape, Landscape and Seascape Character Assessment Volume (February 2007) (Ref. 9).

- 1.14 Whilst the relevant landscape character areas / types from the national and county level landscape character studies are included and have been reviewed as part of the appraisal, the assessment of potential landscape effects would use the district level landscape character areas / types as the baseline for the assessment. Further consideration of more local variations in landscape character, particularly at a site based level, would be undertaken as the assessment progresses.

- 1.15 The landscape character areas / types within the study are shown on Figure 4. Additionally, and in order to further inform the assessment, Figure 5 illustrate the ZTV overlaid onto the landscape character areas / types. In order that a more accurate assessment of potential landscape effects, direct to indirect, may be determined.

Appraisal Criteria and Significance of Effects

- 1.16 The purpose of the appraisal is to evaluate the magnitude of impact (change) upon landscape and visual resources and / or receptors within the 3km study area to enable the identification of any likely adverse or beneficial effects that may arise as a result of the proposed development when considered against the existing (baseline) situation.
- 1.17 Published guidance states that the level of effects is ascertained by professional judgement based on consideration of the sensitivity of the baseline landscape or visual receptor and the magnitude of impact as a result of the proposed development.

Sensitivity of Landscape Resource

- 1.18 The sensitivity of a landscape receptor is a combination of *"judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape"* (GLVIA3, para 5.39). For the purpose of this appraisal, susceptibility and value of landscape receptors are defined as follows:

Landscape susceptibility: *"the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) 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"* (GLVIA3, para 5.40).

Value of the landscape receptor: *"The value of the Landscape Character Types or Areas that may be affected, based on review of designations at both national and local levels, and, where there are*

no designations, judgements based on criteria that can be used to establish landscape value; and, the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particularly landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors” (GLVIA3, para 5.44).

Sensitivity of visual receptors

- 1.19 Visual receptors are always people. The sensitivity of each visual receptor (the particular person or group of people likely to be affected at a specific viewpoint) *“should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views”* (GLVIA, para 6.31). For the purpose of this appraisal, susceptibility and value of visual receptors are defined as follows:

Visual susceptibility: *“The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of: The occupation or activity of people experiencing views at the particular locations; and, the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations”* (GLVIA3, para 6.32).

Value of views: *Judgements made about the value of views should take account of: “recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and, indicators of value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards or interpretive material) and references to them in literature or art...”* (GLVIA3, para 6.37).

- 1.20 Sensitivity is not readily graded in bands and GLVIA3 notes, with regards to visual sensitivity, that the division of who may or may not be sensitive to a particular change *“is not black and white and in reality, there will be a gradation in susceptibility to change”* (GLVIA3, para 6.35). In order to provide both consistency and transparency to the appraisal process, however, Table 2 defines the criteria which have guided the judgement as to the intrinsic susceptibility and value of the resource/receptor and subsequent sensitivity to the proposed development.

Table 2: Sensitivity of receptor

Sensitivity	Landscape resource/receptor	Visual receptor
Low	Landscape value is low, with no designations; landscape is in a poor condition and a degraded character with the presence of detractors such as industrial units; and the landscape has the capacity to potentially accommodate significant change.	May include people at their place of work, or engaged in similar activities, whose attention may be focussed on their work or activity and who may therefore be potentially less susceptible to changes in view. Occupiers of vehicles whose attention may be focused on the road.
Medium	Landscape value is recognised or designated locally; the landscape is relatively intact, with a distinctive character and few detractors; and is reasonably tolerant of change.	Viewers' attention may be focused on landscape; such as users of secondary footpaths, and people engaged in outdoor sport or recreation (e.g. horse riders using gallops).
High	Landscape value recognised by existing or proposed national designation. The qualities	Large number or high sensitivity of viewers assumed. Viewers' attention very likely to be

Sensitivity	Landscape resource/receptor	Visual receptor
	for which the landscape is valued are in a good condition, with a clearly apparent distinctive character and absence of detractors. This distinctive character is susceptible to relatively small changes.	focused on landscape. e.g. residents experiencing views from dwellings; users of strategic recreational footpaths and cycle ways; people experiencing views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.

Magnitude of impact on landscape resources / receptors

- 1.21 The magnitude of impact or change affecting landscape receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

Size or scale: “The extent of the existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape...; the degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones... ; and, “whether the effect [impact] changes the key characteristics of the landscape, which are critical to its distinctive character” (GLVIA3, para 5.49).

Geographical extent: Distinct from scale or size, this factor considers the geographical area over which the landscape impacts will be felt, it might, for example, be a moderate loss of landscape receptors or character over a large area, or a large loss of receptors or character over a very localised area. At para 5.50 GLVIA3 notes that “in general effects [impacts] may have an influence at the following scales, although this will vary according to the nature of the project and not all may be relevant on every occasion: at the site level within the development site itself; at the level of the immediate setting of the site; at the scale of the landscape type or character area within which the proposal lies; and, on a larger scale, influencing several landscape types or character areas.” For the purposes of this appraisal, the assessment considers the impact of the proposed development on the published landscape character areas and units, both at county and national level, i.e. the third and fourth landscape scales.

Duration and reversibility: Duration is categorised as short, medium or long-term. GLVIA3 explains that as there are no standard lengths of time within these categories, the assessment must state what these are and why these have been chosen (GLVIA3, para 5.51). Reversibility is described as “a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation” (GLVIA3, para 5.52). Projects are considered to be permanent (irreversible), partially reversible or fully reversible.

Magnitude of impact on visual receptors

- 1.22 As with the magnitude of landscape impacts, the magnitude of impact or change affecting visual receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

Size or scale: Judgements need to take account of: “the scale of the change [impact] in the view with respect to the loss or addition of features in the view and changes in its 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 existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and, the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3, para 6.39).

Geographical extent: This will vary from viewpoint to viewpoint and will reflect: “the angle [orientation] of view in relation to the main activity of the receptor; the distance of the viewpoint from the proposed development; and, the extent of the area over which the changes [impact] would be visible” (GLVIA3, para 6.40).

Duration and reversibility of visual effects: As with landscape impacts, duration should be categorised as short, medium or long-term and projects considered to be permanent (irreversible), partially reversible or fully reversible (GLVIA3, para 6.41).

Table 3: Magnitude of impact

Magnitude	Landscape impacts	Visual impacts
Negligible	The impact of change on the perception of the landscape, the physical features or the character is barely discernible.	The character of the view will not be altered by the proposed development. The proposed development is at such a distance or is heavily screened so as to be barely perceptible and may only be visible in clear conditions. May go unnoticed.
Small	Changes to the physical landscape, its character and the perception of the landscape are slight. Long distance to affected landscape with views toward the character area/type.	Visible, but not prominent. Minor component and no marked effect on view.
Medium	The proposed development forms a visible and recognisable feature in the landscape. Proposed development is within or adjacent to affected character area/type. Scale of development fits with existing features.	Prominent. Has an important, but not defining influence on view; is a key element in the view.

Magnitude	Landscape impacts	Visual impacts
Large	Where there are substantial changes affecting the character of the landscape, or important elements. Proposed development within or close to affected landscape. Size of development out of scale with existing elements.	Dominant. Has a defining influence on the view.

Significance of effect

- 1.23 The significance of the landscape and visual effects has been assessed through consideration of the sensitivity of the receptor and the magnitude of change. The following table outlines the broad approach adopted to assess the level of effect, together with professional judgement. This may lead some effects to fall between two categories.

Table 4: Significance of effect

Landscape and visual sensitivity	Magnitude of change			
	Large	Medium	Small	Negligible
High	Major	Major or Moderate	Moderate or Minor	Minor or Negligible
Medium	Major or Moderate	Moderate	Minor	Minor or Negligible
Low	Moderate or Minor	Minor	Minor or Negligible	Negligible

- 1.24 The significance of effect of relevant aspects of the project on the landscape would be described and evaluated against the following criteria, as set out in Table 5 below:

Table 5: Significance of landscape effects

Significance of effect	Definition (landscape resource/receptor)
Major adverse	Where the proposed changes cannot be fully mitigated; would be uncharacteristic and would damage a valued aspect of the landscape.

Significance of effect	Definition (landscape resource/receptor)
Moderate adverse	Where some elements of the proposed changes would be out of scale or uncharacteristic of an area.
Minor adverse	Where the proposed changes would be at slight variance with the character of an area.
Negligible adverse	Where the proposed changes would be barely discernible within the landscape.
Neutral:	Where the proposals would be in keeping with the character of the area and/or would maintain the existing quality or where on balance the proposals would maintain quality (e.g. where on balance the adverse effects of the proposals are off-set by beneficial effects).
Negligible beneficial	Where the proposed changes would be barely discernible within the landscape.
Minor beneficial	Where the proposed changes would reflect the existing character and would slightly improve the character and quality of the landscape.
Moderate beneficial	Where the proposed changes would not only fit in well with the existing character of the surrounding landscape but would improve the quality of the resource through the removal of detracting features.
Major beneficial	Where the proposed changes would substantially improve character and quality through the removal of large-scale damage and dereliction and provision of far reaching enhancements.

- 1.25 The effect of relevant aspects of the project on views are described and evaluated as set out in Table 6 below.

Table 6: Significance of visual effects

Significance of effect	Definition (visual resource/receptors)
Major adverse	Where the proposed changes would form a major part of the view, or would be uncharacteristic, and would alter valued views.
Moderate adverse	Where the proposed changes to views would be out of scale or uncharacteristic with the existing view.
Minor adverse	Where the proposed changes to views would be at slight variance with the existing view.

Significance of effect	Definition (visual resource/receptors)
Negligible adverse	Where the proposed changes would be barely discernible within the existing view.
Neutral	Where the project would be imperceptible or would be in keeping with and would maintain the existing views or, where on balance, the proposals would maintain the quality of the views (which may include adverse effects of the proposals which are offset by beneficial effects for the same receptor).
Negligible beneficial	Where the proposed changes would be barely discernible within the existing view.
Minor beneficial	Where the proposed changes to the existing view would be in keeping with and would improve the quality of the existing view.
Moderate beneficial	Where the proposed changes to the existing view would not only be in keeping with but would greatly improve the quality of the scene through the removal of visually detracting features.
Major beneficial	Where the proposed changes to existing views would substantially improve the character and quality through the removal of large-scale damage and dereliction and provision of far reaching enhancements.

1.26 The level of effects, adverse or beneficial, is described as Major, Moderate, Minor or Negligible. Where Negligible adverse and beneficial effects occur within the same view or same landscape, the effect can be described as neutral on balance. The level of effects varies according to individual circumstances and the baseline situation, for example the presence of landscape designations and / or visual detractors.

1.27 A conclusion regarding the significance of each effect on a landscape or visual receptor needs to combine separate judgements about the sensitivity of receptors and magnitude of change as a result of the proposed development. GLVIA3 states at paragraph 5.55 that a sequential approach can be taken to appraisal of significance; *“susceptibility to change and value can be combined into an appraisal of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an appraisal of magnitude for each effect. Magnitude and sensitivity can then be combined to assess overall significance”*.

Limitations and assumptions

1.28 The visual appraisal is based on analysis of available OS mapping of the Application Site and surrounding area and field survey of views towards the Application Site from publicly accessible viewpoints in the surrounding landscape. Although every effort has been made to include viewpoints in sensitive locations and areas from which the proposed development is likely to be most visible, not all public viewpoints, from which the proposed development may be seen, are included in the appraisal.

1.29 The field survey to inform the appraisal of both landscape and visual effects was undertaken in winter 2020, when existing deciduous vegetation was devoid of leaf (worst case scenario). As such,

the assessment of potential visual effects at summer Year 15 is necessarily based on the anticipated visibility, utilising professional judgement, of the proposed development within the summer scene.

2 PLANNING POLICY CONTEXT

General

- 2.1 This section summarises the national and local planning policies pertinent to landscape and visual issues, which are considered to be of relevance to the proposed development. The following policy documents have been reviewed as part of the study.

Local Policy Context

- 2.2 As part of establishing the existing baseline environment, this appraisal has reviewed and considered relevant planning policies in the Local Plan (Core Strategy) and Local Plan (Allocations) (adopted July 2014) (Table 2.1). Other documents, of material consideration, are reviewed in paragraphs 2.4 to 2.10.

Havant Borough Local Plan (Core Strategy) (adopted March 2011) and Local Plan (Allocations) (adopted July 2014)

- 2.3 The adopted local plan is made up of the Havant Borough Local Plan Core Strategy (2011) and the Site Allocations Plan (2014). The Local Plan together with the Hampshire Minerals and Waste Plan (2013) form the Development Plan for the Borough. The Core Strategy and Allocations Plan will remain in place until the new Havant Borough Local Plan is adopted. The Havant Borough Core Strategy sets the planning framework for the development of land in the Borough, for the period up to 2026. The strategy has sought to address local needs for housing and economic development. This document has been reviewed and policies, considered to be of relevance to this appraisal, are detailed in full within the Local Plan and are summarised in Table 2.1 below.

Table 2.1

Plan Policy	Details
The Havant Borough Local Plan (Core Strategy)	
CS9 Housing	1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026. 2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds. 3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing. 4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.

Plan Policy	Details
	5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities. 6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care. 7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026. 8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land
Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough	Planning permission will be granted for development that: 1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community. 2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland. 3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local]. 4. Protects and where appropriate enhances the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Plan Policy	Details
	5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation. 6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests. 7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh. 8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration. 9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map. 10. Protects the best and most versatile agricultural land that has the greatest potential for local food security. 11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.
CS12 Chichester Harbour Area of Outstanding Natural Beauty (ANOB)	Development will be permitted where it: 1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting. 2. Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area. 3. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan). 4. Meets the policy aims of the Chichester Harbour AONB Management Plan and Havant Borough Core Strategy March 2011 70

Plan Policy	Details
	5. Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal
DM8 Conservation, Protection and Enhancement of Existing Natural Features	Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below: 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality. 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival. 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments. 4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.

The Havant Borough Local Plan (Allocations)

AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements	The urban area boundaries for Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville are defined on the Policies Map. The Borough's undeveloped gaps are those areas between the urban area boundaries of Waterlooville, Leigh Park, Havant, Emsworth; together with the undeveloped gaps between them and neighbouring boundaries with Portsmouth, Winchester, East Hampshire and Chichester. Planning permissions will be granted for developments within the undeveloped gaps that help to define the separate identity of settlements and prevent their coalescence, and meets any of the following: 1. Relates to small scale householder development. 2. Meets an overriding public need e.g. For community or recreation use, that cannot be accommodated elsewhere in the Borough.
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Plan Policy	Details
	3. Meets the policies for exceptional development in 'rural areas', set out in the NPPF. Land outside the defined urban area on Hayling Island is 'non-urban' rather than undeveloped gap. Development of exceptional affordable housing in the non-urban areas of Hayling Island is not considered appropriate or necessary and is likely to be refused planning permission.

Other Material Considerations

National Planning Policy Framework (February 2019)

- 2.4 The Ministry of Housing and Local Government published an update to the 'National Planning Policy Framework' (NPPF) document in February 2019. The document consolidates a number of policy statements, circulars and related documents into a single document. It replaces all previous national planning policy in relation to landscape issues. Paragraph 170 of the NPPF states that "Planning policies and decisions should contribute to and enhance the natural and local environment" (Page 48).
- 2.5 The NPPF emphasises the importance of sustainable development. Paragraph 7 of the NPPF states, "The purpose of the planning system is to contribute to the achievement of sustainable development" (Page 5). Three objectives of sustainable development are highlighted by the NPPF which should be considered which includes (along with Economic and Social objectives) an "Environmental Objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy". These objectives should not be considered in isolation as they are mutually dependant.
- 2.6 The NPPF (2012) previously indicated that, "Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking". One of these 12 principles indicate the need to, "take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it." This statement (and the core planning principles section) have been removed from the NPPF to avoid duplication with other chapters. However, its principles are enshrined in paragraph 127 of the NPPF which also updates Section 7 of the NPPF ("Requiring Good Design"). Paragraph 127 of the NPPF states that:
- "Planning policies and decisions should ensure that developments:*
- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b. are visually attractive as a result of good architecture, layout and effective landscaping;*
 - c. respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

- d. *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit;*
- e. *optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public spaces) and support local facilities and transport networks;*
- f. *create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience” (Page 38-39).*

2.7 Section 15 of the NPPF is entitled “Conserving and enhancing the natural environment”. Paragraph 170 states that, “The planning system should contribute to and enhance the natural and local environment by:

- g. *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- h. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland*
- i. *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- j. *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- k. *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- l. *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.” (Page 49).*

2.8 Paragraph 172 within the NPPF re-affirms the importance of the Area of Outstanding Natural Beauty (AONB) and National Park designations stating that, “Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- c. *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated” (Page 49/50).*

2.9 Paragraph 180 requires that new development is appropriate to its location, ensuring relatively undisturbed areas retain tranquillity and amenity value, and that the impact of light pollution from artificial light is limited within intrinsically dark landscapes.

National Planning Practice Guidance (NPPG)

- 2.10 On 6th March 2014 the Government published Planning Practice Guidance (PPG). This replaces a number of older guidance notes and complements the National Planning Policy Framework (NPPF). The new guidance is not intended to provide further policy but instead is meant to help clarify issues relevant to the planning regime. Planning practice guidance has been produced for the 'Natural Environment' (amongst others); providing further information in relation to most of the paragraphs noted above with respect to the NPPF.

3 BASELINE CONDITIONS

- 3.1 This section contains a description of the Application Site, together with a description of the features that contribute to the landscape character of the study area. It would also provide a summary of existing local character assessments, and a description of the types of visual receptors present within the local area, in addition to the specific Representative Viewpoints identified.

Landscape Baseline

Landscape Character

- 3.2 The study area is covered by a number of landscape character assessments which have defined and described landscape at a National and a District level.

National Landscape Character

- 3.3 At a national level, the Application Site falls within 126: South Coast Plain (NCA), (Figure 5). NCA 126 is described as ‘...a flat, coastal landscape with an intricately indented shoreline.... The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders. Chichester Harbour Area of Outstanding Natural Beauty lies within this NCA...’.
- 3.4 The key characteristics of ‘NCA 126: South Coast Plain pertinent to the Application Site and study area are as follows:
- “The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond”,
 - “The underlying geology of flinty marine and valley gravels.... This gives rise to deep and well-drained high quality soils”,
 - “Coastal inlets and ‘harbours’ contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks,”
 - “The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns...,”
 - “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”.

District Landscape Character

- 3.5 At a district level the Landscape Character Assessment for Havant Borough (Havant Borough Townscape, Landscape and Seascape Character Assessment Volume) was prepared by Kirkham Landscape Planning Consultants on behalf of Havant Borough Council in 2007. The study constitutes a review of the 1996 Landscape Character Assessment and seeks to refine and subdivide the national character areas into Landscape Character Types (LCTs) and Areas. LCTs are broad tracts of landscape with similar characteristics that may occur in different parts of the borough. Landscape Character Areas (LCAs) are unique geographical areas of a specific landscape

type. The Landscape Character Assessment considers the distinctive landscapes of Havant Borough and provides guidelines on maintaining that diversity and managing landscape change.

- 3.6 The assessment identifies 16 Landscape Character Types and 43 Landscape Character Areas across the Havant Borough district. The entire Application Site falls within the Landscape Character Type (LCT) H: Open Lower Harbour Plain and Landscape Character Area 41: South Moor and Broadmarsh Coastal Park (Figure 4). LCA 41 covers the open area of land to the west and south of Brockhampton industrial estate. Langstone lies to the east, with Langstone Harbour to the south and Brockhampton to the north.
- 3.7 The key characteristics of LCA41 South Moor and Broadmarsh Coastal Park, pertinent to this appraisal, include:
- Intermittent thick hedgerows separate the fields to the east, while the areas of amenity grassland are surrounded by tree belts.
 - This landscape character area consists of a series of habitat mosaics separated from each other by roads and urban areas
 - In the south eastern corner of the landscape character area there is a mosaic consisting of a large patch of improved grassland which runs between this character area and LCA 28
(note: The Application Site is located in this area)
 - Constant traffic noise from the A27 (T) and the A3 (M) and to the east from the A3023
 - Good pedestrian access to the harbour edge with the Solent Way and Wayfarers Walk, both leading and providing access back into Havant.
 - Areas of enclosure especially within the wooded Coastal Park contrasts with a strong sense of openness adjacent to the harbour side
 - Views of parts of Brockhampton industrial estate are seen protruding above the intervening tree line.

Site Description

Location, Land Use and Development Context

- 3.8 The Application Site is approximately 2.9 Hectares (Ha) in extent and is currently occupied by an open field containing no buildings. The Application Site is open to the north and bound by a low timber post and rail fence, adjacent to residential properties located along The Mallards road. In contrast a row of mature trees is located along the western boundary. To the south, beyond the southernmost Application Site boundary, is bound by garden fences and mature vegetation located to the rear of residential properties located off Mill Lane. The eastern site boundary is located adjacent to Langstone Road (A3023) and is bound by a low timber post and rail fence with mature avenue trees located along the west of the road. The main access to the Application Site is by way of an existing road, The Mallards, to the north.
- 3.9 The Application Site is currently occupied by a large pastoral field, bounded by timber post and rail fence to the north and east, beyond which is an avenue of trees on Langstone Road. To the west the site is bounded by a mature tree and hedge line. The southern Application Site boundary is open, with a small strip of open grassland separating the Application Site from the rear of residential properties along Mill Lane located to the south

- 3.10 The immediate surroundings of the Application Site are typified by urban development including some circa. 1980s and more modern infill development to the north of the Application Site, accessed off The Mallards. By contrast, to the south and east are residential districts more typical of the historic development of this part of Langstone, with ribbon development of larger detached properties in large gardens, generally following the road network, interspersed with mature hedgerows and trees.

Topography and Drainage

- 3.11 Topographical variation and drainage features are illustrated on Figure 3. The topography of the study area is typified by gently undulating landforms, with higher ground to the north particularly around Havant, Westbourne and Farlington / Purbrook. There are some locally defined ridgelines which fall away gently to the south towards Langstone Harbour.
- 3.12 The Application Site is located on generally flat land, at or around 5m AOD, which slopes very slightly to the south towards Mill Lane.

Vegetation within the Application Site

- 3.13 The Application Site is a large area identified as improved grassland with no trees or shrubs present.

Vegetation within the Surrounding Area

- 3.14 There are mature trees and scrub vegetation present to the immediate west of the Application Site and an avenue of mature trees to the east.
- 3.15 The remaining area, in close proximity to the Application Site is typified by an urban / suburban area, with mature private garden vegetation interspersed by mature trees and hedgerows which would likely have been part of field boundaries. Beyond the residential development, the area is typified by enclosed small scale pastoral fields with intact field boundary hedgerows/ linear tree belts and large open areas of marshland, prone to flooding.

Access and Infrastructure

- 3.16 There is no public access to the Application Site. A public right of way (The Shipwrights Way) passes in close proximity to the south west of the Application Site, joining the well-used roadside foot / cycleway. The route crosses the A3023 and follows a disused railway to the north west.
- 3.17 A network of Public Rights of Way (PRoW) extends across the study area and provides connections to towns, often following field boundaries and distinctively along coastal paths linking to urban areas in the wider borough.
- 3.18 The nearest major road is immediately to the east of the Application Site. The A3023 (Langstone Road) is the main arterial route to Hayling Island and as such is very busy. Roads within the wider study area are predominantly residential streets with the A27 / A3(M) within the northern half of the study area.
- 3.19 The closest residential properties are accessed off The Mallards to the immediate north of the Application Site.

Landscape Value

- 3.20 As part of the baseline description of the study area the value of the landscape that would be affected has been established. The NPPF at paragraph 170 states that “Planning policies and decisions should contribute to and enhance the natural and local environment by; protecting and enhancing valued landscapes.”
- 3.21 GLVIA3 defines value as” the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons... A review of existing landscape designations is usually the starting point to understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows may also have value.”

Designated Landscapes

- 3.22 The Application Site is not located in an area of countryside designated for its landscape value or quality either at national or local level. The Chichester Harbour Area of Outstanding Natural Beauty (AONB) is in close proximity to the south east of the Application Site, at some 25m, at its nearest point, to the southernmost parts of the Application Site.

Non-designated Landscapes

- 3.23 As discussed, the Application Site does not lie within a nationally or locally designated landscape. This does not mean that the Application Site has no value. As described in paragraph 3.3, the ELC requires that account should be taken of all landscapes, designated or not. In GLVIA3, Box 5.1, sets out a range of factors that might be considered to help in the identification of valued landscapes and are used in this appraisal to establish value.

Landscape Quality

- 3.24 Landscape quality, or condition, measures the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- 3.25 The hedgerows and trees associated with the western boundary of the Application Site are a strong feature and enclose the site from clear views from open marshland to the west and have a high value. The open grass within the Application Site itself has no more than medium to low value. To the east of the site, immediately adjacent to the site boundary, a distinctive avenue of mature trees along the A3023 is considered to be of medium to high value contributing to the overall character of the area, albeit not directly affecting the landscape quality of the Application Site itself.

Scenic Quality

- 3.26 This measures the degree to which the landscape appeals primarily to the visual senses. The visual baseline is analysed in more detail below.
- 3.27 The improved grassland within the Application Site does not have more than low to medium scenic value. Although it is an area of countryside, it extends into the urban area and is therefore heavily influenced by its surroundings and has limited scenic, i.e. open countryside, quality. The grassland does give relief from built form and acts as a buffer between development areas. The surrounding vegetation including hedgerow with trees and woodland blocks defines the enclosed character of

the site, with limited views to the site from the wider landscape. Albeit that the eastern boundary to the Application Site is generally open, facing the A3023.

- 3.28 The open marshland and small areas of farmland, woodland blocks and hedgerows interspersed with predominantly residential development to the south, with more dense urban development to the north, define the wider character of this part of Havant Borough and has a medium to high value. Distant views to the areas, across open water and marshland from the south to the treed shoreline are attractive feature locally, much of which is designated and within the Chichester Harbour AONB and / or local conservation areas.

Rarity and Representativeness

- 3.29 Rarity is concerned with the presence of rare features and elements in the landscape or the presence of a rare character type and representativeness analyses the features or elements within the site and its surroundings which are considered particularly important examples, which are worthy of retention.
- 3.30 The pastoral open grassland of the Application Site, while not commonplace in the local area cannot be defined as rare. The vegetation surrounding the site is more representative of the urban area landscape character area of Langstone (LCA27) than that of the South Moor and Broadmarsh Park (LCA41) within which the Application Site sits.

Conservation Interests

- 3.31 This considers the presence of features of wildlife, earth science, historical and cultural interest that can add value to a landscape.
- 3.32 There are no ecological or heritage designations on the Application Site itself to increase its value. As with most sites there is some ecological interest, and this would be considered in a separate study. The areas of special marsh / pastoral grassland or deciduous woodland blocks within the wider study area form better quality habitats and have a medium to high value.

Recreational Value

- 3.33 This considers any evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- 3.34 There is no public access to the Application Site and therefore it has no direct recreational value. A network of well used public footpaths pass in close proximity to the site. Including the Shipwrights Way to the south and there is a well-travelled footway / cycleway immediately adjacent to the eastern boundary which links to the wider network.
- 3.35 To the south of the Application Site are the Mill Lane and Langstone Conservation Areas. Although not directly affecting either of these locally important designations, the existing pastoral field that comprises the Application Site to its northern parts, acts as a green buffer between existing development and the Conservation Area(s). Albeit that existing residential development has extended to the boundary of Langstone Conservation Area to the east of the A3023.

Perceptual Aspects

- 3.36 A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity

- 3.37 The landscape of the site is managed. The managed land does not have wild qualities and the northern and eastern boundaries of the Application Site are defined by roads. The hedgerows with trees to the western boundary provide good visual containment and a sense of enclosure. Open views of existing residential properties to three sides and constant road noise from the very busy A3023 limit the sense of tranquillity to low value.

Associations

- 3.38 This considers any evidence of artistic endeavours and historic events that contribute to the perceptions of the natural beauty of an area.
- 3.39 The site and its immediate surroundings do not have any special cultural, literary or artistic associations that increase its value.

Summary of Landscape Value

- 3.40 The value of the landscape of the Application Site and the surroundings is considered to range for medium to high. The elements of grassland, hedges, trees and shrubs and hedgerow with tree boundaries which comprise the site are not rare within the South Moor and Broadmarsh Park / Langstone character areas. The Application Site has no public recreational value and cannot be accessed by the public using PRow. Visual amenity value is limited to open views from the immediate local area. Particularly from the more open eastern boundary adjacent to the A3023. Views from the wider landscape are limited, with glimpsed views available from the PRow network to the west through existing tree and hedgerow vegetation. The site, although not wild or tranquil in itself, is part of a landscape which provides a characteristic buffer to existing settlement, particularly those areas of conservation interest to the south. Therefore, whilst the Application Site and surroundings have some positive landscape elements and some wildlife interest, these are not considered sufficient to elevate this landscape to one that is highly valued. Overall, the landscape of the Application Site does not have any special qualities and the contribution the site makes to the wider landscape is of medium value.

Visual Baseline

Representative Viewpoints

- 3.41 Representative viewpoints (the existing baseline view) looking towards the Application Site are listed and described in Table 1 above. The locations of these are shown on Figure 2, and the existing daytime view from each is described in table 1 above and shown on Figures 6.1 to 6.6.

Visual Receptor Groups

- 3.42 Visual receptors include the public and community at large, residents and visitors to the area. Representative viewpoints looking towards the proposed development have been selected and are described above and other potential visual receptor groups are summarised below.

Views from Residential Properties

- 3.43 People within residential properties are considered to have high sensitivity to changes in visual amenity. The views from windows of ground floor and living rooms are considered particularly sensitive to change. As people spend less time in the upper floor bedrooms these are considered less sensitive than ground floor views.

- 3.44 The nearest residential properties are to the north of the Application Site including, numbers 2 and 4 The Mallards, Southmere Farmhouse (No. 20) and properties immediately adjacent to it. Numbers 2 and 4 are not directly orientated towards the Application Site, though Southmere Farmhouse and the newly built residential properties adjacent to it are. With front elevation upper and lower storey windows enabling occupants to gain generally open views directly over the Application Site.
- 3.45 Other residential properties in close proximity to the Application Site include those to the south along Mill Lane and to the east on Langstone Avenue, parallel to the A3023 Langstone Road. Views from these properties towards the Application Site vary from relatively open to obscured / screened by existing vegetation and / or from top floor rear windows.

Views from Public Rights of Way (PRoW)

- 3.46 People travelling along Public Rights of Way (PRoW) through the countryside are considered to be receptors of high sensitivity due to the recreational nature of using PRoW. The susceptibility of visual receptors to change may be influenced by the visual amenity they experience at a particular location. Therefore, people using PRoW in more scenic areas are likely to be of higher sensitivity than pedestrians using rights of way in an urban context or pavements beside a road.
- 3.47 The closest PRoW, The Shipwrights Way, follows a route generally east to west, south of the Application Site. Users of this public right of way would have generally open views from a small part of it as it crosses the A3023 from Mill Lane, to the south east of the Application Site (Representative Viewpoint 2).
- 3.48 Views to the Application Site from the wider PRoW network are limited by existing intervening vegetation and development. There are glimpsed views to the Application Site, although not the land itself, from PRoW Footpath 51 to the west (Representative Viewpoint 3).
- 3.49 From other footpaths in the landscape of the surrounding area views of the Application Site are unlikely to be available due to the screening effect of intervening vegetation and / or relative distance to the site.

Views from Roads

- 3.50 People travelling in vehicles on roads are considered to have low sensitivity to change as their attention would be focussed on the road rather than the visual amenity of their surroundings.
- 3.51 The A3023 passes immediately adjacent to the eastern Application Site boundary. People travelling on this road would have generally open oblique views to the Application Site. Avenue trees and infrastructure paraphernalia would have a limited screening affect.
- 3.52 Langstone Avenue, further to the west, runs parallel to the A3023. People travelling on this road would have oblique views to the Application Site. Individual tree planting, areas of shrub planting and other roadside paraphernalia would have some screening affect, with more open direct views available at the junction with the A3023.
- 3.53 Similarly, there would be open oblique views from The Mallards to the north of the Application Site and a small part of Mill Lane to the south, as it joins the A3023.
- 3.54 Views from roads within the wider landscape are limited due to intervening vegetation and development.

4 PROPOSED DEVELOPMENT

Summary of Proposed Development

- 4.1 The proposed development comprises 65 detached and semi-detached two storey residential units, within an approximately 2.9 Hectare (Ha) site off the A3023 Langstone Road, Havant. The proposed site layout is shown on Figure A-02-010-SL Rev B Sketch Layout (Appendix A). The proposed development would include associated infrastructure, including internal access road off The Mallards, parking and landscaping, including individual native species tree and ornamental shrub planting. The southern parts of the Application Site, some 1.2 Ha, would be public open space (POS) in order to maintain separation from the proposed development and existing residential properties to the south, along Mill Lane, within the Conservation Area. The POS would include individual and small groups of native species tree planting, maintaining some of the existing open feel of the site, combining with the existing area of open grassland to the south of the Application Site. Existing tree, hedgerow and shrub vegetation to the western and eastern site boundaries would be retained and supplemented where possible and suitable.

5 APPRAISAL OF POTENTIAL EFFECTS

Operational Effects on Landscape and Visual Resources

- 5.1 This section describes the effects of the operational phase of the proposed development based on the site layout and landscape proposals shown on Figure A-02-010-SL Rev B Sketch Layout (Appendix A). The likely landscape effects that would result as a consequence of the proposed development are summarised below.

Potential Operational Phase Effects upon Landscape Resources

District Landscape Character

- 5.2 At a district level the Application Site is located within LCA41 South Moor and Broadmarsh Coastal Park, as derived from the Havant Borough Landscape Character Assessment. The proposed development, of some 65 detached and semi-detached residential properties, would result in the loss of an area of open grassland within the easternmost part of the South Moor and Broadmarsh Coastal Park character area. There would be a loss of openness within the northern part of the Application Site following development, however, with the retention of a substantial part of the Application Site to the south, to be POS, the openness of this part of the site would be retained. Boundary vegetation to the east would be retained and supplemented with new planting particularly to the more open boundaries. The new housing development would not be readily invisible with the wider surrounding landscape. The proposed development would introduce residential development and associated infrastructure into an area of land overlooked and heavily influenced by existing residential development, characteristic of this part of the LCA, and so, although the proposed development would result in a complete alteration of the overall landscape character of the site itself, the change would be compatible with the existing urban edge of Havant and so would fit with the overall character of an already urban area.
- 5.3 As discussed above, the proposed development would result in the partial loss of the openness of the site. In so doing, this would also result in the current buffer, forming part of the 'Undeveloped Gap Between Settlements' (Havant Borough Local Plan Allocations, Policy AL2) between areas of development to the southernmost part of Havant (along The Mallards) and that of existing development along Mill Lane, which incorporates part of the Langstone / Mill Lane Conservation Area, being eroded. However, the southern approximately third of the overall Application Site would be retained as POS. As such an element of separation would remain. Additionally, the proposed development would not extend development any further south than existing development. With residential property to the east of the A3023 Langstone Road extending up to Mill Lane and therefore limiting the sense of separation with the Conservation Area at this point.
- 5.4 The proposed development would not result in significant harm to the value of the local landscape as there would be no loss of important landscape features or elements and minimal influences on the characteristics of the surrounding landscape with the retention and enhancement of exiting site boundary vegetation. The adverse effects resulting from the change in character of the northern part of the Application Site from grassland to that of a well-designed residential development with integral landscape treatments, would be partially offset by the retention and enhancement of areas in the southernmost parts of the Application Site to that of an amenity landscape (POS) retaining and element of separation with existing development. The resultant magnitude of impact would be medium on a character area of medium sensitivity. The direct significance of effect on the site area

and small part of the LCA as a whole would be Moderate adverse, partially offset by the beneficial effects of new planting that would be sympathetically introduced as a result of the proposed development. The well contained nature of the Application Site, within a landscape structure supplemented by new landscape planting, would limit the effects on the wider character area to Negligible as a result of the negligible magnitude of impact, with the proposed development fitting into the general grain of the area of residential development.

Potential Effects upon Views

- 5.5 During the operational phase visual effects arise as a result of the introduced residential development. The proposals would have a degree of influence, particularly in local views in close proximity to it. Albeit that the proposed development would largely appear as an extension to existing residential development. The loss of openness and characteristic grassland of the site would be an obvious change in views local to the site.

Summary of Potential Operational Phase Visual Effects (Daytime) upon Receptors at Representative Viewpoints

- 5.6 The following text provides further details of the effect on the six viewpoints shown on Figure 2. Photographs are provided at Figures 6.1 to 6.6.

Representative Viewpoint 1: A3023 Langstone Road / The Mallards

- 5.7 Occupiers of vehicles travelling on The Mallards or pedestrians using the roadside pavements would gain near, open and direct and / or oblique views of the proposed development, dependant on the direction of travel. Due to the proximity and the lack of intervening vegetation the proposed development, without additional mitigation, would be an obvious and visible feature within views. The nature and character of a view of open grassland and housing beyond would be changed to one of residential development. Whilst houses currently form a feature of views, new houses would be located in close proximity to the viewer, obstructing current views to the treed western boundary.
- 5.8 The sensitivity of receptors in vehicles is low and pedestrians using the urban footway lane is medium and they would experience a large magnitude of impact resulting in a Major adverse significance of effect at winter Year 1.
- 5.9 At summer Year 15, proposed vegetation to the front of residential properties, although limited, would be in full leaf. Proposed vegetation, including hedgerows and shrub planting to the front of properties, maintained at a low height and individual trees planting would have fully matured and therefore offer some screening effect on views from this location. As would proposed vegetation within the wider development. However, due to the close proximity of the proposed development, it would remain a prominent feature within views. As such, it is anticipated that the magnitude of impact of the proposed development would remain large with the significance of effect being slightly reduced to Moderate adverse.

Representative Viewpoint 2: A3023 Langstone Road

- 5.10 Similarly, to Representative Viewpoint 1, users of the A3023 Langstone Road, a small part of Mill Lane and pedestrians / cyclists using the busy footway would have direct views to the proposed development from this location. The houses would bring a new development edge much closer within views than the properties at The Mallards. Proposed trees set within the retained grassland / POS would lie immediately south of the proposed development and would break up the visible mass

of the development over time. However, the proposed development would represent an obvious visual change.

- 5.11 The sensitivity of visual receptors in vehicles is low with pedestrians and cyclists using the shared footway, in an urban location, considered to be medium. It is anticipated that they would experience a medium magnitude of impact resulting in a Moderate to Minor adverse significance of visual effect at winter Year 1. Although close in views and prominent in nature, the proposed development would not represent a substantial alteration in the character of the baseline view. Adverse effects would be partially offset by the beneficial effects of additional tree planting to the POS area.
- 5.12 At summer Year 15, proposed vegetation, including additional tree planting, to the southern POS area and planting within the wider development would be fully matured and in full leaf. As a result, the visual influence and overall mass of the proposed development would be further broken up. Although it would remain a prominent feature in views with the overall magnitude of impact remaining at medium, due to the screening effect of the proposed planting, particularly to the south, the resultant significance of effect would be slightly reduced to Minor adverse upon receptors of low to medium sensitivity.

Representative Viewpoint 3: Public Right of Way (Footpath 51)

- 5.13 Users of a relatively small section of this PRow, particularly in winter months, would have glimpsed, generally oblique, heavily filtered views to the western part of the proposed development. Similar to that of the baseline view (Figure 6.3), this would be limited to the upper parts of residential properties but extended over a greater percentage of the view. Although partially visible, the proposed development would not represent an obvious feature within the view, with the overall composition of the view being unaltered. The retention of the substantial tree and shrub buffer to the westernmost boundary and existing layered vegetation outwith the site would filter views.
- 5.14 The sensitivity of visual receptors using the PRow network in the wider landscape is considered to be High. Although noticeable, particularly in winter, it is anticipated that the magnitude of impact experienced would be small, resulting in a Minor adverse significance of effect in winter. During summer months, the significance of effect would reduce to Negligible, approaching Neutral due to the existing and, to an extent, proposed vegetation being in full leaf. This would generally restrict possible views, albeit that some views may remain due to natural gaps and changes in the vegetative structure.
- 5.15 Existing mature vegetation to the west of the proposed development would be in full leaf at summer Year 15. With views in winter already limited, it is anticipated that views in summer would be further restricted. Although glimpsed views to the proposed development may remain through natural gaps in the vegetation, it is anticipated that the magnitude of impact upon views from highly sensitive users of this PRow would be reduced to negligible. With the significance of effect similarly reduced to Negligible adverse.
- 5.16 Of the remaining Representative Viewpoints (4, 5 and 6), it is anticipated that no part of the proposed development would be visible, due to the comparative distance to the site and / or intervening existing development / vegetation. As such, the overall composition of these views would remain unaltered, resulting in a magnitude of impact and significance of effect of No Change and No Effect respectively.

Summary of Views from Visual Receptor Groups

Residential Receptors

- 5.17 Residential properties have been identified within 500 m of the Application Site. The nearest residential properties are to the north of the Application Site. Including, numbers 2 and 4 The Mallards, Southmere Farmhouse (No. 20) and properties immediately adjacent to it.
- 5.18 Potential views from these and other properties to the south and east of the proposed development would be variously obstructed by existing intervening vegetation to their boundaries and within the immediate landscape, potentially limiting views from the ground floors of many of these properties. It is likely that the occupiers of properties most affected by the proposed development are those of Southmere Farmhouse and the properties immediately adjacent to it. Generally, there is an open aspect to the front elevation of these properties, which would enable occupiers to gain direct views to the proposed development in close proximity to the south. Proposed landscaping within the proposed development would serve to partially break it up in views. However, at this distance the proposed development would be a clear and obvious change to views. Any change of view for these high sensitivity receptors would be of large magnitude of impact, leading to a Major Adverse effect even in summer.
- 5.19 There are a number of residential properties to the east of the Application Site along Langstone Avenue. Due to substantial front garden vegetation to many of these properties and intervening vegetation, including evergreen trees and shrubs, potential views to the proposed development would be varied. Those properties with more open views, including number 51 and 53, to the junction of the A3023 Langstone Road would be most affected. There would be generally unobstructed lower and upper window front elevation views to the proposed development. At winter Year 1, proposed vegetation to the eastern boundary would have limited screening affect and the proposed development would be Any change in these views for High sensitivity visual receptors would be medium, leading to a Moderate adverse significance of effect upon the existing view from these properties. It is likely that the tree line to the western boundary would remain partially visible from these properties.
- 5.20 At summer (Year 15), it is anticipated that the potential effects of the proposed development upon views from properties along Langstone Avenue would diminish slightly. With proposed vegetation to the eastern boundary having matured, in full leaf and screening / breaking up the mass of the proposed development. Although the proposed development would remain an obvious change in the view, the magnitude of impact would be slightly reduced to small. In turn, the potential significance of effect upon views from a small number of properties along Langstone Avenue would similarly reduce to Minor adverse.
- 5.21 To the south there are number of large individual residential properties, accessed off Mill Lane, including Flint House, Tulip Tree House and Mulberry. A number of these properties have substantial rear garden vegetation which would limit potential views to the proposed development. Tulip Tree House and Flint House would, however, have generally open upper window rear and side elevation views. The proposed development would result in a new development edge being closer and therefore more obvious in views from these properties. At winter Year 1, these highly sensitive visual receptors would experience a magnitude of impact of medium, resulting in a Moderate adverse significance of effect. Albeit hat the change in their outlook would not be substantially different to the baseline.

- 5.22 At summer Year 15, due to proposed vegetation within the POS area to the south and within the proposed development, potential magnitude of impact and significance of effect would be reduced to small and Minor adverse respectively. Views to the proposed development would remain but would be broken up by proposed vegetation resulting in a beneficial effect that would partially offset any adverse effects.

Public Rights of Way

- 5.23 Views of the Application Site gained by people using the surrounding right of way network would be limited due to the high level of boundary vegetation and existing development around the site boundaries, along PRow and the influence of intervening vegetation. There would be generally open, oblique views from a small part of The Shipwrights Way (Representative Viewpoint 2) to the south of the proposed development. Glimpsed views, in winter months, would be available from Public Right of Way (Footpath 51) to the west of the proposed development (Representative Viewpoint 3). There would be no glimpsed or open views from remaining PRow in the wider landscape. Where potential views are possible these would be filtered over time by proposed vegetation to the south of the development. Any potential changes in view, from a small part of the Shipwrights Way to the south would generally be in character with the baseline situation, albeit that the proposed development would bring development closer in views and be partially screened by proposed planting. It is anticipated that users would experience a medium magnitude of impact resulting in a Moderate adverse significance of visual effect.

Surrounding Roads Network

- 5.24 The most obvious views from the surrounding road network would be from the A3023 Langstone Road, immediately to the east of the site, and The Mallards to the north. Receptors using these roads would gain transient views partially filtered by roadside vegetation and proposed vegetation to the eastern and northern boundary. Views to proposed residential properties would be prominent though not uncharacteristic of views available for much of the road's length. These low sensitivity receptors are transient and would experience a medium magnitude of impact leading to a Minor adverse significance of effect in transient views immediately adjacent to the proposed development. Effects would be short lived and not entirely uncharacteristic of the surrounding area.

6 SUMMARY

- 6.1 This appraisal has assessed the likely landscape and visual effects arising as a result of the proposed development of circa. 65 detached and semi-detached residential properties on land to the southern edge of Havant. The overall context of the site is that of a pastoral field bounded by existing vegetation to the west with a generally open aspect to all others, albeit that there is an avenue of mature trees to the eastern boundary outwith the site itself. The immediate landscape is defined as urban, predominantly residential in nature, interspersed with mature trees, hedgerows and small woodland blocks. There are occasional areas of open space with more expansive and open views across marshland and Langstone harbour to the south and west beyond the existing development and vegetation which encloses the site. The proposed development would introduce a number of residential properties to an area of land currently open, albeit heavily influenced and overlooked by existing development.

Summary of Potential Landscape Effects

- 6.2 At a site-based level, the proposed development would result in the loss of openness in a small part of LCA41 South Moor and Broadmarsh Coastal Park. This would be most obvious in the northernmost parts of the site where residential development would be located. Approximately one third of the Application Site, to the south, would be retained as POS and therefore retain the sense of openness to this part of the site. Existing vegetation to the western boundary and avenue trees, albeit outwith the site but immediately adjacent to the eastern boundary, would be retained. As such the overall grain of the landscape would remain the same. However, the loss of openness to parts of the site and the introduction of additional residential properties would be an obvious change within the local landscape in this small part of the overall LCA. With the existing urban nature of this part of the LCA, which influences the site, it is considered that the proposed development could be accommodated without any substantial effects upon the overall character of the LCA, although very local effects would be greater with the loss of a characteristic open grassland pastoral field, albeit with no public access.
- 6.3 The resultant magnitude of impact would be medium on a character area of medium sensitivity. The direct significance of effect on the site area and small part of the LCA would be Moderate adverse, partially offset by the beneficial effects of new planting that would be sympathetically introduced as a result of the proposed development. The well contained nature of the Application Site, within a landscape structure supplemented by new landscape planting, would limit the effects on the wider character area to Negligible as a result of the negligible magnitude of impact, with the proposed development fitting into the general grain of the area of residential development.

Summary of Potential Visual Effects

- 6.4 The location of the proposed development on the southern edge of Havant, adjacent to and surrounded by existing residential development and / or mature vegetation would result in a number of visual receptors, at differing distances and sensitivity, in the surrounding area experiencing a change in view. Obvious and noticeable effects would only be available at a very local level, immediately surrounding the site itself, e.g. Representative Viewpoints 1, 2 and a number of residential properties to the north, east and south of the proposed development. The significance of visual effect upon views in the local area from receptors identified above, including some limited views from parts of the PRoW network, would be either Moderate or Major adverse during winter

months, with the proposals being an obvious change in views at a local level, albeit not entirely uncharacteristic of this already urban landscape.

- 6.5 Visually, the proposed development would not intrude in views from the wider landscape, with only glimpsed heavily filtered views, in winter, from a local PRow (Footpath 51) to the west, Representative Viewpoint 3. The proposed development would be visually integrated within this urban and vegetated landscape. The significance of visual effect upon views in the wider landscape is either Negligible adverse or Neutral to No Effect for all locations.
- 6.6 As the landscape proposals mature, by summer Year 15, there would be an increase in the visual integration of the proposed development particularly in views from the south where the planting within the POS would mature to provide some visual screening and break up the overall mass of the development. This would result in the magnitude of impact being variously reduced slightly to, at worst, small. With significance of effect similarly reduced to Minor adverse (Representative Viewpoint 2) and Moderate adverse (Representative Viewpoint 1).
- 6.7 Overall, the development proposal would reduce the rural character of the location through the increase in built form, within an urban fringe setting. There would be an obvious change at a very local level due to the loss of some open land and the reduction of the physical or perceived gap to the settlement of Langstone to the south. Adverse effects as a result of the proposed development would be partially offset by a sympathetic landscape scheme appropriate to the local landscape. The proposed development would not result in significant harm to the views and visual amenity within the wider study area.

FIGURES



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- Legend**
- Study Area (3km radius)
 - Application Site Boundary
 - Ancient_Woodland_England
 - Area of Outstanding Natural Beauty (AONB)
 - Conservation Areas
 - Listed Buildings
 - Sites of Special Scientific Interest
 - Country Parks
 - Registered Park and Garden
 - CROW_Access_Land

Rev	Description	By	CB	Date

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Client **Persimmon Homes South Coast**

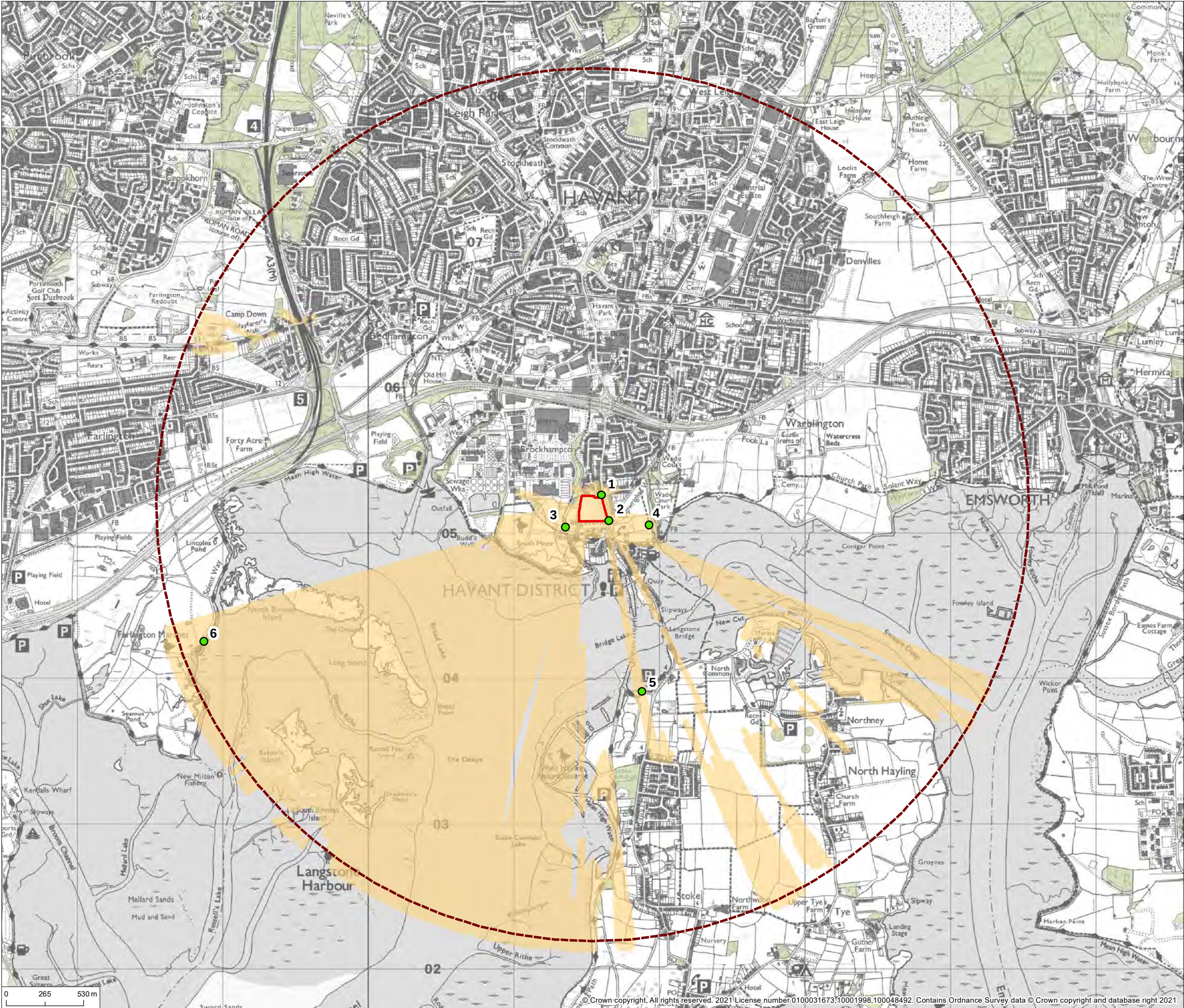
Project **Southmere Field, Langstone, Havant.**

Title **Landscape Planning Designations**

Status	Drawn By	PM/Checked By
DRAFT	GL	PH
Project Number	Scale @ A3	Date Created
JSL3529	1:25,000	JAN 2021
Figure Number	Rev	
1	-	

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Legend

- Study Area (3km radius)
- Application Site Boundary
- Candidate Viewpoints
- ZTV (Theoretical extent of surrounding landscape from where the proposed development may be visible)
- Substantial Woodland Blocks
- Existing Settlement

N

Note:

ZTV compiled assuming observer height as 1.5m at eye level, and takes into account screening effects of local settlements at 9m and existing vegetation / woodland at a height of 12m.

6 origin points, from within the Application Site, have been used to illustrate the ZTV. It is based upon a maximum ridge height of a proposed residential development at 9.2m AOD.

OS Terrain 5 data has been used for generating the ground model.

Rev	Description	By	CB	Date

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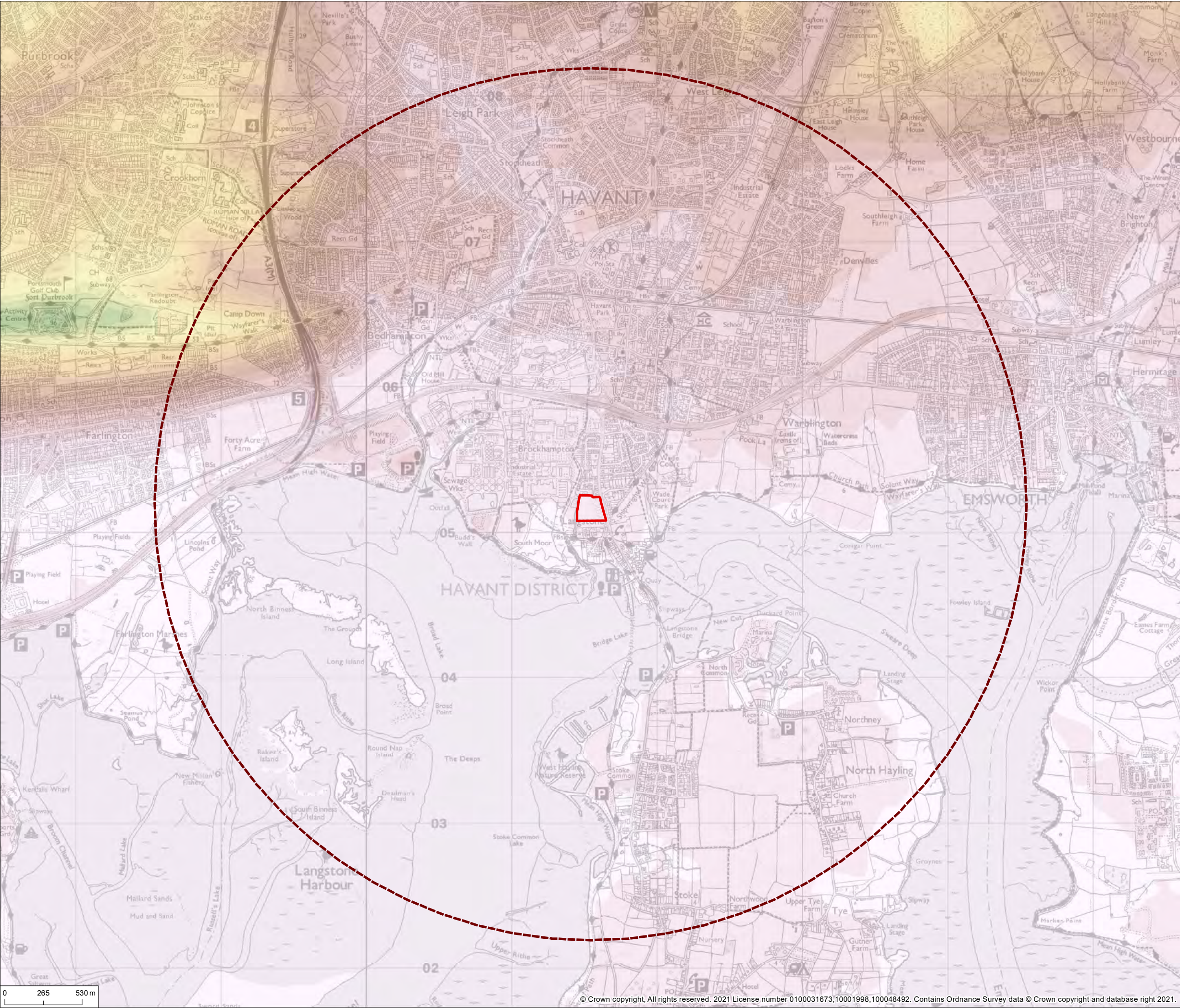
Client **Persimmon Homes South Coast**

Project **Southmere Field, Langstone, Havant.**

Title **Zone of Theoretical Visibility (ZTV) - inc. Representative Viewpoints**

Status	Drawn By	PM/Checked By
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Legend

Study Area (3km radius)

Application Site Boundary

Topography (mAOD)

- 2.00 - 3.00
- 3.00 - 8.00
- 8.00 - 13.00
- 13.00 - 18.00
- 18.00 - 23.00
- 23.00 - 28.00
- 28.00 - 33.00
- 33.00 - 38.00
- 38.00 - 43.00
- 43.00 - 48.00
- 48.00 - 53.00
- 53.00 - 58.00
- 58.00 - 63.00
- 63.00 - 68.00
- 68.00 - 73.00
- 73.00 - 78.00
- 78.00 - 83.00
- 83.00 - 88.00
- 88.00 - 93.00
- 93.00 - 98.00

N

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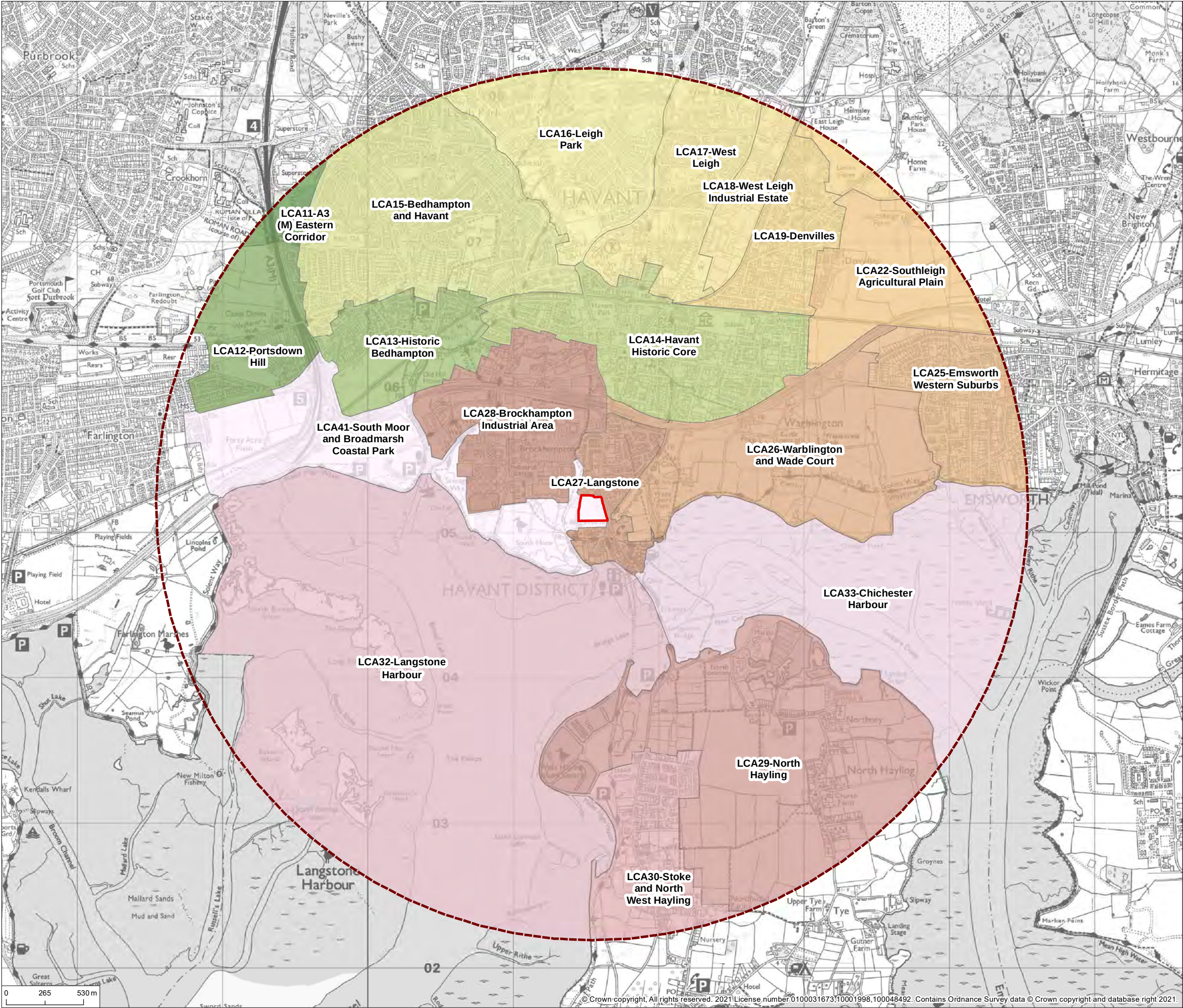
Client **Persimmon Homes South Coast**

Project **Southmere Field, Langstone, Havant.**

Title **Topography**

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Legend

Havant Borough Townscape, Landscape and Seascape Character Assessment 2007

- Landscape Character Areas**
- LCA11-A3 (M) Eastern Corridor
 - LCA12-Portsdown Hill
 - LCA13-Historic Bedhampton
 - LCA14-Havant Historic Core
 - LCA15-Bedhampton and Havant
 - LCA16-Leigh Park
 - LCA17-West Leigh
 - LCA18-West Leigh Industrial Estate
 - LCA19-Denvilles
 - LCA22-Southleigh Agricultural Plain
 - LCA25-Emsworth Western Suburbs
 - LCA26-Warblington and Wade Court
 - LCA27-Langstone
 - LCA28-Brockhampton Industrial
 - LCA29-North Hayling
 - LCA30-Stoke and North West Hayling
 - LCA32-Langstone Harbour
 - LCA33-Chichester Harbour
 - LCA41-South Moor and Broadmarsh Coastal Park

Rev	Description	By	CB	Date



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Client **Persimmon Homes South Coast**

Project **Southmere Field, Langstone, Havant.**

Title **Local Landscape Character Areas**

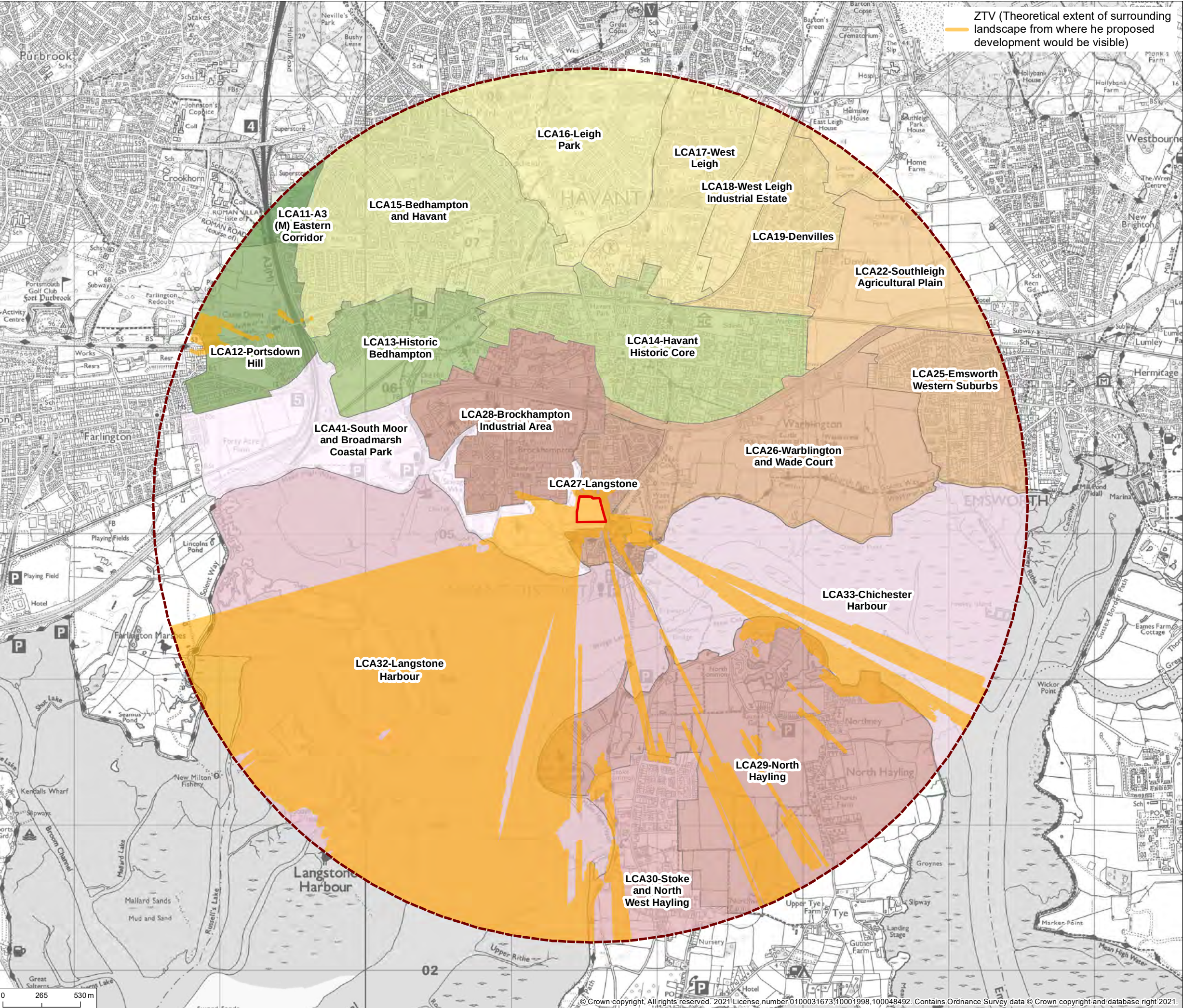
Status **DRAFT** Drawn By **GL** PM/Checked By **PH**

Project Number **JSL3529** Scale **@ A3 1:25,000** Date Created **JAN 2021**

Figure Number **4** Rev **-**

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ZTV (Theoretical extent of surrounding landscape from where he proposed development would be visible)

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Legend
Study Area (3km radius)
Application Site Boundary
Havant Borough Townscape, Landscape and Seascape Character Assessment 2007

- Landscape Character Areas**
- LCA11-A3 (M) Eastern Corridor
 - LCA12-Portsdown Hill
 - LCA13-Historic Bedhampton
 - LCA14-Havant Historic Core
 - LCA15-Bedhampton and Havant
 - LCA16-Leigh Park
 - LCA17-West Leigh
 - LCA18-West Leigh Industrial Estate
 - LCA19-Denvilles
 - LCA21-Southleigh Forest
 - LCA22-Southleigh Agricultural
 - LCA25-Emsworth Western Suburbs
 - LCA26-Warblington and Wade Court
 - LCA27-Langstone
 - LCA28-Brockhampton Industrial
 - LCA29-North Hayling
 - LCA30-Stoke and North West Hayling
 - LCA32-Langstone Harbour
 - LCA33-Chichester Harbour
 - LCA41-South Moor and Broadmarsh Coastal Park

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Client Persimmon Homes South Coast
Project Southmere Field, Langstone, Havant.
Title Local Landscape Character Areas (with ZTV)

Status DRAFT Drawn By GL PM/Checked By PH
Project Number JSL3529 Scale @ A3 1:25,000 Date Created JAN 2021

Figure Number 5 Rev -

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Note: Application Site occupies entire view.



Note: Application Site occupies entire view.



Note: Application Site occupies entire view.



Note: Application Site occupies entire view.





 Representative Viewpoint 5: Public Right of Way (Shipwrights Way)	Southmere Field, Langstone, Havant. JSL3529	Date of photograph: 15/12/2020	Horizontal field of view: 39.6° To be viewed at comfortable arms length	Figure: 6.5
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	Representative Viewpoint 6: Public Right of Way (Solent Way)	Southmere Field, Langstone, Havant. JSL3529	Date of photograph: 15/12/2020	Horizontal field of view: 39.6° To be viewed at comfortable arms length	Figure: 6.6
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APPENDIX A:

A-02-010-SL Rev B Sketch Layout



Persimmon Homes

House Type	No's	Storeys	Beds
Open Market			
Alnwick	4	2	2
Hanbury	6	2	2
Moseley	3	2.5	2
Chester	4	2	3
Chatsworth (integral garage)	6	2	3
Hatfield	1	2	2
Sutton	2	2.5	3
Souter	4	2.5	3
Clayton	5	2	3
Clayton Corner	0	2	3
Longthorpe (integral garage)	5	2	3
Chedworth	5	2	4
Corfe	1	2	4

Private tenure housing total

46

Affordable Housing

House Type	No's	Storeys	Beds
Affordable Housing (Shared)			
Alnwick (638)	4	2	2
Hanbury	0	2	2
Chester	2	2	3
Chedworth	1	2	4

Shared tenure housing total

7

Affordable Housing (Rented)

Corby	0		1
Alnwick (638)	6	2	2
Chester	6	2	3

Rented housing total

12

TOTAL

65

B	08.03.19	Red Line amended	br	sc
A	21.01.19	Developable area amended to reflect flood boundary	br	sc
Rev	Date	Revision Details	Dr	Ch



PERSIMMON
Together, we make a home

Job Title
Southmere Field, Langstone

Drawing Title
Sketch Layout

Job No	Drawing No	Rev
XXX	A-02-010-SL	B
Drawn	Checked	Date
br	-	24.07.18

Scale
1:500 @ A1 / 1:1000 @ A3

metres 10 20 30 40 50

Status
INFORMATION

APPENDIX B:

Representative Viewpoints (Contextual Panoramas)

Applicaion Site occupies entire view.

Residential propertis off
Mill Lane

Representative Viewpoint 1: A3023 Langstone Road / The Mallards

Approximate extent of Application Site

Residential propertis off
The Mallards

Footway / cycleway adjacent to the
A3023 Langstone Road

Representative Viewpoint 2: A3023 Langstone Road / Mill Lane

JSL3529_Appendix A_Representative Viewpoints_Contextual Panoramas





Representative Viewpoint 5: Public Right of Way (Shipwrights Way)



Representative Viewpoint 6: Public Right of Way (Solent Way)

REFERENCES

- Ref. 1: Guidelines for Landscape and Visual Impact Assessment: Third Edition, 2013 (Landscape Institute and Institute of Environmental Management and Assessment) (GLVIA3);
- Ref. 2: European Landscape Convention (2006);
- Ref. 3: National Planning Policy Framework (NPPF) (2019);
- Ref. 4: National Planning Practice Guidance (NPPG);
- Ref. 5: Havant Borough Core Strategy, Adopted March 2011;
- Ref. 6: Havant Borough Local Plan Allocations, Adopted version 2014;
- Ref. 7: NCA 126: South Coast Plain (published 18 March 2014);
- Ref. 8: Hampshire Integrated Character Assessment (2010); and;
- Ref. 9: Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007).