LAND AT HAVANT ROAD
EMSWORTH

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

for

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ACD ENVIRONMENTAL

Ecology
Archaeology
Arboriculture
Landscape Architecture

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1.0 Non-Technical Summary

1.1 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It is comprised of two main assessments, the first for landscape and the second for visual effects. The assessment has been conducted in line with published best practice guidelines and includes a desk study (data trawl of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical visibility) and onsite observations.

1.2 This report provides a landscape and visual impact assessment of the proposed development for 192 residential units.

1.3 A number of landscape character assessments have been undertaken including National Character Areas prepared by Natural England, Hampshire Integrated Character Assessment prepared by the Hampshire County Council and on site observations.

1.4 The site and its surrounding landscape were assessed during May 2016. A total of thirteen viewpoints were selected to represent residents of Emsworth, Warblington and Denvilles.

1.5 The visual impact assessment identified a total of one viewpoint with significant visual effects, representative of residents and road users.

1.6 Following mitigation measures, vegetation growth and weathering, the visual impact would be reduced to moderate and not classified as significant. For the remaining receptors the views of the development will remain largely unchanged or have only glimpsed views at such a distance that it would be difficult for the casual viewer to distinguish.

1.7 When this development is assessed in context with the wider landscape, the visual impact would be reduced, visually blending in with the surrounding suburban landscape to the east.

2.0 Introduction

2.1 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.

2.2 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It is comprised of two main assessments, the first for landscape and the second for visual effects. 'Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape. Due to the inherently dynamic nature of the landscape, change arising from a development may not necessarily be significant.'

2.3 'Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with the respect of visual amenity' Guidelines for Landscape and Visual Impact Assessment 3rd edition published by The Landscape Institute and Institute for Environmental Management and Assessment 2013

2.4 This report provides a landscape and visual impact assessment of the proposed development for 192 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station and substation.

2.5 The site is located at Havant Road, Emsworth and includes an appraisal of the following:

Landscape Impacts, including:

- direct impacts upon specific landscape elements within and adjacent to the site;
- effects on the overall pattern of the landscape elements which give rise to the landscape character of the site and its surroundings; and
- impacts upon any special interests in and around the site.

Visual Impacts:

- direct impacts of the development upon views in the landscape; and
- overall impact on visual amenity.

Proposals:

The proposed scheme comprises 192 units. Vehicular (and pedestrian) access to the development will be from Havant Road, and a separate pedestrian, cycle route and emergency access is proposed from Selangor Avenue. The development would also provide public open spaces with associated landscaping and Sustainable Urban Drainage (SUDSs).

The site is located on land used for grazing and comprises approximately 6.23 hectares. It is bounded to the north by A27 Havant Bypass and a railway line. To the east the site is bounded by houses fronting on to Selangor Avenue, to the south by Havant Road and to the west by a small group of houses

3.0 Assessment Methodology and Uncertainty

3.1 As a matter of best practice the assessment will be undertaken in accordance with the methods outlined in the following best practice guidance:

3.2 Guidelines for Landscape and Visual Impact Assessment (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA); and

3.3 Landscape Character Assessment: Guidance for England and Scotland, published by Scottish Natural Heritage and the Countryside Agency (2002).

3.4 In accordance with the GLVIA and other best practice guidance noted above, both the landscape and visual assessments will include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.

3.5 The assessment has been based on a desk-based review of relevant published guidance, including legislation and policy, baseline information production, and information followed by a number of detailed site appraisals.

3.6 The principal objectives of the LVIA are:

- to identify and classify the existing landscape likely to be affected by the construction and operation of the proposal and ancillary works;
- to identify the 'visual receptors' with views of the proposed development; and
- to assess the significance of effects on the prevailing landscape character and visual amenity, taking into account the measures proposed to mitigate any impacts identified.

4.0 Legislation and Policy Context

Landscape Planning Policies

4.1 Guidelines, legislation and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.

4.2 Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:

- The Countryside and Rights of Way Act 2000;
- Wildlife and Countryside Act 1981;
- Town and Country Planning Act 1990;
- Hedgerow Regulations 1997;
- Environment Act 1995;
- Countryside Act 1968; and
- The National Parks and Access to the Countryside Act 1949.

4.3 A more detailed assessment of relevant planning policies is included in Appendix C.

5.0 Baseline Study

5.1 Both the landscape and visual assessment include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change. The initial study area was set to a radius of approximately 2.5km from the centre of the site (50°51'03 N, 00°57'27 E) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.

5.2 Following an initial desk based assessment of aerial photography, Ordnance Survey mapping a Zone of Theoretical Visibility (ZTV) was prepared.

Zone of Theoretical Visibility

5.3 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the visual barrier effects of vegetation or buildings.

5.4 A computer generated ZTV was established and a study area together with a number of representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.

5.5 The extent of study area and viewpoints were selected, as part of the desk based scoping exercise, as being representative and having the potential to offer significant landscape and visual effects.

6.0 Method of Assessment

6.1 The landscape and visual impact assessments have been based on an evaluation of the sensitivity of the receiving landscape and visual receptors, and the magnitude of change associated with the introduction of the proposed scheme into the landscape and visual context of the study area.

7.0 Landscape Character Assessment Criteria

7.1 Description and classification of existing landscape character has involved a review of published regional and sub-regional landscape character assessment information.

7.2 Local landscape character and landscape sensitivity has been defined by taking account of landform, hydrology, vegetation, settlement, land use pattern, and cultural and historic features and associations, consequently the landscape character has been categorised as follows.

Quality

7.3 Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional and ecological perspectives, together with the state of repair of its constituent features or elements (e.g. hedgerows, woodlands, field pattern etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table.

Table 1. Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Value

7.4 The value attributed to an area of landscape reflects communal perception at a local, regional, national or, occasionally, international scale. It is informed by a number of factors including scenic beauty, wildness, tranquillity and particular cultural associations. Cultural associations may be widely held at a national scale or more local in nature. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes, perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable landscape as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

Table 2. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g. National Parks
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas, such as Areas of Outstanding Natural Beauty (AONB). Such areas may also relate to the setting of internationally or nationally statutory designated areas, e.g. National Parks.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Character sensitivity

7.5 Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, taking into account its key characteristics, landscape elements, composition and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers particular experiences such as remoteness or tranquillity. The criteria used to determine the sensitivity of landscape character are set out in the following table.

Table 3. Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	**Landscape elements**: Important elements of the landscape susceptible to change and of high quality and condition. **Scale and Enclosure**: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered. **Manmade influence:** Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors **Remoteness and Tranquillity:** Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	**Landscape elements:** Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. **Scale and Enclosure**: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. **Manmade influence**: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. **Remoteness and Tranquillity:** some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	**Landscape elements:** Important elements of the landscape insusceptible to change and of low quality and condition. **Scale and Enclosure:** Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views. **Manmade influence:** Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. **Remoteness and Tranquillity:** Busy and noisy, human activity and development, prominent movement.

Visual Sensitivity of Landscape Areas:

7.6 The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.

7.7 The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table 4. Landscape Visual Sensitivity

Landscape Visual Sensitivity	Typical Indicators
Very High	**Visual interruption:** Flat or gently undulating topography, few if any vegetative or built features. **Nature of views:** Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium	**Visual interruption:** Undulating or gently rolling topography, some vegetative and built features. **Nature of views:** Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	**Visual interruption**: Rolling topography, frequent vegetative or built features. **Nature of views:** Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

7.8 The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium, Low and Very Low.

7.9 Since each criterion has a varying weight in its contribution to sensitivity the overall value is determined by professional judgement.

7.10 For the purposes of this assessment greater weight is attributed to Landscape Value and Landscape Character Sensitivity since these factors have greater defining criteria in the description of the landscape characterisation.

Magnitude of Change

7.11 Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape elements (e.g. tree planting, landform, buildings, and watercourses etc.), which would arise through introduction of the proposed scheme.

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

Significance of Landscape Effects

7.12 The significance of the landscape character effects is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in Table 5.

7.13 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2015, 'Significant' landscape effects would be those effects assessed to be severe, major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

Magnitude	**Sensitivity**			
	Very High	**High**	**Medium**	**Low**
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

8.0 Visual Assessment Criteria

8.1 In conjunction with the landscape character impact assessment, a visual impact assessment has been undertaken in order to assess any potential visual impact arising as a result of the proposed development.

8.2 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location takes into account the:

- Sensitivity of the views and viewers (visual receptor) affected;
- Nature, scale or magnitude and duration of the change
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

Visual Receptors

8.3 Visual impact assessment considers the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.

8.4 A range of fixed visual receptors was initially considered, with emphasis placed on identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.

These preliminary viewpoints locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. In addition, field investigation identified a number of other closer viewpoints.

8.5 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Photography and photomontage in landscape and visual impact assessment advice notes issued by the Landscape Institute (Advice note 01/11).

8.6 Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, taking into account the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

8.7 The initial photographic study was undertaken in 2016 and viewpoints at varying close distance from the site were selected to represent the typical views of the site. ACD ref: BDWS20345 figure 4 shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the significance of the impact upon receptors in those locations.

8.8 The locations from which the proposed development will be visible are known as visual receptors. In accordance with the “Guidelines for Landscape & Visual Impact Assessment 3rd Edition”, for the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.

8.9 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.

8.10 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view. The assessment of the significance of effect is a result of the assessment of magnitude of the impact related to the assessment of sensitivity of the receptor.

Visual Receptor Sensitivity

8.11 The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.

8.12 In accordance with the GLVIA, for the purposes of the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table 7: Visual Receptor sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

8.13 The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.

8.14 It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

8.15 The visibility of the proposals and the magnitude of their change upon a view and the resulting significance of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from a main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked in accordance with the follow table.

Table 8: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Significance of Visual Effect

8.16 The significance of the visual effects is determined by the assessment of receptor sensitivity set against the magnitude of change as indicated by the matrix in Table 9.

8.17 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2015, 'Significant' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 9: Significance of Visual Effects

Magnitude	**Sensitivity**		
	High	**Medium**	**Low**
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Representative Viewpoint Assessment

8.18 Viewpoint selection has been chosen by a review of visual receptors within the vicinity of the site as well as the presence of landscape designations. The choice of representative viewpoints has been limited due to the location of the scheme and surrounding residential form. The baseline description of each view is contained in Section 10.0, within the visual impact assessment.

8.19 The following viewpoints in Table 10 were selected and submitted as part of the scoping report as being representative of the potential visual issues associated with the proposed development.

Table 10: Submitted Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Easting	Rationale for selection
1	Emsworth Road off A27 Subway	0.24km, E	50°51'00	00°57'47	Public footpath and road
2	St. George's Avenue	0.30km, SE	50°51'09	00°57'50	Residential (worst case)
3	A259, Havant Road	0.10km, NE	50°50'55	00°57'42	Public footpath and road
4	A259, Havant Road	0.06km, E	50°50'57	00°57'42	Public footpath and road
5	A259, Havant Road	0.01km, N	50°50'56	00°57'35	Public footpath and road
6	A259, Havant Road	0.04km, NW	50°50'56	0°57'29	Public footpath and road
7	Selangor Avenue	0.01km, W	50°51'01	00°57'25	Residential (worst case)
8	Selangor Avenue, off A259, Havant Road	0.05km, W	50°50'57	00°57'25	Residential (worst case)
9	A259, Havant Road, off Selangor Avenue	0.05km, NW	50°50'56	00°57'25	Public footpath and road
10	Solent Way (Church Path)	0.74km, NW	50°50'32	00°57'27	Public footpath (PRoW)
11	Solent Way (Church Path) at Chichester and Langstone Ramsar, SPA and SSSI	0.78km, NW	50°50'34	00°57'08	Public footpath (PRoW)
12	PRoW between Solent Way and Havant Road	0.40km, N	50°50'44	00°57'26	Public footpath (PRoW)
13	Solent Way (Church Path)	0.67km, N	50°50'36	00°57'45	Public footpath (PRoW)

Limitations of Assessment

8.20 The initial field study and photographic appraisal was undertaken during May 2016 at a time when views have the benefit of vegetation in full leaf. Photographs at the end of each viewpoint indicate the general outlook for receptors.

8.21 In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the significance of the impact upon receptors in those locations.

8.22 For the purposes of this report, the assessment has been based on development proposals illustrated in the planning application. The proposals include a series of elevations and sections for the various heights of buildings and a series of detailed development plans.

9.0 Establishment of Baseline Environment

Landscape Character Baseline

'Countryside Character Initiative' – Natural England

9.1 Natural England has published a study on its website entitled 'Countryside Character Initiative'. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development. This initiative is based on 'The Character of England: landscape, wildlife and natural features' map, first published in 1997, which divides England into National Character Areas (NCA's). These character areas were last updated and finished in 2014.

Within the South East of England the NCA of relevance to the study area, the site and its vicinity is NCA 126 – South Coast Plain.

9.2 The key characteristics of this area are:

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained highquality soils.
- In places, streams and rivers flow south from the higher land of the Downs to the sea.
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.

- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.
- The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation

Local Character Area

9G: Havant and Emsworth Coastal Plain

9.3 The key characteristics of local character area relevant to the study area are reproduced below:

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

LOCAL CHARACTER AREA

The character of the surrounding landscape is typical of the area, dominated by the A27 and open, intensively flat coastal plain. Trees are not a dominant feature, although there are typical Poplars for shelter and there is a pattern of large arable fields, defined by low hedgerows.

The site is currently a strip of grassland used for grazing, lying to the south of the A27 which forms one of its boundaries, the others being the A259 trunk road into Emsworth to the south and existing residential dwellings. The plot is adjacent to the Chichester Harbour AONB site which lies to the south of the A259 trunk road. The prominent landscape feature at this site is the vegetated embankment along the north western boundary adjacent to the A27. There are also trees in the centre of the site likely to have been associated with former field boundaries.

Assessed Landscape Sensitivity of Local Character Area		
Criteria	**Indicator Description**	**Assessed Result**
Quality	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident	Low
Value	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development.	Low
Character sensitivity	Some key landscape elements are susceptible to change, the area is subject to the presence of man-made infrastructure and industrial elements with engineered patterns. In terms of remoteness the area is subject to conspicuous human activity and development and in terms of tranquillity it is subject to some noise and noticeable movement. The landscape is partially enclosed but includes both middle distance views and broader views.	Low
Landscape visual sensitivity	Sparsely populated with frequent visual interruption due to vegetation and built features, it is recognised that the area includes routes with some degree of focus on the landscape.	Low
	Overall, Weighted Landscape Sensitivity.	**LOW**

Landscape Character of the Site and Its Surroundings

9.4 This section describes in detail, the site and its surroundings. The section also discusses in brief the issue of visual amenity from certain areas within the landscape.

Land to the North and West of the site

The railway line is located behind the existing trees in the background.

Existing vegetation on the A27 embankment

The site is bounded to the north and west by the A27 and the railway line and lies below the raised section of the A27. This creates a physical

barrier and there are no visual links between the landscape south of the road. The well-wooded areas on the embankment with A27 form a significant landscape feature.

Land to the East of the site

A significant mature tree along the eastern boundary.

To the east are existing residential properties along Selangor Avenue. The area beyond mostly comprises a large area of urban settlement. The majority of vegetation located along this boundary are less significant specimens and large shrubs with some significant mature trees.

Land to the South of the site

The A259 is located directly behind the hedgerow in the background.

The A259 trunk road into Emsworth and a mature boundary hedgerow form the southern boundary of the site. Beyond the A259 the landscape

mostly comprises arable and grazing fields with woodland patches and coastal meadows/marshes and mudflats towards estuarine basins.

Identification and Assessment of Potential Impacts.

9.5 This section aims to identify the Landscape and Visual effects of the proposed development during construction and operation.

9.6 For the purposes of this report the assessment is based on the effects encompassed by the zone of theoretical visibility within the extent of the 2.5km radius study area.

9.7 For the purposes of this report and as 'worst case', the construction and operational stages are assessed at peak construction and fully operational periods.

9.8 The characteristics of the proposed development that have been considered as part of this assessment are described below.

Characteristics of the Proposed Development

9.9 The proposed development site would be used for housing with additional landscape buffer planting to reduce the visual impact on the A259 and a buffer of planting to implement the existing vegetation along the existing residential properties to the east.

9.10 These principal elements are composed of the following features:

- 192 dwellings
- Vehicular access from Havant Road, and a separate pedestrian, cycle route and emergency access from Selangor Avenue.
- Diverted gas main
- Public open spaces with play areas, wildflowers grasslands and wetland areas
- Drainage features

9.11 The proposed buildings will be no more than 3 storeys high. It can be anticipated that taller features on site, such as rooftops and eaves have the chief potential to contribute to the most significant effects.

9.12 Landscape and visual impacts may result during both the temporary construction phase and the permanent operational period of the proposed development, including:

- Site establishment works including temporary spoil mounds;
- Construction activities, including the location of site compound areas, laydown areas and the use of cranes and task lighting;
- Permanent features introduced as part of the operational stage development proposals, including the principal visual features of the phased development which are proposed to be:
  - Raised ground levels to form building platforms;
  - Amended road infrastructure and associated car parking together with external lighting;
  - Development set within the consented and agreed framework of landscape structure planting;
  - Consented and agreed ecological conservation landscaping incorporating SUDS ponds and ditches as part of the development;

10.0 Assessment of Effects

10.1 This section aims to identify the issues relating to the impacts of the proposed development during construction and operation.

10.2 The characteristics of the proposed development that have been considered as part of this assessment are described below. The potential visual impact of the proposed development is assessed from the photographic viewpoints (ACD ref: BDWS20345 figure 4 for locations).

Landscape Character Impacts during Construction

10.3 While the current use of the site is primarily for grazing, the site contains landscape features in the way of wooded embankment or hedges that act as visual focal points. The existing hedges have been assessed as good structure.

10.4 The phased and gradual removal of the existing land uses of open grassland, hedges and trees, to be replaced with the storage of spoil, laydown areas full of materials, construction compounds and buildings under construction will form part of a perceived loss of localised landscape elements.

10.5 Figure 6 illustrates the extent of the overall proposal. The illustrative figure indicates that it is the hedge-lines and trees which are located towards the centre of the overall scheme that will require a phased removal. The existing vegetation to be retained will be supplemented and reinforced as part of the overall mitigation proposals.

10.6 While the above description explains the changes to the localised site landscape features, the assessment of landscape character impacts must be seen in the wider context of landscape elements that contribute and make up the character areas within the study area.

10.7 Landscape quality, value, character sensitivity and visual sensitivity as it relates to the individual LCA's have been determined. Taking into account

the perceived alteration to landscape character that the scheme will bring, it is assessed that the study area overall, will have a low landscape character sensitivity to this form of development.

10.8 In summary, both the proposed site itself and the local landscape in general, are assessed as having low landscape sensitivity. For the proposed site itself, it is assessed to be subject to a small magnitude of change, due to the minor loss or alteration to key elements or features and the introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for the construction of the proposal is assessed to be negligible. This assessment of landscape effect is not classified as ‘significant’.

Visual Impacts during Construction

10.9 The potential for visual impact will fluctuate throughout the period of construction, particularly during specific construction operations relating to taller structures. As construction progresses on these elements there will be a gradual change in the visual 'environment' as the working height increases.

10.10 The intermittent but temporary introduction of prominent tall features such as cranes used during the construction phases would have some short term, temporary visual effects on the visual amenity of both nearby and to a lesser degree longer distance sensitive receptors. In particular for short distance visual receptors, the taller cranes will be obvious, distinct and clearly visible (temporary) features within the landscape that may be readily noticed by the receptors.

10.11 Additional temporary visual effects will be caused as a result of construction vehicle movements to and from the construction site and for general construction operations.

10.12 During the construction phases, some temporary lighting will be required. It is not anticipated that there will be any activities requiring work on a 24-hour basis, however, the use of lighting to ensure safe working will probably be required particularly during the winter months. Some temporary lighting will be installed in line with ecological advice.

10.13 With the introduction of all these construction activities it would result in a noticeable change in the existing view, and would cause a noticeable change in the wider landscape that may be readily noticed by the observer or receptor. This would result in a medium magnitude of change.

10.14 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as either medium (road users), or high (residents on the north western edge of Emsworth and PRoW users). Consequently, with a high receptor sensitivity set

against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as Major/Moderate (i.e. ‘Significant’).

Operation Stage Impacts

Landscape Effects

10.15 The introduction of residential development within a substantial landscape framework will not be uncharacteristic when set within the existing attributes of the local receiving landscape. It can be determined that the introduction of features that are not in the local vernacular would be similar to more recent buildings found adjacent to the site The magnitude of change on landscape character is determined to be small – (a minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape and affecting an area of recognised landscape character).

10.16 Based on a low landscape sensitivity of both the local and wider landscape rather than of the site itself, the significance of effect on the landscape character resulting from the proposed development is therefore assessed to be negligible.

Visual Effects

10.17 The introduction of residential development within the existing landscape framework would not be considered out of character when considered as part of the wider setting. This includes the road network, existing development and infrastructure.

Viewpoint Analysis

10.18 The viewpoints have been selected to be representative of the types of views experienced by a range of sensitive receptors such as those listed in the preceding Table 10 and should be read in conjunction with ACD drawing: ACD ref: BDWS20345 Fig.4 Viewpoint Location Plan. The fieldwork was undertaken during May 2016.

10.19 A full list of viewpoints, are listed in Table 11 as follows;

Table 11: Viewpoint Locations

No	Viewpoint	Direction of view	Distance to site (Km)	Receptor sensitivity at viewpoint
1	Emsworth Road off A27 Subway	E	0.24	Medium sensitivity (People travelling through or past the affected landscape)
2	St. George's Avenue	SE	0.30	High sensitivity (occupiers of residential properties)
3	A259, Havant Road	NE	0.10	Medium sensitivity (People travelling through or past the affected landscape)
4	A259, Havant Road	E	0.06	Medium sensitivity (People travelling through or past the affected landscape)
5	A259, Havant Road	N	0.01	Medium sensitivity (People travelling through or past the affected landscape)
6	A259, Havant Road	NW	0.04	Medium sensitivity (People travelling through or past the affected landscape)
7	Selangor Avenue	W	0.01	High sensitivity (occupiers of residential properties)
8	Selangor Avenue, off A259, Havant Road	W	0.05	High sensitivity (occupiers of residential properties)
9	A259, Havant Road, off Selangor Avenue	NW	0.05	Medium sensitivity (People travelling through or past the affected landscape)
10	Solent Way (Church Path)	NW	0.74	High sensitivity (Users of public rights of way)

No	Viewpoint	Direction of view	Distance to site (Km)	Receptor sensitivity at viewpoint
11	Solent Way (Church Path) at Chichester and Langstone Ramsar, SPA and SSSI	NW	0.78	High sensitivity (Users of public rights of way)
12	PRoW between Solent Way and Havant Road	N	0.40	High sensitivity (Users of public rights of way)
13	Solent Way (Church Path)	N	0.67	High sensitivity (Users of public rights of way)

Viewpoint 1: *View from Emsworth Road*

Vp1	Panoramic View	***(Distance 0.24km looking east)***
Baseline Description	This is a view from the Emsworth Road off the entrance to the A27 subway. This view is representative of the potential views from the footpath and the road. This is a view from the road at the A27 embankment looking toward the subway entrance. Within the view there is the track to the left and the asphalt road to the right with existing vegetation growing on the A27 embankment. The proposed development site is located on the other side of the A27. The well-wooded embankment visible in the view foreshortens potential views of the wider landscape. From here the site is not visible.	
Landscape Sensitivity	Low – presence of manmade elements and noise.	
Predicted change	The proposed development site is located directly behind the A27. From this viewpoint the proposals will not be visible due to the raised section of the A27 and the interceding dense vegetation.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would not be discernible and there would be no change in the existing view.	
Assessment	Sensitivity Magnitude	Road users - Medium Negligible
Significance of Effect		*Negligible – Not significant*

Viewpoint 2: *View from St. George's Avenue*

Vp2	Panoramic View	***(Distance 0.30km looking south east)***
Baseline Description	This is a view from the St. Georges Avenue. This view is representative of the potential views from the housing along St. Georges Avenue and from the road itself. From here the site and the existing houses beyond are not visible in the background because there is a visual barrier between St. Georges Avenue and the development site. Within the view there is the grassland in the foreground and the field boundary hedgerow with the dense vegetation growing further away along the A27 raised corridor. The A27 cannot be seen. The proposed development site is located on the other side of the A27. The vegetation visible in the background blocks potential views of the wider landscape beyond. From here the site is not visible.	
Landscape Sensitivity	Medium – elements of the landscape of moderate susceptibility to change and of medium quality and condition	
Predicted change	The proposed development site is located behind the dense vegetation along the A27 corridor. From this viewpoint the proposals will not be visible due to the interceding dense vegetation.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would not be discernible and there would be no change in the existing view.	
Assessment	Sensitivity Magnitude	Residents - High Negligible
Significance of Effect		*Negligible – Not significant*

Viewpoint 3: *View from A259 Havant Road*

Vp3	Panoramic View	***(Distance 0.10km looking north east)***
Baseline Description	This is a view from the footpath at the A259 Havant Road. This view is representative of the potential views from the road. From here the site and the existing housing estate beyond are not obvious in the background because there is a visual barrier between the A259 and the development site. The site is located on the other side of the road and directly behind the overgrown hedgerow in the background to the right of the image. The house and the mature trees and boundary hedgerow limit the potential views at the landscape beyond. Within the view there is the Havant Road in the foreground with the residential property on the other side of the road and the mature trees/hedgerow along the A259. The footpath is visible to the right. Street lighting and vehicular movement is evident within the view.	
Landscape Sensitivity	Low – presence of manmade elements and noise.	
Predicted change	From this viewpoint the proposed development is located directly behind the mature hedgerow line visible to the right of the image. The proposed buildings will be set back from the road and therefore their rooflines will be obscured by the existing vegetaion. During the winter months when the trees have lost their leaves there will be a potential for the buildings to be seen from the road.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor.	
Assessment	Sensitivity Magnitude	Road users - Medium Very small
Significance of Effect		*Minor – Not significant*

Viewpoint 4: *View from A259 Havant Road*

Vp4	Panoramic View	***(Distance 0.06km looking east)***
Baseline Description	This is a view from the footpath at the A259 Havant Road at the junction with the Roman Road. This view is representative of the potential views from the road. From here the site and the existing housing estate beyond are not obvious in the background because there is a visual barrier between the A259 and the development site. The site is located on this side of the road and directly behind the overgrown hedgerow in the background to the centre of the view. The house and the mature trees and boundary hedgerow limit the potential views at the landscape beyond. Within the view there is the junction of the Havant Road and Roman Road in the foreground with the residential property to the left and the mature trees/hedgerow line to both sides of the A259. The footpaths are visible to both sides of the road. Street lighting and vehicular movement is evident within the view.	
Landscape Sensitivity	Low – presence of manmade elements and noise.	
Predicted change	From this viewpoint the proposed development is located directly behind the mature trees and the hedgerow line visible in the background to the centre of the view. The proposed buildings will be set back from the road and therefore their rooflines will be obscured by the existing vegetation. During the winter months when the trees have lost their leaves there will be a potential for the buildings to be seen from the road.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor.	
Assessment	Sensitivity Magnitude	Road users - Medium Very small
Significance of Effect		*Minor – Not significant*

Viewpoint 5: *View from A259 Havant Road*

Vp5	Panoramic View	***(Distance 0.01km looking north)***
Baseline Description	This is a view from the footpath at the A259 Havant Road looking north and directly at the development site boundary hedgerow. This view is representative of the potential views from the road. The site is located on the other side of the road and directly behind the overgrown hedgerow in the middle and to the right of the view. Although, the mature trees and the boundary hedgerow foreshortens the potential views of the landscape beyond, the rooflines will be partially visible during summer months and glimpses of the buildings will be visible during winter months, when the trees have lost their leaves. Within the view there is the Havant Road in the foreground with the mature trees/hedgerow line standing out in the background. The footpaths are visible to both sides of the road. Street lighting and vehicular movement is evident within the view.	
Landscape Sensitivity	Low – presence of manmade elements and noise.	
Predicted change	From this viewpoint the proposed development is located directly behind the mature trees and the hedgerow line visible in the background. Although, the proposed buildings will be set back from the road their rooflines will be partially visible. During the winter months when the trees have lost their leaves there will be a potential for the glimpses of the whole development to be visible.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would result in a perceptible change in the existing view but without affecting the overall quality and/or character of the view.	
Assessment	Sensitivity Magnitude	Road users - Medium Small
Significance of Effect		*Moderate/minor – Not significant*

Viewpoint 6: *View from A259 Havant Road*

Vp6	Panoramic View	***(Distance 0.04km looking north west)***
Baseline Description	This is a view from the footpath at the A259 Havant Road bus stop looking north west toward the development site. This view is representative of the potential views from the road. The site is located on the other side of the road and directly behind the overgrown hedgerow to the left and the residential properties to the right of the view with their hedgerow boundaries and trees. Although the trees and the boundary hedgerow foreshorten the views of the landscape beyond, the buildings will be partially visible during summer months and there will be a potential of more views during winter months, when the trees have lost their leaves. Within the view there is the Havant Road in the foreground with the residential properties and mature trees/hedgerow line visible in the background. The footpaths are visible to both sides of the road. Street lighting and pedestrian/ vehicular movement is evident within the view.	
Landscape Sensitivity	Low – presence of manmade elements and noise.	
Predicted change	From this viewpoint the development site will be set behind the existing boundary hedgerow and to the rear of the dwellings and further to the north along Selangor Avenue. The proposed buildings will be set back from the road and partially visible above the vegetation line. During the winter months when the trees have lost their leaves there will be a potential for the development to be more visible and glimpses through the leafless trees.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would result in a perceptible change in the existing view but without affecting the overall quality and/or character of the view.	
Assessment	Sensitivity Magnitude	Road users - Medium Small
Significance of Effect	*Moderate/minor – Not significant*	

Viewpoint 7: *View from Selangor Avenue*

Vp7	Panoramic View	***(Distance 0.01km looking west)***
Baseline Description	This is a view from the Selangor Avenue looking west at the proposed development. This view is representative of the potential views from the housing along Selangor Avenue and from the road itself. The site is located directly behind the back gardens of the residential properties visible in the foreground and their hedgerow boundaries and trees. Although, the houses and vegetation limit the views at the proposed development site beyond, the buildings will be clearly visible and well defined at this proposed emergency access of the new development. There exists the potential for residents to see the proposals from the rear of their properties.	
Landscape Sensitivity	Low – presence of manmade elements and noise.	
Predicted change	From this viewpoint the proposed development will be set to the rear of the dwellings and their associated vegetation and further to the north east and south along Selangor Avenue. At this access point the proposed buildings will be readily noticed and clearly visible above the existing residential houses. During the winter months when the trees have lost their leaves there will be a potential for the development to be more clearly visible.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would result in a noticeable change in the existing view and may be readily noticed by the observer or receptor.	
Assessment	Sensitivity Magnitude	Residents - High Medium
Significance of Effect	*Major/moderate – **Significant***	

Viewpoint 8: *Selangor Avenue, off A259, Havant Road*

Vp8	Panoramic View	***(Distance 0.05km looking west)***
Baseline Description	This is a view from the footpath at the Selangor Avenue junction with the Havant Road looking west toward the development site. This view is representative of the potential views from the housing along Selangor Avenue and from the roads. The site is located directly behind the residential properties in the middle of the view. Although, the trees and the houses foreshorten the views of the landscape beyond, the new buildings will be partially visible during summer months and there will be a potential of more views during winter months, when the trees have lost their leaves. There exists the potential for residents to see the proposals from the rear of their properties. Within the view there is the Havant Road to the left. The Selangor Avenue is visible to the right with residential units which are fronted by enclosed gardens with trees. Trees and hedgerows associated with the rear curtilages and the A259 line the horizon. Street lighting and vehicular movement is evident within the view.	
Landscape Sensitivity	Low – presence of manmade elements and noise.	
Predicted change	From this viewpoint the development site will be set to the rear of these dwellings and further to the north along Selangor Avenue. The proposed buildings will be set back from the road but partially visible above vegetation line visible on the horizon and the trees in the foreground. During the winter months when the trees have lost their leaves there will be a potential for the development to be more visible and glimpses through the leafless trees.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would result in a perceptible change in the existing view but without affecting the overall quality and/or character of the view.	
Assessment	Sensitivity Magnitude	Residents - High Small
Significance of Effect		*Moderate– Not significant*

Viewpoint 9: *View from A259, Havant Road, off Selangor Avenue*

Vp9	Panoramic View	***(Distance 0.05km looking north west)***
Baseline Description	This is a view from the footpath at the A259 Havant Road footpath looking north west toward the development site. This view is representative of the potential views from the road. The site is located on the other side of the road and directly behind the overgrown hedgerow to the left and the residential properties along the Selangor Avenue visible to the right of the view and their associated boundary hedgerows and trees. Although the trees and the boundary hedgerow foreshorten the views of the landscape beyond, the buildings will be partially visible during summer months and there will be a potential of more views during winter months, when the trees have lost their leaves. Within the view there is the Havant Road in the foreground with the residential properties and mature trees/hedgerow line visible in the background. The footpaths are visible to both sides of the road and the Selangor Avenue is visible to the right of the view. Street lighting and vehicular movement is evident within the view.	
Landscape Sensitivity	Low – presence of manmade elements and noise.	
Predicted change	From this viewpoint the development site will be set behind the existing boundary hedgerow and to the rear of the dwellings and further to the north along Selangor Avenue. The proposed buildings will be set back from the road and partially visible above the vegetation line. During the winter months when the trees have lost their leaves there will be a potential for the development to be more visible and glimpses through the leafless trees.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would result in a perceptible change in the existing view but without affecting the overall quality and/or character of the view.	
Assessment	Sensitivity Magnitude	Road users - Medium Small
Significance of Effect		*Moderate/minor – Not significant*

Viewpoint 10: *Solent Way (Church Path)*

Vp10	Panoramic View	***(Distance 0.65km looking north east)***
Baseline Description	This is a view from the public right of way. This view is representative of the potential views from the public right of way footpath and of the views further west along Solent Way. From here the site is not visible in the view. The view is across open rural landscape. Looking towards the horizon, the view is enclosed by the existing field hedgerows and trees and with some mature trees more visible in the foreground to the right of the view. The land is used for agricultural purposes. The Solent Way is visible to the left of the view. Electricity poles are visible from this location and add a man-made element into the rural feel of the view.	
Landscape Sensitivity	Medium – some manmade elements	
Predicted change	The proposed development site is located behind the dense field boundary vegetation. From this viewpoint the proposals will not be visible due to the interceding dense vegetation.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would not be discernible and there would be no change in the existing view.	
Assessment	Sensitivity Magnitude	Users of PRoW - High Negligible
Significance of Effect		*Negligible – Not significant*

Viewpoint 11: *Solent Way (Church Path) at Chichester and Langstone Ramsar, SPA and SSSI*

Vp11	Panoramic View	***(Distance 0.78m looking north west)***
Baseline Description	This is a view from the public right of way. This view is representative of the potential views from the public right of way footpath. From here the site is not visible in the background. The view is across rural landscape with the existing field hedgerows and trees in the foreground foreshortening the views of the landscape beyond. The Solent Way is visible to the left of the view. Electricity overhead cables are visible from this location and add a man-made element into the rural feel of the view.	
Landscape Sensitivity	Medium – some manmade elements	
Predicted change	The proposed development site is located beyond the dense field boundary vegetation. From this viewpoint the proposals will not be visible due to the interceding dense vegetation.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would not be discernible and there would be no change in the existing view.	
Assessment	Sensitivity Magnitude	Users of PRoW - High Negligible
Significance of Effect		*Negligible – Not significant*

Viewpoint 12: *PRoW between Solent Way and Havant Road*

Vp12	Panoramic View	***(Distance 0.51m looking north)***
Baseline Description	This is a view from the public right of way. This view is representative of the potential views from the public right of way footpath. From here the site is not visible in the background. The view is across rural landscape with the existing field hedgerows and trees in the foreground foreshortening some views of the landscape to the north. Existing residential development of Barn Close can be seen to the north east.	
Landscape Sensitivity	Medium – some manmade elements	
Predicted change	The proposed development site is located beyond the dense field boundary vegetation. From this viewpoint the proposals will not be visible due to the interceding dense vegetation.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would not be discernible and there would be no change in the existing view.	
Assessment	Sensitivity	Users of PRoW - High
	Magnitude	Negligible
Significance of Effect		*Negligible – Not significant*

Viewpoint 13: *Solent Way (Church Path)*

Vp13	Panoramic View	***(Distance 0.67m looking north)***
Baseline Description	This is a view from the public right of way. This view is representative of the potential views from the public right of way footpath. From here the site is not visible in the background. The view is across rural landscape with the existing field hedgerows and trees in the foreground foreshortening some views of the landscape to the north. Electricity overhead cables are visible from this location and add a man-made element into the rural feel of the view.	
Landscape Sensitivity	Medium – some manmade elements	
Predicted change	The proposed development site is located beyond the dense field boundary vegetation. From this viewpoint the proposals will not be visible due to the interceding dense vegetation.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Magnitude of Change	From this viewpoint the development would not be discernible and there would be no change in the existing view.	
Assessment	Sensitivity Magnitude	Users of PRoW - High Negligible
Significance of Effect		*Negligible – Not significant*

Summary of Visual Impacts and Significance

Table 12 Summary of Visual Significance of Effect for Operational Stage

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect
1	Emsworth Road off A27 Subway	Road Users	Medium	Negligible	Negligible
2	St. George's Avenue	Residents, Road Users	High	Negligible	Negligible
3	A259, Havant Road	Road Users	Medium	Very Small	Minor
4	A259, Havant Road	Road Users	Medium	Very Small	Minor
5	A259, Havant Road	Road Users	Medium	Small	Moderate/ minor
6	A259, Havant Road	Road Users	Medium	Small	Moderate/ minor
7	Selangor Avenue	Residents, Road Users	High	Medium	**Major/ moderate**
8	Selangor Avenue, off A259, Havant Road	Residents, Road Users	High	Small	Moderate
9	A259, Havant Road, off Selangor Avenue	Road Users	Medium	Small	Moderate/ minor
10	Solent Way (Church Path)	Users of PRoW	High	Negligible	Negligible
11	Solent Way (Church Path) at Chichester and Langstone Ramsar, SPA and SSSI	Users of PRoW	High	Negligible	Negligible
12	PRoW between Solent Way and Havant Road	Users of PRoW	High	Negligible	Negligible
13	Solent Way (Church Path)	Users of PRoW	High	Negligible	Negligible

Significance of Effects indicated in bold are considered Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 2015

11.0 Mitigation and Recommendations for Development

11.1 The scale of the proposals should be mainly 2 storey towards the edge of development to retain the same skyline to the south. Any 3 storey buildings should be kept back from the site boundaries. The whole development should also be kept back from the site boundaries to allow for boundary planting and visual barrier elements to help minimise impact of built form.

11.2 Materials that form the external envelope and roof of the buildings to match the surrounding existing palette. These colours will have a subtle impact on the wider landscape.

11.3 Additional trees should be planted along the southern and eastern boundaries to supplement the existing boundary vegetation.

12.0 Summary of Residual Impacts and Significance

Summary of Residual Landscape and Visual Effects

12.1 While the visual assessment has looked, where necessary, at both the construction stage and operational stage separately the residual impacts will only cover the operational stage since:

- The construction stage is temporary;
- Any planting mitigation will take some years to become effective.

12.2 The most successful mitigation will be the development of a substantial landscape framework to reinforce the existing retained hedges and trees. This additional visual barrier effect will reduce the visibility of the development to form either inconspicuous minor elements within the view or that no part of the development would be appreciated. The reassessment of visual impacts has been taken after this 15 year period following the start of the operational stage. In this time span any tree planting will have grown to over 8m high and any hedge planting, for example, will have now become a dense managed hedgerow.

Landscape Character

12.3 With the introduction of new residential development into this part of Emsworth and at the same time, the introduction of landscape management objectives including the introduction of further indigenous tree and hedgerow species, the overall magnitude of landscape character impact is assessed as still being small since in accordance with Table 5 the development would give rise to a loss or alteration to key landscape elements but may not be uncharacteristic when set against the attributes of this receiving landscape. Assessed against a landscape character that has been determined to have a low sensitivity, and a magnitude of change assessed as small the Significance of Effect will remain negligible.

Visual Impact

12.4 Within a 15-year assessment period;

- New hedging and vegetation boundaries will be well established and will have been managed at heights that provide more effective visual barrier.
- Planting to reinforce the existing vegetation will provide denser effective winter visual barrier.
- The tree belts and occasional hedge trees will also now be 8+ metres high.
- Materials that form the external envelope and roof of the buildings will have ‘weathered’ and have more subdued tones.

12.5 These mitigation measures would help limit views of the development and therefore alter and reduce some of the magnitudes of visual change from the established viewpoints.

Table 13 Summary and comparison of Residual Visual Significance of Effects

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect	Magnitude of Change	Significance of Visual Effect
				Operational Stage		**Residual Stage**	
1	Emsworth Road off A27 Subway	Road users	Medium	Negligible	Negligible	Negligible	Negligible
2	St. George's Avenue	Residents Road Users	High	Negligible	Negligible	Negligible	Negligible
3	A259, Havant Road	Road Users	Medium	Very Small	Minor	Negligible	Negligible
4	A259, Havant Road	Road Users	Medium	Very Small	Minor	Negligible	Negligible
5	A259, Havant Road	Road Users	Medium	Small	Moderate/ minor	Very small	Minor
6	A259, Havant Road	Road Users	Medium	Small	Moderate/ minor	Very small	Minor
7	Selangor Avenue	Residents Road Users	High	Medium	**Major/ moderate**	Small	Moderate
8	Selangor Avenue, off A259, Havant Road	Residents Road Users	High	Small	Moderate	Very small	Minor

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect	Magnitude of Change	Significance of Visual Effect
9	A259, Havant Road, off Selangor Avenue	Road users	Medium	Small	Moderate/minor	Very small	Minor
10	Solent Way (Church Path)	PRoW users	High	Negligible	Negligible	Negligible	Negligible
11	Solent Way (Church Path) at Chichester and Langstone Ramsar, SPA and SSSI	PRoW users	High	Negligible	Negligible	Negligible	Negligible
12	PRoW between Solent Way and Havant Road	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
13	Solent Way (Church Path)	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible

Significance of Effects indicated in bold are considered Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 2015

13.0 Conclusion

Landscape Character

13.1 The site does not fall within any statutory designations. The site falls within the national character area 126 – South Coast Plain (as defined by Natural England).

13.2 With regard to the dominance within the landscape of transport corridors and urban edges the assessment of the local character area, on the whole is assessed as having a low sensitivity to this form of development.

Construction Stage

13.3 For the proposed site itself during the construction stage and with the retention of the main important landscape features such as trees and water courses, it is assessed to be subject to a medium magnitude of change, due to introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for the construction of the proposal is assessed to be moderate/minor. This assessment of landscape effect is not classified as 'significant'.

Operational Stage

13.4 Due to the nature of the development including;

- Larger concentration of housing towards north east of site
- Moderate number of terraces
- Use of materials to match the surrounding existing buildings
- Diverted gas main

- Maximum of 3 storey residential units and with significant local open space
- Boundary trees and hedge planted along southern and eastern boundaries.

13.5 It has been assessed that a minor loss of key landscape elements and the introduction of elements that may be prominent but not uncharacteristic will occur and the subsequent landscape effects are considered not significant in planning terms.

Residual Significance of Landscape Effects

13.6 The site is determined to have no significant residual landscape effects.

Visual Effects

13.7 All viewpoints are from publicly accessible areas and have been specifically chosen to represent certain views or users of certain views. Viewpoints to the south are looking toward the site from a close proximity to the designated sites. These include PRoW. Other viewpoints represent views from existing surrounding residential properties and roads.

Construction Stage

13.8 The introduction of prominent construction features and facilities, construction lighting, together with general construction activities for large scale projects will not be unfamiliar or uncommon features in the local landscape.

13.9 With the introduction of all these construction activities, given that the scheme would occur over a relatively short period, it would result in a medium magnitude of change.

13.10 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as either medium (road users), or high (residents on the western edge of Emsworth). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as Major/moderate ('Significant').

Operational Stage

13.11 The visual impact assessment has identified one significant visual effect when the proposal and ancillary works are considered as a stand-alone development. In particular viewpoint 7 to the west where the viewpoint is located at a close proximity to the development area and the vegetation is sparse.

13.12 This is also due to taller elements of the proposals being considered noticeable even though it would not affect the quality or character of the view.

13.13 For the majority of the receptors the assessment has found that while parts of the development are visible such views are glimpsed and would not have significant visual effects in planning terms.

Residual Significance of Visual Effects

13.14 With heights of these structures being up to 3 storeys and above, the mitigation planting will provide stronger visual barriers. On this basis the residual impact assessment is expected, as a worst case, to have moderate visual effects classified as 'Not Significant'.

13.15 When seen within the context of the wider landscape, from most viewpoints, the proposals would result in a barely perceptible change in the existing view, and would consequently have visual effects that are not considered 'Significant'.

13.16 However, from the nearby view to the west along Selangor Avenue the higher buildings would remain obvious beyond the mitigation planting. In this view the significance of visual effect would remain 'Not Significant' in planning terms.

14.0 Appendices

Appendix A - Glossary of Terms

Appendix B - Sources of information

Appendix C - Policy

Appendix D - Published Landscape Character Areas

Figure 1 - Ordnance Survey Map

Figure 2 - Aerial Photography

Figure 3 – Zone of Theoretical Visibility

Figure 4 – Viewpoint Locations

Figure 5 – Statutory Designation Plan

Figure 6 – Site Proposal Plan

APPENDIX A - Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
Assessment (landscape)	An umbrella term for description, classification and analysis of landscape.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
Compensation	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes cause by a development in conjunctions with other past, present or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
“Do nothing situation”	Continued change/evolution of landscape or of the environment in the absence of the proposed development.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction or creation.
Environment	Our physical surroundings including air, water and land.

Environmental appraisal A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).

Environmental fit The relationship of a development to identified environmental implications opportunities and constraints in setting.

Environmental Impact Assessment The evaluation of the effects on the environment of particular development proposals

Field pattern The pattern of hedges and walls that define fields in farmed landscapes.

Geographical Information System Computerised database of geographical information that can easily be updated and manipulated.

Heritage Historical or cultural associations.

Indirect impacts Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.

Landcover Combinations of land use and vegetation that cover the land surface.

Landform Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.

Landscape capacity The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.

Landscape character The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.

Landscape character type A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.

Landscape effects Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.

Landscape evaluation The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)

Landscape factor A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)

Landscape feature A prominent eye-catching element, for example, wooded hilltop or church spire.

Landscape quality (or condition) is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which makes up the character in any one place.

Landscape resource The combination of elements that contribute to landscape context, character and value.

Landscape sensitivity The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.

Land use The primary use of the land, including both rural and urban activities.

Landscape value The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic

	beauty, tranquillity or wildness, cultural associations or other conservation issues.
Magnitude	A combination of the scale, extent and duration of an effect.
Methodology	The specific approach and techniques used for a given study.
Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic or feature over another.
Quality	See **Landscape quality**
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.
Regulatory authority	The planning or other authority responsible for planning consents or project authorisation (synonymous with determining authority).
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of a development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; *genius loci* literally means ‘spirit of the place’.
Sensitive/sensitivity	See **landscape sensitivity**

Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technique	Specific working process
Threshold	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (ie beneficial or an improvement) or negative (ie adverse or a detraction)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of visual influence	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX B - Sources of Information

The following sources of information were obtained or consulted during the course of the assessment:

- Consultations with the client regarding the development proposals;
- Hampshire County Council published landscape character descriptions;
- Natural England NCA Profile
- Aerial photography;
- Ordnance Survey Mapping at 1:25,000 scale;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.

APPENDIX C – Policy

The UE02b site has been included within a list of sites in Emsworth in the Draft Local Plan Housing Statement. The Council proposes to consult on the Draft Housing Statement and then adopt it for development management purposes in advance of the adoption of a new Local Plan. A public consultation will be held on the Draft Housing Statement between 25th July and 9th September.

The Draft Local Plan Housing Statement in relation to the study area states:

"*Limited further brownfield sites within the existing urban area which could be developed for housing have been identified. Any potential urban area housing sites are already supported in principle through the Adopted Local Plan (in particular Policy CS17). These are the types of sites already accounted for in the detailed windfall analysis. Delivery from small-scale windfall sites will continue to be taken into account.*

Guiding Principle 3

Havant Borough Council will continue to prioritise the development of brownfield land:

- ***The new local plan will maximise the residential development of brownfield sites by looking at potentially significantly higher densities around town centres and transport hubs***
- ***Prior to the adoption of the new local plan, development on brownfield sites which are considered suitable for housing under the Adopted Local Plan will continue to be supported, even if they are not specifically allocated.***

Further greenfield urban extension sites of various sizes have also been considered. These are sites already identified in the SHLAA but which are not allocated in the Adopted Local Plan and previous or slightly revised SHLAA sites (for instance when site areas may have needed to change). Some new SHLAA sites have also been submitted as part of the 2016 'call for sites'. In addition to this previous discounted SHLAA sites have been reconsidered in light of identified housing need.

In light of the identified housing need and the 4,803 dwelling '1ap' identified in Table 1 it is appropriate that the Borough Council considers appropriate greenfield sites for development in the short term.

Site reference	Site	Indicative No. of dwellings
Emsworth		
UE39	Land North of Hollybank Lane and Long Copse Lane	54
UE50	Land North of Long Copse Lane	166
UE67	Land to the rear of Redlands House	5
UE02b	Land north and west of Selangor Avenue	154
Havant and Bedhampton		
UE28	Littlepark House, Bedhampton	47
UE30	Land south of Lower Road, Bedhampton	50
UE52	Land adjacent to 47 Portsdown Hill Road	5
UE53	Land East of Castle Avenue	60
UE55	Southleigh Park House	35
UE68	Forty Acres	300
Hayling Island		
UE17	Land South of Rook Farm	53
UE35	Land North of Rook Farm	119
UE63	Land West of Rook Farm	222
UE18	Station Road (north of Sinah Lane/West of Furniss Way)	161
	Total	**1431**

The sites listed in Table 2 have all been considered through the 2016 SHLAA process to be deliverable or developable. As such they are free

of constraints that cannot be mitigated, are available for development, and sustainable development could be achieved on the site. As such, given the level of housing need, they would be put forward for allocation in the new local plan.

However they are all outside the urban areas identified in the Adopted Local Plan and so would be contrary to policies CS17 and AL2 which indicate that residential development should be resisted.
However, it is considered that the level of need means that, even though it would be a departure from the Adopted Local Plan, the principal of residential development on these sites should be supported, subject to compliance with the remainder of the Adopted Local Plan.

Being proactive and supporting appropriate and sustainable development on the urban edge now will help to ensure that a five year housing land supply will be sustained. Positive decisions now will allow for the inevitable lag time between planning discussions/approvals on a site and dwellings being completed (and thereby contributing to five year supply). In all instances other relevant policies in the Adopted Local Plan would still need to be met and sites not included in the Table 2 will be considered in relation to the NPPF and Adopted Local Plan.

Guiding Principle 4
The principal of residential development will be considered favourably on those sites identified in table 2 to contribute towards the high objectively assessed need for new housing in the borough.
Proposals coming forward for these sites should continue to meet the full requirements of the Adopted Local Plan except policies CS17 and AL2''.

APPENDIX D - Published Local Landscape Character Areas

Within the South East of England the NCA of relevance to the study area, the site and its vicinity is NCA 126 – South Coast Plain.

The key characteristics of this area are:

- The plain slopes gently southwards towards the coast. From the coastal
  plain edge there are long views towards the sea and the Isle of Wight beyond.
- The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.
- In places, streams and rivers flow south from the higher land of the
  Downs to the sea.
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester
  Harbour and Selsey.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.

LEGEND

Site boundary

Client: Barratt Homes		
Scheme: Havant Road, Emsworth		
Drawing: Ordnance Survey Plan		Figure No: 1
ACD Ref: BDWS20345		
Scale: NTS@A3	Drawn: PF	Checked: JPF

ACD ENVIRONMENTAL
Ecology
Archaeology
Arboriculture
Landscape Architecture

LEGEND

Site boundary

Image supplied by Google Maps
https://maps.google.co.uk/
Accessed 12/07/2016

Client: Barratt Homes		
Scheme: Havant Road, Emsworth		
Drawing: Aerial Photograph		Figure No: 2
ACD Ref: BDWS20345		
Scale: NTS@A3	Drawn: PF	Checked: JPF

ACD ENVIRONMENTAL
Ecology
Archaeology
Arboriculture
Landscape Architecture

LEGEND

Site boundary

Zone of theoretical visibility

Yellow wash - Potential view

Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Client: Barratt Homes		
Scheme: Havant Road, Emsworth		
Drawing: Zone of Theoretical Visibility		Figure No: 3
ACD Ref: BDWS20345		
Scale: NTS@A3	Drawn: PF	Checked: JPF

ACD ENVIRONMENTAL
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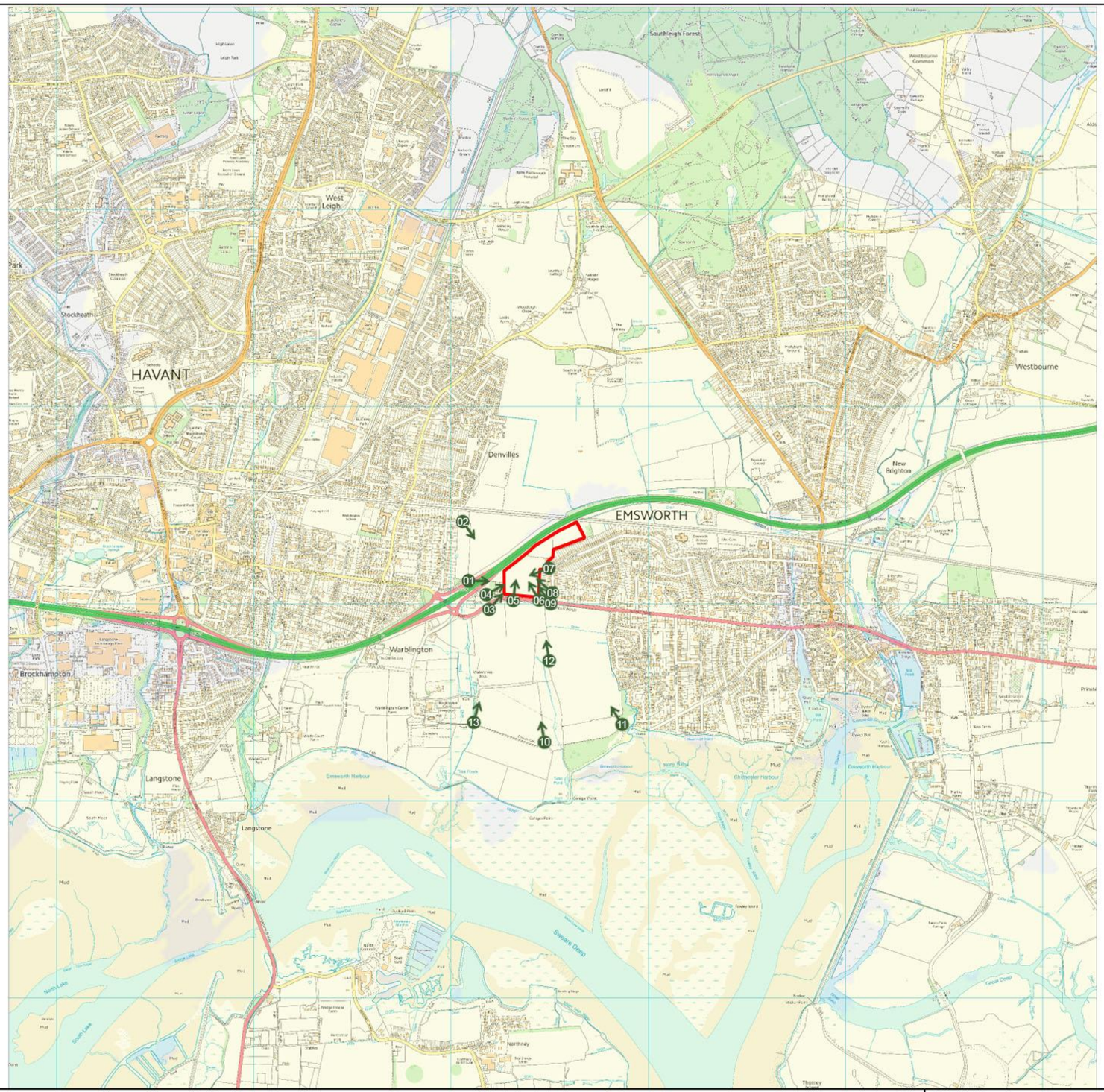
Archaeology
Arboriculture
Landscape Architecture



LEGEND

Site boundary

Viewpoint location

Zone of theoretical visibility

Yellow wash - Potential view

Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Client: Barratt Homes		
Scheme: Havant Road, Emsworth		
Drawing: Viewpoint Location Plan		Figure No: 4
ACD Ref: BDWS20345		
Scale: NTS@A3	Drawn: PF	Checked: JPF

ACD ENVIRONMENTAL
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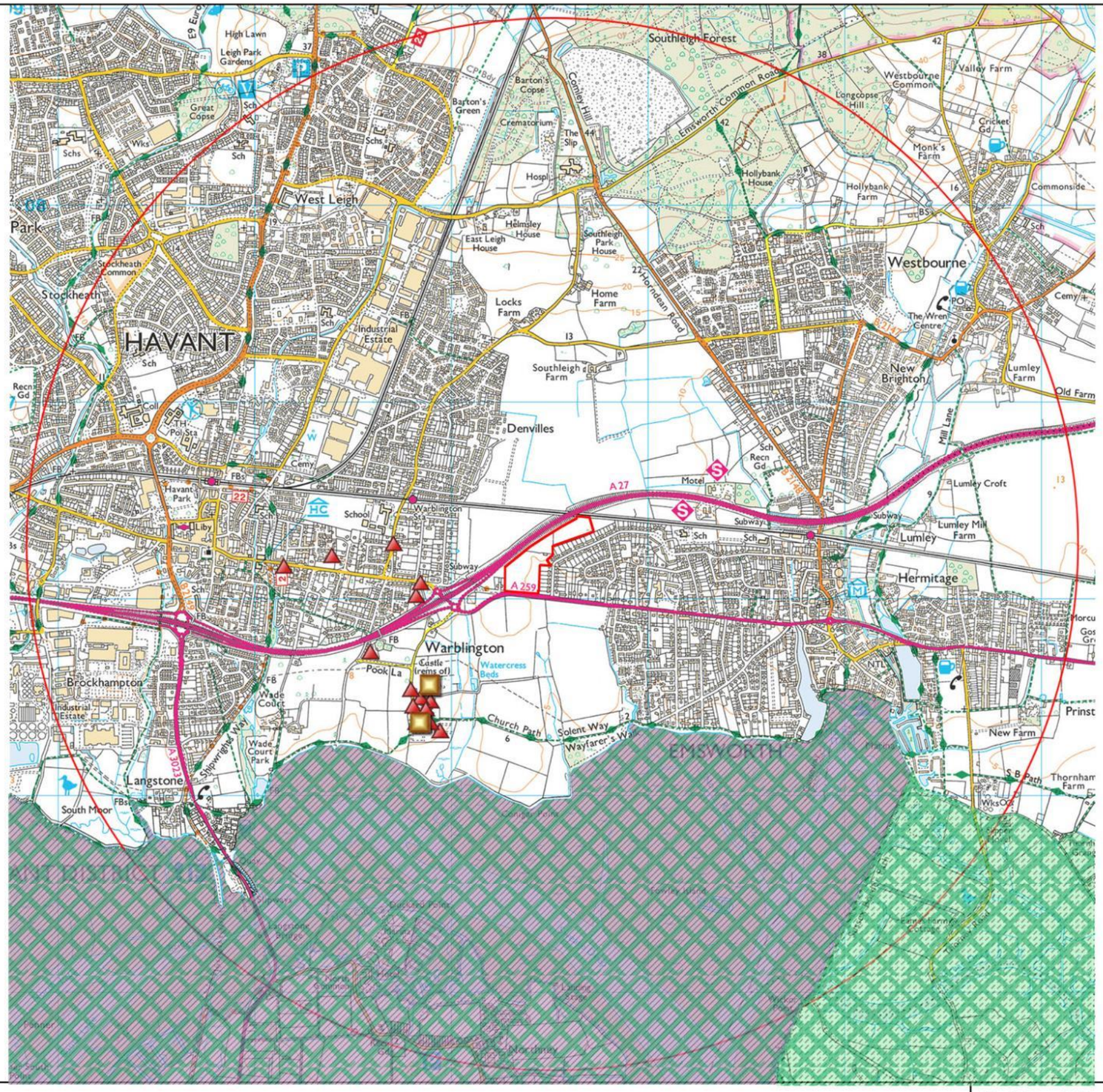

LEGEND

- Site boundary
- 2.5km Radius
- Listed Buildings within 2000m approx. of site
- Monuments within 2000m approx. of site
- SSSI (Sites of Special Scientific Interest)
- Nature Reserves
- RAMSAR Sites

Client: Barratt Homes		
Scheme: Havant Road, Emsworth		
Drawing: Designations Plan		Figure No: 5
ACD Ref: BDWS20345		
Scale: NTS@A3	Drawn: PF	Checked: JPF

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HAVANT ROAD EMSWORTH HAMPSHIRE 192

SCHEDULE OF DWELLINGS

BARRATTS

REF	TYPE	DESCRIPTION	STOREY	SQ.FT	NO	TOTAL
RA	RADLEIGH	4 BED HOUSE	2.0	1316	5	6580
WO	WOODCOTE	4 BED TOWN HOUSE	2.5	1206	8	9648
KG	KINGSLEY	4 BED HOUSE	2.0	1079	3	3237
EN	ENNERDALE	3 BED HOUSE	2.0	956	19	18164
MA	MAIDSTONE	3 BED HOUSE	2.0	830	13	10790
FO	FOLKSTONE	3 BED HOUSE	2.0	831	14	11634
RM	RICHMOND	2 BED HOUSE	2.0	731	16	11696
BS	SPECIAL	2 BED BUNGALOW	1.0	721	4	2892
AL	ALVERTON	2 BED COACH HOUSE	2.0	687	9	6183
2BF	2BF	2 BED FLATS	3.0	706	8	5648
2BF	2BF	2 BED FLATS	3.0	652	3	1956
1BF	1BF	1 BED HOUSES/FLATS	3.0	505	33	16665
SUB TOTAL					**135**	**105093**

AFFORDABLE

REF	TYPE	DESCRIPTION	STOREY	SQ.FT	NO	TOTAL
SOCIAL HOUSING (30%) *						
24	TYPE 24	4 BED HOUSE	2.0	1104	1	1104
28	TYPE 28	3 BED HOUSE	2.0	1052	3	3156
22	TYPE 22	3 BED HOUSE	2.0	926	8	7408
21	TYPE 21	2 BED HOUSE	2.0	842	6	5052
2CH	SPECIAL	2 BED COACH HOUSE	2.0	687	6	4122
2BF	2BF	2 BED FLATS	3.0	652	3	1956
1BF	1BF	1 BED HOUSES/FLATS	3.0	505	30	15150
SUB TOTAL					**57**	**37948**
GRAND TOTAL					**192**	**143041**

Project:
HAVANT ROAD,
EMSWORTH, HAMPSHIRE

Drawing Title:
PLANNING
LAYOUT

Client:
BARRATT HOMES

SIMON COOPER

Drg No: 18.2059.801

Scale @ A3: 1:500

Client: Barratt Homes		
Scheme: Havant Road, Emsworth		
Drawing: Site Proposal Plan		Figure No: 6
ACD Ref: BDWS20345		
Scale: NTS@A3	Drawn: PF	Checked: JPF

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