



Landscape and Visual Impact Assessment

Oak Park, Havant

for:

Ashley House

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1.0 Introduction

1.1. The Brief

- 1.1.1. The aim of this report is to provide an assessment of the proposals by Ashley House for a Health and Wellbeing Campus development on land off Lavant Drive in Havant, near Portsmouth, on the landscape, townscape and visual amenity.
- 1.1.2. Enzygo Limited (Enzygo) have been commissioned by Ashley House to prepare a 'Landscape and Visual Impact Assessment' (LVIA) for a Health Centre proposals, which will henceforth be referred to as the 'Centre' or 'Development'.

1.2. The Site

- 1.2.1. The development site is located in Havant at National Grid Reference [NGR] SU 7206 0708 (Full Grid Reference: 472060, 107080) on Lavant Drive. The nearest postcode is PO9 2AW. It is approximately 9.5km north-east of Portsmouth City Centre.
- 1.2.2. The site is a brownfield site with an area of approximately 1.93 hectares. The site was previously developed as St Alban's Primary School and associated infrastructure [hard standing, parking and playing fields] the larger portion of the site was the former playing fields. The site is currently unused and at the time of the site visit (November 2014) the school had been demolished leaving a large concrete hard standing in the south eastern corner of the site. The adjoining playing fields have been left to naturalise with areas of naturally regenerated but overgrown vegetation.
- 1.2.3. Surrounding land use is predominantly residential but also contains an element of healthcare provision, the adjacent land uses include:
- The Parkway Centre on Leigh Road, adjacent to the western boundary;
 - The Curfew Public House, located adjacent to the south of the Parkway Centre approximately 60 metres to the west of the site's western boundary;
 - Residences on Russell Road to the west of the site;
 - Oak Park Health Centre on Lavant Drive, adjacent to the southern boundary;
 - Holybank Hospital on Lavant Drive, adjacent to the southern boundary;
 - The park located on Old Copse Road which bounds the eastern boundary, with the residential area of Oak Park Drive further to the east; and
 - Crosslands Drive bounds the northern boundary, with residences bonding the opposite side of the B road;

1.3. The Proposed Development

- 1.3.1. Ashley House is seeking planning permission to construct a 'Health and Well Being Campus' to provide care and supported housing to the elderly.
- 1.3.2. The development is formed around 'The Hub'. The proposals include an 'L' shaped 3 storey nursing home located to the north west of the site, an 'L' shaped Extra Care building to the south and two separate Supported Living units along the eastern boundary and in the north east of the site.

- 1.3.3. These separate buildings are grouped around shared courtyards and a central one storey building named 'The Hub.' The layout and design of the proposed development is illustrated in the Site Plan as Proposed (598-PL-101 Rev A).
- 1.3.4. The building will be designed to be as outward looking as possible. The Nursing Home will be two storeys, the central hub would be one storey and the remaining two Extra Care buildings and the Supported Living Units would be three storeys. The built form would be set back from the boundaries of the site to limit the impact upon its surroundings.



Figure 1.1: 3D Illustration of the proposed development

1.4. Aims and Objectives

- 1.4.1. The aim of this study is to undertake a landscape and visual impact assessment (LVIA) of the proposed development. The objectives are to identify the existing landscape/townscape character and visual amenity resource, identify the likely effects of the proposals on this baseline situation and determine the residual impact of the proposals on landscape character and visual amenity of the proposed ERF.

1.5. Structure of the Report

- 1.5.1. **Section 2** of the report describes the methodology and approach taken to the assessment, the detailed assessment criteria is contained in **Appendix A**.
- 1.5.2. **Section 3** considers landscape and visual planning policy and designations that are relevant to the site.
- 1.5.3. **Section 4** describes the existing landscape features, landscape/townscape character, visual amenity and views of the study area which comprise the baseline situation.

- 1.5.4. **Section 5** describes the potential effects of the proposals. This is supported by detailed landscape and visual impact assessment tables contained in **Appendix B**.
- 1.5.5. **Section 6** describes mitigation proposals for the site and **Section 7** considers the residual effects following establishment of mitigation proposals.
- 1.5.6. The landscape and visual impacts of the proposals are summarised in **Section 8**.
- 1.5.7. **Section 9** provides a list of the references cited in the chapter and provides a glossary of terms.

2.0 Methodology

2.1 Introduction

2.1.1 The Landscape and Visual Impact Assessment (LVIA) will consider the potential effects of the development upon:

- Individual landscape/townscape features and elements;
- Landscape/Townscape character and quality (condition); and
- Visual amenity and the people who view the landscape.

2.1.1 The full landscape and visual impact assessment methodology can be found in **Appendix A**.

2.2 Distinction between Landscape and Visual Effects

2.2.1 Landscape and visual effects are two distinct but related areas, which will be assessed separately in accordance with the approach outlined below. Landscape and visual impacts do not necessarily coincide and can be beneficial or adverse. A clear distinction will be drawn between landscape and visual impacts as follows:

Landscape impacts relate to the effects of the proposals on the physical and other characteristics of the landscape and its resulting character and quality.

Visual impacts relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, tourist's etc.) and on the visual amenity experienced by those people.

2.3 Guidance

2.3.1 The LVIA of the proposed scheme will be undertaken by a Landscape Architect with experience of similar types of development. The assessment will be undertaken in accordance with best practice outlined in published guidance:

- *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition (2013) Landscape Institute and the Institute for Environmental Management and Assessment;
- *Landscape Character Assessment Guidance for England and Scotland* (2002); The Countryside Agency and Scottish Natural Heritage; and
- *Guidelines for Environmental Impact Assessment* (2004); Institute for Environmental Management and Assessment.

2.4 Approach to the LVIA

2.4.1 The LVIA will be broadly undertaken in the following stages:

- Baseline data collection via desk-top, consultation and fieldwork;
- Description of the baseline landscape character and visual amenity of the site and surrounding area which identify the relevant landscape and visual receptors (including key viewpoints) and determine their sensitivity to change;
- Description of the magnitude of change in the landscape and visual amenity as a consequence of the proposals;
- Description of the potential landscape and visual effects arising from the proposals; and
- Development of strategic mitigation proposals to assist in reducing adverse landscape and visual effects or provide compensation where unavoidable, and where possible enhance and safeguard beneficial effects.

2.4.2 Baseline information regarding landscape features and sensitive visual receptors, and the likely change, in the landscape character and visual amenity of the site and its surroundings, will be used to identify potential effects and inform the final scheme as appropriate.

2.4.3 Strategic mitigation measures will be developed in tandem with the proposals to minimise adverse effects as part of an iterative design process. Options for screening various components of the scheme will be investigated and adopted as mitigation measures where appropriate.

2.4.4 Criteria thresholds for assessing the degree of change as a result of the scheme will be established and the final layout of the scheme will be reviewed to ascertain the magnitude of change in the landscape and in views. Visual effects on historic features of interest may also need to be assessed.

2.5 Sensitivity of Receptors, Magnitude of Change and Significance of Effects

2.5.1 The significance of effects of the proposals on both the landscape and visual receptors within the study area are ascertained by cross-referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development.

2.5.2 The sensitivity of landscape and visual receptors is judged as high, medium or low. The magnitude of change is also judged to be high, medium, low or negligible. Significance of effects is expressed as either slight, moderate or substantial, which may be either beneficial or adverse, or neutral.

2.6 Study Area

2.6.1 For the purposes of this LVIA, a 2.5km study area from the centre of the site has been used as a boundary to assess the effects of the proposals. 2.5km has been considered in acknowledgement of the scale of the proposals, the flat nature of the local topography and the extent of built form and vegetation cover within the immediate environs. This is not to say that there will not be views of the site from outside this study area; however, it is considered that more distant views are likely to be limited and in any event the development would only be seen as a small element of a wider panorama.

2.7 Visual Envelope

2.7.1 The visual envelope of a scheme defines the broad area from within which it may be possible to see the whole or part of the proposed development, and helps to establish the potential for sensitive visual receptors. The development is not considered to be visible outside this area or would be very difficult to perceive, except from occasional higher elevations. However, there will still be pockets within the visual envelope from which there are no views of the study area, due to the local screening effects of vegetation and topography or other features such as buildings. Landscape features, which form visual barriers and restrict views towards parts of the study area, such as landform, settlements and woodland, can then be evaluated and significant barriers identified to refine the baseline visibility of the proposals.

2.8 Representative Viewpoints

2.8.1 Within the extent of the visual envelope, it would not be practical to illustrate the visual impact on every individual visual receptor affected by a scheme. Therefore, representative viewpoints will be used to assess the impacts on the different range of views towards the site.

Viewpoints will be illustrated photographically using a 56mm lens digital SLR camera and the site location and significant features will be identified together with landmarks and features in the surrounding area. All photography carried out as part of this assessment is in accordance with LI Advice Note 01/11 (March 2011).

- 2.8.2 A provisional list of representative viewpoints and a plan demonstrating their locations were provided to Louise Gilbertson, Senior Landscape at Havant Borough Council (e-mail dated 08.12.2014). The correspondence with Ms Gilbertson included a request for an opinion on the suitability of the viewpoints (see **Appendix C**). To date Ms Gilbertson has made no formal response to our request.

2.9 Temporal Scope

- 2.9.1 2014 has been taken as the baseline year for defining the existing landscape.

- 2.9.2 The relevant impacts of the development will be assessed at the following times:

- During construction;
- Year 1:- one year after opening (Opening Year) to assess the impacts once the major construction is complete; and
- Year 15:- fifteen years after opening (Design Year) to allow for any mitigation planting and other landscape schemes to mature to give the intended effect.

- 2.9.3 Year 15 is nominal timeframe, sufficient for mitigation to achieve its anticipated potential. That is not to say that mitigation would not achieve its potential sooner, indeed it is anticipated that in the correct environment it would exceed its potential. Furthermore, it is anticipated that the mitigation would continue to mature and improve beyond year 15.

2.10 Approach to the Assessment

Study Area

- 2.10.1 The Study Area for the landscape assessment comprises the regional context of the area surrounding the site (but ultimately limited by a 2.5km radius from the centre of the site as appropriate reference to consider the context in sufficient detail). The Study Area for the visual assessment is defined by the visual envelope of the proposals – the broad area over which any part of the scheme components would be seen – and is arrived at following an analysis of landscape features such as topography, significant vegetation and built form. The Study Area was verified by a site visit undertaken on 19th November 2014.
- 2.10.2 As stated in sub-section 2.8 (above), a draft set of viewpoints was provided to Hampshire County Council for approval/comment as part of the preparation of this chapter, although to date no formal response has been received.

Desk Studies

- 2.10.3 The baseline landscape and visual assessment comprised a desktop study of the following data sources:
- Ordnance Survey Explorer Map; 1:2500, Chichester, South Harting and Selsey 120;
 - The Google Earth website at www.earth.google.com;
 - The Multi-Agency Geographical Information for the Countryside website at www.magic.gov.uk;

- National Planning Policy Framework (NPPF); Department for Communities and Local Government [2012];
- The Havant Borough Core Strategy, Havant Borough Council [2011]; and
- Havant Borough Local Plan (Allocations), Havant Borough Council [2014].

Field Studies

2.10.4 The site was visited on 19th November 2014 to obtain the following data:

- Photographs from proposed Representative Viewpoints;
- A corroboration of the findings of the desktop review; and
- To obtain additional information on landscape features, views and localised screening barriers.

2.10.5 Site surveys were all undertaken during periods of clement weather from public highways, Public Rights of Way (PRoW) and publically accessible areas, including areas of public open space.

3.0 Landscape Policy Review

3.1 Introduction

- 3.1.1 The planning policy for the study area is covered in greater detail in the Policies and Plans Chapter, however, in this section we identify policy and designations of direct relevance to the landscape. The townscape constraints are illustrated on **Figure 3**.

3.2 European Landscape Convention, Council of Europe, 2000

- 3.2.1 The context of landscape policy in the UK can be placed within the broad framework provided by the European Landscape Convention (ELC). The ELC was signed by the Government in February 2006 and signals a commitment to support the aims of the Convention which include promoting landscape protection, management and planning. It suggests that *“Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factor”* and covers rural and urban situations.

3.3 National Planning Policy

- 3.3.1 The most relevant source of national landscape policy guidance is as follows:

National Planning Policy Framework [NPPF] Department of Communities and Local Government [DCLG] 2012.

- 3.3.2 The NPPF provides support for sustainable development principally through its twelve [12] core planning principles, the most relevant to this project is 7. Requiring good design, the NPPF states:

“Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns are mitigated by good design.”

“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community” [Para. 66].

- 3.3.3 Fuller details of the design approach and material selection are provided in the ‘Design and Access Statement’ [DAS] included with this application. As detailed within the Design and Access Statement, the design objectives for the scheme are driven largely by operational requirements for the development and by the constraints of the site.

- 3.3.4 The site is bounded by a number of other similar health and social care municipal buildings including; East Hampshire NHS ‘Oak Park Children’s Services’ and Hampshire Partnership NHS ‘Hollybank’ buildings. As such, the design approach has reflected the character of the surrounding built form, whilst also being influenced by the scale and vernacular of the surrounding residential built form.

3.4 Local Landscape Policy

- 3.4.1 The site falls within the boundary of Havant Borough Council (HBC) where the most relevant source of local landscape policy guidance is as follows:

- The Havant Borough Core Strategy, Havant Borough Council [2011]; and
- Havant Borough Local Plan (Allocations), Havant Borough Council [2014].

Havant Borough Core Strategy [2014]

3.4.2 Development will be permitted where:

"It ensures that it makes the most effective use of existing infrastructure, including opportunities for co-location of facilities.

A programme of delivery of improved or new infrastructure needs to be agreed; the nature, scale and phasing of any infrastructure will be commensurate with the form of the development and its potential impact upon the surrounding area.

It promotes the creative multifunctional use of existing and proposed facilities."

Policy CS16:- High Quality Design

3.4.3 *"Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:*

- *Responds to, draws inspiration from and respects local context and:*
 - *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
 - *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
 - *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*
- *Produces a positive relationship between buildings, street and spaces both existing and proposed, where:*
 - *The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;*
 - *New streets are not dominated by vehicular traffic;*
 - *The layout of the development is legible, meaning it is easy to orientate oneself and move through.*
- *Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.*
- *Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration."*

Havant Borough Local Plan (Allocations) [2014]

3.4.4 The site is referenced as **Policy H69 Former Oak Park School** within the Core Strategy Allocations document, where it is described as being '*A brownfield site on the site of the former Oak Park School. Planning permission was granted for a new hospital to the north of the site in April 2009.*'

3.4.5 The known constraints of the site of the site are listed as being:

- *Tree Preservation Orders [TPO];*
- *Flood Zones 2 and 3 on the eastern boundary and in future Fluvial Flood Zone 3;*
- *Southern Water has advised that sewerage capacity in network closest to site is limited;*
- *Easement through the northern part of the site; and*
- *Low to moderate potential for previously unidentified archaeological deposits.*

3.4.6 Opportunities of the site include the creation of '*..... a community health campus with a nursing home, extra care accommodation and a replacement health center.*'

3.5 Landscape and Cultural Heritage Designations

Landscape Designations

3.5.1 There are a small number of historic designations within the study area to the site (refer to the Townscape Constraints Plan **Figure 3**) and these are as follows:

Conservation Areas:

3.5.2 There are no conservation areas within the immediate vicinity of the site; however there a number within the study area, namely:

- '*St Faith's and Lymborn Conservation Area*', located approximately 0.6km south west of the proposal site;
- '*Black Dog Conservation Area*'; located approximately 0.7km south west of the proposal site; and
- '*Brockhampton Conservation Area*'; located approximately 1.0km south west of the proposal site.

Scheduled Ancient Monuments (SAM):

3.5.3 There are no scheduled ancient monuments within the study area.

Listed Buildings

3.5.4 There is a single listed building within a 1000m radius of the site, namely, the Grade II Emleigh House located approximately 0.3km south west of the proposal site.

3.5.5 Beyond the 1000m study area there are further listed structures, the closest of which being:

- No. 4 Prince George's Street, a Grade II Listed buildings located approximately 1km south west of the proposal site; and
- Church of St Faith, Grade II* Listed Building; located approximately 1km south west of the proposal site.

Landscape Policy Summary

- 3.5.6 It is clear from the policy review that the landscape within the study area is afforded protection through both specified designations and policies. Although the site itself does not lie within a landscape designation, there are some designated areas and buildings which have the potential to be affected by the development within the wider study area. To comply with policy the effects on their setting due to the proposals will be considered and clearly stated in this report.

4.0 Landscape and Visual Baseline

4.1 Landscape Character

4.1.1 The following published landscape character assessment documents are considered to be relevant to this assessment (refer to 'Landscape Character Plan' **Figure 4**):

- National Character Area Profile 126: South Coast Plain;
- *Havant Borough Townscape, Landscape and Seascape Character Assessment*, Kirkham Landscape Planning Consultants [HBTLSA 2007]; and
- *Havant Borough Council Landscape Assessment Sensitivity Report*.

National Character Area Profile 126: South Coast Plain

4.1.2 National Character Areas divide England into 159 separate areas. Each character area is defined by its unique combination of landscape features, amongst other factors. The boundaries of the areas are based upon naturally occurring features rather than administrative boundaries. Therefore they provide a good framework to begin to assess the character of a particular site. However, the Character Area profiles are mostly concentrated on the rural character of a landscape.

4.1.3 The site is located wholly within 'Character Area 126: South Coast Plain', the key characteristics which are illustrative of the urban nature of the study area are identified as:

- *"The area has a high rate of change to urban, with most of the larger settlements showing evidence of extension of urban and fringe into periurban. However, extent of new development beyond the peri-urban is limited and so overall character has probably been maintained;*
- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems; and*
- *The lower coastal plain is dominated by suburban villages and extensive seaside towns between Brighton and the edge of Southampton. Smallholdings and bungalows are scattered along Southampton Water, but merge with the suburban outreaches of Fareham towards the Solent. East of Chichester numerous villages form a fairly continuous sprawl, including some farm buildings and traditional flint hamlets. Settlement is more dispersed to the north of the chalk dip slope."*

Havant Borough Townscape, Landscape and Seascape Character Assessment [2007]

4.1.4 The Havant Borough Landscape Character Assessment published in 2007 has been designed as an integrated assessment of the rural and urban landscape, and seascape. It explores the historical and contemporary events and influences that have shaped the Borough's development and will shape its future and brings together the different urban, rural and marine environments in a seamless way, recognising the close interrelationship between these different elements.

4.1.5 The site is located within **Landscape Character Area 17 - West Leigh** the key characteristics of the which are:

Physical: landform, soils and land cover

- The landform is relatively flat to the south but then slowly and then steeply rises further to the north to a height around 45m AOD at Staunton Park School;
- The Lavant Stream follows the boundary of LCA18, before aligning centrally to the south where it is then confined within an open concrete channel; and
- Wide open grass verges adjacent the B2149, with some tree planting.

Historic and Built Environment

- Multiple phases of residential development characterise this LCA which has retained little of the former historic landscape character except for a small area of woodland, Sharp's Coppice;
- A range of 60/70's housing development set around in places a treeless environment;
- The built form of this LCA comprises a number of large areas of homogeneous estate development, separated by major roads, with small pockets of more individual forms between and beyond;
- The density of urban grain varies between the main areas, from the small pocket of detached and semi-detached Edwardian houses fronting New Lane and Eastern Road in the south, to the typical small terraced houses of the Radburn estate in the north east of the LCA; and
- Large areas of this LCA have a high proportion of public open space to private gardens finely intermixed within the settlement grain.

Experiential: tranquillity, visual perceptions and access

- The wide grass verge adjacent the B2149, sets dwellings back and away from the main source of noise. To the north there are pockets of tranquillity; and
- Road access is provided throughout.

Visual: openness/enclosure, prominence and visibility

- The built urban environment provides areas of enclosure, however additionally the lack of street trees and trees within open areas of grassland has resulted in wide open roads where parked cars become a dominant feature;
- The allotments and cemetery create an open space, although the character is influenced by the visibility of the adjacent industrial/business shed buildings; and
- From the south of Wakefords Way there are views to Southleigh Forest to the east.

Specific local key issues

- Lack of trees within the built environment, with a number of open areas of grassland with a poor landscape character;
- The high proportion of public open space results in it not being cared for by the local residents. It is generally subject to low-maintenance planting and management leading to much under-utilised space;
- Amenity grassland areas should be managed to develop ecological value as habitats and food sources with links between the different areas in order to enable links between the different patches of habitat; and
- Contrasting land uses, with residential areas adjacent to semi industrial areas.

4.1.6 Landscape and built form strategy and guidelines include:

Land Management

- Recognise the Lavant Stream as a key landscape feature of this LCA and enhance its overall character by maintaining, managing and improving adjacent trees, shrubs and areas of grassland;
- Maintain, manage and improve trees, shrubs and areas of grassland as a feature of the stream corridor;
- Propose tree planting along a number of roads to strengthen their character, for example Prospect Lane
- Improve and increase areas of tree planting adjacent to the B2149; use this edge to form an entrance and identity for the housing

Built form and development

- Any new development should seek to address the issue of under-utilised public space, particularly those large areas of hard landscape in the northern half of the LCA, and consider more generous allocation to private gardens space in the private realm to avoid poorly conceived communal spaces.
- Redevelopment within the semi industrial areas should include sensitive boundary treatment to adjacent areas of residential dwellings.
- Encourage innovative architecture within the large areas of homogeneous estate development to provide points of reference and landmark buildings.

Settlement Pattern, Townscape and Cultural Associations

- 4.1.7 The town of Havant is located on southern coast of England to the north east of Portsmouth. The old centre of the town was a settlement from before Roman times, but the town expanded greatly after World War II, forming part of the Portsmouth conurbation.
- 4.1.8 In 1086 Havant was recorded in the Domesday Book as a village with a population of around 100. Throughout its history Havant has manufactured goods utilising its watercourses with many water mills, parchment manufacturers and breweries.
- 4.1.9 Once Havant was connected to the railway network in 1847, it became a significant junction connecting to Portsmouth, Chichester and London.
- 4.1.10 The town, particularly within the study area is predominantly large 60's and 70's residential estates with recurrent large areas of underused public open space. There are some areas of modern residential development. In close proximity to the site a predominant character is the large scale industrial units within the West Leigh Industrial Estate.
- 4.1.11 The road network is a primary feature within the study area, the B2149 provides a connectivity corridor yet also forms a physical barrier between the residential areas to the west and to the east and therefore forms the boundary line of the Leigh Park and West Leigh Character Areas (Refer to **Figure 4** 'Landscape Character Areas').
- 4.1.12 The West Leigh Industrial Estate forms a physical and visual barrier between LCA17 West Leigh in which the site is located and LCA19 Denvilles to the east of the industrial estate. Due to the nature of the industrial building usage there is a lack of active frontages, the buildings are often set back off the road obscured from view by intervening fences. There is a lack of tree

planting and the buildings therefore are a predominant feature. The large scale units repeatedly form visual barriers within the townscape and obscure views.

- 4.1.13 The closest public open space to the site is on the opposite side of the stream and vegetation that bounds the eastern boundary of the site. This park is accessed from Old Copse Road, it includes a play areas and a multi-use games area. There is also an allotment and cemetery approximately 0.2km to the south east of the site.

Landform and Drainage

- 4.1.14 The site itself is at approximately 14m AOD. The study area is predominantly flat with minor undulations, ranging between 9m to 15m AOD.
- 4.1.15 The site is located within a flat study area, the landform rises to the north to Staunton Country Park that has a high point of 48m AOD, this high point is located approximately 3.3km to the north west of the site. The lowest part of the study area is the Hermitage Stream that is located at approximately 9m AOD.

Landcover, Vegetation and Land Use

- 4.1.16 The site is a previously developed brownfield site extending to an area of approximately 1.93 hectares. The site had previously been developed as a primary school, with the larger portion of the site being the former playing fields.
- 4.1.17 The site is currently unused, and at this time of the site visit (November 2014) the school had been demolished leaving a large concrete hard standing area in the south eastern corner of the site. The adjoining playing fields have been left to semi-naturalise with areas of overgrown vegetation.

Townscape Receptors

- 4.1.18 To assess the potential impacts on the townscape resulting from the proposed development the main townscape features within and adjacent to the site have been identified and the most relevant landscape receptors are considered to be:
- Landform;
 - Landcover [and vegetation]; and
 - The Landscape Character of the site and study area.

4.2 Visual Baseline

Visual Envelope

- 4.2.1 The visual envelope of the site is greatly limited by the following local factors:
- The large scale industrial buildings to the east [New Lane Industrial Estate];
 - The relatively flat nature of the surrounding topography, meaning that mid to long distance views are predominantly screened by the intervening built form and vegetation; and
 - Vegetation that bounds the site, notably trees along the stream and hedgerows on the northern and western boundaries as well as tree planting in the area of public open space to north and east of the site.
- 4.2.2 There are no vertical features/elements within the site, therefore the current site is only intermittently visible from locations on or within close proximity to the site boundary.

- 4.2.3 The built form within the proposed development would be between 9 to 11 metres, therefore the surrounding built form [which is predominantly 2, 2.5 and 3 stories in height] would block the vast majority of views of the proposed development. Although potential glimpsed and partial views of the upper extents of the development may be visible between buildings and above the surrounding structures.
- 4.2.4 The vegetation that currently bounds the site blocks views into the site from many locations, particularly from residential and other receptors located on the northern edge of Crossland Drive. There would be views available for residents located on Old Copse Road across the area of open space orientated in the direction of the site; however, this only equates to six [6] properties [approximately]. There would also be potential views from residential receptors on streets perpendicular to the boundaries of the site; including Hipley Road, Oak Park Drive, Leigh Road and Lakeside Gardens. However these views would be oblique and glimpsed as they windows tend to be orientated away from the site.

Visual Receptors

- 4.2.5 The principal groups of visual receptors identified within the study area are summarised as follows:
- Residential receptors;
 - Public Rights of Way, A and B Roads;
 - Sequential views along key transport routes and corridors and local residential roads; and
 - The neighbouring health care centres and businesses.

Representative Viewpoints

- 4.2.6 A set of representative viewpoints have been selected to represent the views experienced by surrounding receptors and these are shown on the 'Representative Viewpoints Plan' **Figure 5**. The viewpoints are as follows:

No.	Name	Receptor Type	Distance and Direction from Site
1	37 Old Copse Road	Residential properties with restricted views and limited/partially screened views towards the scheme and surrounded by urban development.	35m South East of the proposal site
2	Old Copse Road Park	Users of active recreational and leisure facilities where the focus is on the activity and not the landscape; and Residential Receptors with restricted views and limited/partially screened views towards the scheme and surrounded by urban development.	55m East of the proposal site
3	River Way	Users of A and B roads and footpath users Residential Receptors with restricted views and limited/partially screened views towards the scheme and surrounded by urban development.	30m East of the proposal site
4	29 Crossland Drive	Residential properties with restricted views and limited/partially screened views towards the scheme and surrounded by urban development.	30m North East of the proposal site
5	Hipley Road/ Crossland Drive Junction	Residential properties with restricted views and limited/partially screened views towards the scheme and surrounded by urban development.	95m North of the proposal site
6	Hipley Road	Residential properties with restricted views and limited/partially screened views towards the scheme and surrounded by urban development.	30m North of the proposal site
7	Crossland Drive/ Petersfield Road junction	Residential properties with restricted views and limited/partially screened views towards the scheme	45m North West of the proposal site

No.	Name	Receptor Type	Distance and Direction from Site
		and surrounded by urban development; and Users of A and B roads	
8	Bedhampton Road/ Petersfield Road junction	Residential properties with restricted views and limited/partially screened views towards the scheme and surrounded by urban development; and Users of A and B roads	160m North West of the proposal site
9	Petersfield Road	Residential properties with restricted views and limited/partially screened views towards the scheme and surrounded by urban development; and Users of A and B roads	140m North West of the proposal site
10	Leigh Road/ Lavant Drive Junction	Residential properties with restricted views and limited/partially screened views towards the scheme and surrounded by urban development; Community buildings in an urban location; and Users of Public Rights of Way and local 'C' class roads	65m South West of the proposal site
11	Russell Road/ Leigh Road Junction	Residential properties with restricted views and limited/partially screened views towards the scheme and surrounded by urban development; and	60m South West of the proposal site
12	Havant Medical Centre	Community buildings in an urban location; and Users of Public Rights of Way and local 'C' class roads	195m West of the proposal site
13	Lakeside Gardens	Residential properties with restricted views and limited/partially screened views towards the scheme and surrounded by urban development; Community buildings in an urban location; and Users of Public Rights of Way and local 'C' class roads.	80m South of the proposal site
14	8 Lavant Drive	Residential properties with restricted views and limited/partially screened views towards the scheme and surrounded by urban development.	10m South of the proposal site

5.0 Assessment of Effects

5.1 Construction Impact

Landscape Impact during Construction

- 5.1.1 During construction, the significance of effects upon the townscape would be similar to those in Year 1 [opening year]. Any changes to the landscape of the site made during the construction phase would be permanent, and would therefore also be in evidence in Year 1, following opening of the development.
- 5.1.2 Wider awareness of construction activity is likely to be limited to the visibility of the construction equipment, such as cranes, and the movement of construction vehicles. The construction works are only temporary and the townscape of the site and immediate surrounding area already include existing land uses which reduce the sensitivity of the Townscape and as such landscape impacts during construction are considered to be **neutral**.

Visual Impact during Construction

- 5.1.3 The significance of visual effects during construction would also be limited by the factors outlined previously within 'Landscape effects'. The predominant visual effect during construction is also likely to be associated with the visibility of construction equipment and the appearance of the partially constructed buildings from the same receptors which the Year 1 and Year 15 assessments have identified as potentially sensitive. The flat nature and the built up urban nature of the site and immediate study area means that the visual envelope is relatively small, and the number of sensitive visual receptors limited. Visual impacts during construction are therefore considered to be **slight adverse**.

5.2 Landscape Impact [Year 1]

- 5.2.1 The identification of key effects will be considered at Year 1 (the Opening Year of the facility).

Land Cover and Landscape Features

- 5.2.2 The site was formerly a primary school and playing fields and as such constitutes 'brownfield', 'previously developed land'. The current landcover is made up of semi-naturalised grassland and areas of hard standing. The site is bounded by mature deciduous hedgerows and intermittent hedgerow trees on the sites northern, western and eastern boundaries. A [dry] stream is located outside the site boundary on the eastern boundary and a small [dry] balancing pond/swale lies in the south eastern corner of the site.
- 5.2.3 The proposals would introduce new well-designed built development into the site; however, the proposals would be supported with substantial landscape proposals designed to both soften the built form and provide a framework for the site use.
- 5.2.4 The increase in building cover within the site would therefore have a **slight adverse** impact at Year 1. Proposed landscape mitigation as well as the retention, maintenance, management and enhancement of the existing landscape boundary treatments would result in a substantial net increase in landscape features resulting in a **slight beneficial** significance of effect.

Landform

- 5.2.5 The existing landform of the site and the immediate environs is relatively flat. The Nursing home, Extra Care facility and Hub by their very nature need to be maintained at a single level, which has meant that the ground floor level has been raised by up to 1.0m above current ground levels. These levels changes would result in the levels of the central courtyards being raised by up to, the need for ramps and steps into the southern and western façades of the Extra Care and eastern facades of both Supported Living Units and a ramped access into the site off River Way. These levels changes would result in a ***moderate adverse*** impact on landform (refer to the 'Topography and Drainage Plan' **Figure 1**).

Townscape Character

- 5.2.6 The character of the site and the immediate surrounding area is heavily influenced by the existing land uses, which is a mixture of educational, health based, infrastructure and residential development. The scale of the development and the grain of built form is therefore entirely congruous with the character of the surrounding Townscape.
- 5.2.7 The change of land use on site from its current use as an area of redundant brownfield site and former use as a primary school to the proposed wellbeing centre, will inevitably change the character of the site itself, not least because of the loss of 'green' space. However, the proposals include significant areas of landscaping, which will assist in integrating the development into its setting. It is therefore considered that the proposal would have only a ***slight adverse*** impact on the Townscape character of the site and immediate surrounding area due to the proliferation of similar health/medical developments in the immediate area and the retention and enhancement of the landscape features on site.

5.3 Visual Impact [Year 1]

- 5.3.1 The proposed development would inevitably be more prominent within views than the existing flat undeveloped site. The introduction of new two and three storey buildings of between 9 and 11 metres in height, the need to raise levels in parts of the site by 1.0m, and the necessary infrastructure; including car parking, cycle parks, bin storage, service areas, fencing and lighting would be visible from within the study area.
- 5.3.2 Views from the vast majority of sensitive visual receptor within the visual envelope have other existing detracting features within their view. These include the local highway infrastructure, which surrounds the site, large scale built form including a leisure centre, health centres, schools, tower blocks and the buildings associated with New Lane Industrial Estate.
- 5.3.3 The most notable feature in most, if not all, views of the development site from sensitive receptors would be the local road network with its traffic along with its associated lighting, signage and other street furniture are a significant feature in what is a very urban setting.
- 5.3.4 The principal views of the site are from the properties and public rights of way [PRoW] immediately adjacent to and facing the site [principal receptors] although there are also oblique and partial views from receptors along roads which are perpendicular to the site [secondary receptors]. Views from further afield are very limited, screened by intervening built form and other vertical elements. The flat nature of the study area means that even relatively small vertical elements within the Townscape screen views of the site.

Principal Visual Receptors

- 5.3.5 The principal receptors which experience adverse impacts due to the proposal are those properties, rights of way and areas of public open space immediately adjacent to the site on Crossland Drive, Old Copse Road and Leigh Road, all of which are located on roads that abut the site. However, although these properties face the development site, much of the site would be screened from view by the existing vegetation on the site boundaries, within the areas of Public Open Space south of Crossland Drive and west of Old Copse Road and within their front gardens themselves. Views would be greatly limited to glimpses of the upper storey of the new buildings through and above the surrounding vegetation as well as from upper storey windows (see **Viewpoints 1 to 7, 10 and 14**).
- 5.3.6 Even before mitigation proposals have had an opportunity to mature the significance of effect from these principal receptors is considered to be no more than ***slight adverse***. The urban nature of the site and its environs and the retention of the mature boundary vegetation, worthy of retention, successfully mitigate for any significant adverse impacts on these receptors.

Secondary Receptors

- 5.3.7 The views from secondary receptors, on streets which tend to be perpendicular to the site and radiate away from the site, including Fair Oak Drive, Petersfield Road [B2149], Hipley Road, Oak Park Drive and Russell Road tend to be partial, glimpsed or oblique. Furthermore, even when there are views of the site from these secondary residential receptors they are also often screened by the existing vegetation on the site boundaries, within the areas of Public Open Space and other built form. These views also contain the same, if not more detracting elements that the primary receptors such as the highway paraphernalia etc. (see **Viewpoints 6, 8 and 11**).
- 5.3.8 The majority of views from potential secondary receptors are screened by intervening built form and vegetation. However, where views of the site can be sought they tend to be oblique or partial and as such even before mitigation proposals have had an opportunity to mature the significance of effect from these principal receptors are also considered to be no more than ***slight adverse***.

Other Receptors

- 5.3.9 Views of the site from receptors just one step back from the site, including; Gaultier Close, Havant Farm Close and Lakeside Gardens are predominantly screened by the intervening buildings which flank the boundaries of the site as well as intervening vegetation and garden structures. The only views of the site from properties in these locations are likely to be partial and heavily screened views from upper storey windows through narrow gaps between buildings (see **Viewpoints 9, 12 and 13**).
- 5.3.10 Views from the remaining receptors are almost entirely screened by intervening built form and vegetation. There is a small potential for partial glimpsed or oblique views of the new buildings on site from upper storey windows, but despite that the significance of effect from these receptors is considered to be no more than ***neutral***.

6.0 Mitigation

6.1 Incorporated Enhancement and Mitigation

Strategic Landscape Mitigation

6.6.1 The strategic landscape mitigation measures described in this report are at a level which both demonstrates their ability to alleviate the potential landscape and visual impacts identified in the assessment and also allow the proposals to be carried forward during the detailed design stage. The measures are designed to address both the construction and operational phases of the project.

6.6.2 The aim of the strategic mitigation measures are to:

- a. Alleviate where possible landscape and visual impacts which are unavoidable;
- b. Establish a coherent and integrated landscape strategy creating a framework which enhances the integration of the buildings within their landscape setting;
- c. Enhance the existing landscape/townscape character and visual context of the surrounding area, through the retention of landscape features worthy of retention; and
- d. Provide a co-ordinated approach between the ecological and landscape mitigation proposals where there is an interface.

Incorporated Enhancements

6.6.3 The principal elements of the schemes architectural design which also seek to address landscape/townscape and visual issues include the following concepts:

- Careful selection of materials and colour palette to be sympathetic to the surroundings;
- Careful siting and massing of the new buildings to utilise the available space a;
- Siting of the buildings to provide useable outdoor areas and take advantage of existing vegetation enabling the retention of mature protected trees; and,
- Introduction of site and boundary planting to visually link with the existing.

6.6.4 The Design and Access Statement [DAS] describes in greater detail the main elements of the scheme proposals in relation to the landscape and visual issues to be addressed in the assessment. However, the architectural design approach is summarised as:

- The creation of a design that presents itself as a community, but also a place where its individual parts maintain their own identity; and
- The design of the scheme has been driven by a series of site constraints, as well as the intention to provide amenity courtyards and open spaces surrounding a central activity Hub.

Materials and Appearance

6.6.5 A key objective of the brief was to create a high quality residential development. This has been achieved with a contemporary distinctive design with generous windows, articulated facades, and a palette of simple, timeless, robust and long lasting materials.

6.6.6 To complement the local area vernacular building material, the principle cladding material will be brick, glazing as the secondary material in most cases. To improve the sense of unity of the campus all the buildings share the language of an outer and inner skin with light grey/mid grey brick cladding on the outer skin and multistock red brick inner skin varying in tone across

the different buildings to provide each with its own identity. The Care Home has been treated with bay windows to both add a greater sense of space inside the rooms and provide a greater level of articulation to the facades. The Extra Care and Supported Living buildings have been provided with high quality cantilevered balconies in GRC, metal balustrades and timber handrails with integral flower planters to one side. The combination of these features when looked from street level, create rhythm and a sense of high quality.

- 6.6.7 The Hub as the centre of the campus is treated in a different manner. While the residential elements have a flat roof to provide adequate space for PVs, the green roof of the Hub is sloped upwards towards the entrance of the campus. The facades are treated with timber vertical cladding to provide a softer and contrasting appearance. The façade of the Hub is arranged in plan in a “zigzag” manner to create intimate “nooks” inside and provide sheltered seating areas outside. The roof extends outwards to provide sheltered drop off areas and to guide visitors to the Hub and Care Home entrances.

Landscape Planting Design

- 6.6.8 The overriding principals of the internal landscape design are the provision of a safe, stimulating and attractive environment for residents, staff and visitors. The design will accommodate the following principles:
- the creation of a range of spaces of distinctive character, offering a range of experiences;
 - ensure the protection and integration of important existing vegetation;
 - the creation of an ecologically rich environment, incorporating a range of plants and habitats;
 - the provision of opportunities for residents to engage with, and influence, their environment;
 - ensure that the environment is legible;
 - the specification of planting that offers sensory and seasonal interest;
 - the provision of an attractive setting for appreciation from the building; and
 - the provision of privacy for residents within the building.
- 6.6.9 Further details of the landscape design can be found within the DAS and on the Landscape Masterplan [Figure 7].

7.0 Residual Effects and Cumulative Impact

7.1 Residual Effects

- 7.1.1 Residual landscape and visual impact will be considered fifteen years after opening [Year 15 /Design Year] to allow for any specific mitigation planting, and other landscape schemes, sufficient time to mature and achieve their intended effect.

7.2 Residual Landscape Effects

Land Cover and Landscape Features

- 7.2.1 By year 15, the landscape mitigation proposals which supplement the existing boundary treatment will have matured sufficiently to have achieved its purpose.
- 7.2.2 Whilst the increase in building cover within the site would continue to have a **slight adverse** impact at Year 15; the proposed landscape mitigation will have matured sufficiently to enhance the existing landscape boundary treatment ensuring a substantial net increase in landscape features and resulting in a **slight beneficial** significance of effect.

Landform

- 7.2.3 Despite the passage of time the changes in the landform evident in Year 1 would remain, although the landscape treatment will have softened the appearance of these changes. Despite this, the significance of effect on landform would remain **moderate adverse**.

Townscape Character

- 7.2.4 The maturation of the significant landscape mitigation proposals will have further assisted in integrating the development into its setting. However, it is considered that the proposal would still have a **slight adverse** impact on the Townscape character of the site and immediate surrounding area due to the loss of an area of relatively open 'green' space.

7.3 Residual Visual Impact

- 7.3.1 By year 15 the proposed development would remain more prominent within views than the existing flat undeveloped site, despite the addition of landscape mitigation planting. However, the landscape and structures will have matured and softened to their surroundings. Elements of the two and three storey buildings and the necessary infrastructure would remain visible from within the study area, particularly during winter months and at night time.

Principal Visual Receptors

- 7.3.2 The same principal receptors who experience adverse impacts in year 1, located immediately adjacent to the site on Crossland Drive, Old Copse Road and Leigh Road, would continue to have glimpsed and partial views of the development, particularly during winter months and at night time. The development site would continue to be screened, at least partially, by the intervening vegetation and the screening would have been enhanced by the mature mitigation planting on the sites boundaries and within the site.
- 7.3.3 In spite of the maturing mitigation proposals the significance of effect from the principal receptors is considered to remain **slight adverse** for the reasons identified above.

Secondary Receptors

- 7.3.4 The majority of the available views from the secondary receptors would continue to be screened by the intervening built form and vegetation. Enhancements to the existing boundary vegetation would assist in softening views of the development; however there would still be glimpses of the new buildings above the boundaries particularly during winter months and at night time. To this end the significance of effect from these principal receptors by year 15 is still considered to be ***slight adverse***.

Other Receptors

- 7.3.5 Views from the remaining receptors would remain unchanged from year 1. Any landscape mitigation will not have surpassed the existing boundary vegetation so there would remain a small potential for partial glimpsed or oblique views of the new buildings on site from upper storey windows. As such the significance of effect from these receptors is considered to remain ***neutral***.

7.4 Cumulative Effects

- 7.4.1 Baseline studies and desk based searches on the local authorities planning portal were carried out to identify planning applications that may be significant in terms of cumulative impacts in respect to this site. No significant planning applications were identified.

8.0 Summary And Conclusion

8.1 Summary

- 8.1.1 The development will not result in any significant landscape/townscape or visual adverse effects.

8.2 Summary of Landscape Effects

- 8.2.1 The application site is situated on previously developed 'brownfield' land within an urban setting, surrounded by similar municipal and health care buildings and residential developments. The townscape is therefore reasonably robust in nature and has a low sensitivity to developments, such that the proposed development would not be incongruous within this setting.
- 8.2.2 The retention of existing landscape features and the inclusion of significant new landscape planting would be beneficial to both the site and the wider study area. An area recognised as having a distinct lack of trees within the built environment. The landscape proposals have the advantage of screening those lower level transitory activities within the facility, such as traffic movements, particularly in the summer months.
- 8.2.3 The development will require some levels changes, these are necessary as a result of the needs of the end users and would not be evident from the wider study area.
- 8.2.4 Overall the significance of effect on the landscape is considered to be **slight adverse**.

8.3 Summary of Visual Effects

- 8.3.1 The majority of sensitive receptors within the study area would experience on change to their view. Of the few receptors who do experience views of the proposals the majority have only glimpsed, partial or oblique views into the development site. A small number of receptors who are immediately adjacent to the site have potential direct views into the development site. However the existing boundary treatments and proposed landscape enhancements successfully mitigate much of these views.
- 8.3.2 The visual impact of the scheme is extremely limited, aside from when immediately adjacent to the site. The flat and built up nature of the proposal site means that the visual envelope is very limited, such that the overall visual significance of effect is considered to be **slight adverse**.

9.0 Glossary

Glossary of Terms

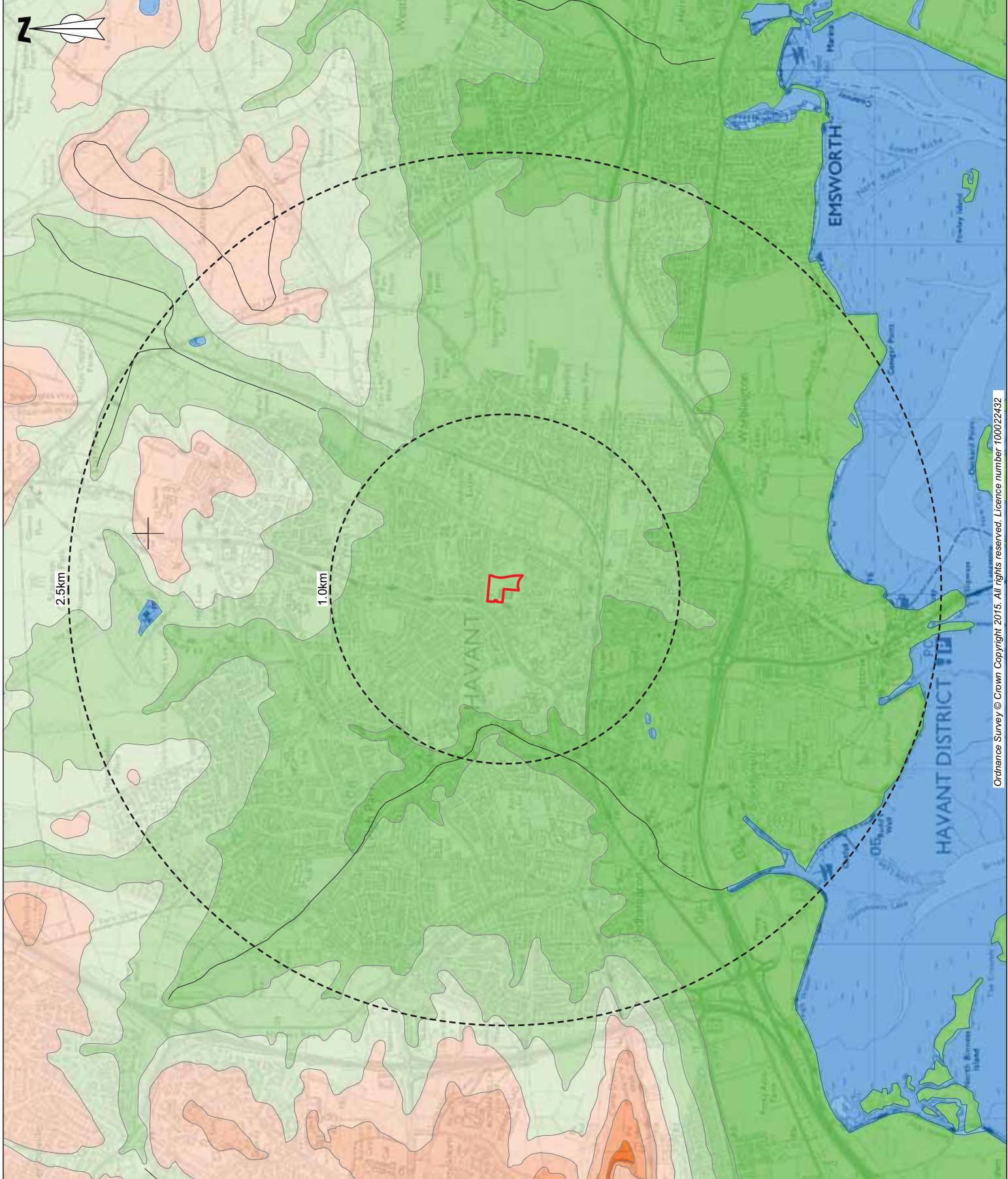
Acronym/Term	Description
Alien species	A species that does not normally occur in an area but which has been deliberately or accidentally introduced by human activity.
AOD	Above Ordinance Datum
AONB	Area of Outstanding Natural Beauty
Assessment period	The period in a day over which assessments are made
Baseline Environment	This is defined as the study area and its environmental characteristics assuming that the scheme is not built.
Biodiversity	Biological diversity. A term for the variety of all life on earth, including all species of plants and animals, their genetic variation and complex ecosystems of which they are part. Differs from species richness (i.e. the total number of species) in that biodiversity expressly includes the variety of life at all scales, progressing down from ecosystems, communities, species and populations, to the level of genetic variation present within species and their constituent populations.
Bund	A walled area or embankment used either for secondary containment (for potentially polluting materials) or for screening.
Conservation Areas (CAs)	Areas of special architectural or historic interest, designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, whose character and appearance should be preserved or enhanced
CROW	Countryside and Rights of Way (Act)
Culvert	A covered channel or pipeline, which is used to continue a watercourse or drainage path under an artificial obstruction.
Cumulative Impacts	Impacts that result from incremental changes caused by past, present or reasonably foreseeable actions together with the project.
Cutting	Section of earthworks where the level of the proposed road is below original ground level.
Desire line (tracks)	Tracks created by users travelling directly towards the desired destination
EA	Environment Agency
Earthworks	Excavated embankments composed of soil
Embankment	A bank or mound constructed to carry a roadway at a level higher than the original ground level.
(C)EMP	(Construction) Environmental Management Plan
Environmental Effect/Impact	Any change in the physical, natural or cultural environment brought about by a development project. Effect and impact are used interchangeably
Environmental Impact Assessment (EIA)	A process by which certain planned projects must be assessed before a decision to proceed can be made. It involves the collection, publicising & consideration of environmental information, which fulfils the assessment requirements of Directive 97/11/EC

Acronym/Term	Description
Environmental Impact Assessment Team	The team, which carries out the environmental studies and prepares the environmental information.
Environmental Statement (ES)	Information gathered and submitted to a relevant competent authority in compliance with EC Directives on the environmental effects of a project.
Environmental Studies	The surveys and investigations carried out by the EIA team in order to prepare the environmental information for inclusion in the ES.
EU Objectives	European Union policy targets to be achieved within a specific timescale.
Green Belt	Areas of open land where new development is strictly controlled. Policy on development in Green Belts is defined by Government in PPG2
Habitat	A place in which a particular plant or animal lives. Often used in a wider sense, referring to major assemblages of plants and animals found together such as woodlands or grassland.
In-situ	In its place
Indirect Impacts	Impacts on the environment, which are not a direct result of the project, often produced away from, or as a result of, a complex pathway. Sometimes referred to as secondary impacts.
Landscape	The visual appearance of non-urban areas.
Listed building	Buildings of “special architectural or historic interest” which are on a list compiled by the Department of National Heritage on the advice of English Heritage. Any material alteration to or demolition/part demolition of a Listed Building, whether external or internal would require Listed Building Consent. Provisions relating to Listed Buildings are contained in the Planning (Listed Buildings and Conservation Areas) Act 1990.
LNR	Local Nature Reserve
Local Plan (LP)	Prepared by District Councils and sets out detailed (local level) policies and proposals for the development and use of land.
Local Planning Authority (LPA)	A LPA is the local authority statutorily obliged to carry out the implementation of the Town and Country Planning Acts and Regulations.
Made ground	Ground that has been disturbed or created by the activities of humans.
Main River	A watercourse designated under the Water Resources Act 1991. The EA has permissive powers to carry out works of maintenance and improvement on these rivers.
Medieval	Historic period dating between AD1066 and c. AD1540
Mitigation	The measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.
NHS	Natural Heritage Site
Non Technical Summary (NTS)	A brief report summarising the principle sections of Volume 1 of the Environmental Statement in non-technical language. The NTS is bound into the main volume, but may also be available as a free-standing document.
OS	Ordnance Survey
RC	River Corridor

Acronym/Term	Description
Receptors	People, locations, plants or animals who may be affected by an environmental impact.
Regionally Important Geological/Geomorphological Sites (RIGS)	These are sites which are important for the geological exposures or physiographic features. The most important of these are designated as SSSI's but more locally important sites can be designated as RIGS by local conservation groups.
Remediation	Treating, containing or removing contaminated material so that it no longer presents a hazard.
Residual Impacts	Any remaining effects as a consequence of the development assuming implementation of proposed mitigation measures.
SAC	Special Area of Conservation
SBI	Site of Biological Importance
Scheduled Ancient Monument (SAM)	The Secretary of State for National Heritage is responsible for compiling a schedule of ancient archaeological sites which by reason of period, rarity, fragility, potential, etc. appear to be of national importance. The statutory provisions relating to Scheduled Ancient Monuments are contained in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983.
Scoping	The process of identifying the content and extent of the Environmental Information to be submitted under the EIA procedure.
SINC	Site of Interest for Nature Conservation.
Site of Special Scientific Interest (SSSI)	Sites of national importance for their plants, animals, or geological or physiographical features designated by English Nature under the Wildlife and Countryside Act 1981 (as amended).
SPA	Special Protection Area.
Townscape	The visual appearance of towns and other urban areas.
Township	A sub-division of a parish.
Township Boundary	A boundary delineating one township from its neighbours.
Tree Preservation Order (TPO)	Section 198 of The Town and Country Planning Act 1990 enables Local Planning Authorities to make provision for the preservation of individual trees, groups of trees or woodland, in the interests of amenity. Tree Preservation Orders are made under this Section and they prohibit the felling, topping, lopping, uprooting, pruning, wilful damage or destruction of trees without prior consent of the Local Planning Authority. Carrying out unauthorised works to a tree subject to a TPO is a criminal offence.
Visual envelope	The extent of visibility to and from a point on a site.
ZVI and/or ZTV	Zone of Visual Influence and/or Zone of Theoretical Visibility, the area from in which the development can be viewed. This term is generally applied to an electronically calculated visibility model which is generated using Ordnance Survey landform data.

Figures

- Figure 1** Topographical and Drainage Plan [CRM.1112.005.L.D.001 1:20,000 @ A3];
- Figure 2** Townscape Land Use [CRM.1112.005.L.D.002 1:20.000 @ A3];
- Figure 3** Townscape Constraints Plan [CRM.1112.005.L.D.003 1:20.000 @ A3];
- Figure 4** Landscape Character Plan [CRM.1112.005.L.D.004 1:20.000 @ A3];
- Figure 5** Representative Viewpoint Plan [CRM.1112.005.L.D.005 1:20.000 @ A3];
- Figure 6.1** Viewpoints 1 and 2[CRM.1112.005.L.D.006 A3];
- Figure 6.2** Viewpoints 3 and 4[CRM.1112.005.L.D.006 A3];
- Figure 6.3** Viewpoint 5 [CRM.1112.005.L.D.006 @ A3];
- Figure 6.4** Viewpoints 6 and 7 [CRM.1112.005.L.D.006 @ A3];
- Figure 6.5** Viewpoints 8 and 9 [CRM.1112.005.L.D.006 @ A3];
- Figure 6.6** Viewpoints 10 and 11 [CRM.1112.005.L.D.006 @ A3];
- Figure 6.7** Viewpoints 12 and 13 [CRM.1112.005.L.D.006 @ A3];
- Figure 6.8** Viewpoint 14 [CRM.1112.005.L.D.006 @ A3]; and
- Figure 7** Landscape Masterplan [Dwg. No. CRM.1112.005.L.D.007 1:20.000 @ A3].



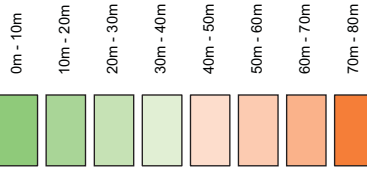
Key



Site Boundary

Drainage Features

Contours m(AOD)



STEP Business Centre, Worley Rd, Sheffield, S36 2UH

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PROJECT REF:		CRM.1112.005	
SCALE:	1:20,000@A3	CHECKED:	PB
DRAWN:	MG	DATE:	Feb 2015
PROJECT:		Hantsley Health and Wellbeing Campus	
TITLE:		Topographical and Drainage Plan	
DRAWING NO:		CRM.1112.005.D.001	

Key



STEP Business Centre, Worley Rd, Sheffield, S38 2UH

CLIENT:
**Ahsley House plc /
 Hampshire Living Space**

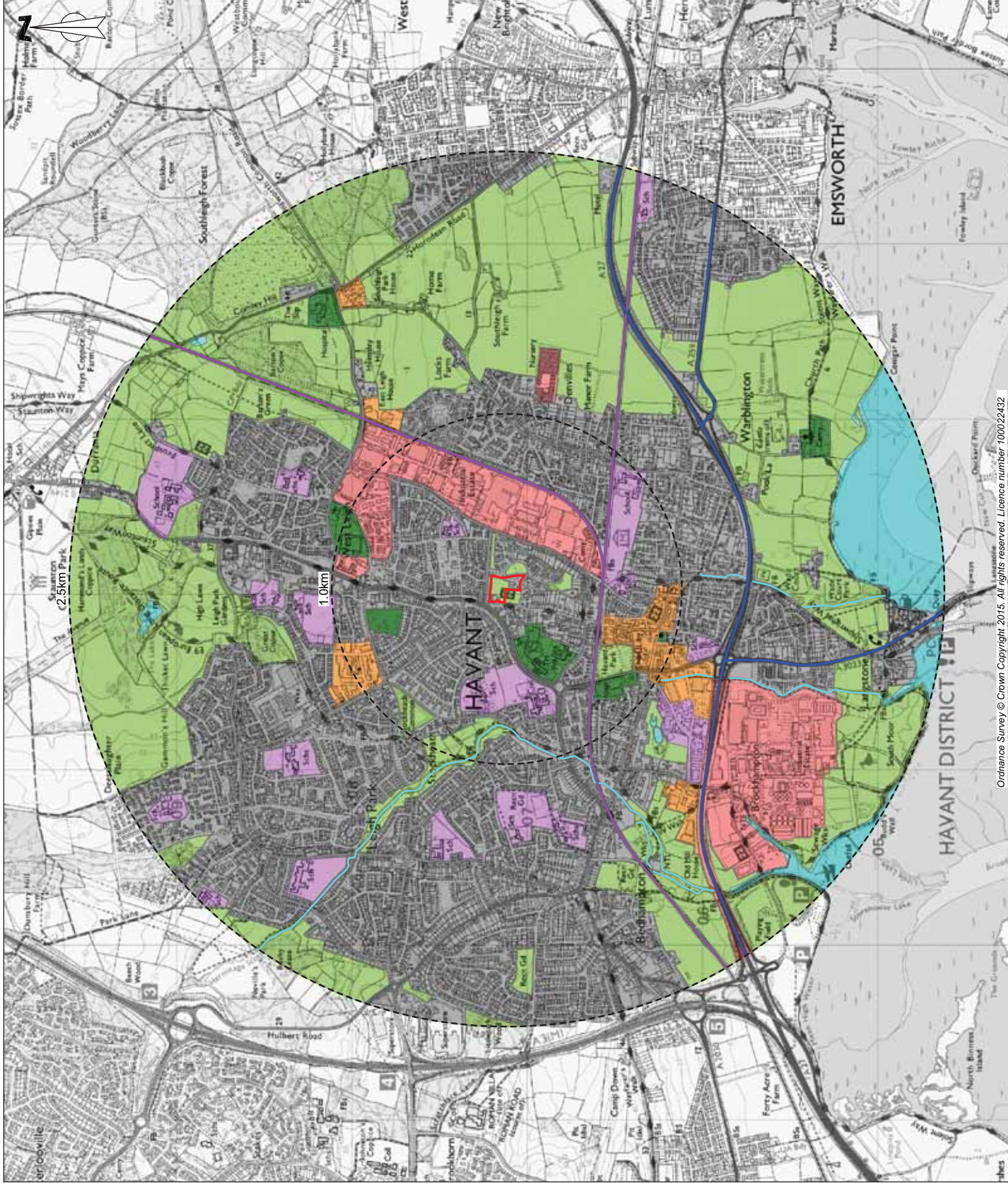
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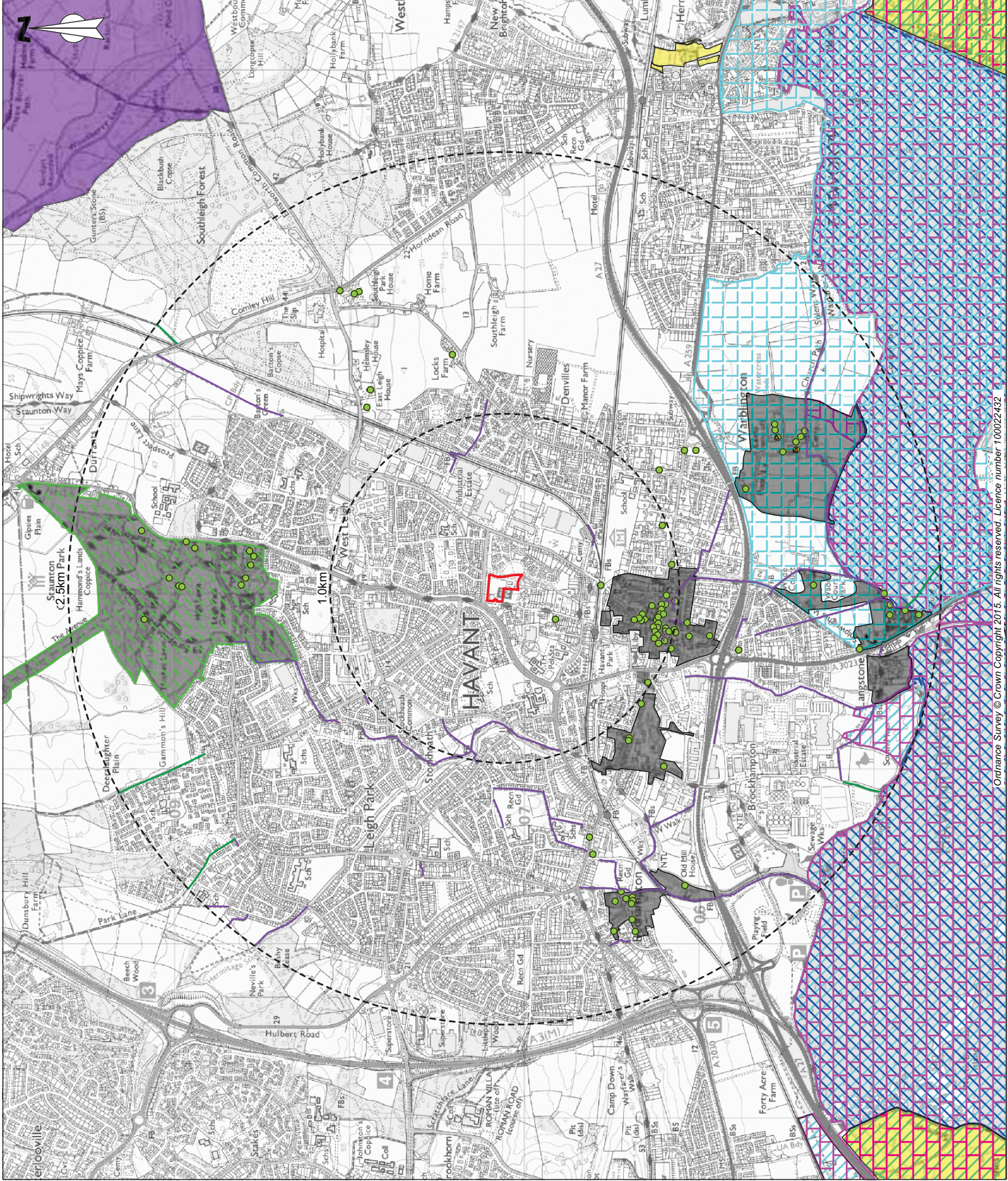
DRAWN: MG CHECKED: PB DATE: Feb 2015

PROJECT:
Havant Health and Wellbeing Campus

TITLE
Townscape Land Use

DRAWING NO
CRM.1112.005.D.L.002





- Key
- Site Boundary
 - Area of Outstanding Natural Beauty (AONB)
 - Bridleway
 - Conservation Area
 - Listed Buildings
 - Locals Nature Reserve (LNR)
 - National Park
 - Parks and Gardens
 - Public Rights of Way (PROW)
 - Scheduled Monuments
 - Sites of Special Scientific Interest (SSSI)
 - Special Areas of Conservation (SAC)
 - Special Protection Areas (SPA) & Ramsar



STEP Business Centre, Wootley Rd, Sheffield, S36 2UH

CLIENT:		Ahsley House plc / Hampshire Living Space	
PROJECT REF:		CRM.1112.005	
SCALE:	1:20,000@A3	CHECKED:	PB
DRAWN:	MG	DATE:	Feb 2015
PROJECT:			
Havant Health and Wellbeing Campus			
TITLE			
Townscape Constraints Plan			
DRAWING NO			
CRM.1112.005.D.L.003			

Key

Site Boundary

1 - Waterlooville and historic route

2 - Waterlooville western suburbs

3 - Woodcroft Farm

4 - Waterlooville Business Park

5 - Putbrook and Waterlooville - eastern suburbs

6 - Putbrook

7 - Putbrook Heath

7i - Putbrook Heath

8 - A3 (M) corridor residential area

9 - Waterlooville Golf Course

10 - Blendworth Common and woodlands

11 - A3 (M) Eastern corridor

12 - Portsdown Hill

13 - Historic Bedhampton

14 - Havant historic core

15 - Bedhampton and Havant – north western suburbs

16 - Leigh Park

17 - West Leigh

18 - West Leigh Industrial Estate

19 - Denvilles

20 - Staunton Country Park

21 - Southleigh Forest

22 - Southleigh agricultural plain

23 - New Brighton

24 - Emsworth - historic core

25 - Emsworth - western suburbs

26 - Warlington and Wade Court

27 - Langstone

28 - Brockhampton industrial area

32 - Langstone harbour

33 - Chichester harbour

41 - South Moor and Broadmarsh coastal park

enzygo

environmental solutions

STEP Business Centre, Worley Rd, Stefield, S36 2UH

CLIENT:
Ahsley House plc /
Hampshire Living Space

PROJECT REF:
CRM.1112.005

SCALE:
1:20,000@A3

DRAWN:
MG

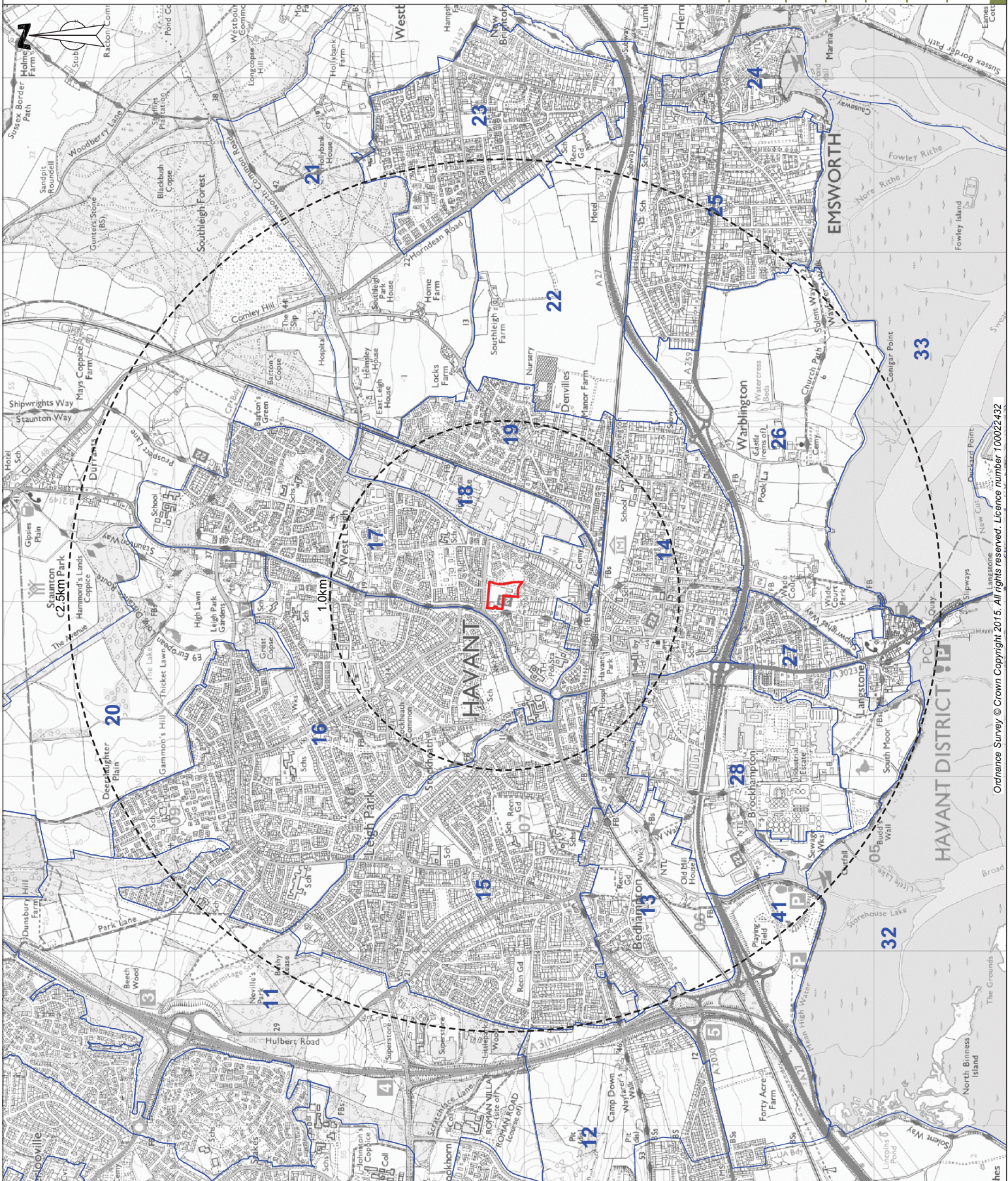
CHECKED:
PB

DATE:
Mar 2015

PROJECT:
Havant Health and Wellbeing Campus

TITLE:
Landscape Character Plan

DRAWING NO:
CRM.1112.005.D.L.004





Site Boundary



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HAVANT

Approximate Location of the site behind the vegetation on Old Copse Road



Viewpoint 1 - 37 Old Copse Road, 35m South East of the proposal site (SU 72139 06991 13m AOD at ground level)

Development site screened behind the existing vegetation along the banks of the stream



Viewpoint 2 - Old Copse Road Park, 55m East of the proposal site (SU 72158 07068 13m AOD at ground level)

	DATE OF PHOTOGRAPH: 19th Nov 2014		CLIENT: Ahsley House plc / Hampshire Living Space		PROJECT: Havant Health and Wellbeing Campus
	WEATHER CONDITIONS: Clear and Bright		SCALE: N/A		TITLE: Viewpoint 1 & 2
	SURVEYOR: LK		PROJECT NO: CRM.1112.005		FIGURE NO: 6.1
			DRAWN: MG		
				CHECKED: PWB	
				DATE: Mar 2015	

Existing stream bordering the development sites eastern boundary

Existing and proposed entrance into the development site



Viewpoint 3 - Park Old Copse Road 3, 30m East of the proposal site (SU 72121 07132 13m AOD at ground level)

Old Copse Road



Viewpoint 4 - Crossland Drive, 30m North East of the proposal site (SU 72149 07232 13m AOD at ground level)

	DATE OF PHOTOGRAPH: 19th Nov 2014	CLIENT: Ahsley House plc / Hampshire Living Space	PROJECT: Havant Health and Wellbeing Campus
	WEATHER CONDITIONS: Clear and Bright	SCALE: N/A	TITLE: Viewpoint 3 & 4
	SURVEYOR: LK	PROJECT NO: CRM.1112.005	FIGURE NO: 6.2
		DRAWN: MG	
		CHECKED: PWB	
		DATE: Mar 2015	

Approximate site location beyond the boundary vegetation



Viewpoint 5 - Crossland Drive Looking East, 95m North of the proposal site (SU 72073 07233 13m AOD at ground level)

Approximate site location beyond the boundary vegetation



Viewpoint 5 - Crossland Drive Looking West, 95m North of the proposal site (SU 72073 07233 13m AOD at ground level)

	DATE OF PHOTOGRAPH: 19th Nov 2014	CLIENT: Ahsley House plc / Hampshire Living Space	PROJECT: Havant Health and Wellbeing Campus
	WEATHER CONDITIONS: Clear and Bright	SCALE: N/A	TITLE: Viewpoint 5
	SURVEYOR: LK	PROJECT NO: CRM.1112.005	FIGURE NO: 6.3
		DRAWN: MG	
		CHECKED: PWB	
		DATE: Mar 2015	

Partial view through to the development site



Viewpoint 6 - Hipley Road, 30m North of the proposal site (SU 72084 07277 13m AOD at ground level)

Approximate location of development site



Viewpoint 7 - Crossland Drive/ Petersfield Road junction, 45m North West of the proposal site (SU 71956 07226 13m AOD at ground level)

	DATE OF PHOTOGRAPH: 19th Nov 2014	CLIENT: Ahsley House plc / Hampshire Living Space	PROJECT: Havant Health and Wellbeing Campus
	WEATHER CONDITIONS: Clear and Bright	SCALE: N/A	TITLE: Viewpoint 6 & 7
	SURVEYOR: LK	PROJECT NO: CRM.1112.005	FIGURE NO: 6.4
		DRAWN: MG	
		CHECKED: PWB	
		DATE: Mar 2015	

Approximate location of the north west corner of the development site



Viewpoint 8 - Bedhampton Road/ Petersfield Road junction, 160m North West of the proposal site (SU 71961 07475 13m AOD at ground level)

Approximate location of the north west corner of the development site



Viewpoint 9 - Petersfield Road, 140m North West of the proposal site (SU 71808 07139 13m AOD at ground level)

	DATE OF PHOTOGRAPH: 19th Nov 2014	CLIENT: Ahsley House plc / Hampshire Living Space	PROJECT: Havant Health and Wellbeing Campus
	WEATHER CONDITIONS: Clear and Bright	SCALE: N/A	TITLE: Viewpoint 8 & 9
	SURVEYOR: LK	PROJECT NO: CRM.1112.005 DRAWN: MG CHECKED: PWB DATE: Mar 2015	FIGURE NO: 6.5

Approximate location of site beyond vacant plot



Viewpoint 10 - Leigh Road/ Lavant Drive Junction , 65m South West of the proposal site (SU 71929 07041 13m AOD at ground level)

Approximate location of site beyond vacant plot



Viewpoint 11 - Russell Road/ Leigh Road Junction, 60m South West of the proposal site (SU 71913 07000 13m AOD at ground level)

	DATE OF PHOTOGRAPH: 19th Nov 2014	CLIENT: Ahsley House plc / Hampshire Living Space	PROJECT: Havant Health and Wellbeing Campus
	WEATHER CONDITIONS: Clear and Bright	SCALE: N/A	TITLE: Viewpoint 10 & 11
	SURVEYOR: LK	PROJECT NO: CRM.1112.005 DRAWN: MG CHECKED: PWB DATE: Mar 2015	FIGURE NO: 6.6

Approximate location of development site.



Viewpoint 12 - Havant Medical Centre, 195m West of the proposal site (SU 71755 07034 13m AOD at ground level)

Location of the southern boundary of the development site.



Viewpoint 13 - Lakeside Gardens, 80m South of the proposal site (SU 72040 06954 13m AOD at ground level)

	DATE OF PHOTOGRAPH: 19th Nov 2014	CLIENT: Ahsley House plc / Hampshire Living Space	PROJECT: Havant Health and Wellbeing Campus
	WEATHER CONDITIONS: Clear and Bright	SCALE: N/A	TITLE: Viewpoint 12 & 13
	SURVEYOR: LK	PROJECT NO: CRM.1112.005	FIGURE NO: 6.6
		DRAWN: MG	CHECKED: PWB
		DATE: Mar 2015	

Southern extent of development site boundary



Viewpoint 14 - 8 Lavant Drive, 10m South of the proposal site (SU 72042 07029 13m AOD at ground level)

	DATE OF PHOTOGRAPH: 19th Nov 2014		CLIENT: Ahsley House plc / Hampshire Living Space		PROJECT: Havant Health and Wellbeing Campus	
	WEATHER CONDITIONS: Clear and Bright		SCALE: N/A		TITLE: Viewpoint 14	
	SURVEYOR: LK		PROJECT NO: CRM.1112.005		FIGURE NO: 6.8	
			DRAWN: MG		CHECKED: PWB	
				DATE: Mar 2015		

Appendix A: Methodology

LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

Introduction

The Landscape and Visual Impact Assessment (LVIA) will consider the potential effects of the development upon:

- Individual landscape/townscape features and elements;
- Landscape/townscape character and quality (condition); and
- Visual amenity and the people who view the landscape.

Distinction between Landscape and Visual Impacts

Landscape and visual effects are two distinct but related areas, which will be assessed separately in accordance with the approach outlined below. Landscape and visual impacts do not necessarily coincide and can be beneficial or adverse. A clear distinction will be drawn between landscape and visual impacts as follows:

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

Guidance

The LVIA of the proposed scheme will be undertaken by a Landscape Architect with experience of similar types of development. The assessment will be undertaken in accordance with best practice outlined in published guidance:

- *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition (2013) Landscape Institute and the Institute for Environmental Management and Assessment;
- *Landscape Character Assessment Guidance for England and Scotland* (2002) The Countryside Agency and Scottish Natural Heritage; and
- *Guidelines for Environmental Impact Assessment* (2004) Institute for Environmental Management and Assessment.

LVIA Methodology

The LVIA will be undertaken in the following stages:

- Baseline data collection via desk-top, consultation and fieldwork;
- Description of the baseline landscape character and visual amenity of the site and surrounding area which identify the relevant landscape and visual receptors (including key viewpoints) and determine their sensitivity to change;

- Description of the magnitude of change in the landscape and visual amenity as a consequence of the proposal;
- Description of the potential landscape and visual impacts arising from the proposal; and
- Development of strategic mitigation proposals to assist in reducing adverse landscape and visual effects or provide compensation where unavoidable, and where possible enhance and safeguard beneficial effects.

Baseline information regarding landscape features and sensitive visual receptors, and the likely change in the landscape character and visual amenity of the site and its surroundings, will be used to identify potential impacts and inform the final scheme as appropriate.

Strategic mitigation measures will be developed in tandem with the proposal to minimise adverse impacts as part of an iterative design process. Options for screening various components of the scheme will be investigated and adopted as mitigation measures where appropriate.

Criteria thresholds for assessing the degree of change as a result of the scheme will be established and the final layout of the scheme will be reviewed to ascertain the magnitude of change in the landscape and in views. Visual impact on historic features of interest may also need to be assessed.

Sensitivity of Receptors, Magnitude of Change and Significance of Effects

The significance of effects of the proposal on both the landscape and visual receptors within the study area are ascertained by cross-referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development.

The sensitivity of landscape and visual receptors is judged as high, medium or low. The magnitude of change is also judged to be negligible, low, medium or high. Significance of effects is expressed as either slight, moderate or substantial, which may be either beneficial or adverse, or neutral.

Study Area

For the purposes of this LVIA, a 2.5km study area from the centre of the site has been used as a boundary to assess the effects of the proposals. 2.5km has been considered in acknowledgement of the scale of the proposals, the undulating nature of the local topography and the extent of vegetation cover within the immediate environs. This is not to say that there will not be views of the site from outside this study area; however, it is considered that more distant views are likely to be limited and in any event the development would only be seen as a small element of a wider panorama.

Visual Envelope

The visual envelope of a scheme defines the broad area from within which it may be possible to see the whole or part of the proposed development, and helps to establish the potential for sensitive visual receptors. The site is not considered to be visible outside this area or will be very difficult to perceive, except from occasional tall buildings or higher elevations. There will however still be pockets within the visual envelope from which there are no views of the study area, due to the local screening effects of vegetation and topography or other features

such as buildings. Landscape features, which form visual barriers and restrict views towards parts of the study area, such as landform, settlements and woodland, can then be evaluated and significant barriers identified to refine the baseline visibility of the proposal.

Representative Viewpoints

Within the extent of the visual envelope, it would not be practical to illustrate the visual impact on every individual visual receptor affected by a scheme. Therefore, representative viewpoints will be used to assess the impacts on the different range of views towards the site. Viewpoints will be illustrated photographically using a 56mm lens digital SLR camera and the site location and significant features will be identified together with landmarks and features in the surrounding area. All photography carried out as part of this assessment is in accordance with LI Advice Note 01/11 (March 2011).

A provisional list of representative viewpoints and a plan demonstrating their locations were provided to Martin Wright, Head of Landscape at the City Design and Conservation Team. (e-mail dated 16.0.2013). The correspondence with Mr Hamilton included a request for an opinion on the suitability of the viewpoints. Mr Wright replied stating that particular corridors along key routes should be selected to represent receptors, such as; the canal, 'A' roads, the railway and the tourist attraction the Tyseley Locomotive Works.

Temporal Scope

2013 has been taken as the baseline year for defining the existing landscape. The relevant impacts of the development will be assessed at the following times:

- During construction;
- Year 1:- one year after opening (Opening Year) to assess the impacts once the major construction is complete; and
- Year 15:- fifteen years after opening (Design Year) to allow for any mitigation planting and other landscape schemes to mature to give the intended effect.

Desk Studies:

The baseline landscape and visual assessment comprised a desktop study of the following data sources:

- Ordnance Survey Explorer Map; 1:2500, Chichester 120
- The Google Earth website at www.earth.google.com;
- The Multi-Agency Geographical Information for the Countryside website at www.magic.gov.uk;
- National Planning Policy Framework (NPPF); Department for Communities and Local Government (2012);
- Havant Borough Local Plan - Core Strategy (Havant Borough Council [HBC] March 2011);
- Havant Borough Local Plan (Allocations), Havant Borough Council [2014]; and
- National Character Area Profile 97: Arden (2013).

Field Studies:

The site was visited on 19th November 2014 to obtain the following data:

- Photographs from proposed Key Viewpoints:
- A corroboration of the findings of the desktop review; and
- To obtain additional information on landscape features, views and localised screening barriers.

All site surveys were undertaken during periods of clement weather from public highways, public rights of way (PRoW) and publically accessible areas, including areas of public open space.

Landscape Assessment Methodology

Landscape Sensitivity

A judgement regarding the sensitivity of the landscape will be made based on the following general criteria:

Table 1: Landscape Sensitivity Criteria

Sensitivity	Criteria
Low	A landscape of few positive characteristics, poor condition or one that is not particularly valued for its scenic quality. The character of the landscape, existing land use, pattern and scale are tolerant of change and offer considerable opportunities for successful mitigation and landscape enhancement. The landscape may be a poor example of a locally abundant landscape type.
Medium	A landscape that exhibits some distinctive characteristics but may have been slightly degraded or one that is moderately valued despite its alteration. The character of the landscape, land use, pattern and scale offers some opportunities for successful mitigation and landscape enhancement. The landscape may be a poor example of a locally scarce landscape type or a good example of a locally abundant landscape type. Locally designated landscapes.
High	A landscape of particularly distinctive characteristics, maintained in a good condition or one that is particularly valued for its scenic quality. The character of the landscape, existing land use, landscape features, pattern and scale are intolerant of change and offer few opportunities for successful mitigation or landscape enhancement. The landscape may be a good example of a locally scarce landscape type. Nationally designated landscapes.

Magnitude of Landscape Change

A judgement regarding the magnitude of change to landscape features and character will be made based on the following general criteria:

Table 2: Magnitude of landscape Change Criteria

Magnitude of Change	Criteria
High	Total loss of or severe damage to key characteristics, features or elements of the landscape Introduction of highly unnatural or unattractive features into the landscape which do not fit well with the existing character Major improvement or removal of several notable existing features or characteristics that significantly detract from the existing character Introduction of major new features or elements into the landscape which significantly improve the existing character
Medium	Partial loss of or damage to key characteristics, features or elements of the landscape Introduction of some unnatural features into the landscape but which may be accommodated without major detriment to the existing character. Moderate improvement or removal of some existing features or characteristics that currently detract from the existing character Introduction of some new features or elements into the landscape which moderately improve the existing character
Low	Minor loss of or alteration to one or more key characteristics, feature or elements of the landscape Introduction of minor unnatural features into the landscape which do not detract significantly from the existing character Minor improvement or removal of a small existing feature or characteristic that slightly detracts from the existing character Introduction of minor new features or elements into the landscape which slightly improve the existing character
Negligible	No notable loss or alteration of any key characteristics, features or elements of the landscape No notable new features introduced into the landscape

Visual Assessment Methodology

Visual Sensitivity

The sensitivity of visual receptors will depend on a number of factors including: the location and context of the viewpoint, the expectations and occupation of the visual receptor, the number of receptors being represented by the viewpoint and distance from the scheme. The extent of visual intrusion by any existing development may also affect the sensitivity of visual receptors in this vicinity. A judgement will be made regarding the sensitivity of baseline receptor views based on a combination of these factors. The sensitivity of the following visual receptors is given as a guide only and other factors may also affect their sensitivity:

Table 3: Visual Sensitivity Criteria

Sensitivity	Criteria
Low	Users of industrial sites, offices and commercial properties. Users of A and B roads (except on key tourist trails). Users of active recreational and leisure facilities where the focus is on the activity and not the landscape. Community buildings in an urban location.
Medium	Residential properties with restricted views, distant and panoramic views, oblique views, limited/partially screened views towards the scheme or surrounded by urban development. Community buildings with a rural view. Users of Public Rights of Way and local 'C' class roads, unclassified lanes, tracks used by non-motorised users and users of outdoor recreational facilities and public open space with restricted views towards the scheme, distant views or with views of existing urban development. Users of local and regional tourist routes ('A' and 'B' class roads).
High	Residential properties with predominantly open rural views from the curtilage, ground floor and upper floors directly towards the scheme. Users of Public Rights of Way and local 'C' class roads, unclassified lanes, tracks used by non-motorised users which traverse open countryside with predominantly open views towards the scheme. Users of recognised vistas and designated viewpoints. Users of outdoor recreational facilities and public open space with open views towards the scheme at close proximity.

Magnitude of Visual Change

A judgement regarding the magnitude of change to visual amenity and Key Views will be made based on the following general criteria:

Table 4: Magnitude of Visual Change Criteria

Magnitude of Change	Criteria
High	A significant deterioration or improvement in the existing view
Medium	A noticeable deterioration or improvement in the existing view
Low	A barely perceptible deterioration or improvement in the existing view
Negligible	No discernible deterioration or improvement in the existing view

Evaluation of Landscape and Visual Impact Significance

The evaluation of residual impact significance will take into account all agreed landscape and visual mitigation measures. The significance of impacts will be graded by relating the sensitivity of the baseline landscape or view to the magnitude of change as a result of the proposed development. The following matrix outlines approximately how the significance of adverse and beneficial impacts will be determined. The criteria thresholds are for approximate guidance only, the assessment of landscape and visual impact significance will rely upon clearly explained professional judgement.

Table 5: Significance of Landscape/Visual Impacts

Sensitivity of Landscape / View	Magnitude of Change in the Landscape / View			
	High	Medium	Low	Negligible
High	Substantial	Substantial/ Moderate	Moderate/Slight	Neutral
Medium	Substantial/ Moderate	Moderate	Slight	Neutral
Low	Moderate/ Slight	Slight	<i>Slight</i>	Neutral

Appendix B – Landscape and Visual Assessment Tables

Landscape Receptors

Landscape Receptor	Nature of Impact	Receptor Sensitivity	Magnitude of change	Impact Significance
Landscape Features				
Landform	The existing landform of the site and the immediate environs is relatively flat. The development of the site would require changes in the landform due to the building and drainage requirements. These landform would affect the southern and eastern boundaries of the site with levels increasing up to C 1.0m at the greatest extent.	Medium	Medium,	Moderate adverse
Landcover	The site was formerly a primary school and playing fields and as such constitutes 'brownfield', 'previously developed land'. The current landcover is made up of semi-naturalised grassland and areas of hard standing. The site is bounded by mature deciduous hedgerows and intermittent trees located within the hedgerows on its northern, western and eastern boundaries. A stream¹ is located outside the site boundary on the eastern boundary and a small [dry] balancing pond/swale lies in the south eastern corner of the site. The proposals would introduce a new well designed built development into the site; however, the proposals would be supported with substantial landscape proposals designed to both soften the built form and provide a framework for the site use.	Low	Low	Slight beneficial
Landscape Character	The character of the site and the immediate surrounding area is predominantly urban. As previously developed land the proposed site use is entirely congruous with the previous site uses. Furthermore the site is bounded by a number of other municipal and health related developments, meaning that the proposals are also in keeping with current adjacent townscape characters.	Low	Medium	Slight adverse

¹ The stream and swale were both dry at the time of the site surveys, for further details on the hydrology see the Flood Risk Assessment.

Visual Receptors

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
Key Viewpoints					
V1	37 Old Copse Road 35m South East of the proposal site	<u>Existing:</u> The view is from the frontage of the houses that are located close to the junction of Old Copse Road and Lavant Drive. The windows of the houses are orientated to the west, this viewpoint is taken in the direction of the site; therefore the views from the properties would be predominantly orientated away from the site. The view is mid-range although the site itself is not visible from this location. The view is predominantly comprised of vegetation and Old Copse Road itself. The hedge that borders the western edge of the road blocks views of the properties beyond. The trees in the mid ground of the view border the eastern edge of the park on Old Copse Road. The playground is visible beyond, however the site is not due to the additional vegetation that border the stream on the western edge of the park.	Medium		
		<u>Construction:</u> Views of the top of plant equipment and moving vehicles may be possible above the tree line. Works are temporary and visible in the context of surrounding urban development.		Low	Slight adverse
		<u>Year 1:</u> Views from the houses close to the viewpoint location would have views blocked by surrounding vegetation and built form. Views from further to the north would be possible from 27 and 29 Old Copse Road that currently experience corridor views towards the site along Lavant Drive particularly during winter months. From these properties, only partial views of the development would be possible. The three storey Supported Living building that is located on the south eastern section of the site would be partially visible, it is set back from the boundary of the site by a landscaped area and this reduces the visual impact of the development from this location. The retention of the majority of the sites boundary vegetation that border the stream on the sites' eastern boundary, as well as intervening vegetation, would block views the majority of the site from these properties. However, the local vegetation is predominantly deciduous so views of the proposed development would potentially afford glimpsed views during winter months.		Low	Slight adverse

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Year 15:</u> Additional planting along the southern and eastern boundaries as well as regular maintenance and management of the existing, retained vegetation would have assisted in further screening views into the site from this location. Materials on the building's façade would also have begun to naturally weather enabling the development to further blend into its surroundings from this location. Some glimpsed views of the new development may remain, notably during winter months, but overall the new development would be congruous within its urban setting.		Low	Slight adverse
V2	Old Copse Road Park 55m East of the proposal site	<u>Existing:</u> The view is from the area of open space that bounds the eastern edge of the site. The viewpoint represents users of the park whose focus is likely to be on their activity such as dog walking, as a short cut or for utilising the play areas, rather than on the surroundings. Views into the site are screened by the line of trees that bounds the watercourse to the east of the site. The upper extents of the modern terraced development that is located on the eastern end of Lavant Drive is visible above the tree line.	Medium		
		<u>Construction:</u> Views of the top of plant equipment and glimpsed views of moving vehicles would be possible above the tree canopy and through the trees that currently bond the eastern boundary. Works are temporary and visible in the context of surrounding urban landscape.		Low	Slight adverse
		<u>Year 1:</u> The majority of the development would be obstructed from view by the retained trees that border the eastern boundary of the site. The upper extents of the modern development on the western end of Lavant Drive would be visible above the existing tree canopy. There would be filtered and glimpsed views of the lower levels of the southern Supported Living unit, which is located along the eastern boundary. The upper level of the Supported Living unit may also be visible above the tree canopy line. In winter months, and before mitigation planting has matured, views of the lower levels of this unit may be more evident due to the deciduous nature of the vegetation that border the eastern boundary.		Low	Slight adverse
		<u>Year 15:</u> Additional planting along the eastern boundaries as well as regular maintenance and management of the existing, retained vegetation would have assisted in further screening views into the site from this location. Materials on the building's façade would also have begun to naturally weather enabling the development to further blend into its surroundings from this location. Some glimpsed views of the new development may remain, notably during winter months, but overall the new development would be congruous within its urban setting.		Low	Slight adverse

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
V3	River Way 30m East of the proposal site	Existing: This view represents views of the site from Old Copse Road down River Way and for receptors on foot entering or existing the public open space [POS] on Old Copse Road. The view which is orientated towards the south-west corner of the site comprises views of the vegetation that borders the northern edge of the POS and the stream that borders the eastern site boundary. Partial views of residences located on Leigh Road across the site are just visible. The ground level of the site is not visible due to the existing boundary vegetation; however, views directly into the site along River Way of the central portion of the site, and framed by the existing vegetation, are available.	Low		
		Construction: Views of the of plant, equipment and moving vehicles as they enter and exit the site as well as construction activities in the central portion of the site, which is not screened by vegetation. Glimpsed and partial views of plant and equipment in the northern and southern extents of the site through the boundary vegetation along the eastern boundary. Any construction activities would be temporary and visible in the context of surrounding urban landscape.		Medium	Slight adverse
		Year 1: River Way would become the principal entrance into the development. The hedgerow that is currently located at the end of the River Way road would be removed to allow for the new access into the site, opening up views directly into the central areas of the development. The two supported living buildings that are located in the eastern section of the site would be located on either side of the access road as it enters the site, and the 'Hub' building would be visible beyond. These buildings would be only partially visible from outside of the site, as the majority of the structures would be screened from view by the existing retained vegetation that borders the eastern boundary of the site, as well as vegetation located within the POS and along the linear POS that borders the footpath to the east of the site that links the park to Crosslands Drive.		Medium	Slight adverse
		Year 15: Additional planting along the eastern boundaries as well as regular maintenance and management of the existing, retained vegetation would have assisted in further screening views into the northern and southern extent of the site from this location. Views along River Way into the centre of the site would remain through the main entrance towards the 'Hub' building, and framed by the two Supporting Living units and associated landscaping. However, this view would be entirely congruous with the surrounding urban environment.		Low	Slight adverse

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
V4	29 Crossland Drive 30m North East of the proposal site	<u>Existing:</u> This view represents view from residences located on the northern edge of Crossland Drive, the views from the frontage of these properties are orientated south towards the site. The foreground of the view from these properties includes the linear POS and vegetation on the southern side of Crossland Drive [as well as garden features within the properties front gardens themselves]. The northern side of the road is also tree lined which also assists in filtering views from some properties. Crossland Drive, Old Cope Road and associated road paraphernalia such as signage, lighting and railings are dominant features within the view. Views into the site are screened by the vegetation that bonds the northern boundary of the site and the mature trees within the areas of POS along Old Cope Road and Crossland Drive.	Medium		
		<u>Construction:</u> Potential views of the tops of plant, equipment and construction activities above the retained boundary and intervening vegetation. Works are temporary and visible in the context of surrounding urban landscape.		Negligible	Neutral
		<u>Year 1:</u> The retained vegetation on the northern boundary of the site is approximately three metres in height and would screen views of the first floors of the development and any ground level activity within the northern extent of the development. The 3-storey northern Supported Living unit would be set back from the boundary reducing potential visual impacts upon these residential receptors. The trees within the POS to the west of Old Cope Road would screen the majority of views of the southern built form from this location. The upper extents of the 2-storey Nursing Home in the north-west corner would be visible; however, the majority of this unit would be screened by retained vegetation. This building would also set back from the boundary to reduce visual impact. The visual dominance of the road in the foreground of the view, as well as the retention of the existing boundary vegetation mean that the magnitude of change from this location is greatly reduced.		Low	Slight adverse
		<u>Year 15:</u> Additional planting along the northern boundaries as well as regular maintenance and management of the existing, retained vegetation and the inclusion of landscaped gardens on the northern boundaries would assist in further screening views into the northern extent of the site from this location. Glimpsed and partial views of the upper stories of both the northern Supported Living and Nursing home would remain above the screen vegetation. However, this view would be limited and are entirely congruous with the surrounding urban environment.		Low	Slight adverse

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
V5	Hiplely Road/ Crossland Drive Junction 30m North of the proposal site	Existing: The photograph is taken close to the junction of Crosslands Drive and Hiplely Road. The viewpoint represents residential receptors on the northern side of Crosslands Drive. The views form these properties look across the road towards the hedgeline on the northern boundary of the site, which effectively forms the backdrop of view, blocking most features beyond from view. There are some glimpsed views of built form beyond on Leigh Road and Lavant Drive. The foreground of the view is dominated by the road and roadside paraphernalia, including parked cars, signage, the bus shelter, lighting etc.	Medium		
		Construction: Potential views of the tops of plant, equipment and construction activities above the retained boundary and intervening vegetation. Works are temporary and visible in the context of surrounding urban landscape.		Low	Slight adverse
		<u>Year 1:</u> The retained vegetation on the northern boundary of the site is approximately three metres in height and would screen views of the first floors of the development and any ground level activity within the northern extent of the development. The 3-storey northern Supported Living and 2-story Nursing home are set back from the boundary reducing potential visual impacts upon these residential receptors. The visual dominance of the road in the foreground of the view, as well as the retention of the existing boundary vegetation mean that the magnitude of change from this location is greatly reduced.		Low	Slight adverse
		<u>Year 15:</u> Additional planting along the northern boundaries as well as regular maintenance and management of the existing, retained vegetation and the inclusion of landscaped gardens on the northern boundaries would assist in further screening views into the northern extent of the site from this location. Glimpsed and partial views of the upper stories of both the northern Supported Living and Nursing home would remain above the screen vegetation. However, this view would be limited and are entirely congruous with the surrounding urban environment.		Low	Slight adverse
V6	Hiplely Road 95m North of the proposal site	Existing: The photograph is taken from Hiplely Road itself, although it doesn't represent views from residences along Hiplely Road as these properties views are orientated away from the site, and any potential oblique views [from properties or their gardens] are blocked by the surrounding built form and garden features [hedges, fences, sheds etc.]. The view from the road is a corridor view towards the site with Crossland Drive and the hedgeline that borders the northern boundary of the site as the backdrop. The vast majority of the site is blocked from view by the residences located on Hiplely Road and Crosslands Drive.	Medium		

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Construction:</u> Potential views of the tops of plant, equipment and construction activities of a small portion of the north-east corner of the site above the retained boundary vegetation. Works are temporary and visible in the context of surrounding urban landscape. <u>Year 1:</u> Residential receptors in this location would not experience any change to their view due to surrounding built form which blocks views towards the site. Road users would have glimpsed views towards a small portion of the development, notably the northern Supported Living unit, although the retained hedge would block views of the lower Storeys of the development. The upper storey of the development would be visible above the retained boundary vegetation, although the unit has been set back from the northern boundary of the site to reduce potential visual impact. <u>Year 15:</u> Additional planting along the northern boundaries as well as regular maintenance and management of the existing, retained vegetation and the inclusion of landscaped gardens on the northern boundaries would assist in further screening views into the northern extent of the site from this location. Glimpsed and partial views of the upper stories of the northern Supported Living unit would remain above the screen vegetation. However, this view would be very limited and are entirely congruous with the surrounding urban environment.		Low	Slight adverse
				Low	Slight adverse
				Low	Slight adverse
V7	Crossland Drive/ Petersfield Road Footways 45m North West of the proposal site	<u>Existing:</u> This viewpoint is taken from the footway/cycleway adjacent to the north western corner of the site at the junction of Crossland Drive and Petersfield Road [B2149]. The footway/cycleway lane providing access to Leigh Road from Crosslands Drive that borders the western site boundary can be seen in the view. The view which looks in a south easterly direction shows both the northern and western boundaries. Views into the site are partially blocked by the hedge that borders the northern boundary of the site, although the boundary along Leigh Road is only defined by a wire fencing, therefore views extend into the site. Views of the modern residential care building located on the Crossland Drive and Lavant Drive can be seen in the background. <u>Construction:</u> Glimpsed, transient views of plant, equipment and moving vehicles within the western and south-eastern extent of the site. Any works are temporary and visible in the context of surrounding urban land use.	Medium		
				Low	Slight adverse

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		Year 1: The retained vegetation on the northern boundary of the site is approximately three metres in height and would assist in screening views of the first floors of the development and any ground level activity within the north-eastern extent of the development. Views into the western extent of the site would be possible from this location until mitigation planting has matured. The visual dominance of the road in the foreground of the view, as well as the retention of the existing boundary vegetation, and the transient nature of the receptors mean that the magnitude of change from this location is greatly reduced.		Low	Slight adverse
		Year 15: Additional planting along the northern and western boundaries as well as regular maintenance and management of the existing, retained vegetation and the inclusion of landscaped gardens in the north west corner of the site would assist in further screening views into the northern extent of the site from this location. Glimpsed and partial views of the upper stories of both the Nursing home and service area would remain above and through the vegetation. However, these views would be limited and are entirely congruous with the surrounding urban environment.		Low	Slight adverse
V8	Bedhampton Way/ Petersfield Road junction 160m North West of the proposal site	<u>Existing:</u> This viewpoint is located on the footway on the western side of Petersfield Road, to the north of the proposal site. Views from Petersfield Road from north to the south towards the proposal site are predominantly screened by intervening built form on the eastern side of Petersfield Road as well as by road infrastructure. The viewpoint is therefore also representative of views towards the site for road users, residential areas east and west of Petersfield Road as well as the footways in this area. The Parkway Centre and the junction of Petersfield Road and Crosslands Drive are visible in the mid ground of the view, partially blocked by intervening vegetation and road related infrastructure. The trees that border Leigh Road and the western boundary of the site are visible in the mid- ground of the view, locating the development within the view. The trees that border the eastern boundary of the site are also visible in the background of the view.	Low		
		<u>Construction:</u> Potential glimpsed views of the tops of plant and equipment. Works are temporary and visible in the context of surrounding urban development and highway traffic and infrastructure		Negligible	Neutral

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		Year 1: Partial views of the northern façade of Nursing home in the north western corner would be visible from this location, between the surrounding built form. It is a two storey unit and would be of a similar height to the Parkway Centre; however, it would be located beyond the tree line that borders Leigh Road and would therefore be partially screened. Due to the built up nature of the surrounding built form the proposed building from this distance and considering the transitory nature of the receptors, the proposed development would be difficult to discern within the urban context of the view. Year 15: Additional planting along the northern and western boundaries as well as regular maintenance and management of the existing, retained vegetation and the inclusion of landscaped gardens in the north west corner of the site would assist in screening the limited view into the northern extent of the site from this location. Glimpsed and partial views of the upper stories of the Nursing home would remain above and through the vegetation. However, these view would be very limited and are entirely congruous with the surrounding urban environment.		Negligible	Neutral
		Existing: The view is taken from the western side of Petersfield Road [B2149] and is dominated by the road and its associated paraphernalia in the foreground and the built form on the eastern side of the road. The Parkway Centre and Curlew public house as well as intervening vegetation screen views of the development site, which is located just beyond the Parkway Centre within this view. <u>Construction:</u> No change to view <u>Year 1:</u> No change to view <u>Year 15:</u> No change to view	Low	Negligible Negligible Negligible	No change No change No change
V9	Petersfield Road 140m North West of the proposal site				
V10	Leigh Road/ Lavant Drive Junction 65m South West of the proposal site	<u>Existing:</u> The viewpoint looks north east towards the proposal site across an adjacent vacant plot, which is allocated for future development. Currently this area of land is undeveloped; however, it is bound by vegetation including 4 mature trees that are located on the eastern side of Leigh Road, where it meets Lavant Drive. This existing mature vegetation effectively screen views of the site from this location. <u>Construction:</u> Potentially glimpsed or partial views of the very top levels of plant and equipment. Works are temporary and visible in the context of surrounding urban landscape.	Medium	Low	Slight adverse

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Year 1:</u> Glimpsed views of the south facing façade of the Nursing Home would be visible between the mature trees and existing vegetation, approximately 100 metres north of the viewpoint. The building is 2-storey and would therefore be in keeping with the 2-storey buildings adjacent to the site. If the viewer was orientated in an easterly direction, looking along Lavant Drive, the western facing façade of the 3-storey Extra Care Unit that is located in the south of the site would be visible, to the north of Lavant Drive. Although this would be a new feature within the view, it is similar to the Oak Park Medical Centre to the south of Lavant Drive.		Low	Slight adverse
		<u>Year 15:</u> Additional planting along the southern and western boundaries as well as regular maintenance and management of the existing, retained vegetation would assist in screening and softening the limited views of the Nursing home and Extra Care unit. Glimpsed views of the upper stories of the Nursing home [to the north] and Extra Care unit [to the east] would remain above and through the vegetation. However, these view would be very limited and are entirely congruous with the surrounding urban environment.			
V11	Russell Road/ Leigh Road Junction 60m South West of the proposal site	<u>Existing:</u> This photograph is taken from the junction of Russell Road and Leigh Road. The view is orientated in a northerly direction towards the proposal site across the undeveloped plot scheduled for future development. Views of the site are greatly restricted by adjacent built form and associated garden features located on Russell Road and Leigh Road, such that the south-east and north-west corners of the site are totally screened. The ground level of the site, which is set back from the northern edge of Lavant Drive by the adjacent development site, is not visible in the view, although the trees that border the eastern boundary of the site are visible and form part of the horizon of the view to the north east. The tower blocks beyond are located on Lockerley Road and forms a dominant and detracting feature within the view.	Medium		
		<u>Construction:</u> Views of the tops of plant, equipment and moving vehicles within the central portion of the site. Works are temporary and visible in the context of surrounding urban landscape, notably the tower block in the background and residential and road features in the foreground			Slight adverse

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
V12	Havant Medical Centre 195m West of the proposal site	<u>Year 1:</u> The eastern facing façade of the Extra Care Unit would be potentially visible beyond the vacant plot. Both buildings would be lower in height than the tower blocks in the distance. The Nursing Home that is located in North Western corner of the site would be predominantly blocked from view by the trees that border Leigh Road. The southern façade of the Nursing Home would be almost entirely screened by the retained vegetation along Leigh Road, and has therefore limited impact on views.		Low	Slight adverse
		<u>Year 15:</u> Additional planting along the southern and western boundaries as well as regular maintenance and management of the existing, retained vegetation would assist in screening and softening the limited views of the Nursing home and views of the Extra Care unit. Glimpsed views of the upper stories of the Extra Care unit would remain above and through the vegetation. However, these views would be very limited and are entirely congruous with the surrounding urban environment.		Low	Slight adverse
		<u>Existing:</u> This viewpoint represents mid distance views of the site from the south and west. The site is not visible due to intervening built form, including Havant Heath Centre and properties on Havant Farm Close and Russell Road. The mature trees that are located along Leigh Road bordering the western boundary of the site are visible above the roofs of the terraced houses along Havant Farm Close.	Medium	Negligible	Neutral
		<u>Construction:</u> Potential glimpsed view of the top of plant and equipment above the surrounding built form. Works are temporary and visible in the context of surrounding urban landscape. <u>Year 1:</u> No change to view. <u>Year 15:</u> No change to view.		Negligible	No change
				Negligible	No change

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
V13	Lakeside Gardens 80m South of the proposal site	<u>Existing:</u> This viewpoint represents views from the properties located on Lakeside Gardens to the south of the site. The view is taken from the centre of the road and does not portray the views that would be available from the windows of properties in this location. The windows of these properties are not orientated towards the site, therefore the view only represents outdoor and transient receptors reducing their sensitivity. The view from the road is a corridor/glimpsed view of a small section of the site that bounds Lavant Drive in the southern extent of the site. Oak Park Medical Centre to the west of the view and the trees that line the eastern side of Lakeside Gardens effectively block views of the remainder of the. One of the tower blocks located on Lockerly Road is clearly visible in the background forming a significant detracting and urbanising feature within the view.	Medium		
		<u>Construction:</u> Limited views of plant, equipment and moving vehicles in a small section of the site. Works are temporary and visible in the context of surrounding urban development.		Low	Slight adverse
		<u>Year 1:</u> There are no views of the development from properties on Lakeside Gardens, although there would be views of the southern façade of the Extra Care unit and the associated access ramp from the road, footways and outside areas. The vegetation associated with the existing swale would be retained and managed screening some views. Views of the Extra Care unit would be seen in the context of the adjacent medical centre, residential developments and the tower block beyond.		Low	Slight adverse
		<u>Year 15:</u> Additional planting along the southern boundary as well as regular maintenance and management of the existing, retained vegetation would assist in screening and softening the view of southern façade of the Extra Care unit. Views of the upper stories of the Extra Care unit would remain above and through the boundary vegetation. However, these views would be very limited and are entirely congruous with the surrounding urban environment.		Low	Slight adverse

Ref	Receptor	Existing Description of View/Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
V14	Holly Bank, Lavant Drive 10m South of the proposal site	<u>Existing:</u> This viewpoint represents views from the Hollybank Health Centre, road users and receptors on foot. There are no windows within the health centre that are orientated towards the site, therefore only restricted and oblique views of the development site are available. Detracting features within the view including the fencing within the site and the derelict nature of the site. The view looks directly at the southern boundary of the site towards the properties on Crossland Drive which can be seen in the background. The existing vegetation located in the south eastern corner of the site blocks views of the south eastern boundary of the site. The car park associated with the Oak Park medical centre is visible to the west of the proposal site, defining the western boundary of the site. The Parkway Centre along Leigh Road is visible on the north western boundary of the site and defines the location of the north western corner of the site. A number of properties on the western side of Petersfield road are visible, as are the properties on the northern side of Crossway Drive, though these are mostly blocked from view by vegetation within the site and on the northern site boundary.	Low		
		<u>Construction:</u> The majority of the construction activity on site would be visible from this location; however, the construction of the Extra Care unit is likely to be the greatest impact during construction due to its proximity to the viewer, whilst impacts from the construction activities in the northern section of the site would be reduced by distance. Works are temporary and visible in the context of surrounding urban development.		Medium	Slight adverse
		<u>Year 1:</u> The view would be mostly be replaced by the southern façades of the Extra Care unit and Nursing home in the south eastern and north western corners of the site. Development in the north eastern section of the site would be predominantly screened by the vegetation and structures that borders Lavant Drive.		Medium	Slight adverse
		<u>Year 15:</u> Additional planting along the southern boundary as well as regular maintenance and management of the existing, retained vegetation would assist in screening and softening the view of southern façade of the Extra Care unit. Views of the upper stories of the Extra Care unit and Nursing home would remain above and through the boundary vegetation. However, these views would be very limited and are entirely congruous with the surrounding urban environment.		Medium	Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
Residential Areas					
1	Lakeside Gardens C 35m South East of Proposal Site	Existing: The windows of properties on Lakeside Gardens are orientated away from the site, therefore any view would be oblique and greatly limited. Views are further restricted by Oak Park Medical Centre to the west of the view and the trees that line the eastern side of Lakeside Gardens effectively blocking views of the site. Views from this location are restricted to views from outside areas such as gardens and the highway [see Viewpoint 13].	Medium		
		<u>Construction:</u> No change to views.		Negligible	Neutral
		<u>Year 1:</u> No change to views.		Negligible	Neutral
		<u>Year 15:</u> No change to views		Negligible	Neutral
2	Russell Road	Existing: Views from properties on Russell Road are orientated away from the site, and what limited and oblique views are screened by the intervening built form and vegetation. Viewpoint 11 represents views from the eastern end of Russell Road, at the junction of Leigh Road.	Medium		
		<u>Construction:</u> No change to views.		Negligible	Neutral
		<u>Year 1:</u> No change to views.		Negligible	Neutral
		<u>Year 15:</u> No change to views.		Negligible	Neutral
3	Havant Farm Close	Existing: Views from properties on Havant Farm Close are orientated away from the site, and what limited and oblique views are screened by the intervening built form and vegetation on Leigh Road. Viewpoint 12 represents views from further west.	Medium		
		<u>Construction:</u> No change to views.		Negligible	Neutral
		<u>Year 1:</u> No change to views.		Negligible	Neutral

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Year 15:</u> No change to views.		Negligible	Neutral
4	Leigh Road	<u>Existing:</u> The properties located on Leigh Road all have well vegetated front gardens, with mature tall hedgerows that define their properties boundary with Leigh Road. Views of the site across the vacant development site from living areas on the ground floor windows are therefore predominantly blocked. Views from first floor windows are likely to extend in to the site, although views would be heavily filtered by the mature trees located along the eastern side of Leigh Road in front of these properties.	Medium		
		<u>Construction:</u> Potential views of the tops of plant, equipment and moving vehicles from upper storey windows. However, works are temporary and visible in the context of the surrounding urban landscape.		Low	Slight adverse
		<u>Year 1:</u> The built form within the development is set back from the site boundaries and the intervening retained vegetation greatly screen views of the development, but views of the upper stores would remain through and above boundary vegetation. Where glimpsed views of the development are possible the built form would be viewed in the context of surrounding urban development.		Low	Slight adverse
		<u>Year 15:</u> Additional planting along the western boundaries as well as regular maintenance and management of the existing, retained vegetation would assist in screening and softening the view of western façade of the Extra Care unit. Views of the upper stories of the Extra Care unit and Nursing home would remain above and through the boundary vegetation. However, these views would be very limited and are entirely congruous with the surrounding urban environment.		Low	Slight adverse
5	Crossland Drive	<u>Existing:</u> The views from these properties look out across the road, the hedge line on the northern boundary of the site forms the background of view, blocking most features beyond from view. There are some glimpsed views of built form beyond, located on Leigh Road and Lavant Drive.	Medium		
		<u>Construction:</u> Potential view of the top of plant, equipment and moving vehicles. Works are temporary and visible in the context of surrounding urban development.		Low	Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
6	Old Cope Road	<u>Year 1:</u> The hedge on the northern boundary of the site is approximately three metres in height, blocking views of the lower floors of the development and any ground level activity within the development. The buildings that are located adjacent to the northern boundary are the 3-storey supported living unit in the north eastern corner and the 2-storey Nursing Home in the north western corner. All the built form within the development is set back from the boundary, therefore the hedgeline on the northern boundary provides a good level of screening of much of the proposed built form. Mature trees on the north eastern corner would provide a good level of screening of the development for residences located further to the east along Crosslands Drive.	Medium	Low	Slight adverse
		<u>Year 15:</u> Additional planting along the northern boundaries as well as regular maintenance and management of the existing, retained vegetation and the inclusion of landscaped gardens on the northern boundaries would assist in further screening views into the northern extent of the site from this location. Glimpsed and partial views of the upper stories of both the northern Supported Living and Nursing home would remain above the screen vegetation. However, this view would be limited and are entirely congruous with the surrounding urban environment.		Low	Slight adverse
		<u>Existing:</u> Views from properties along Old Cope Road are predominantly screened by the vegetation associated with the POS and the line of trees that bounds the watercourse to the east of the site. The upper extents of the modern terraced development that is located on the eastern end of Lavant Drive is potentially visible above the tree line form some properties, particularly from upper windows.			
		<u>Construction:</u> Views of the top of plant equipment and glimpsed views of moving vehicles would be possible above the tree canopy and through the trees that currently bond the eastern boundary. Works are temporary and visible in the context of surrounding urban landscape.		Low	Slight adverse
		<u>Year 1:</u> The majority of the development would be obstructed from view by the retained vegetation in the POS and along the eastern boundary of the site. There would be heavily filtered and glimpsed views of the lower levels of the southern Supported Living unit, which is located along the eastern boundary, particularly in winter months. The upper level of the Supported Living unit may also be visible above the tree canopy line. In winter months, and before mitigation planting has matured, views of the lower levels of this unit may be more evident due to the deciduous nature of the vegetation that border the eastern boundary.		Low	Slight adverse

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		Year 15: Additional planting along the eastern boundaries as well as regular maintenance and management of the existing, retained vegetation would have assisted in further screening views into the site from this location. Materials on the building's façade would also have begun to naturally weather enabling the development to further blend into its surroundings from this location. Some glimpsed views of the new development may remain, notably during winter months, but overall the new development would be congruous within its urban setting.		Low	Slight adverse
7	Oak Park Estate	Existing: This receptor group includes all the residences within the Oak Park Drive estate except those along Old Copse Road, which are dealt with above. Views from within this housing development are predominantly screened by intervening built form. There is a small number of properties located on Gaultier Close that are located adjacent to Old Copse Road have facades that are orientated in the direction of the south eastern corner of the site, although these views are predominantly blocked by intervening vegetation in the POS and on the boundary of the site [see No. 6 above].	Medium		
		Construction: No change to views.		Negligible	Neutral
		Year 1: No change to views.		Negligible	Neutral
		Year 15: No change to views.		Negligible	Neutral
8	Leigh Road (South)	Existing: Views of the site are not possible from any properties located on the southern extents of Leigh Road (South of Lavant Drive) due to the orientation of the properties as well as intervening built form and vegetation.	Medium		
		Construction: Potential view of the top of plant equipment and moving vehicles. Works are temporary and visible in the context of surrounding urban development.		Negligible	Neutral
		Year 1: No change to view		Negligible	Neutral
		Year 15: No change to view		Negligible	Neutral

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
9	Fair Oak Drive	Existing: View from a small number of properties on Fair Oak Drive looks in a south easterly direction towards the north west corner of the site. Views into the site are partially blocked by the hedge that borders the northern boundary of the site, as well as by built development to the east of the B2149, although the boundary along Leigh Road is only defined by a wire fencing, therefore views extend into the site. Views of the modern residential care building located on the Crossland Drive and Lavant Drive can be seen in the background.	Medium		
		<u>Construction:</u> Views of plant, equipment and moving vehicles within the northern-western and extent of the site. Any works are temporary and visible in the context of surrounding urban land use.		Low	Slight adverse
		<u>Year 1:</u> The retained vegetation on the northern boundary of the site assist in screening views of the first floors of the development and any ground level activity within the north-eastern extent of the development. Views into the western extent of the site would be possible from this location until mitigation planting has matured. The visual dominance of the road in the foreground of the view, as well as the retention of the existing boundary vegetation, and the transient nature of the receptors mean that the magnitude of change from this location is greatly reduced.		Low	Slight adverse
		<u>Year 15:</u> Additional planting along the northern and western boundaries as well as regular maintenance and management of the existing, retained vegetation and the inclusion of landscaped gardens in the north west corner of the site would assist in further screening views into the northern extent of the site from this location. Glimpsed and partial views of the upper stories of both the Nursing home and service area would remain above and through the vegetation. However, these view would be limited and are entirely congruous with the surrounding urban environment.		Low	Slight adverse
10	Hipleway Road	Existing: Views from windows of properties along Hipleway Road are orientated away from the site so any potential views are blocked by the surrounding built form and garden features [hedges, fences, sheds etc.].	Medium		
		<u>Construction:</u> No change to views.		Negligible	Neutral
		<u>Year 1:</u> No change to views.		Negligible	Neutral

Ref	Receptor	Existing Description of View / Type of Effect	Receptor Sensitivity	Magnitude of change	Significance of Impact
		<u>Year 15</u> : No change to views.		Negligible	Neutral

Appendix C – Consultation Correspondence

Paul Beswick

From: Lucy Key
Sent: 08 December 2014 14:31
To: 'louise.gilbertson@havant.gov.uk'
Cc: Paul Beswick
Subject: Viewpoints Oak Park Drive
Attachments: CRM.1125.005.D.001 - Viewpoints for Consultation.pdf

Dear Louise

I am contacting you regarding the Landscape Visual Impact Assessment currently being undertaken by Enzygo to support the planning application for a Health and Wellbeing centre on land at Oak Park, Havant. I understand that you have provided pre-app consultation for this development recently concerning the landscape proposals. If possible, it would be beneficial to our LVIA for a Landscape Officer to comment on the suitability of our initial viewpoint selection. If you feel that this is something you could help us with it would be much appreciated.

The site has already been visited and over fifty panorama photographs have been taken, please see the attached plan for viewpoint locations. Fourteen viewpoints have been highlighted, out of the original fifty plus viewpoints, that we believe to be representative of views into the site from around the boundary and within close proximity to the site. These representative viewpoints are the blue numbered circles on the attached plan, the other photographs are located on the plan as red circles.

I look forward to hearing from you, if you have any questions please don't hesitate to contact me on the details below.

Kind Regards

Lucy Key BA (Hons) Dip LA LMLU,
Landscape Architect



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