PORTSDOWN HILL
BEDHAMPTON

# LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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for

Where quality lives
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# 1.0 Non-Technical Summary

ACD Landscape Architects were instructed in October 2013 by Barratt Homes to produce a Landscape and Visual Impact Assessment for a proposed residential housing scheme located at Portsdown Hill, Bedhampton.

The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It is comprised of two main assessments, the first for landscape and the second for visual effects. This document provides an assessment of the proposed development for a residential scheme, including open space and associated infrastructure, with retention of existing trees, vegetation and landscape structures, access roads, parking provision and pedestrian links with adjacent open spaces and the wider landscape.

The assessment has been conducted in line with published best practice guidelines and includes a desk study (data trawl of local plan policies, published landscape character assessment and production of a computer generated ZTV) and onsite observations.

Landscape Character Assessments have been undertaken, including the Nationwide Character Assessment prepared by the Countryside Agency, published landscape character descriptions and on site observations.

The site and its surrounding landscape were assessed and a total of six viewpoints were selected to represent receptors affected by the scheme. Due to a combination of topography, vegetation cover and transport corridors, the site has a relatively small visual envelope.

The assessment, subsequent to mitigation, is not classified as 'significant' under the EIA regulations.

With the implementation of a successful mitigation strategy the overall impact on the landscape is considered to have a minor overall effect on the surrounding landscape character and visual impact. It should be considered that this type of development is not out of character within the receiving landscape.

# 2.0 Introduction

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

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

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

2.4 This report provides a landscape and visual impact assessment of the proposed development for 47 detached and semi-detached residential properties ranging in size from 2 to 5 bedrooms.

2.5 The site is located at Portsdown Hill, Bedhampton, Havant and includes an appraisal of the following:

Landscape Impacts, including:

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

Visual Impacts:

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

## 2.6 Proposals:

The proposals are for 47 detached and semi-detached residential dwellings accessed via trunk roads which spur from a central main route into the site from Havant Road (A2030).

The development is located in respect to the topography to minimise potential issues and is tiered along the site contours. The proposals are similar in scale to existing local development.

The site is currently a field of semi-improved grassland, with hedgerow field boundaries to the north, east and south. These hedgerows sit between the site and existing residential development.

# 3.0 Assessment Methodology and Uncertainty

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

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

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

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

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

3.6 The principal objectives of the LVIA are:

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

# 4.0 Legislation and Policy Context

## Landscape Planning Policies

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

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

- The Countryside and Rights of Way Act 2000;
- Wildlife and Countryside Act 1981;
- Town and Country Planning Act 2011;
- Hedgerow Regulations 1997;
- Environment Act 1995;
- Countryside Act 1968; and
- The National Parks and Access to the Countryside Act 1949.

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

4.4 It should be remembered that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

# 5.0 Baseline Study

5.1 Both the landscape and visual assessment include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change. The initial study area was set to a radius of approximately 2.5km from the centre of the site (N50°51'03, W01°00'59) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernable or not legible.

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

Zone of Theoretical Visibility

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

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

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

# 6.0 Method of Assessment

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

6.2 The assessment also considers the landscapes capacity for change in terms of character and visual variation.

# 7.0 Landscape Character Assessment Criteria

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

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

## Quality

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

*Table 1. Landscape Quality (or Condition)*

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

## Value

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

value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable landscape as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

*Table 2. Landscape Value*

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

## Character sensitivity

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

*Table 3. Character Sensitivity*

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

## Visual Sensitivity of Landscape Areas:

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

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

*Table 4. Landscape Visual Sensitivity*

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

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

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

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

## Magnitude of Change

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

*Table 5: Definition of Magnitude of Landscape Impacts*

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

## Significance of Landscape Effects

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

7.13 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, 'Significant' landscape effects would be those effects assessed to be severe, major or major/moderate and are indicated by shading in the following table.

*Table 6: Significance of Landscape Effects*

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

# 8.0 Visual Assessment Criteria

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

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

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

## Visual Receptors

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

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

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

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

## Site Appraisal/ Photographic Studies

8.7 The initial photographic study was undertaken in October 2013 and viewpoints at varying close distance from the site were selected to represent the typical views of the site. ACD figure 4: Photoviewpoint Location Plan shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the significance of the impact upon receptors in those locations.

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

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

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

## Visual Receptor Sensitivity

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

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

*Table 7: Visual Receptor sensitivity*

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

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

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

## Visual Magnitude of Change

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

*Table 8: Definition of Magnitude of Visual Impact*

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

## Significance of Visual Effect

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

8.17 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, 'Significant' landscape effects would be those effects assessed to be severe, major or major/moderate and are indicated by shading in the following table.

*Table 9: Significance of Visual Effects*

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

## Representative Viewpoint Assessment

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

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

*Table 10: Submitted Viewpoint Details*

| No. | Location | Distance (km) and direction of view | Northing | Westing | Rationale for selection |
|---|---|---|---|---|---|
| **1** | Auriol Drive | 0.07km, NE | 50°50’58 | 01°01’02 | Edge of residential development near site boundary |
| **2** | Glebe Park Avenue | 0.09km, SW | 50°51’09 | 01°00’52 | Edge of residential development near site boundary |
| **3** | Bedhampton Hill | 0.01km, NW | 50°50’58 | 01°00’53 | Site boundary |
| **4** | Glebe Park Avenue | 0.13km, SW | 50°51’11 | 01°00’53 | Edge of residential development near site boundary |
| **5** | Portsdown Hill Road | 0.12km, S | 50°51’08 | 01°01’12 | Elevated position near to site boundary |
| **6** | Portsdown Hill Road | 0.18km, SE | 50°51’07 | 01°01’18 | Elevated position near to site boundary |

8.20 The photographs presented as photomontages were taken in October 2013 and are included in section 10.

## Limitations of Assessment

8.21 The initial field study and photographic appraisal was undertaken during October 2013 at a time when views have the benefit of vegetation in full leaf. Once the deciduous species have lost their leaves, more views may potentially be available. Photographs at the end of each viewpoint indicate the general outlook for receptors.

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

8.23 For the purposes of this report, the assessment has been based on development proposals illustrated in the planning application. The proposals include a series of detailed development plans.

# 9.0 Establishment of Baseline Environment

## Landscape Character Baseline

## ‘Countryside Character Initiative’ – Natural England

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

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

9.2 The key characteristics of this area are:

Elevation

Elevation ranges from below sea level (areas by the coast) to a maximum of 99m across the plain slopes. The average elevation of the landscape is 12m above sea level.

Landform & Process

Landform is dominated by the low relief of Tertiary sands, silts and clays that overlie the chalk. The east-west fold of chalk known as the Littlehampton anticline forms an isolated ridge to the north of Portsmouth known as Portsdown Hill. This rises from near sea level to over 100m and creates a dramatic backdrop to Portsmouth Harbour.

Total Woodland Cover

The NCA contains 8,310 ha of woodland (where woodlands are over 2 ha in size), covering 10% of the NCA and including 2,644 ha of ancient woodland.

Distribution and size of woodland and trees in the landscape

There is a strong network of small and medium sized broadleaf woodlands throughout the upper coastal plain. The landscape pattern comprises some ancient woodland, coniferous plantations and small fields, hedgerows and woods. In contrast, the lower coastal plain is relatively treeless and entails a typically homogenous landscape of large fields with few

hedgerows or trees. Small areas of wind-sculpted woodland persist on some coastal fringes, particularly around the sheltered inlets.

Boundary Features

The lower coastal plain has few trees or hedgerows and drainage ditches, wire fences or low banks are more usual as field boundaries. In contrast the upper coastal plain is more.

Field Patterns

Fields throughout the lower coastal plain tend to be large and arable. In contrast, the upper coastal plain typically has smaller fields. The fields largely appear to have been created through a process of enclosure by agreement, with some small areas of more regular enclosure. Typically the fields surrounding settlements are small.

Settlement pattern

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.

Local vernacular & building materials

Building materials within the coastal margins traditionally reflect the proximity of the sea for importing raw materials, such as timber frames, thatch, flint and cob. Timber framing was widely used for houses until after the 17th century, after which brick was a more common option. The medieval churches around the harbours are made of flint and stone. Many of the villages have retained their medieval core and are often arranged round a market or green area. The varied vernacular architecture reflects strong ties with its region.

## Sub-Regional Character

9.3 Havant Borough Townscape, Landscape and Seascape Character Assessment was commissioned by Hampshire County Council and undertaken in February 2007. The purpose of the report was to assess the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.

Key characteristics of Portsdown Hill

Physical: Landform, soils and land cover

- An elevated chalk ridge of Portsdown chalk formation, with a thin band of the Lambeth Group to the north, then giving way to London Clay. To the south the Spetisbury Chalk Formation, Tarrant Chalk Formation and the Newhaven Chalk Formation reveal themselves as bands. Periglacial drift deposits have resulted in streams in two valleys to the north of the ridge

- A number of redundant small chalk quarries, with one overgrown with trees and shrubs and a second containing a skip waste business

- The ridge is relatively consistent in height, with a steep south side contrasting with an undulating north side, which contains two streams draining in a west-east direction

- Shallow lime-rich soils are found on the ridge, with slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils to the north and loamy soils with a naturally high water content found to the south. This has resulted in Grade 3 agricultural land

- The vegetation pattern includes arable fields loosely aligned along the ridge, with some hedgerows and small woodland copses; some as a result of regenerating trees and shrubs around disused chalk pits. To the north side of the ridge is a golf course, with ‘drives’ and bands of trees also loosely aligning with the contours in an east west direction

- Strong bands of tree and shrub vegetation along the urban edge of Purbrook.

**LOCAL CHARACTER AREA**

The description of this Landscape Character Area in relation to the study area states;

*The site is currently in agricultural use and lies as semi-improved grassland. There are some vegetated hedgerows to the northern, eastern and southern site boundaries, although the site contains few other features of landscape interest. The site is influenced by the local transport corridors and residential development which can be found in the surrounding area. Road noise can be heard within the site. Hedgerows between the residential development to the north and east allow glimpsed views of development. More open views of residential development to the west are available due to less vegetative visual intercession.*

*The topography which falls from north to south provides longer range views to the south, out towards the lakes and marshes and further to the south, the sea.*

| **Assessed Landscape Sensitivity of Local Character Area** | | |
|---|---|---|
| **Criteria** | **Indicator Description** | **Assessed Result** |
| Quality | Few landscape elements exist on site which is currently semi improved grassland in agricultural use. | Low |
| Value | Many detracting visual elements, being undesignated and as marginal farmland offers scope for improvement. | Low |
| Character sensitivity | No key landscape elements are susceptible to change; the area is subject to the presence of man-made infrastructure and residential elements with engineered patterns. In terms of remoteness the area is subject to conspicuous human activity and development and in terms of tranquillity it is subject to some noise and noticeable movement. The landscape is partially enclosed but includes both middle distance views and broader views. | Low |
| Landscape visual sensitivity | Populated with frequent visual interruption due to topography, vegetation and built features, it is recognised that the area includes routes with some degree of focus on the landscape. | Low |
| | **Overall, Weighted Landscape Sensitivity.** | **LOW** |

*Landscape Character of the Site and Its Surroundings*

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

## Land to the North of the site

The site is bounded to the north by hedgerows and trees which form the rear boundaries of the existing detached residential development which is accessed from Portsdown Hill Road.

The topography rises toward the road and continues to rise until approximately 50m to the north of Portsdown Hill Road then begins to fall to the north. Portsdown Hill Road has hedgerows and trees either side of it, enclosing potential views into the wider landscape.

## Land to the East of the site

The site is surrounded to the east by hedgerows and trees which form the concomitant boundary of adjacent existing residential development. The dwellings are mainly detached and are situated in cul de sac formations which are accessed from Glebe Park Avenue which runs north to south through the landscape. Further dwellings are located to the east of the road but stop at the A3(M) which forms a major landscape element through the landscape creating a barrier to development.

The topography falls and undulates steadily towards the centre of Bedhampton in the east.

## Land to the South of the site

The site is bounded to the south by a hedgerow which has a gate that allows access into the site from Bedhampton Hill. The Havant Road (A2030) runs across the landscape creating a strong manmade landscape feature. To the south of the Havant Road lie further fields in agricultural use, with hedgerow field boundaries. The landscape is then crossed by a railway and the A3(M), which rises to the north.

The land then meets the sea at Chalkdock Lake. The topography falls steadily south from the site.

## Land to the West of the site

The site is bounded to the east by a hedgerow that forms the rear garden boundary of detached residential development which is accessed from Glebe Park Avenue. The landscape then falls toward the A3(M) which forms a strong manmade barrier through the landscape.

To the east of the A3(M) lie some buildings in business use, then further residential development of Bedhampton.

## Identification and Assessment of Potential Impacts

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

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

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

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

## Characteristics of the Proposed Development

9.9 The proposals are for 47 detached residential units. The site has a central access route from which smaller roads with detached residential development are situated. The access routes and units have been located to respect the contours of the site’s topography. A number of green spaces have been created throughout the site to form green infrastructure and boost biodiversity.

9.10 The proposed height of the differing buildings and structures are expected to range up to 9m in height.

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

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

# 10.0 Assessment of Effects

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

10.2 The characteristics of the proposed development that have been considered as part of this assessment are described below. The potential visual impact of the proposed development is assessed from the photographic viewpoints (See ACD Figure 4 – Photo viewpoint location plan for locations).

## Landscape Character Impacts during Construction

10.3 While the current use of the site is primarily for agriculture, and is essentially given over to poor semi-improved grassland, the site contains few landscape features in the way of woodland or hedges that act as visual focal points. The existing boundary hedges are made up of mixed native species.

10.4 The removal of the existing land use of semi improved grassland with boundary hedges to be replaced with the storage of spoil, laydown areas full of materials, construction compounds and buildings under construction will form part of a perceived loss of localised landscape elements.

10.5 Figure 5 illustrates the extent of the overall proposal. The illustrative figure indicates that it is the hedge-lines and trees which are located towards the centre and to the north of the overall scheme that will require a phased removal. The existing vegetation to be retained will be supplemented and reinforced as part of the overall mitigation proposals.

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

10.7 Landscape quality, value, character sensitivity and visual sensitivity as it relates to the individual LCA's have been determined. Taking into account the perceived alteration to landscape character that the scheme will bring, it is assessed that the study area overall, will have a low landscape character sensitivity to this form of development.

10.8 When seen as part of an essentially extended residential area the character for this part of the study areas landscape character will continue to have low sensitivity during the construction period.

10.9 In summary, both the proposed site itself and the local landscape in general, are assessed as having low landscape sensitivity. For the proposed site itself, it is assessed to be subject to a negligible magnitude of change, due to the very minor loss or alteration to key elements or features, and the introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. This assessment of landscape effect is not classified as 'significant' under the EIA Regulations.

## Visual Impacts during Construction

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

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

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

10.13 During the construction phases, some temporary lighting will be required. It is not anticipated that there will be any activities requiring work on a 24-hour basis, however, the use of lighting to ensure safe working will probably be required particularly during the winter months. For the highest structures lighting at higher elevations will be required, consequently the greatest potential for visual impact from construction lighting for receptors will result primarily, (but not solely from), from the construction of these particular structures.

10.14 As part of the extended residential area for this part of Bedhampton, the introduction of prominent construction features and facilities, construction lighting, together with general construction activities for residential scale projects will not be unfamiliar or uncommon features in the local landscape.

10.15 With the introduction of all these construction activities, given that the scheme would occur over a relatively short period, it would result in a barely perceptible change in the existing view, and would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. This would result in a small magnitude of change.

10.16 It could be argued however that the scheme may be seen as a stand-alone scheme. Under these circumstances the magnitude of change is considered to be medium with a more noticeable change in the existing view and be particularly visible in relation to the construction of buildings at the higher contours. Even though the magnitude of these impacts is likely to diminish over a short period, the magnitude of visual change, as a worst case, is determined to be medium.

10.17 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high (residents on the eastern edge of the site). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as Major/Moderate (i.e. 'Significant').

## Operation Stage Impacts

*Landscape Effects*

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

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

*Visual Effects*

10.20 The introduction of development in this part of Bedhampton will not be out of character with its current environs of detached units and when considered as part of the wider landscape setting. The site is unremarkable, with little character or features other than the boundary hedgerows.

## Viewpoint Analysis

10.21 The viewpoints have been selected to be representative of the types of views experienced by a range of sensitive receptors such as those listed in the preceding Table 10 and should be read in conjunction with ACD drawing: WHK16885-04 Viewpoint Location Plan. The original fieldwork was undertaken during October 2013.

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

*Table 11: Viewpoint Locations*

| No. | Viewpoint | Direction of view | Distance to site (Km) | Receptor sensitivity at viewpoint |
|---|---|---|---|---|
| 1 | Auriol Drive | NE | 0.07 | High sensitivity (Residents) |
| 2 | Glebe Park Avenue | SW | 0.09 | High sensitivity (Residents) |
| 3 | Bedhampton Hill | NW | 0.01 | High sensitivity (Residents) |
| 4 | Glebe Park Avenue | SW | 0.13 | High sensitivity (Residents) |
| 5 | Portsdown Hill Road (B2177) | S | 0.12 | Medium sensitivity (Road users) |
| 6 | Portsdown Hill Road (B2177) | SE | 0.18 | Medium sensitivity (Road users) |

Viewpoint 1: *View from Auriol Drive*

| Vp1 | View | ***(Distance 0.07km looking north east)*** |
|---|---|---|
| Baseline Description | This is a view from Auriol Drive looking north east toward the site. This view is representative of the potential views from the housing throughout the existing residential estate.<br><br>From here the site is prominent in the foreground because there is a limited visual barrier between Auriol Drive and the development site. The site can be seen as a field which is currently in agricultural use against a wooded backcloth created by the rear garden boundaries of the residential dwellings access from Glebe Park Avenue. Road noise from the A3(M) and A2030 is evident. | |
| Landscape Sensitivity | Medium – Gently rolling topography, some vegetative and built features. | |
| Predicted change | From this viewpoint the site is visible against a vegetated backcloth. The proposals will be clearly evident in the view set against the vegetative backcloth. They sit within a wider landscape of development which is clearly evident in the local area. | |
| Magnitude of Change | The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character. | |
| Type of Effect | The development would form a noticeable change in the existing view and may be readily noticed by the receptor. | |
| Assessment | Sensitivity | Residents - High |
| | Magnitude | Medium |
| *Significance of Effect* | | *Major/Moderate - Significant* |

Viewpoint 2: *View from Glebe Park Avenue*

| Vp2 | View | ***(Distance 0.09km looking south west)*** |
|---|---|---|
| Baseline Description | This is a view from Glebe Park Avenue looking south west toward the site. This view is representative of the potential views from the housing throughout the existing residential estate.<br><br>The view is of a suburban street with detached houses set back from the road, with mature vegetation within their front gardens. The lakes south of the A3(M) can be seen in the distance as the topography drops steadily toward the sea. | |
| Landscape Sensitivity | Very Low – Rolling topography, frequent vegetative and built features. | |
| Predicted change | From here the site cannot be seen due to the visual barrier created by the interceding vegetated front gardens and residential development which is found in the local area. | |
| Magnitude of Change | The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character. | |
| Type of Effect | The development would not be seen from this location due to the existing residential development and associated infrastructure. | |
| Assessment | Sensitivity | Residents - High |
| | Magnitude | Negligible |
| *Significance of Effect* | | *Negligible – Not significant* |

Viewpoint 3: *View from Bedhampton Hill*

| Vp3 | Panoramic View | ***(Distance 0.01km looking north west)*** |
|---|---|---|
| Baseline Description | This is a view from Bedhampton Hill looking north west into the site. This view is representative of the potential views from the housing which is accessed from Bedhampton Hill.<br><br>The view is open, allowing views across the site from this location. The topography rises to the north, with residential development which is accessed from Portsdown Hill Road can be seen in glimpsed views through the vegetation that forms their rear garden boundaries. Further vegetation can be seen in the landscape, creating a wooded horizon which is broken in places by residential development. | |
| Landscape Sensitivity | Medium – Gently Rolling topography, some vegetative and built features. | |
| Predicted change | From here the site will be evident in the view, set within an existing framework of residential development. | |
| Magnitude of Change | The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character. | |
| Type of Effect | The development would form a noticeable change in the existing view and may be readily noticed by the receptor. | |
| Assessment | Sensitivity | Residents - High |
| | Magnitude | Medium |
| *Significance of Effect* | | *Major/Moderate – Significant* |

Viewpoint 4: *View from Glebe Park Avenue*

| Vp4 | View | ***(Distance 0.13km looking south west)*** |
|---|---|---|
| Baseline Description | This is a view from Glebe Park Avenue looking south west toward the site. This view is representative of the potential views from the housing throughout the existing residential estate.<br><br>The view is of a suburban street with detached houses set back from the road, with mature vegetation within their front gardens. The lakes south of the A3(M) can be seen in the distance as the topography drops steadily toward the sea. | |
| Landscape Sensitivity | Very Low – Rolling topography, frequent vegetative and built features. | |
| Predicted change | From here the site cannot be seen due to the visual barrier created by the interceding vegetated front gardens and residential development which is found in the local area. | |
| Magnitude of Change | The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character. | |
| Type of Effect | The development would not be seen from this location due to the existing residential development and associated infrastructure. | |
| Assessment | Sensitivity<br>Magnitude | High - Residents<br>Negligible |
| *Significance of Effect* | | *Negligible – Not significant* |

Viewpoint 5: *View from Portsdown Hill Road*

| Vp5 | View | ***(Distance 0.12km looking south)*** |
|---|---|---|
| Baseline Description | This is a view from Portsdown Hill Road looking south toward the site. This view is representative of the potential views from users of the Portsdown Road (B2177).<br><br>The view is of a field currently in agricultural use, with mature field boundaries separating the site from existing residential development. The lakes south of the A3(M) can be seen in the distance as the topography drops steadily toward the sea. Some existing residential development can be seen through the vegetation, as can some views of the lakes and sea in the distance. The residential building with white rendered finish, which is a listed grade 2 building can be partially seen through the vegetation. | |
| Landscape Sensitivity | Medium – Gently rolling topography, some vegetative and built features. | |
| Predicted change | From here the site is visible as a field currently in agricultural use. Development will be seen within a framework of existing residential development. | |
| Magnitude of Change | The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character. | |
| Type of Effect | The development would form a conspicuous element within the overall view and would be noticeable to the receptor. | |
| Assessment | Sensitivity | Medium - Road users |
| | Magnitude | Medium |
| *Significance of Effect* | | *Moderate – Not significant* |

Viewpoint 6: *View from Portsdown Hill Road*

| Vp6 | View | ***(Distance 0.18km looking south east)*** |
|---|---|---|
| Baseline Description | This is a view from Portsdown Hill Road looking south east toward the site. This view is representative of the potential views from users of the Portsdown Road (B2177).<br><br>The view is of the Portsdown Road (B2177) looking towards the residential development along the road, which cannot be seen due to the dense mixed native vegetation that forms a visual barrier. As the viewer moves along the road to the east, some glimpsed of the development may potentially be available. | |
| Landscape Sensitivity | Low – Gently rolling topography, frequent vegetative and built features. | |
| Predicted change | From here the site cannot be seen, due in most parts to the existing dense mature mixed native vegetative visual barrier created by field and residential boundaries and planting. | |
| Magnitude of Change | The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character. | |
| Type of Effect | Only a small part of the development would be discernible and would not be legible to the receptor. | |
| Assessment | Sensitivity | Medium - Road users |
| | Magnitude | Negligible |
| *Significance of Effect* | | *Negligible – Not significant* |

## Summary of Visual Impacts and Significance

*Table 12 Summary of Visual Significance of Effect for Operational Stage*

| No | Viewpoints | Receptor Type | Receptor Sensitivity | Magnitude of Change | Significance of Visual Effect |
|---|---|---|---|---|---|
| 1 | Auriol Drive | Residents | High | Medium | **Major/ moderate** |
| 2 | Glebe Park Avenue | Residents | High | Negligible | Negligible |
| 3 | Bedhampton Hill | Residents | High | Medium | **Major/ moderate** |
| 4 | Glebe Park Avenue | Residents | High | Negligible | Negligible |
| 5 | Portsdown Hill Road (B2177) | Road users | Medium | Medium | Moderate |
| 6 | Portsdown Hill Road (B2177) | Road users | Medium | Negligible | Negligible |

*Significance of Effects indicated in bold are considered Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 2011*

# 11.0 Mitigation and Recommendations for Development

11.1 Development should respect the topography of the site. Units should be placed along the contours to minimise issues of building height when considered with the topography. This will also minimise the potential need for retaining structures.

11.2 The scale of the development should be limited to 2 storey to retain the same skyline to the north. Development should also be kept back from the site boundaries to allow for boundary planting and visual barrier elements and minimise impact of built form.

11.3 Materials that form the external envelope and roof of the buildings to match the surrounding existing palette, for example, the brown brick walls and dark brown roof tiles. These colours will also have a more subtle impact on the landscape.

11.4 Trees to be planted through the site along contours to break up the potential for views of development from the south and west.

11.5 A boundary hedgerow made up of mixed native species to be planted to the western edge of the proposals.

# 12.0 Summary of Residual Impacts and Significance

## Summary of Residual Landscape and Visual Effects

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

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

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

## Landscape Character

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

## Visual Impact

12.4 Within a 15-year assessment period;

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

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

*Table 13 Summary and comparison of Residual Visual Significance of Effects*

| No | Viewpoints | Receptor Type | Receptor Sensitivity | Magnitude of Change | Significance of Visual Effect | Magnitude of Change | Significance of Visual Effect |
|---|---|---|---|---|---|---|---|
| | | | | **Operational Stage** | | **Residual Stage** | |
| 1 | Auriol Drive | Residents | High | Medium | **Major/ moderate** | Small | Moderate |
| 2 | Glebe Park Avenue | Residents | High | Negligible | Negligible | Negligible | Negligible |
| 3 | Bedhampton Hill | Residents | High | Medium | **Major/ moderate** | Small | Moderate |
| 4 | Glebe Park Avenue | Residents | High | Negligible | Negligible | Negligible | Negligible |
| 5 | Portsdown Hill Road (B2177) | Road users | Medium | Medium | Moderate | Small | Moderate/Minor |
| 6 | Portsdown Hill Road (B2177) | Road users | Medium | Negligible | Negligible | Negligible | Negligible |

*Significance of Effects indicated in bold are considered Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 2011*

# 13.0 Conclusion

## Landscape Character

13.1 The site falls within no designations Although the site displays characteristics typical of this area, the wider landscape is dominated by pylons, transport corridors and the urban spread of Bedhampton.

13.2 With regard to the dominance within the landscape of transport corridors and urban edges the assessment of local character areas, on the whole are assessed as having Low sensitivity to this form of development

*Construction Stage*

13.3 For the proposed site itself during the construction stage and with the retention of the main important landscape features such as trees and water courses, it is assessed to be subject to a negligible magnitude of change, due to the very minor loss or alteration to key elements or features, and the introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for the construction of the proposal is assessed to be negligible. This assessment of landscape effect is not classified as 'significant' under the EIA Regulations.

*Operational Stage*

13.4 Due to the nature of the development including;

- A network of open spaces through the site
- Maximum of 2 storey residential units
- Use of materials to match the surrounding existing buildings
- 2-3m high boundary hedge planted along the western boundary

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

*Residual Significance of Landscape Effects*

13.6 The proposed residential development, with the successful establishment of the mitigation measures, is determined to have no significant residual effects.

## Visual Effects

13.7 All viewpoints are from publically accessible areas and have been specifically chosen to represent certain views or users of certain views.

*Construction Stage*

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

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

13.10 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high (residents on the eastern and northern boundary of the site). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as Major/Moderate (i.e. 'Significant').

*Operational Stage*

13.11 The visual impact assessment has identified a number of significant visual effects when the proposals are considered as a stand-alone development. In particular viewpoints 1 and 3 where existing topographical and vegetation screening is minimal.

13.12 This is primarily due to the topography and lack of an interceding vegetative visual barrier making the proposals noticeable.

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

*Residual Significance of Visual Effects*

13.14 It is expected that the mitigation planting, will, after a 15-year period, reduce visual impacts for most parts of the development.

13.15 With heights of these structures being up to 2 storey, the mitigation planting will minimise potential views for most parts of the site. On this basis, the residual impact assessment is expected, as a worst case, to have 'Not significant' visual effects.

# 14.0 Appendices

Appendix A - Glossary of Terms

Appendix B - Sources of information

Appendix C - Policy

Appendix D - Published Landscape Character Areas

Figure 1 - Ordnance Survey Map

Figure 2 - Aerial Photography

Figure 3 – Zone of Theoretical Visibility

Figure 4 – Viewpoint Locations

Figure 5 – Statutory Designation Plan

Figure 6 – Site Proposal Plan

# APPENDIX A - Glossary of terms

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

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

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

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

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

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

**Heritage** Historical or cultural associations.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Landscape value** The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.

| | |
|---|---|
| **Magnitude** | A combination of the scale, extent and duration of an effect. |
| **Methodology** | The specific approach and techniques used for a given study. |
| **Mitigation** | Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project. |
| **Perception (of landscape**) | The psychology of seeing and possibly attaching value and/or meaning to landscape. |
| **Precautionary principle** | Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain. |
| **Preference** | The liking by people for one particular landscape element, characteristic or feature over another. |
| **Quality** | See **Landscape quality** |
| **Receptor** | Physical landscape resource, special interest or viewer group that will experience an effect. |
| **Regulatory authority** | The planning or other authority responsible for planning consents or project authorisation (synonymous with determining authority). |
| **Scenario** | A picture of a possible future. |
| **Scoping** | The process of identifying the likely significant effects of a development of the environment. |
| **Sense of place (genius loci)** | The essential character and spirit of an area; *genius loci* literally means ‘spirit of the place’. |
| **Sensitive/sensitivity** | See **landscape sensitivity** |
| **Sieve mapping** | Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors. |
| **Sustainability** | The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without |

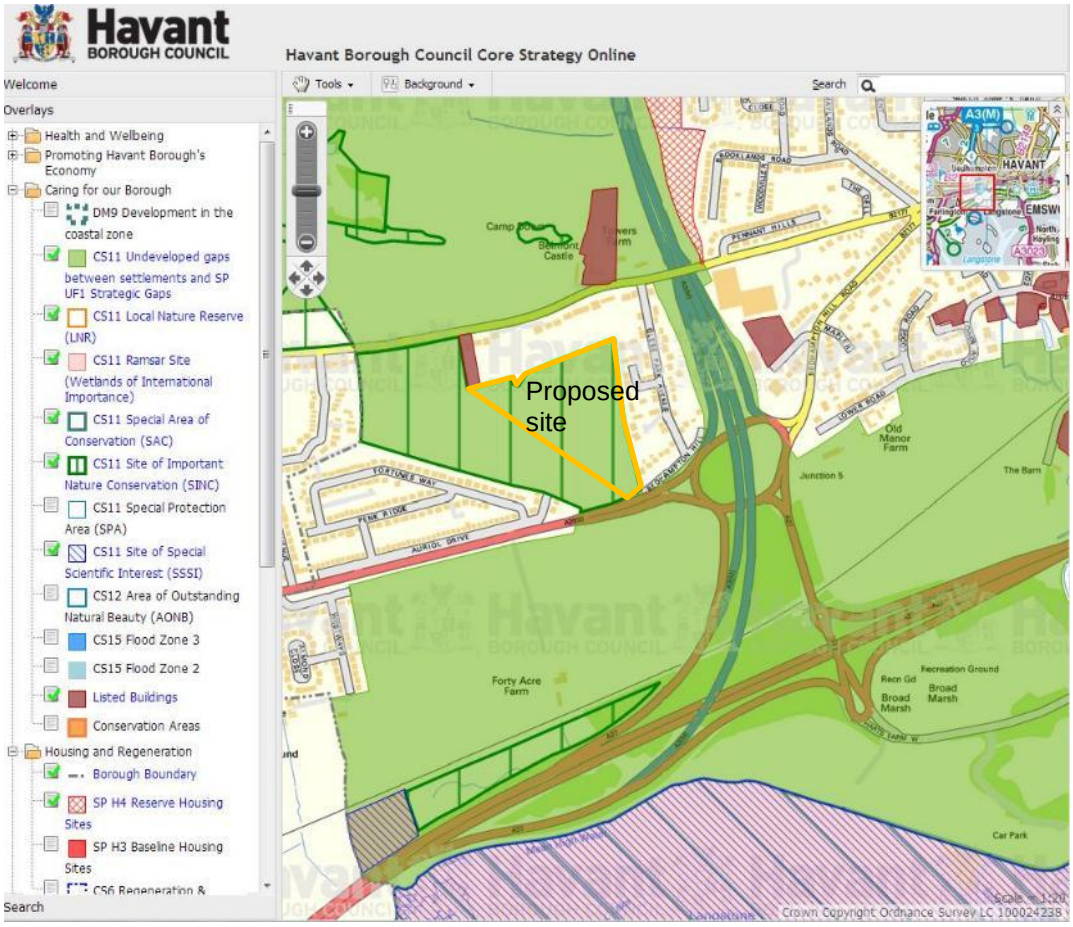
| | |
|---|---|
| | compromising the ability of future generations to meet their own needs. |
| **Technique** | Specific working process |
| **Threshold** | A specified level in grading effects, for example, of magnitude, sensitivity or significance. |
| **Visual amenity** | The value of a particular area or view in terms of what is seen. |
| **Visual effect** | Change in the appearance of the landscape as a result of development. This can be positive (ie beneficial or an improvement) or negative (ie adverse or a detraction) |
| **Visual envelope** | Extent of potential visibility to or from a specific area or feature. |
| **Visualisation** | Computer simulation, photomontage or other technique to illustrate the appearance of a development. |
| **Worst-case situation** | Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed. |
| **Zone of visual influence** | Area within which a proposed development may have an influence or effect on visual amenity. |

# APPENDIX B - Sources of Information

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

- Consultations with the client regarding the development proposals;
- Havant Borough Gaps Review 2012
- Havant Borough Local Plan
- Countryside Character: Volume 7: South East and London, Character Area 126 South Coast Plain
- Strategic Housing Land Availability Assessment Sept 2013
- Aerial photography;
- Ordnance Survey Mapping at 1:25,000 scale;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.

# APPENDIX C – Policy




Screen shot of Havant Council interactive map showing local designations

| Site ref; | Area | Capacity | Based on; | Currently | Constraints |
|---|---|---|---|---|---|
| UE05<br><br>Land at Portsdown Hill | 4.15ha | 55 homes | A low density has been applied to take into account access and neighbouring built form | Open fields | Gas pipeline adjacent to site.<br>Listed as "uncertain" for waders (current use),<br><br>Aquifer Protection Zone, adjacent to listed building,<br><br>BAP and HBC SINC, adjacent to listed building, noise from A27 and A3M, moderate potential for archaeological deposits |
| Site description in Strategic Housing Land Availability Sept 2013<br>Identified as deliverable and developable | | | | | |

## Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

**Planning permission will be granted for development that:**

1. **Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.**
2. **Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.**
3. **Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):**
   **(i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].**
   **(ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].**
   **(iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].**
4. **Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.**
5. **Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.**
6. **Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.**
7. **Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.**
8. **Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.**
9. **Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.**
10. **Protects the best and most versatile agricultural land that has the greatest potential for local food security.**
11. **Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.**

## Havant Borough Gaps Review 2012

**Background**

**1. Havant Borough comprises a number of communities whose identity and distinctiveness are reinforced by the way in which the urban areas are defined and separated by areas of undeveloped land. These gaps of open land are important, as they help to prevent coalescence and retain the separate identities of the larger settlements of Havant, Bedhampton, Leigh Park, Waterlooville and Emsworth. Gaps also fulfil the important function of maintaining the link between the undeveloped coast and the open countryside which extends beyond the urban areas.**

**2. The gaps are not countryside protection or landscape designations, but do command wide public support. They are an integral part of land use patterns in the Borough and need to be seen, and valued, not merely as passive landscape features retaining open land adjacent to urban areas, but also as having potential for new/enhanced recreation.**

**Planning Policy Context**
**6. Saved Policy UF1 of the Havant Borough District Wide Local Plan (2005) states – "Development will not be permitted which would diminish the following defined strategic gaps physically or visually:**
**(i) Havant Gap - Havant, Leigh Park/Cowplain, Waterlooville, Purbrook, Portsmouth**
**(ii) Emsworth Gap - Havant/Emsworth**
**(iii) Rowlands Castle Gap - Havant/Rowlands Castle**
**(iv) Emsworth/Chichester Gap Emsworth/Chichester/Westbourne/Southbourne**

## UE5 Portsdown Hill

Landscape Qualities
- Elevated area on Portsdown Hill with broad views to south
- Part of narrow gap between Farlington and Havant
- Site enclosed by vegetation in contrast to adjacent open arable land to west

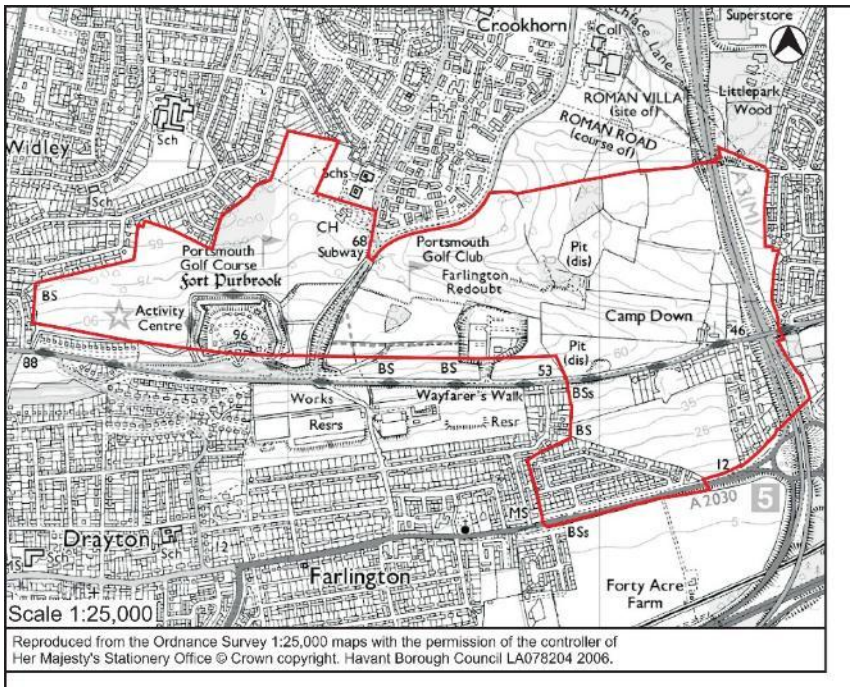
Suitability for Development
Gap Assessment Matrix indicates a high suitability for development:
- The site lends itself to development with only medium impact on the gap
- The site is open to the west and therefore will require a strong boundary

Recommendation
The site is recommended for development as an urban extension but the boundary should be amended so as to use the copse on the western side to better define the site. Further planting will be required to define the site's western boundary. As part of a broader strategy it would be desirable to undertake additional planting on the boundary of the gap to the rear of Fortunes Way.

Reasons
Further development could be accommodated subject to the creation of a strong landscape buffer along the site's western boundary.

# APPENDIX D - Published Local Landscape Character Areas

Local Character Area 12 Portsdown Hill




**Location**

Located within the south west of the Borough, this character area covers the eastern end of the chalk ridge which forms Portsdown Hill. It extends across the A3 (M) to the edge of Bedhampton to the east.

**Relationship to adjacent character areas**

*LCA6 Purbrook:* Open views from LCA12 down onto LCA6. The urban edge is well vegetated with trees and shrubs within the golf course and within the rear gardens facing this edge. The open downland character contrasts with the urban character of LCA6. The golf course landscape character of LCA12, which is characterised by young linear woodland belts, connects with the wooded character within the swathes of rear gardens within LCA6. *LCA11 A3 (M) Eastern corridor:* To the south the enclosed character of LCA11 contrasts with the open elevated landscape character of LCA12. There is also limited visibility between LCA12 and LCA11. *LCA13 Historic Bedhampton:* The A3 (M) and the elevated nature of its junction sever the relationship between these two character areas, limiting intervisibility. Historic Bedhampton core has a strong mature tree character which contrasts with the open landscape character of LCA12. *LCA15 Bedhampton and Havant – north western suburbs:* The dwellings at Hillmead Gardens are visible from the adjacent landscape due to the lack of rear garden vegetation. The boundary vegetation to the rear of dwellings along Brooklands Road includes a number of mature trees and creates a better screen to the urban edge, as seen from adjacent areas within LCA12. The simple downland character of LCA12 contrasts with urban character of LCA15. *LCA41 South Moor and Broadmarsh coastal park:* Views

down onto this area from LCA12 create good intervisibility. The fertile open arable landscape has a strong inter-relationship with the open downland character of LCA12. *Beyond the Borough boundary:* Long open views south down onto Langstone Harbour, Portsea Island, Isle of Wight and beyond. Long views north to the South Downs.

**Historic development and context**

Although part of an archaeologically rich landscape which extends into LCA 11 to the north, this area has more evidence of multi-period occupation and activity. The scarp of Portsdown Hill makes this a highly prominent location for the monuments of early man, including the neolithic long barrow of Bevis's Grave, which was the focus of a Saxon cemetery; and a group of tumuli to the west. Fort Purbrook is the easternmost of a line of five Palmerston Forts, constructed between 1861 and 1874 along the scarp of the chalk. Cartographic sources indicate extensive, but small-scale quarrying of the chalk. The south-west quadrant of the LCA includes encroachments from two neighbouring residential areas. To the east, the residential streets were an extension of Bedhampton in the early decades of the 20th century, up Bedhampton Hill, taking advantage of the fine views over the coast. The small area of housing to the west is a late 20th century extension of the Farlington district of Portsmouth.

**Key characteristics of *Portsdown Hill***

*Physical: Landform, soils and land cover*
o An elevated chalk ridge of Portsdown chalk formation, with a thin band of the Lambeth Group to the north, then giving way to London Clay. To the south the Spetisbury Chalk Formation, Tarrant Chalk Formation and the Newhaven Chalk Formation reveal themselves as bands. Periglacial drift deposits have resulted in streams in two valleys to the north of the ridge
o A number of redundant small chalk quarries, with one overgrown with trees and shrubs and a second containing a skip waste business
o The ridge is relatively consistent in height, with a steep south side contrasting with an undulating north side, which contains two streams draining in a west-east direction
o Shallow lime-rich soils are found on the ridge, with slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils to the north and loamy soils with a naturally high water content found to the south. This has resulted in Grade 3 agricultural land
o The vegetation pattern includes arable fields loosely aligned along the ridge, with some hedgerows and small woodland copses; some as a result of regenerating trees and shrubs around disused chalk pits. To the north side of the ridge is a golf course, with ‘drives’ and bands of trees also loosely aligning with the contours in an east west direction
o Strong bands of tree and shrub vegetation along the urban edge of Purbrook.

*Biodiversity*
o Calcareous unimproved/semi-improved grassland makes up the largest habitat type in this area and is interwoven with dense scrub and broadleaved woodland. This mosaic continues to the south west and includes small patches of mixed plantation woodland, scattered scrub and strips of semi-improved calcareous grassland
o Towards the west calcareous unimproved/improved grassland is still the dominant habitat with patches of amenity grassland, broadleaved woodland and much smaller patches of dense scrub and scattered scrub. This habitat mosaic is bordered in the centre of the area by a sizeable patch of semi-improved calcareous grassland.

o Further north the grassland contains strips and patches of amenity grassland. The western edge of this mosaic consists of a patch of broadleaved woodland which does not continue into the adjacent character area
o The northern boundary of the area also includes a large patch of arable land adjacent to the mosaic of small habitat types
o In the east of the area there is a patch of semi-improved neutral grassland, isolated from the habitat mosaic by a road. There is a second road that runs north to south down the centre of the area and this splits the habitat mosaic into two discrete areas
o The south eastern corner of this area has a large patch of arable land adjacent to a very small patch of residential gardens which will provide some ecological resource
o This character area is close to Portsdown Hill SSSI which is in Portsmouth: Portsdown Hill is an isolated east-west chalk anticline with a long south-facing escarpment which remains unreclaimed.

*Historic and built environment*

o The creation of a golf course in this LCA has severely degraded the historic landscape character of this area. The field boundaries around the course have not been maintained and it is becoming difficult to distinguish the previous and existing historic character
o The only early monument to survive extant is Bevis's Grave long barrow, though this is not visible from the main road to its south, and therefore contributes little to the visual character of the area
o 19th century military activity evidenced by Fort Purbrook, Farlington Redoubt and a semaphore station
o Farlington Redoubt, though extant, does not make an impact in the area
o Fort Purbrook to the west presents an impressive appearance from the coast. Stylistically, the fort is similar to the others to its west, with its massive brick front range, clearly visible from the coast to its south, with a lower profile disguised by earth and grass banks to the north and sides
o The two areas of housing to the south of the LCA are of very different character to one another
o The eastern area, now cut off from Bedhampton by the A3 (M) has a mix of Victorian and Edwardian villas along the main road, and 30's detached housing, with some later large detached houses extending further west along the south side of the main road, all enjoying spectacular views over the harbour and to Hayling Island
o The housing to the west is in short terraces, of smaller scale and repetitive form.

*Experiential: tranquillity, visual perceptions and access*

o The busy fast B2177 encroaches on the level of tranquillity, however quieter areas can be found to the north along the footpaths around Fort Purbrook and within Portsmouth Golf Course
o Noise from the A3 (M) junction with the A27 (T)
o A gateway feature has been created from the north through the exposed chalk slopes where College Road from Crookhorn meets the B2177
o Paths around periphery of Fort Purbrook and some rights of way to the south of the golf course
o Visitor car parks are provided further to the west outside of the Borough.

*Visual: openness/enclosure, prominence and visibility*

o An elevated open landscape, above the surrounding urban areas of Portsmouth, Purbrook and Havant
o Fort Purbrook is a distinctive prominent feature of the area
o Copses on the ridge line contrast with open downland landscape
o The elevated open landscape allows long views to the south. Views to the north are restricted, with the extensive vegetation around the southern side of Widley providing a good buffer to the urban edge.

**Specific local key issues**

o Visually prominent buildings along ridgeline
o Un-restored quarries
o Busy B2177
o Poor quality non native planting and poor quality hedgerows
o Erosion of agricultural landscape patterns through expansion of equine activity
o Protection of archaeological features both above and below ground
o Protection of calcareous grassland.

**Designations**

4 listed buildings Bevis' Grave and Fort Purbrook SAM Purbrook Park Wood SINC Fort Purbrook SINC Fort Purbrook Paddock 1 (Havant) SINC Fort Purbrook Paddock 2 SINC Portsmouth City Golf Course Copse SINC Field East of Farlington Redoubt (North) SINC Fields off Havant Road SINC

**Landscape and built form strategy and guidelines**

The landscape strategy is to ***conserve*** and ***enhance*** the local character. The following guidelines apply:

*Land management*
o Avoid the use of non-native tree and shrub species especially over the golf course. Remove the non native conifers and replace with native varieties
o Retain and enhance the old chalk cliff faces of the quarries where possible
o Retain and manage the small woodland copses along the ridgeline
o Retain, manage and maintain the vegetated buffer along the south side of Purbrook
o Maintain and enhance the calcareous grasslands, managing scrub to prevent encroachment.

*Built form and development*
o Development on the ridge should be avoided within this open large-scale landscape.
o Development should not encroach on the open setting of Fort Purbrook
o Liaise with Portsmouth City Council to ensure that no building is allowed to obstruct the view of Fort Purbrook from the coast
o Avoid further development along south side of Portsdown Hill which would cut off distant views to Langstone Harbour and Hayling Island
o Land uses within the quarries should take into account potential impact on adjacent open landscape character and should not have an adverse visual impact on the surrounding landscape.

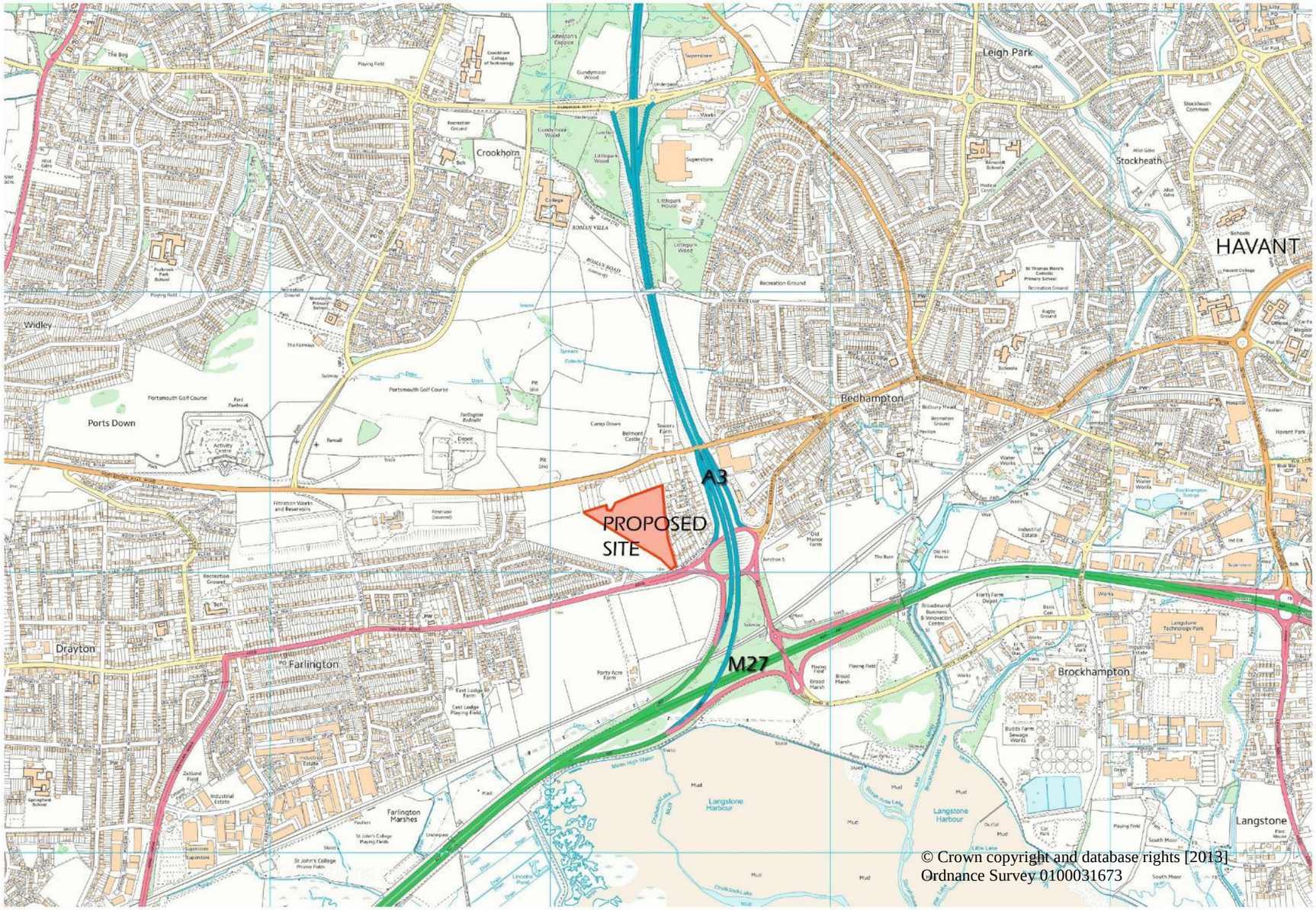


Figure1 OS map

0 1km
scale

Where quality lives
David Wilson Homes

| | |
|---|---|
| Client: | David Wilson Homes |
| Project: | Portsdown Hill, Bedhampton |
| Title: | OS map |
| Date: | Oct 2013 |
| Scale: | |
| Drawn by: | AW |
| Checked by: | JPF |

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Landscape Architecture

Site boundary

ACD

Figure 2: Aerial Photograph

Where quality lives
David Wilson Homes

| | |
|---|---|
| Client: | David Wilson Homes |
| Project: | Portsdown Hill, Bedhampton |
| Title: | Aerial view of site |
| Date: | Oct 2013 |
| Scale: | |
| Drawn by: | AW |
| Checked by: | JPF |

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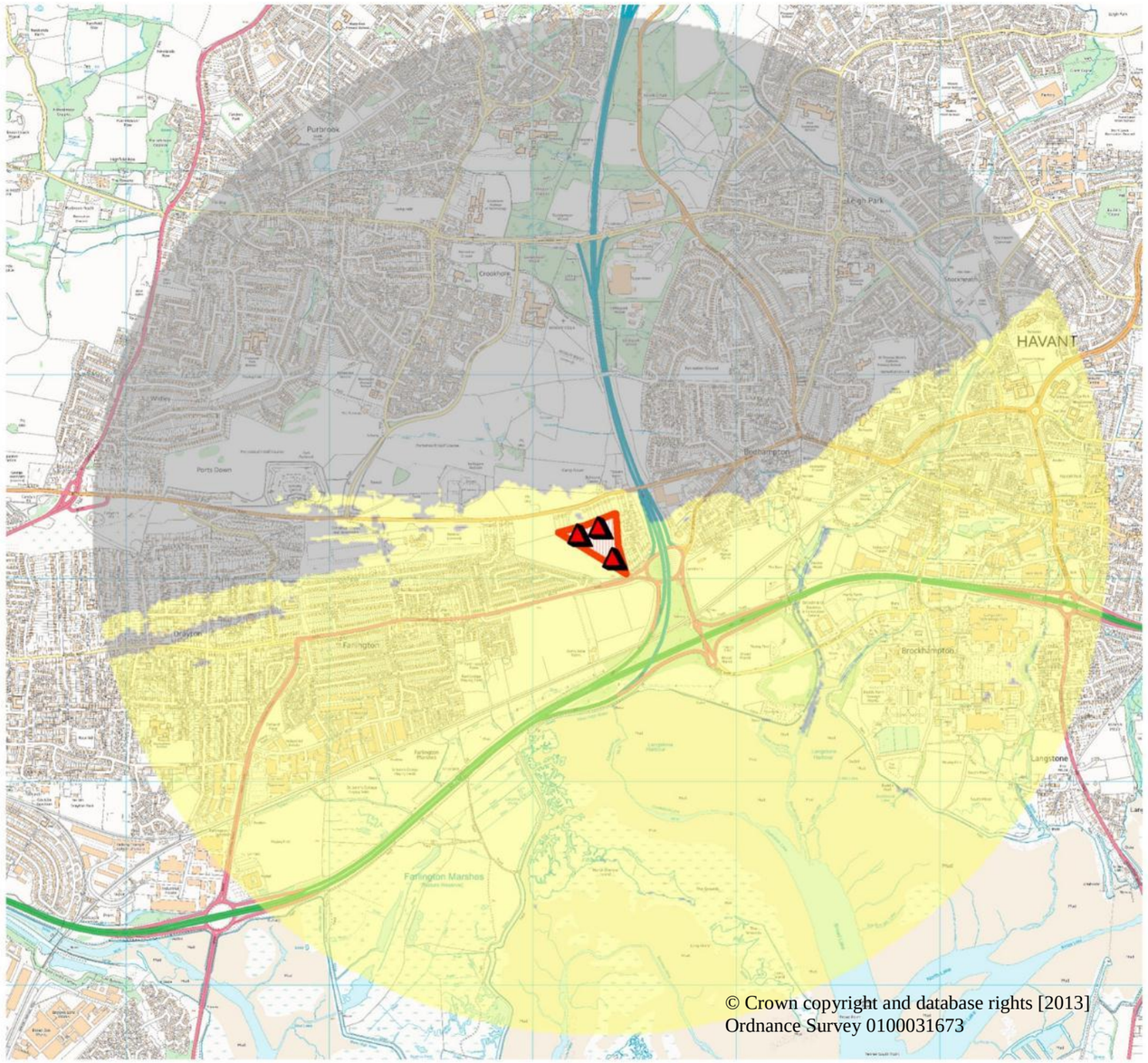


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Ordnance Survey 0100031673

Figure 3 Theoretical zone of visual influence map

Where quality lives
David Wilson Homes

| | |
|---|---|
| Client: | David Wilson Homes |
| Project: | Portsdown Hill, Bedhampton |
| Title: | Theoretical Zone of Visual Influence |
| Date: | Sept 2013 |
| Scale: | |
| Drawn by: | AW |
| Checked by: | JPF |

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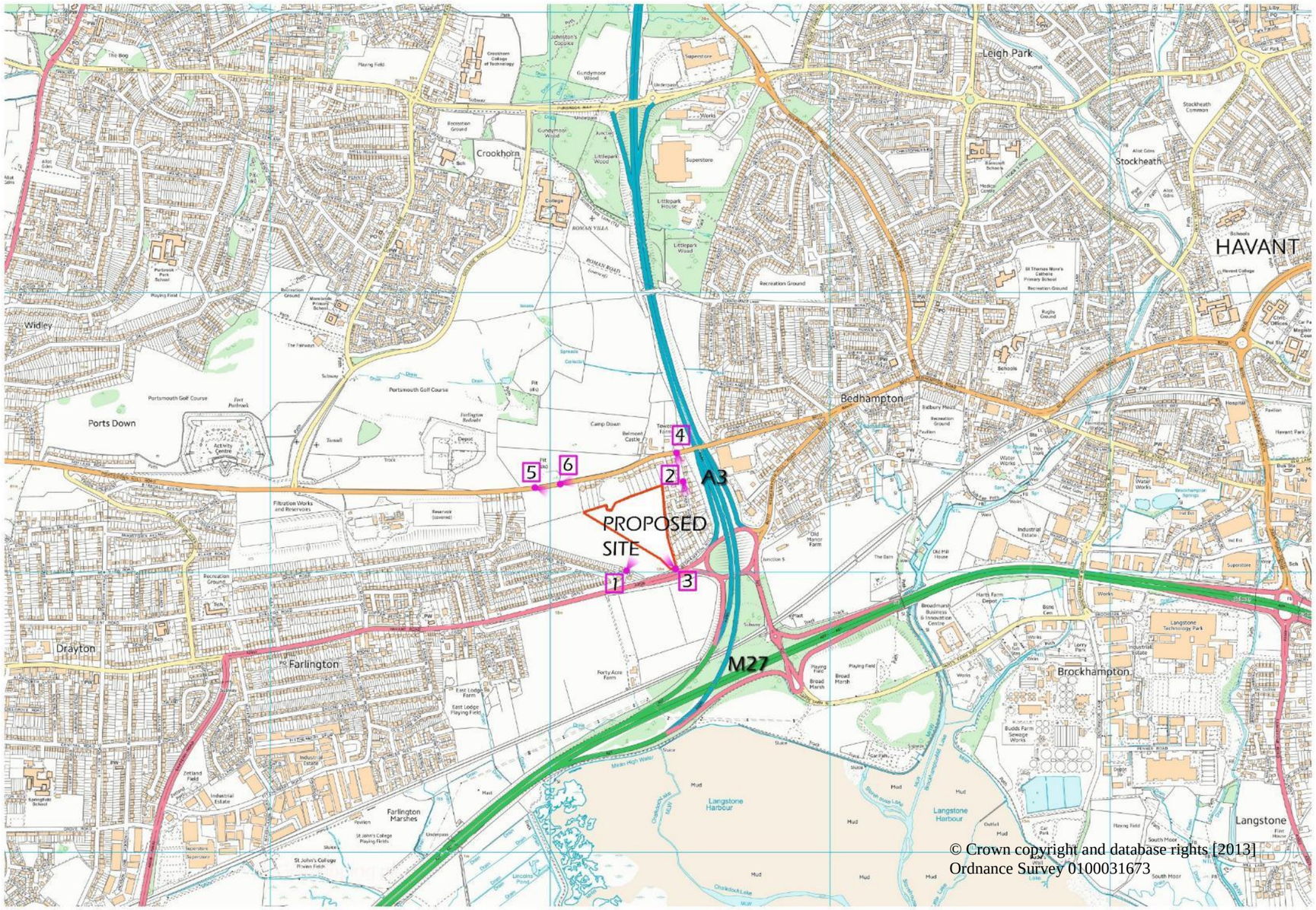


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Figure 4: Photo location plan

0 1km
scale

Where quality lives
David Wilson Homes

| | |
|---|---|
| Client: | David Wilson Homes |
| Project: | Portsdown Hill, Bedhampton |
| Title: | Photo location plan |
| Date: | Oct 2013 |
| Scale: | |
| Drawn by: | AW |
| Checked by: | JPF |

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MAgiC

## Designations map

Proposed site location

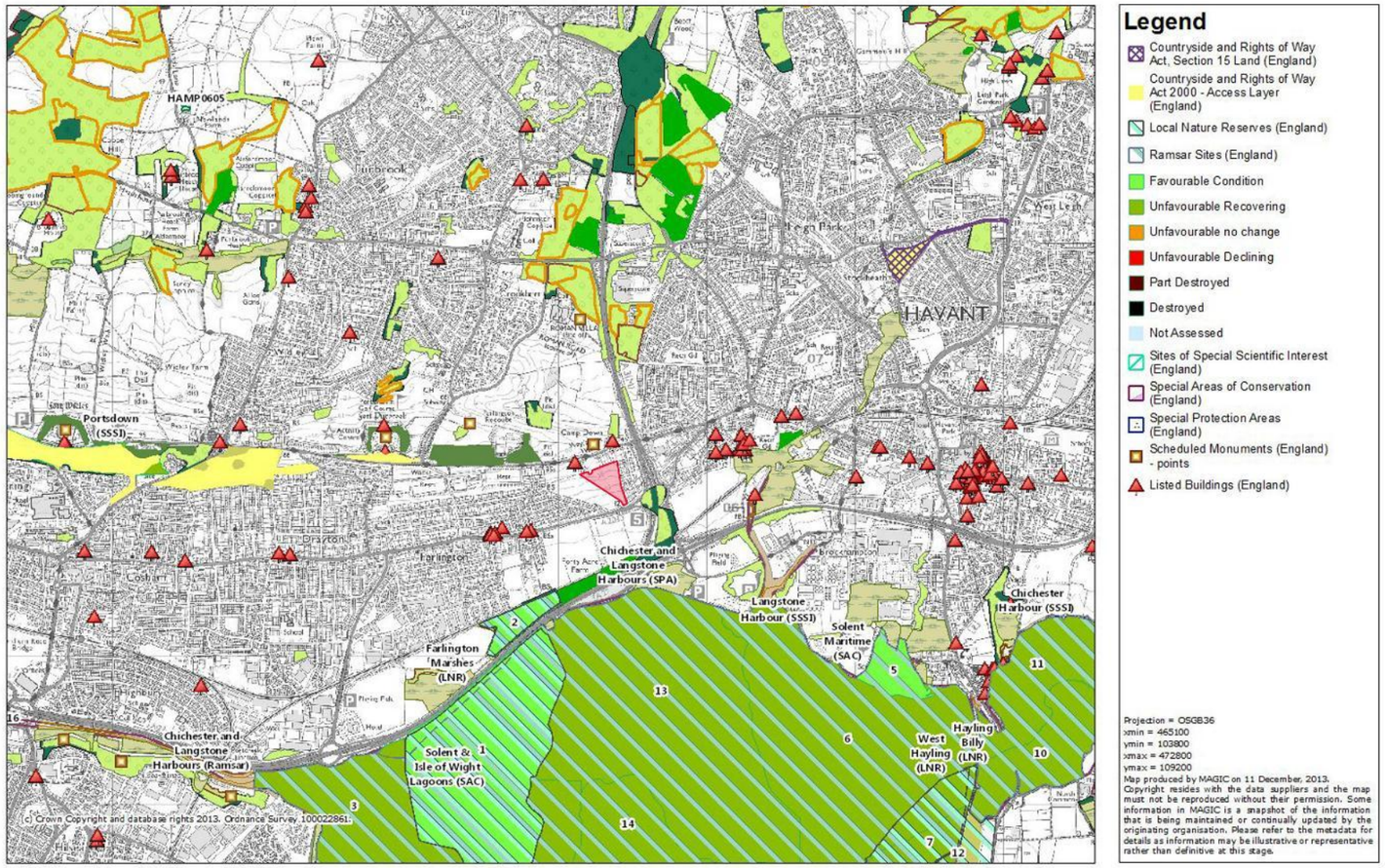


Figure 5 Designations Map (from DEFRA Magic website)

Where quality lives
David Wilson Homes

| | |
|---|---|
| Client: | David Wilson Homes |
| Project: | Portsdown Hill, Bedhampton |
| Title: | Designation Map |
| Date: | Dec 2013 |
| Scale: | |
| Drawn by: | AW |
| Checked by: | JPF |

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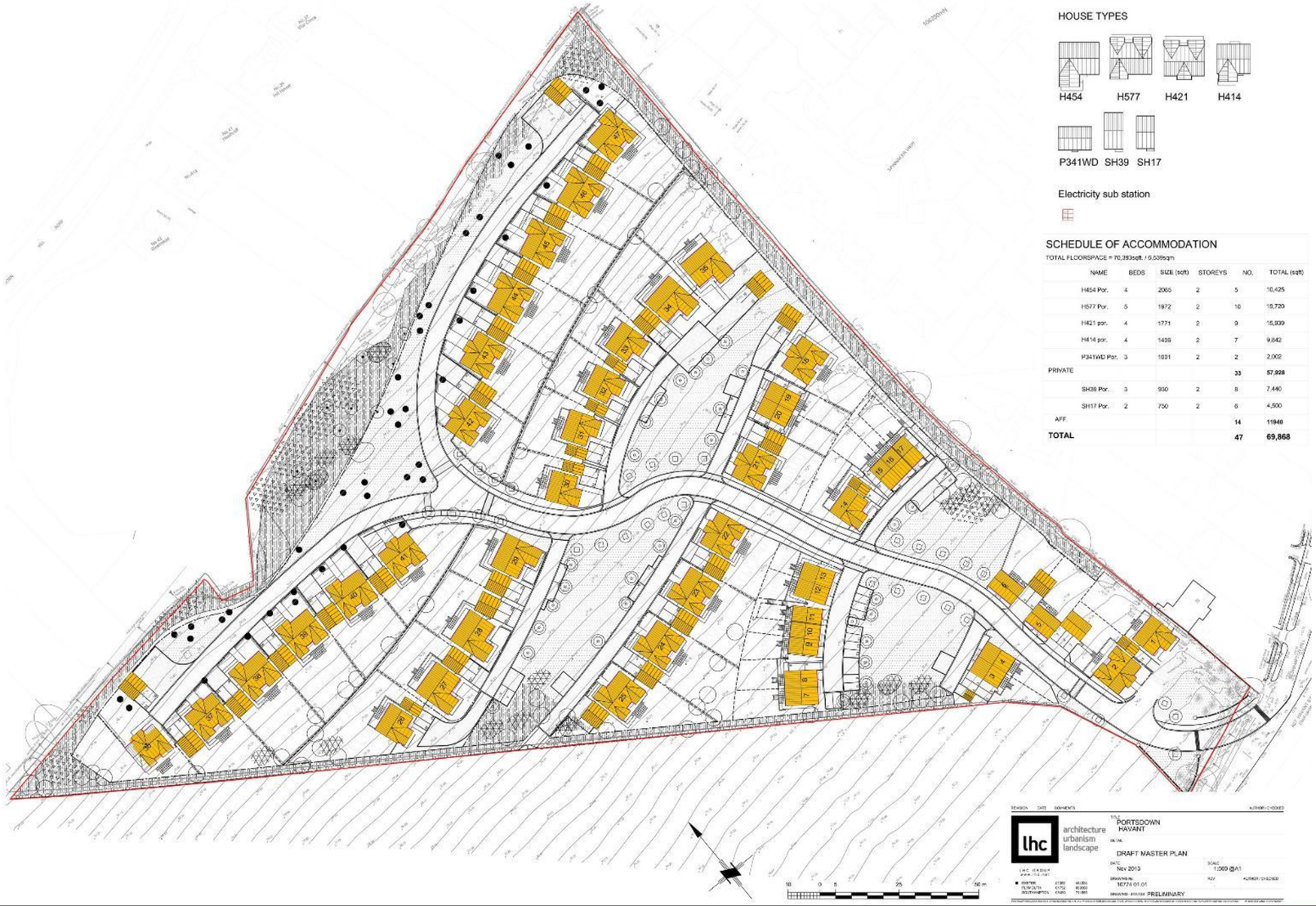


SCHEDULE OF ACCOMMODATION

TOTAL FLOORSPACE = 70,393sqft. / 6,538sqm

| | NAME | BEDS | SIZE (sqft) | STOREYS | NO. | TOTAL (sqft) |
|---|---|---|---|---|---|---|
| | H454 Por. | 4 | 2065 | 2 | 5 | 10,425 |
| | H577 Por. | 5 | 1872 | 2 | 10 | 18,720 |
| | H421 por. | 4 | 1771 | 2 | 9 | 15,939 |
| | H414 por. | 4 | 1408 | 2 | 7 | 9,842 |
| | P341WD Por. | 3 | 1001 | 2 | 2 | 2,002 |
| PRIVATE | | | | | **33** | **57,928** |
| | SH39 Por. | 3 | 930 | 2 | 8 | 7,440 |
| | SH17 Por. | 2 | 750 | 2 | 6 | 4,500 |
| AFF. | | | | | **14** | **11940** |
| **TOTAL** | | | | | **47** | **69,868** |

Figure 6: Site Planning Application Layout

*Where quality lives*
David Wilson Homes

| | |
|---|---|
| Client: David Wilson Homes | |
| Project: Portsdown Hill, Bedhampton | |
| Title: Planning Layout | |
| Date: Feb 2013 | Scale: see plan |
| Drawn by: AW | Checked by: JPF |

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***CONTACT: JOHN CONSTABLE***

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