

Coldharbour Farm - Residential Development
Viewpoint Assessment
March 2014

Planning Issue - Rev 01



Landscape Appraisal and Visual Assessment

- Lizard Landscape Design and Ecology has been commissioned by Telstar Limited to undertake a Landscape Appraisal and Visual Impact Assessment for the proposed residential development to the north-western edge of Emsworth at Coldharbour Farm, Emsworth, Hampshire. The report is intended as a preliminary Landscape Character Appraisal and Visual Impact Assessment of the proposed residential development. The development site location and highlighted viewpoints are shown on *Figure No. 01 - Location of Viewpoints*. The development landscape and ecological proposals have been illustrated on *Drawing No. LLD653 / 01 - Landscape Masterplan*.

- A site visit and survey was undertaken on the 28th January 2014, and the public right of way footpaths and highways surrounding the north-western edge of Emsworth were walked and surveyed for landscape character; landscape features and components; and viewpoints.

- Panorama photographs have been taken and created at each selected viewpoint using a *Canon EOS 650 L Digital SLR Camera* with a 50 mm fixed focal length lens. The camera has a field of views as follows; *Horizontal - 40 degrees and Vertical - 27 degrees*. The photographs have been taken approximately 1.50 metres from the existing ground level. Single shot photographs have been stitched together to form panoramic photographs and viewpoints. The date, time, weather, lighting conditions and direction of view for each viewpoint has been recorded including the approximate ground level and Ordnance Survey grid coordinates.

- The photographs have been taken and produced in accordance with *The Landscape Institute Guidance Note; 01 / 11 - Photography and Photomontage in Landscape and Visual Impact Assessment*.

Local Plan Policy

A desktop study and review of the current relevant planning policy at a local level together with relevant statutory and non-statutory landscape and ecological designations has been undertaken surrounding the site area, and has been summarised below.

Strategic Gap and Emsworth Urban Area Settlement Policy Area

The development area is located outside of the Emsworth Settlement Policy Area boundary and is located to the south-eastern edge of the Strategic Gap policy between Emsworth and Havant. The development area is edged to the south by the A27; the railway corridor; and the new petrol filling station to the southern edge of the A27; to the western site edge the motel / petrol filling station to the north of the A27 borders the development site boundary. The area of public open space and recreation ground to the western edge of New Brighton separates the development area from the urban residential edge of northern Emsworth.

The development area consists of small-scale grassland pasture field patterns enclosed by boundary vegetation and vegetated ditch lines heading southward. The character of the landscape bordering the development area is interrupted by intrusive man-made features of the petrol filling stations; railway and road corridors surrounding the development area. In terms of landscape character the development area does not contribute to the visual openness and separation of the strategic gap, being substantially enclosed by man-made features and vegetation.

In the wider landscape the development area is not visible across the strategic gap due to the intervening hedge line and tree line vegetation which lines the arable landscape surrounding the development area to the south-eastern corner.

In conclusion the landscape character and visibility of the development area within the arable landscape to the western edge of Emsworth does not contribute to the openness and separation of the strategic gap between Emsworth and Havant due to the enclosure and containment offered by existing man-made intrusive features and infrastructure; combined with the enclosure and containment offered by existing vegetation in the surrounding wider landscape.

Site of Importance for Nature Conservation Stream West of Emsworth Recreation Ground

There is a *Site of Importance for Nature Conservation (SINC)* running along the eastern edge of the development area forming *The Stream West of Emsworth Recreation Ground SINC*. The site is designated due to the recording of the narrow-leaved water plantain within the ditch / stream which runs along the eastern edge of the development site. The existing ditch habitat is proposed to be retained and protected to the eastern edge of the development area; and enhanced with the inclusion of a new wetland feature / balancing pond proposed to be planted with native aquatic and submergent vegetation to the fringes; enhancing the wetland habitat and biodiversity of the development area to the western edge of the existing ditch line.

Local Plan Policies

CS11 - Protecting and Enhancing the Special Environment and the Heritage of Havant Borough Council; and CS12 - Chichester Harbour AONB

The Chichester Harbour Area of Outstanding Natural Beauty; RAMSAR site; Site of Special Scientific Interest; Special Protection Area; and Special Area of Conservation surrounding the natural environment of the Chichester and Langstone Harbours are located 2.50 kilometres to the south of the development area. There is public footpath access under the A27 and railway corridor to the south into the southern Emsworth residential areas leading to the Chichester Harbour and Emsworth Harbour areas; connecting to the public right of way and footpath of *Wayfarers Walk / Solent Way* running along the northern edge of the harbour. Due to the intervening distance and man-made features and areas between the harbour and the development area; these proposals would have no impact upon the landscape character, setting, and ecological features of the Chichester and Emsworth Harbours.

Biodiversity Action Plan Priority Habitat

The site area is not covered by any *Biodiversity Action Plan Priority Habitats* or arable landscape entered within the Stewardship Scheme.

Local Plan Policies

EMP1 - Employment Area

An employment area has been designated to the southern edge of the A27 between northern and southern residential areas of Emsworth. The area is currently grassland pasture to the southern edge of the A27; but has recently been developed in part with a new petrol filling station to the southern edge of the A27. The employment area edges the development site to the southern edge of the A27 and borders the site with man-made intrusive features which enclose and interrupt the openness of the adjacent strategic gap and the development area.

Strategic Housing Land Availability Assessment (SHLAA); 06th Edition; September 2013 - Havant Borough Council
The development site area is identified within the Havant Borough Council *SHLAA under Emsworth Site Area - UE37* as a potential housing area to the north-western edge of Emsworth being both '*deliverable*' and '*developable*'. The SHLAA site assessment considers the ecological value of the adjacent SINC but does not identify any negative landscape character or visual effects associated within this potential development site to the western edge of Emsworth.

Public Right of Way Footpath No. 71

A public right of way footpath No. 71 runs along the south-eastern edge of the development site north towards Horndean Road and around the public open space / recreation ground to the north-east. The footpath links with the southern residential areas of Emsworth to the south of the A27 and railway corridor. There are open views across the development site area for a very short distance from the public right of way footpath to the south-eastern corner of the development area.

Landscape Character Assessments

Existing established Landscape Character Assessments prepared by Havant Borough Council for the proposed development site and the surrounding landscape have been referred to and used as a background to the assessment.

Havant Borough Townscape, Landscape, and Seascape Character Assessment (HBTLSA) 2007

Havant Borough Council, jointly with Hampshire County Council and the Countryside Agency undertook an integrated landscape character assessment of the borough. The study assesses the potential for landscape change in the borough and the sensitivity of the borough's landscape, townscape, and seascape to change. The detailed landscape character assessment has identified 16 no. landscape character types and 41 no. landscape character areas across the borough which includes an historic landscape character assessment; an analysis of the principal settlements; and settlement pattern; and an assessment of the ecology and biodiversity of the borough. The HBTLSA is a background document for the Local Plan and other Planning Policy Documents including the adopted Borough Design Guide SPD.

In summary the development site area is located within *Landscape Character Type F - Open Upper Harbour Plain; 'open flat landform of arable fields and intermittent hedgerows'; and 'predominantly flat with some mounded areas'; and 'high density of man-made field side ditches'*. The biodiversity and vegetation pattern is assessed as '*open arable landscape with large mainly intensive arable fields and grassland in rotation along with horticultural land and nurseries*'; and '*poor quality intermittent hedgerows*'; and '*pockets of smaller hedged fields found adjacent to urban areas*'; and '*significant amount of improved grassland and some semi-improved neutral grassland*'.



- In terms of Landscape Character the development area is specifically located within *Landscape Character Area - LCA22 - Southleigh Agricultural Plain* and is defined and summarised as follows;

- *'Historically agricultural land; key characteristics; predominantly flat plain, which slopes to the east with the A27 elevated on a low embankment';*
- *'A high density of ditches align the intermittent thin hedgerows flowing east into a tributary which eventually feeds into the western Mill Pond at Emsworth';*
- *'Young tree and shrub planting on the banks of the A27';*
- *'The area consists of a large patch of arable land with some improved grassland to the south-west';*
- *'Within the north of the arable land there are some small patches of grassland and residential areas';*
- *'The south-east of the area consists of grass sports fields surrounded by semi-improved neutral grassland and improved grassland as well as some urban development';*
- *'There is a thin strip of unimproved neutral grassland which runs along the boundary of the area at the south-east of the area';*
- *'The isolated buildings of Southleigh Farm are retained on the northern edge of the landscape character area. The rest of the area is dominated by medium, regular-sized fields with straight boundaries';*
- *'Sparse settlement pattern with Southleigh Farm as a cluster of buildings set towards the higher ground along the northern boundary of the landscape character area and a motel and restaurant (petrol station) located adjacent to the A27';*
- *'Historic and Built Environment; this is one of the least altered landscape character areas within the borough with a simple farm complex remaining the only built form in the area. Southleigh Farm comprises an interesting group of substantial Victorian farm buildings including a fine flint and brick barn complex; a relatively rare surviving example of local vernacular building materials';*
- *'Visual Perception; areas of tranquillity exist towards the north, away from the elevated A27';* and *'an inaccessible landscape with access only permitted within the recreation ground and along a short footpath to Emsworth';*
- *'Visual Assessment; an open landscape with the adjacent urban areas and the A27 providing distant enclosure';* and *'long open views across agricultural plain from the eastern edge of Havant';* and *'intermittent views from the elevated A27 through roadside vegetation';*

- *'Landscape Strategy; the landscape strategy is to conserve local character';* and *'maintain and manage small field hedgerow character to the east adjacent to New Brighton';* and *'improve boundary treatments along adjacent urban areas';* and *'maintain and improve rural character for the recreation ground to the west of New Brighton';* and *'minimise visual intrusion of the proposed area of housing on the adjacent area of open land by providing an attractive vegetated buffer which also links into the surrounding vegetation pattern'.*

- In conclusion the borough landscape character assessment defines that the landscape sensitivity of the Emsworth / Havant Strategic Gap as having *'medium to low'* landscape sensitivity to change which is the lowest category for the district. The assessment defines the landscape sensitivity of the Havant / Emsworth strategic gaps as *'an open landscape with high internal visibility; small area in the south-east corner enclosed by tree cover'.*

Topography

- The topography surrounding the site area is extremely flat rising northward from +10.0 metres AOD close to the development site to + 15.0 metres AOD to the north of Southleigh Farm over approximately 1.0 kilometres distance rising more steeply much further north surrounding Southleigh Park House (+25.00 metres AOD). To the east the topography falls very slightly towards Elms River near Hermitage.

Vegetation

- The small field parcels of the development area are enclosed with broadleaved boundary vegetation of hedge lines and intermittent trees to the site edges; with enclosed existing ditches. The arable field parcels are larger and more open to the west edged with mature intermittent hedge line trees and patchy hedge lines. The A27 is densely planted with broadleaf trees and shrubs to the dual-carriageway embankments to the northern edge of Emsworth. The public open space and recreation ground to the western edge of Horndean Road contains mature tree lines running through and to the eastern site edge. The existing petrol filling station and motel to the northern edge of the A27 are densely planted to the northern and western edges within the surrounding arable landscape.

Landscape Character

- The development site area consists of small-scale grassland pasture field parcels enclosed by boundary hedgerow and hedgerow tree vegetation, lining the drainage ditches heading south-eastward through Emsworth to the south. The site area has a rural character edged by the recreation ground to the east. The boundary vegetation surrounding the site to all sides encloses and contains the development area from the wider arable landscape to the west and the open recreation ground to the east. A public right of way footpath heads north (*Footpath No. 71*) around the south-eastern edge of the site area with more open views across the development area.

- The development area is completely enclosed to the southern edge by the elevated and embanked dual carriageway of the A27 enclosed on both sides by broadleaved embankment vegetation to the northern edge of southern Emsworth. Further south the railway line runs east to west immediately to the south of the A27 highway corridor. The development area is completely enclosed to the southern edge by the A27 and railway corridor enclosing views from further south within the southern urban residential areas of Emsworth.

- To the south beyond the A27 and railway corridor there is a narrow strip of grassland pasture between the southern urban areas of Emsworth and the A27 corridor. A new petrol filling station with associated car and lorry parking has recently been constructed here to the southern edge of the A27. The residential streets of southern Emsworth are set back from the southern edge of the railway line by the allotments; the primary school playing field; public amenity space; and industrial units lining the edge of the railway corridor. Both the A27 and railway corridor lined with mature boundary trees and vegetation enclose and contain views from the south towards the development area.

- To the immediate western edge of the development area a petrol filling station and motel is located surrounded by broadleaved landscape buffer planting surrounding the areas of car park and hard standing. The motel and petrol filling station and the associated landscape buffer planting enclose the western edge of the development area to the northern edge of the A27. There are glimpsed views of the development area through the boundary vegetation lining the eastern edge of the retail development into the site area from the A27.

- Further west the arable field patterns are larger and more open with intermittent boundary vegetation. The large scale field patterns extend as far as the eastern edge of Havant in the west.

- Southleigh Farm and the scattering of traditional farm buildings set within an enclosed paddock landscape is located to the north of Emsworth in the open landscape to the southern edge of Southleigh Road in the open flat landscape between northern Emsworth and Havant.

- The north-eastern and eastern edge of the development area is bordered with the recreational ground public open space of amenity grassland areas enclosed with mature tree lines; the public open space includes the bowls club; skate park; and children's play area within the setting of the amenity grassland playing fields and hard play areas. The eastern edge of the development area is partially enclosed and contained by the existing mature tree lines lining the recreation ground and the hedgerow vegetation lining the eastern ditch line. Further east beyond the areas of public open space the residential areas of New Brighton extend eastward beyond Horndean Road to the northern urban edge of Emsworth.

Landscape Mitigation Measures and Development Landscape Strategy

- The existing vegetation to the development site boundaries would be retained and protected to the site edges; and surrounding the existing ditch line to the eastern site edge. The site area is predominantly enclosed with boundary vegetation to the western edge of New Brighton, Emsworth.

- The proposed balancing pond / wetland feature to the eastern sector of the site area is enclosed with native tree and native shrub understorey planting reinforcing the site boundary vegetation to the eastern site edge containing and enclosing views westward into the development area from the adjacent area of public open space / public right of way footpath to the eastern site edge.

- The western site edge and boundary with the petrol filling station / motel would be planted with native mixed-species hedge line and tree line in order to enclose, soften, and filter views of the development from the adjacent highway corridor.





- Recreation ground public open space to the eastern edge of the development area is divided and enclosed surrounding the drainage ditches running south-eastward with hedgerow and tree line vegetation enclosing and containing views into the development area.



- The development site area of small scale grassland pasture field parcels enclosed to the site boundaries by hedgerow and tree line vegetation; petrol filling station and motel to the western edge and the A27 Highway corridor and railway line to the southern edge.



- The development site area of small scale grassland pasture field parcels enclosed to the site boundaries by hedgerow and tree line vegetation; petrol filling station and motel to the western edge; and the A27 Highway corridor and railway line to the south eastern edge.

Landscape and Visual Assessment

Landscape Character Assessment Summary

- The site area is characterised by small-scale grassland pasture field parcels enclosed by boundary vegetation lining the drainage ditches heading southward. The site area is edged to the east by the area of public open space / recreation ground.
- The development area is enclosed and contained by boundary vegetation to the site edges; the A27 and railway corridor; and motel and petrol filling stations to the west and south. Man-made intrusive elements enclose the development area with associated boundary vegetation and planting schemes. Further west the landscape is more open and visible across the flat coastal plain between Havant and Emsworth.
- In summary the site area is predominantly enclosed within the wider more open landscape to the west by man-made intrusive elements and associated boundary vegetation and tree lines; enclosing and containing the development area within the wider landscape.

Visual Impact Assessment Summary

- The south-west corner of the development area is very open with the A27 and the petrol filling station. The openness and visibility is extremely limited and does not extend further south or west due to the enclosing vegetation and embankment of the highway corridor. The development landscape scheme includes landscape mitigation measures of native hedge line and tree line to the western edge of the development areas in order to soften and filter views from the A27 across the development area. The open view is very limited for a short section of the A27 and contained further south by the highway corridor.

- In the south the A27 elevated corridor and associated vegetation encloses and contains the southern edge of the development area. The public right of way footpath runs around the south-eastern edge of the site with open views for a short limited distance before running around the site boundary / ditch line vegetation to the western edge of the recreation ground.
- The development is proposed to be set back into the development site behind the proposed wetland / balancing pond planting with native understorey shrub planting and tree planting enclosing and containing, softening and filtering views into the development site. The existing and proposed native boundary and wetland area planting would provide a degree of separation between the residential area of New Brighton and the public open space to the western edge.
- To the north within the open arable landscape views are limited by the accessibility within the landscape and also the intervening hedge line and tree line vegetation surrounding the northern and western edges of the site areas, enclosing and containing the limited views from the north. From the northern and western edges of Havant again the accessibility within the landscape is limited, but again from the north-west the development site areas and development proposals would not be perceptible across the open flat arable landscape due to the intervening boundary vegetation surrounding the development area.

Landscape and Visual Effects Conclusions

- In summary, the residential development proposals to the western edge of New Brighton, Emsworth would not have any adverse landscape character or visual effects upon the wider open arable landscape of the strategic gap to the west based upon the development proposals and the landscape scheme as shown on the Landscape Masterplan Strategy Drawing LLD653 / 01 and accompanying Landscape Design Strategy.





Viewpoint No. 01

Date: 28th January 2014;
Time: 09:22;
Weather: Clear skies and sunny, some light cloud in the east;
Lighting Conditions: Bright and sunny;
Direction of View: East;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 10.00 metres AOD;
Ordnance Survey Grid Coordinates: SU 742064

Viewpoint Description

This viewpoint is located to the southern edge of the A27 Highway corridor within the car park area of the new petrol filling station recently constructed to the northern edge of Emsworth. The view looks east and slightly northward towards the development site. The viewpoint demonstrates the location of the existing petrol filling station and motel to the western edge of the development site enclosed to the northern and western edge by the dense buffer planting of the retail and commercial units. The viewpoint illustrates the dense boundary planting to the southern edge of the development site along the northern edge of the A27 and also for a short distance the glimpsed views of the development area from the western site edge when viewed from the A27 and the petrol filling station.

Mitigation Measures

The development area is proposed to be planted with boundary screen vegetation of native mixed-species hedge line planting and native tree lines to the western edge of the site area to soften and filter views into the development area from the western edge when viewed from the A27 and the adjacent petrol filling station.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'low' due to the low scenic quality and value of the view and the presence of the man-made existing petrol filling stations, motel, and A27 corridor within the existing view from the southern edge of the A27. The visibility of the site area does not extend any further southward into Emsworth or westward along the A27. The view is achievable for only a short distance and is glimpsed and narrow; viewed only by users of the A27 and the petrol filling stations.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be 'low' as the development proposals would be perceptible within the view for a short narrow glimpsed distance and view, but would not be a dominating element, already dominated by the petrol filling station and the A27 Highway corridor. The soft landscape proposals to the western site edge shall soften and filter views into the development site.

Significance of Visual Effects

The significance of visual effects is assessed to be 'slight adverse' from this location due to the residential development being only perceptible for a short section of the A27 but amongst the man-made features which dominate the existing landscape of the petrol filling stations, and the A27 corridor. There would be a glimpsed narrow view of the proposed residential development from the western site edge from the A27 Highway corridor. The view would be largely contained to the A27 by the petrol filling station and motel to the western edge; the embanked highway and railway vegetation to the southern edge; and the soft landscape scheme proposals to the southern edge.

Viewpoint No. 01





Viewpoint No. 02

Date: 28th January 2014;
Time: 11:35;
Weather: Clear skies and sunny, some light cloud to the east;
Lighting Conditions: Bright and sunny;
Direction of View: North-east;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 10.00 metres AOD;
Ordnance Survey Grid Coordinates: SU 744064.

Viewpoint Description

This viewpoint is located on private property within the car park area of the adjacent petrol filling station to the western boundary of the site. The boundary of the development site is predominantly open to the western site edge lined with a handful of semi-mature birch trees. The existing hedge line / tree lines running through the site and around the site boundaries are visible in the open view. The recreation ground / public open space to the western edge of New Brighton is just perceptible to the eastern edge of the site area within the winter view. The view is narrow and glimpsed from the eastern edge of the petrol filling station on private land to the northern edge of the A27.

Mitigation Measures

The western edge of the development area immediately adjacent to the petrol filling station would be planted with a native mixed-species hedge line and hedge line trees in order to soften and filter views into the development area from the western open site edge.

Viewpoint Sensitivity

The view taken from the petrol filling station to the northern edge of the A27 has low scenic quality and value; surrounding intrusive man-made features already existing within the view. The development site itself consists of small grassland field parcels enclosed by boundary vegetation. The development site area is enclosed and contained to the southern edge by the elevated A27 corridor and associated dense broad-leaved boundary planting. The view is only viewed by the users of the petrol filling station and the A27. The enclosure offered by these components limits views from further west and south in the wider rural and urban landscape. The viewpoint sensitivity is therefore assessed to be 'low'.

Magnitude of Change to Visual Receptors

The magnitude of change would be relatively high as the development area shall change land-use from open grassland field enclosed by boundary vegetation to residential development. The view shall be more enclosed by boundary vegetation proposed to be planted within the development landscape scheme to the western site edge. The development proposals would however form a recognisable component within the viewpoint; viewed by a small number of visual receptors; those using the petrol filling station; and the A27. The view is very narrow and glimpsed to the eastern edge of the petrol filling station. The magnitude of change is therefore assessed to be 'medium'.

Significance of Visual Effects

The significance of visual effects has been assessed to be 'slight adverse' from this location due to the very short narrow and glimpsed nature of the view across the development site; surrounding the petrol filling station and the A27 corridor; the mitigation planting scheme to the western site edge and the relatively low numbers of visual receptors on private land.

Viewpoint No. 02





Viewpoint No. 03

Date: 28th January 2014;
Time: 09:42;
Weather: Clear skies and sunny, some light cloud developing;
Lighting Conditions: Bright and sunny;
Direction of View: North;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 5.00 metres AOD;
Ordnance Survey Grid Coordinates: SU 746063

Viewpoint Description

This viewpoint is located on the public right of way footpath (No. 71) to the southern edge of the Highway corridor. The A27 is elevated above the surrounding arable landscape and is edged with dense boundary broad-leaved vegetation to the southern and northern edges. The public right of way footpath runs under the A27 and the elevated railway line runs to the south of this viewpoint across and over the footpath heading northward. There is a narrow strip of arable grassland habitat between the railway line and the A27. The southern urban areas of Emsworth extend southward beyond the railway line. The development site area is just perceptible through the public underpass to the north.

Mitigation Measures

No development landscape proposals or mitigation measures are proposed; perceptible; or required from this location.

Viewpoint Sensitivity

The view is of low quality scenic value between the A27 and the railway line and contains man-made features and structures that are considered to be intrusive. The view is located on a public right of way footpath. The viewpoint is assessed to have 'minor' viewpoint sensitivity due to the quality of the view and the containment offered by the man-made highway and railway corridor and the associated boundary vegetation.

Magnitude of Change to Visual Receptors

The magnitude of change to visual receptors from the public right of way footpath is assessed to be 'negligible' as the proposals would only be a minor component within the view to the final development scheme.

Significance of Visual Effects

The significance of visual effect of the development proposals from this location is assessed to be 'negligible neutral' due to the containment and enclosure offered by the elevated A27 / railway corridor and the associated boundary planting schemes. Only a very small element of the development proposals would be perceptible from this location.

Viewpoint No. 03





Viewpoint No. 04

Date: 28th January 2014;
Time: 09:54;
Weather: Clear skies and sunny, clouds building to the west;
Lighting Conditions: Bright low sun from the south-east;
Direction of View: North-west;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 10.00 metres AOD;
Ordnance Survey Grid Coordinates: SU 746064

Viewpoint Description

This viewpoint is located on the public right of way footpath (No. 71) to the south-eastern corner of the development area. There is a short narrow view across the development area from this location from the public right of way footpath. The southern and eastern edges of the site area are enclosed and contained by dense boundary hedge line and ditch line vegetation. The residential development; access road; properties; and balancing pond would be perceptible for a short distance along the public right of way footpath before the footpath heads north-east around the recreation ground / public open space behind the existing boundary hedge line and tree line vegetation to the eastern edge of the site area.

Mitigation Measures

The south-eastern edge of the development site surrounding the proposed balancing pond is proposed to be planted with mixed-native species tree; understorey shrub; and hedge line planting softening and filtering views westward across the residential development area. The proposed balancing pond and associated soft landscape planting scheme shall edge the eastern site sector and the built form of the residential development is proposed to be set back into the development site to the western site sector. The change of land-use from grassland field parcels to residential development would be perceptible from this location for a short distance on the public right of way footpath to the south-eastern edge of the development area.

Viewpoint Sensitivity

The viewpoint is assessed to have 'moderate' viewpoint sensitivity; being a view of some limited scenic quality, with a few man-made intrusive elements such as the petrol filling station to the west; the A27 to the south; and a view which is experienced by a regular number of viewers and users on the public right of way footpath running along the eastern edge of the site area for a short distance heading northward.

Magnitude of Change to Visual Receptors

The magnitude of change to the users of the public right of way footpath to the south-eastern site edge for a short distance in this location is assessed to be 'high' due to the change of land-use from grassland field parcels enclosed by boundary vegetation to residential development with associated access road and residential properties located to the western sector of the site area. The proposed development would form a major component within the existing view; and viewed by a number of viewers from the public right of way footpath for a short distance.

Significance of Visual Effects

The assessment of the significance of visual effects suggests that the visual change would be 'substantial adverse' for a very short section of the public right of way footpath immediately adjacent to the site where the development access point is proposed to cross the existing alignment of the footpath heading northward. The change would be due to the change of land-use from grassland field parcels enclosed by boundary vegetation to residential development with associated access road and residential dwellings visible to the western site sector. The view from the footpath is only achievable for a short section to the south-eastern edge of the site. The viewpoints into the development area further south are contained by the A27 and railway corridor; and further north the public right of way heads north-eastward behind boundary vegetation to the eastern edge of the site area around the adjacent recreation ground.

Viewpoint No. 04





Viewpoint No. 05

Date: 28th January 2014;
Time: 09:59;
Weather: Clear skies and sunny, some light cloud in the east;
Lighting Conditions: Bright and sunny from the south;
Direction of View: North-east;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 7.50 metres AOD;
Ordnance Survey Grid Coordinates: SU 746065.

Viewpoint Description

This viewpoint is located on the public right of way footpath to the eastern edge of the development area looking north-east over the area of existing public open space / recreation ground. The viewpoint looks away from the development site and demonstrates the separation of the urban housing area of New Brighton to the northern edge of Emsworth from the development area to the west. There is a significant amount of public open space to the western edge of New Brighton. The recreation ground consists of playing fields; hard play areas; bowls club; children's play area; and skate park edged with mature and semi-mature tree lines to the western edge of New Brighton.

Mitigation Measures

The existing mature hedge line / tree line vegetation surrounding the existing ditch line to the eastern site edge of the development area is proposed to be retained and protected within the development proposals. The eastern edge of the development proposals / balancing pond would be planted with native tree groups and understorey shrub planting in order to soften and filter views into the development site from the eastern edge and the areas of public open space to the western edge of northern Emsworth.

Viewpoint Sensitivity

The view looking west from the public open space / recreation ground has some scenic quality with a few spoiling man-made features and intrusive elements and viewed by a number of regular viewers located within the recreational area. The viewpoint looking westward from the public open space therefore has 'moderate' viewpoint sensitivity.

Magnitude of Change to Visual Receptors

The existing mature boundary tree and hedge line planting would be retained and protected to the eastern site boundary along the existing ditch line and the boundary with the recreation ground. The planting would also be bolstered to the site boundary softening and filtering views into the development area. The magnitude of visual change to visual receptors has been assessed to be 'low' due to the intervening boundary vegetation, and the proposed balancing pond location to the eastern site sector separating the built development proposals from the recreation ground.

Significance of Visual Effects

The significance of visual effects from the adjacent recreation ground / residential areas of New Brighton to the northern urban areas of Emsworth is assessed to be 'slight adverse' as the development proposals would be perceptible from the recreation ground through the existing proposed boundary vegetation.

Viewpoint No. 05





Viewpoint No. 06

Date: 28th January 2014;
Time: 09:56;
Weather: Clear skies and sunny, some cloud developing to the west;
Lighting Conditions: Bright and sunny from the south;
Direction of View: West;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 6.50 metres AOD;
Ordnance Survey Grid Coordinates: SU 746065.

Viewpoint Description

This viewpoint is located on the public right of way footpath (No. 71) heading north along the western edge of the recreation ground / public open space to the eastern edge of the development site. The viewpoint looks westward into the development area. The mature boundary broadleaved planting of the recreation ground and the boundary planting within the development site area are visible running across the view screening and containing views westward into the development site.

Mitigation Measures

The residential development proposals are designed to be set back into the development site behind the proposed balancing pond to the eastern site sector. The proposed balancing pond would be planted with native mixed-species tree planting; and native understorey shrub planting to soften and filter views of the built residential proposals from the east. The existing boundary tree planting and hedge line vegetation surrounding the existing ditch line would be retained and protected within the development scheme proposals.

Viewpoint Sensitivity

The viewpoint to the eastern edge of the development site from the recreation ground / public open space is assessed to have 'moderate' viewpoint sensitivity; having some scenic quality with a few spoiling man-made features and intrusive elements of the skate park / play ground and bowls club already within the view; viewed by a number of regular viewers located within the recreational area. The views into the development site are largely enclosed and contained by boundary vegetation.

Magnitude of Change to Visual Receptors

The magnitude of change to visual receptors is assessed to be 'low'. The development proposals would be perceptible within the view but would not be a dominating element; and there would be a slight change to the view and balance of landscape elements and features. The eastern sector of the development area is proposed to be a balancing pond enclosed by native mixed-species tree and understorey shrub vegetation enclosing and containing views further from the east within the areas of public open space to the western edge of New Brighton.

Significance of Visual Effects

The significance of visual effects from the public right of way footpath to the eastern edge of the recreation ground / public open space is assessed to be 'slight adverse' due to the enclosure and containment offered by the intervening and proposed native boundary vegetation and the set back of the built proposals within the development site.

Viewpoint No. 06





Viewpoint No. 07

Date: 28th January 2014;
Time: 10:03;
Weather: Clear skies and sunny, some clouds developing to the west;
Lighting Conditions: Bright and sunny from the south;
Direction of View: South;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 7.50 metres AOD;
Ordnance Survey Grid Coordinates: SU 745067.

Viewpoint Description

This viewpoint is located within the recreation ground / area of public open space to the north-east of the development site. The viewpoint is located behind the existing bowls club and demonstrates the mature landscape setting and boundaries surrounding the area of public open space and the development site eastern boundary.

Mitigation Measures

The existing mature boundary tree line and hedge line vegetation is proposed to be retained and protected to the development site boundaries. The built form of the residential proposals is proposed to be set back in the majority into the development area to the west of the proposed balancing pond and planted to the eastern site sector with native mixed-species tree and shrub planting surrounding the balancing pond to soften and filter views into the development area.

Viewpoint Sensitivity

The viewpoint is located within the playing fields of the recreation ground edged with hard play areas and the bowls clubhouse. The view has a relative low scenic value with several man-made structures and hard surfaces already within the view. The viewpoint is assessed to have 'low' viewpoint sensitivity. The view of the development area is enclosed by mature broadleaved boundary vegetation.

Magnitude of Change to Visual Receptors

The magnitude of change to visual receptors is assessed to be 'low' from the northern sector of the recreation ground due to the intervening existing and proposed boundary vegetation, and the set back of the residential built form into the development site. The development proposals would be discernable within the view but not a dominating element. There would be a slight change to the view and the balance of landscape elements and features.

Significance of Visual Effects

The significance of visual effects is assessed to be 'slight adverse'. The residential development proposals would be perceptible and discernable through the mature boundary and proposed site boundary native planting proposals.

Viewpoint No. 07





Viewpoint No. 08

Date: 28th January 2014;
Time: 10:30;
Weather: Some clouds developing to the west;
Lighting Conditions: Low sun from the south;
Direction of View: South;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 7.50 metres AOD;
Ordnance Survey Grid Coordinates: SU 746068.

Viewpoint Description

This viewpoint is located within the recreation ground / area of public open space to the north-east of the development site. The viewpoint is located to the residential edge of Horndean Road to the eastern edge of New Brighton. The playing fields of the recreation ground are visible in the short distance view and the mature tree line boundary planting to the eastern edge of the development area is visible in the middle distance view running along the western edge of the area of public open space. The existing bowls club to the south; children's play area; and skate park are visible to the edge of the public open space. Views into the development area are enclosed by the dense mature boundary vegetation from the residential edge of New Brighton. Existing residential properties on Cold Harbour Farm Road are visible to the southern edge of the existing area of public open space.

Mitigation Measures

The existing mature boundary tree line and hedge line vegetation is proposed to be retained and protected to the development site boundaries. The built form of the residential proposals is proposed to be set back in the majority into the development area to the west of the proposed balancing pond and planted to the eastern site sector with native mixed-species tree and understorey shrub planting surrounding the balancing to soften and filter views into the development area.

Viewpoint Sensitivity

The viewpoint is located to the edge of the residential area of New Brighton to the north of Emsworth to the edge of the playing fields of the recreation ground edged with hard play areas and the bowls clubhouse. The view has a relative low scenic value with several man-made structures and hard surfaces already within the view. The viewpoint is assessed to have 'minor' viewpoint sensitivity. The view of the development area is enclosed by mature broadleaved boundary vegetation of mature Oak trees and hedge line planting, and would not have a marked effect upon the quality of the view.

Magnitude of Change to Visual Receptors

The magnitude of change to visual receptors is assessed to be 'negligible' from the western edge of the recreation ground due to the intervening existing and proposed boundary vegetation, and the set back of the residential built form into the development site, and the distance from the development area. The development proposals would be form a minor component within the existing view.

Significance of Visual Effects

The significance of visual effects is assessed to be 'negligible neutral'. The residential development proposals would be just perceptible and discernable through the mature boundary and the proposed site boundary native planting proposals, and would only form a minor component of the existing view when viewed from Horndean Road to the western residential edge of New Brighton.

Viewpoint No. 08





Viewpoint No. 09

Date: 28th January 2014;
Time: 10:36;
Weather: Some clouds developing to the west;
Lighting Conditions: Low sun from the south;
Direction of View: South-west;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 9.00 metres AOD;
Ordnance Survey Grid Coordinates: SU747066.

Viewpoint Description

This viewpoint is located to the edge of the recreation ground / area of public open space to the east of the development site. The viewpoint is located to the residential edge of Horndean Road to the eastern edge of New Brighton. The playing fields of the recreation ground are visible in the short distance view and the mature tree line boundary planting of mature broadleaved trees to the eastern edge of the development area is visible in the middle distance view running along the western edge of the area of public open space. The recreation ground pavilion; children's play area; and skate park are visible within the area of public open space. Views into the development area are enclosed by the dense mature boundary vegetation from the residential edge of New Brighton. Existing residential properties on Cold Harbour Farm Road are visible to the southern edge of the existing area of public open space.

Mitigation Measures

The existing mature boundary tree line and hedge line vegetation is proposed to be retained and protected to the development site boundaries. The built form of the residential proposals is proposed to be set back in the majority into the development area to the west of the proposed balancing pond and planted to the eastern site sector with native mixed-species tree and understorey shrub planting surrounding the balancing pond to soften and filter views into the development area.

Viewpoint Sensitivity

The viewpoint is located to the edge of the residential area of New Brighton to the north of Emsworth to the edge of the playing fields of the recreation ground edged with hard play areas and the bowls clubhouse. The view has a relative low scenic value with several man-made structures and hard surfaces already within the view. The viewpoint is assessed to have '*minor*' viewpoint sensitivity. The view of the development area is enclosed by mature broadleaved boundary vegetation of mature broad-leaved trees and hedge line planting and would not have a marked effect upon the quality of the view.

Magnitude of Change to Visual Receptors

The magnitude of change to visual receptors is assessed to be '*negligible*' from the western edge of the recreation ground due to the intervening existing and proposed boundary vegetation, and the set back of the residential built form into the development site, and the distance from the development area. The development proposals would be form a minor component within the existing view.

Significance of Visual Effects

The significance of visual effects is assessed to be '*negligible neutral*'. The residential development proposals would be just perceptible and discernable through the mature boundary and the proposed site boundary native planting proposals, and would only form a minor component of the existing view when viewed from Horndean Road to the western residential edge of New Brighton.

Viewpoint No. 09





Viewpoint No. 10

Date: 28th January 2014;
Time: 10:17;
Weather: Some clouds developing to the south-east;
Lighting Conditions: over-cast with bright areas;
Direction of View: South-east;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 13.00 metres AOD;
Ordnance Survey Grid Coordinates: SU 738072.

Viewpoint Description

This viewpoint is located to the south of Southleigh Road to the eastern edge of Southleigh Farm to the edge of the highway. The southern edge of Southleigh Road to the north of the development area is enclosed with a mature and dense boundary hedge line with limited views southward towards the development area. This is one of the only viewpoints available along Southleigh Road towards the development area due to the intervening boundary hedge line. The existing residential properties to the western edge of Horndean Road are just visible to the edge of the arable landscape enclosed by broadleaved boundary vegetation. Views further south into the development site are enclosed and contained in the winter by the intervening mature broadleaved field boundary vegetation. Further north as the topography rises the landscape becomes more enclosed by broadleaved woodland vegetation with a less open landscape character enclosing views southward towards the coastal plain.

There are very limited views southward across the open arable landscape from the north in the wider open arable landscape on private land. The existing petrol filling station is not perceptible within the existing view due to the intervening boundary vegetation in the winter view to the south-east.

Mitigation Measures

The development site and development proposals would not be perceptible from this location to the north west; therefore no landscape mitigation measures would be required or would be perceptible from this viewpoint.

Viewpoint Sensitivity

The viewpoint has 'moderate' viewpoint sensitivity. The view has some scenic quality located in the open arable landscape with few spoiling man-made features or intrusive elements. The view engenders some sense of rural tranquillity.

Magnitude of Change to Visual Receptors

The magnitude of change to visual receptors is assessed to be 'no change' from the open arable landscape to the north of the proposed residential development site. The development site would not be visible in the open view due to the intervening broadleaved boundary vegetation lining the northern edge of the development site and the intervening field boundaries.

Significance of Visual Effects

The significance of visual effects is assessed to be 'no change' from the northern open arable landscape as the development proposals are not perceptible from this location. There are limited views from Southleigh Road southward towards the development area due to the dense boundary hedge line running along the southern edge of the Highway. Further north the landscape is more enclosed by woodland / scattered trees as the topography rises towards Southleigh House.

Viewpoint No. 10





Viewpoint No. 11

Date: 28th January 2014;
Time: 11:21;
Weather: overcast and grey;
Lighting Conditions: over-cast;
Direction of View: South-east;
Viewpoint Height above Ground Level: + 1.50 metres;
Approximate Ground Level: + 14.00 metres AOD;
Ordnance Survey Grid Coordinates: SU 733073.

Viewpoint Description

This viewpoint is located to the north-eastern edge of Havant on the junction of Eastleigh Road and Southleigh Road to the rural edge of Havant just beyond the existing residential area. There are limited viewpoints from the eastern edge of Havant to the western edge of the open arable landscape of the strategic gap due to the enclosed nature and density of the urban streets, and the presence of new residential development being constructed on previous commercial nursery sites at Manor Farm and Denvilles. Moving north along Eastleigh Road beyond the urban area there is an open view south and east over the open arable landscape towards the development area. Further north the landscape is more enclosed by woodland and scattered streets as the topography rises towards Southleigh House.

The development area is not perceptible from this location due to the intervening broadleaved boundary vegetation. The existing petrol filling station is not perceptible within the existing view due to the intervening boundary vegetation in the winter view to the south-east. A handful of residential properties to the south of the A27 and railway line to the southern residential edge of Emsworth are visible on the horizon line amongst the existing vegetation.

Mitigation Measures

The development site and development proposals would not be perceptible from this location to the north west; therefore no landscape mitigation measures would be required or would be perceptible from this viewpoint.

Viewpoint Sensitivity

The viewpoint has 'moderate' viewpoint sensitivity. The view has some scenic quality located in the open arable landscape with few spoiling man-made features or intrusive elements. The view engenders some sense of rural tranquillity. A handful of residential properties to the south of the A27 and railway line to the southern residential edge of Emsworth; and the A27 road corridor highway lighting are visible on the horizon line amongst the existing vegetation.

Magnitude of Change to Visual Receptors

The magnitude of change to visual receptors is assessed to be 'no change' from the open arable landscape to the north-west of the proposed residential development site to the eastern edge of Havant. The development site would not be visible in the open view due to the intervening broadleaved boundary vegetation lining the northern edge of the development site and the intervening field boundaries.

Significance of Visual Effects

The significance of visual effects is assessed to be 'no change' from the northern open arable landscape as the development proposals are not perceptible from this location. There are limited views from Eastleigh Road to the eastern edge of Havant looking south eastward towards the development area. Further north the landscape is more enclosed by woodland / scattered trees as the topography rises towards Southleigh House.

Viewpoint No. 11

