

Proposed Residential Development and Strategic Flood Alleviation Scheme on Land West of Horndean Road, Emsworth



Landscape and Visual Impact Appraisal For Chidden Farms

May 2014

19.05.14



Cedar Court, 5 College Street, Petersfield, Hants. GU31 4AE
Tel: 01730 262040 www.terrafirmaconsultancy.com

List of figures	3
1. INTRODUCTION	4
2. THE SITE.....	4
2.1. Geographical location (<i>see figure 1</i>)	4
2.2. Site development history	4
3. LEGISLATIVE AND PLANNING POLICY CONTEXT.....	4
3.1. Landscape policy background and guidance	4
3.2. National Level.....	4
3.3. Regional level.....	5
3.4. Local level	5
3.5. Designations.....	7
3.6. Summary of implications for proposals	8
4. CHARACTER AND DESIGN CONTEXT	8
4.1. Landscape character assessment	8
4.2. Summary of implications for proposals	11
4.3. Design Guidance.....	11
5. PROPOSALS	11
5.1. Green infrastructure and ecological enhancements	12
6. SCOPE OF STUDY AND METHODOLOGY	13
6.1. Scoping of the study.....	13
6.2. Methodology Guidance	13
6.3. Desktop research	13
6.4. Methodology for photographic survey.....	13
6.5. Evaluation criteria.....	13
6.6. Limitations and assumptions.....	14
7. LANDSCAPE BASELINE CONDITIONS	15
7.1. Description of existing site, land use and setting	15
7.2. Access.....	15
7.3. Topography	15
7.4. Soils.....	15
7.5. Vegetation	15
7.6. Hydrology	16
7.7. Landscape character.....	16
7.8. Historic landscape character.....	16
8. APPRAISAL OF LANDSCAPE EFFECTS.....	16
8.1. Effects on landscape character area 22 Southleigh agricultural plain	16
8.2. Effects on landscape character area 19 Denvilles.....	17
8.3. Effects on landscape character area 21 Southleigh Forest	17
8.4. Effects on landscape character area 23 New Brighton.....	18
8.5. Effects on landscape character area 25 Emsworth – western suburbs.....	18
8.6. Effects on landscape character area 26 Warblington and Wade Court.....	18
8.7. Vegetation	19
9. MITIGATION AND RESIDUAL LANDSCAPE EFFECTS	19
10. SUMMARY OF POTENTIAL LANDSCAPE EFFECTS.....	19
11. VISUAL BASELINE CONDITIONS.....	19
11.1. Viewpoint locations	19
11.2. Viewpoint photographs.....	20
11.3. Visibility of the site.....	20
12. APPRAISAL OF VISUAL EFFECTS	21
13. MITIGATION AND RESIDUAL VISUAL EFFECTS	23
14. SUMMARY OF POTENTIAL VISUAL EFFECTS.....	23
15. CONCLUSIONS	24
16. REFERENCES	24
Figures	25

LIST OF FIGURES

<i>Figure 1 – Site location plan.....</i>	<i>26</i>
<i>Figure 2 – Public access plan.....</i>	<i>27</i>
<i>Figure 3 – Designations.....</i>	<i>28</i>
<i>Figure 4 – Topography.....</i>	<i>29</i>
<i>Figure 5 – Landscape character.....</i>	<i>30</i>
<i>Figure 6 – Viewpoint locations.....</i>	<i>31</i>
<i>Figure 7 – Photographs 1-11.....</i>	<i>32</i>
<i>Figure 8 – Photographs 12-15.....</i>	<i>33</i>
<i>Figure 9 – Photograph 16-.....</i>	<i>34</i>
<i>Figure 10 – Photographs 17-22.....</i>	<i>35</i>
<i>Figure 11 – Photographs 23-31.....</i>	<i>36</i>
<i>Figure 12 – Photographs 32-34.....</i>	<i>37</i>
<i>Figure 13 – Landscape strategy.....</i>	<i>38</i>
<i>Figure 14 – landscape proposals plan.....</i>	<i>39</i>

Appendix 1: LVIA Methodology

1. INTRODUCTION

The Terra Firma Consultancy was appointed in July 2013 to carry out a landscape and visual impact appraisal for a proposed residential development and flood alleviation scheme at Emsworth in Hampshire.

The report describes the following:

- Site location
- Methodology and scope of the appraisal
- Proposed development and design evolution
- Planning policy context
- Landscape baseline, landscape effects, mitigation strategy and residual effects
- Visual baseline, visual effects, mitigation strategy and residual effects
- Opportunities for enhancement

2. THE SITE

2.1. Geographical location (see figure 1)

The site comprises an area within a large open field which lies to the east of Havant and to the north of the centre of Emsworth, west of New Brighton. The site measures some 5.24 hectares in size, is located in the south west quadrant of the junction of Horndean Road and Southleigh Road and runs south east behind the houses on the west side of Horndean Road. The submitted Site Plan, as referenced in the submitted planning application forms and Planning Statement, represents the formal planning application boundary and overrides any minor variations of red edging that may appear in all other supporting plans and illustrations

2.2. Site development history

The site is green field and is part of a large field currently under arable farming. Much of the site (5.24 hectares) has been identified as a potential Preferred Housing Allocation (UE13) site for up to 140 dwellings in the Draft Allocations Plan (December 2012).

3. LEGISLATIVE AND PLANNING POLICY CONTEXT

3.1. Landscape policy background and guidance

A study has been made of the relevant policies providing the context for landscape and visual effects at national, regional and local level that apply to the application site and its surroundings. This has been summarised below:

3.2. National Level

3.2.1. National Planning Policy Framework (NPPF) (2012)

Sustainability is a central theme of the NPPF. Paragraph 6 states *'the purpose of the planning system is to contribute to the achievement of sustainable development'*.

In relation to landscape, sustainability and green infrastructure issues, the NPPF states that the environmental role of the planning system is to protect and enhance the natural environment through the improvement of biodiversity and through positive improvements in quality of the natural and built environment.

Policies within the NPPF aim to minimise adverse effects on local and natural environment, through comprehensive assessment of ecological networks, provision of adequate mitigation where harm cannot be avoided, and the encouragement of opportunities for increased biodiversity.

Specifically, paragraph 9 sets out that development should ‘move from a net loss of bio-diversity to achieving net gains for nature’, and ‘improve conditions in which people live, work, travel and take leisure’.

The document also states that core planning principles should take into account the character of different areas and recognise the intrinsic character and beauty of the countryside contribute to and enhance the natural environment and reuse brownfield land where appropriate.

Paragraphs 57, 61 and 64 of the NPPF refer to the requirements for good design:-

57. It is important to plan positively for the achievement of high quality and inclusive design for all development

61. Securing high quality and inclusive design goes beyond aesthetic considerations. [It should] address the connections between people and places and the integration of new development into the natural, built and historic environment.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

3.3. Regional level

The site lies within the area of Hampshire County Council. The planning policy at this level relates to Mineral and Waste planning only, therefore is not relevant to this development proposal. Refer to the next section for the local level development policy framework.

3.4. Local level

3.4.1. Havant Borough Council (HBC) Local Development Framework

The relevant policies of HBC's gap Development Framework are detailed in the Core Strategy document published in March 2011. As a part of the broader strategy for the area, the ‘Vision for Havant Borough in 2026’ within the Core Strategy document is that ‘it will be widely recognised for its sustainable, innovative and high quality design developments and the stewardship of its natural and built environment’.

Of those policies relevant to the site, a summary follows, with direct quotes where appropriate in italics:

- Policy CS1: Health and Wellbeing

Creating new open spaces located within or close to housing developments that are safe and accessible for children to play, and contributing to the borough's green infrastructure. Creating opportunities for increased cycling activity for all types of trips; and opportunities for increased footpath use. In doing so, creating and improving linkages within the borough, supported by the design of development, linkage and signage.

- Policy CS8: Community Safety

Engrain community safety into the development process from the beginning, for example well-lit footpaths, cycle ways and roads while minimising adverse effects on designated habitats or the landscape. Maximise, through good design, ‘defensible space’ and natural surveillance.

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

Development proposals should ensure key landscape and built form principles as set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are

protected and where possible enhanced. Protection and enhancement to be achieved by appropriate adaptation and mitigation measures (e.g. habitat or water body creation). Nature conservation designations such as Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC) need to be paid particular regard, as well as protecting and enhancing as may be appropriate the borough's statutory and non-statutory heritage designations. Development proposals should protect wildlife habitats and wildlife corridors as well as the best and most versatile agricultural land, and maintain undeveloped gaps between the settlements of Emsworth/Havant.

- Policy CS12: Chichester Harbour Area of Outstanding Natural Beauty (AONB)
Impacts on the Chichester Harbour AONB, and its setting need to be carefully assessed by the development proposals, as well as its appropriateness for the area economically, environmentally and socially. It should conserve and enhance the special qualities of the Chichester Harbour AONB and provides mitigation of any detrimental effects.
- Policy CS13: Green Infrastructure
Development proposals should maintain and manage the network of green infrastructure identified at the sub regional and local levels. It should improve existing green infrastructure where appropriate; and create, where appropriate, new green infrastructure through on site provision or financial contributions.
- Policy CS15: Flood and Coastal Erosion Risk
All development will be required to ensure that there is no net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance.
- Policy CS16: High Quality Design
Development proposals need to demonstrate that the design responds to, draws inspiration from and respects local context including natural and historic features; integrates with the existing local landscape, promotes biodiversity and wildlife. Development proposals should contribute to the improvement of the public realm close to the development particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture.

The Havant Borough Council Design Guide Supplementary Planning Document (SPD) is to provide detailed information that supplements Policy CS16 of the Havant Borough Core Strategy, to raise the standard of design across the Borough and set out what the Council expects developers to deliver in terms of the design of new developments and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development.

In addition to the core strategic policies there are development management policies that complement the strategic policies with locally relevant detail. Policies related to landscape are summarised as follows with direct quotes in italics:

- Policy DM8: Conservation, Protection and Enhancement of Existing Natural Features
Development proposals should protect and enhance local habitats and landscape distinctiveness e.g. natural features such trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds and protect them from damage, destruction and deterioration in quality. New landscape works should integrate successfully with the local environment and existing natural features. Finally, development proposals should protect the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.

3.4.2. Havant Borough Council Emerging Local Plan (Allocations) (October 2013)

This document presents a number of policies directly related to the site, part of which has been identified as a Preferred Housing Allocation within it.

The policies related to the site are summarised as follows:

- Policy AL1 Presumption in Favour of Sustainable Development

A positive approach will be taken by the council that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

- Policy AL2: Urban Area Boundaries and Undeveloped Gaps between Settlements
Planning permission will be granted for development within the undeveloped gaps between settlements defined in Policy CS11.9 of the Core Strategy providing that it: maintains the separate identity of settlements.

- Policy EM1: Emsworth Housing Allocations

UE13 West of Horndean Road is shown as potentially accommodating 140 dwellings, though this is an indicative number based on known site characteristics and density considerations. Planning permission will be granted provided that detailed proposals are consistent with the indicative figure for the number of dwellings; and take account of any specific development requirements as set out in the supporting text.

The supporting text is as follows:

Land west of Horndean Road (UE13) follows the line north of existing houses fronting Horndean Road and extends westwards behind them. The site overlies a HCC Mineral Safeguarding Area; is within an archaeological area; and is adjacent to priority habitat (Ems River) identified in the Havant Biodiversity Action Plan (BAP). Part of the southern section of the site is within Flood Zone 2 and 3 and may therefore be only suitable for landscaping and/or water balancing. Development proposals should incorporate a Flood Risk Assessment (FRA) and surface water drainage scheme that demonstrates that there would be no net increase in surface water impact and that there will be no loss of flood water storage. A landscape buffer should be incorporated along the western edge of the development to minimise the impact on the local landscape. The site is considered suitable for low density development to reflect the character of the surrounding area.

3.4.3. The Formation Of Strategic and Local Gaps in Havant Borough (Kirkham Landscape Planning Ltd for Havant Borough Council, 2008)

This study examined the function, form and extent of local gaps and tested potential housing sites within the gaps for possible extensions to the edges of settlements which would not harm the function of the gaps. Site UE13 (the application site), which extended south to the A27, was considered in this study. The study recommended that the majority of the site was not suitable for urban extension as it is 'essential to prevent the coalescence of Havant and Emsworth and maintain the separate identities of these settlements'. The north east part of the site was found to be suitable for development with the provision of appropriate green infrastructure to the western boundary. This reduced site UE13 has since been allocated for housing under policy EM1 (see above).

3.5. Designations

Designations within the study area are indicated on *figure 3* and the landscape designations are listed below. Biodiversity designations are dealt with separately in the accompanying ecology study.

3.5.1. National Park

The site lies 1.8km south west of the South Downs National Park and is not part of its setting as it is not visible from within the park.

3.5.2. Area of Outstanding Natural Beauty (AONB)

The site lies approximately 1.7km to the north of the Chichester Harbour Area of Outstanding Natural Beauty and is not significant in the AONB's setting as it is not visible from within the AONB.

3.5.3. Registered Parks and Gardens

There are two Registered Parks and Gardens within a 3km radius of the site; Staunton Country Park and Stansted House. There is no intervisibility between either of these sites and the application site and the proposed development would not impact on their settings.

3.5.4. Emsworth Conservation Area

Emsworth town has one conservation area that is located within a 3km radius of the site. The site is not visible from within the conservation area and the proposed development would not affect its setting.

3.6. Summary of implications for proposals

The impact of the development proposals has been assessed against the key issues identified in the various levels of planning policy and designations, and the proposals have been developed with these principles in mind. The key points that should be addressed in the development of the proposals are summarised as follows:

- Landscape buffer zone should be included on the west side of the site to minimise the impact on local landscape and the separation between Emsworth and Havant;
- Improve and enhance biodiversity and local habitats;
- Incorporate SUDS strategy, seek to mitigate flooding and drainage issues;
- Respect and integrate with local character.

4. CHARACTER AND DESIGN CONTEXT

4.1. Landscape character assessment

There are 2 levels of landscape character assessment that cover the application site: national and district.

4.1.1. National level: Natural Character Areas (Natural England)

At national level the site lies within the National Character Area (NCA) Profile 126: South Coast Plain. Key characteristics of this NCA are:

- Landform is dominated by the low relief of Tertiary sands, silts and clays that overlie the chalk
- The range of fertile soils throughout the area combined with the flat terrain and favourable climatic conditions result in high quality agricultural land.
- The rivers crossing the plain locally form wide alluvial floodplains.
- Southward facing streams, which are locally referred to as 'rifes', also cut through the lower plain.
- The lower coastal plain is relatively treeless and entails a typically homogenous landscape of large fields with few hedgerows or trees. The lower coastal plain has few trees or hedgerows and drainage ditches, wire fences or low banks are more usual as field boundaries.
- Fields throughout the lower coastal plain tend to be large and arable.

- The lower coastal plain is dominated by suburban villages and extensive seaside towns
- There is very little undisturbed land within the NCA as it covers the large urban areas of Southampton and Portsmouth and the arterial route of the A/M27 runs the length of it.

4.1.2. District level: Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA) 2007

The site lies within the Landscape Character Type (LCT) F: Open Upper Harbour Plain and Landscape Character Area (LCA) 22: Southleigh Agricultural Plain. LCTs are generic areas sharing broadly similar characteristics. LCAs are geographically specific units of landscape each with an individual sense of place. Key characteristics of LCT F and LCA22 are summarised below:

- Landform is predominantly flat, sloping down to the east with the A27 elevated on a low embankment;
- River terrace deposits have given rise to fertile land with loamy soils and a naturally high water content;
- Manmade drainage ditches are more usual as field boundaries, and are high in density;
- Young tree and shrub planting on the embankments of the A27;
- Poor quality intermittent hedgerows;
- Fields tend to be large and arable;
- Historic landscape has been degraded through the removal of historic boundaries;
- Sparse settlement with Southleigh Farm as a cluster of buildings set towards the higher ground along the northern boundary of the LCA and a motel and restaurant located adjacent to the A27;
- Areas of tranquility exist towards the north away from the A27;
- An inaccessible landscape;
- An open landscape with adjacent urban areas and the A27 providing distant enclosure;
- Long open views across agricultural plain from settlement edges;
- Intermittent views from the elevated A27 through roadside vegetation.

The key issues in the landscape character area are:

- Open flat character of the landscape carries noise from busy route corridors;
- Open nature of the landscape enables higher visibility of development;
- Poor management of hedgerows further depletes this area of landscape, ecological and historical features;
- Poor quality edge treatment of urban areas has adverse impact on the LCA.

The landscape strategy for LCA22 is to *conserve* the local character. The strategy for *conserving* the local character applies where the area has predominantly a strong sense of local distinctiveness; there are a significant number of key characteristics that are valued by the community at large; and the conservation of the existing character is paramount.

The key opportunities identified as relating to the landscape character:

- Improve boundary treatments with tree and shrub planting to urban edges;
- Improve the quality of hedgerows, and maintain, manage and plant new hedgerow trees;
- Encourage the use of field margins for ecological benefits by providing habitat;

- The setting of important groups of historic farm buildings should be retained, including Southleigh Farm, its boundary treatment and the small cluster of hedged fields adjacent to the farm;
- 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. Avoid building adjacent to the periphery which would have a degrading impact on the adjacent area of open land.

Adjacent landscape character types and areas are given below, along with key characteristics of their relationship with LCA22 and key strategies and guidelines with relevance to LCA22:

- LCA19 Denvilles (LCT E Urban Upper Harbour Plain):
Some open views across to the urban edge of the built environment on the eastern edge of Havant. The linear hedgerow to the south softens these views. The open arable landscape of LCA22 contrasts with LCA19 with few landscape connections.

Guidelines include ensuring that any new development adjacent to the open area of countryside to the west includes sufficient boundary edge treatment so to improve and not to compromise the adjacent open rural landscape character.

- LCA21 Southleigh Forest (LCT B Lowland Settled Wooded Farmland):
Some intervisibility between these two LCAs although there is a dense hedgerow running along the southern boundary road. The open predominantly treeless fertile plains of LCA22 contrast with the wooded landscape of LCA21, although hedgerows within LCA21 connect to poor hedgerows within LCA22.

Guidelines include avoiding urbanisation with lighting, road details and sight lines.

- LCA23 New Brighton (LCT E Urban Upper Harbour Plain):
An open field edge provides open views to the built edge of New Brighton. Further to the south, vegetation within rear gardens and the hedgerows around the patchwork of small fields filters and screens the urban edge. The open predominantly treeless fertile plains of LCA22 contrasts with the urban landscape of LCA23.

Guidelines include maintaining and improving the tree lined character of Horndean Road; maintaining and improving the rural character to the recreation ground on the western edge; ensuring that any further development in this area is carefully designed to ensure an appropriate physical and visual relationship with its essentially rural context; avoiding development within the rear gardens to the south of Horndean Road which would have an impact on the adjacent open rural character of LCA22.

- LCA25 Emsworth – western suburbs (LCT G Urban Lower Harbour Plain):
The railway line on embankment provides a visual boundary to the northern urban edge of Emsworth. The open predominantly treeless fertile plains of LCA22 contrasts with the urban landscape of LCA25.

Guidelines include observing the relationship of building line to street frontage in the event of new development, ensuring that new highway improvements are sensitive to local character and scale. It is noted that new

large built form on the northern edge of this LCA would not be in keeping with the settlement and that smaller scale development around a robust landscape framework would enhance this northern edge. Measures could be considered to soften the currently abrupt boundary between settlement and farmland beyond (LCA22).

- LCA26 Warblington and Wade Court (LCT H Open Lower Harbour Plain); The open landscape character of the railway line allows intervisibility between these two LCAs. The large arable fields which are predominant within the east of LCA26 form a landscape connection across these two LCAs.

There are no strategies or guidelines of relevance to LCA22.

4.2. Summary of implications for proposals

It is important to recognise the key characteristics of LCA22, relationships with adjacent LCAs and guidelines and strategies for both LCA22 and adjacent LCAs.

4.3. Design Guidance

4.3.1. Havant Borough Council Borough Design Guide, Supplementary Planning Document 2011

Havant Borough Council Design Guide Supplementary Planning Document (SPD) provides detailed information that supplements Policy CS16 of the Havant Borough Core Strategy, to raise the standard of design across the Borough, set out what the Council expects developers to deliver in terms of the design of new developments, and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development.

4.3.2. Emsworth Design Statement (July 2008)

Produced by the Emsworth Residents Association, this document aims to channel change constructively, giving guidance on what is considered important by the community to those involved in planning and development decisions.

A survey carried out in 2004 confirmed that most residents valued the open spaces around Emsworth which they considered as *'fundamental to the identity and character of the settlement, giving a strong sense of place and contributing to the quality of life'*. The long, open views from the junction of Horndean and Southleigh Roads over the agricultural plain are noted, and the Horndean Road approach to Emsworth is identified as the main gateway from the north west. The mature trees on the road frontage are mentioned for their contribution to the ambience.

4.3.3. PUSH (Partnership for Urban South Hampshire) Quality Places Design Charter

Each local authority in PUSH has signed a Design Charter, which commits the authorities to creating quality places. The Design Charter outlines the principles that should underpin the leadership and decision-making processes during planning for development.

A review of the above guidance documents has been undertaken and aspects relevant to the site and proposals have been taken on board. These are summarised in the 'Initial Proposals' section (section 5 of this study).

5. PROPOSALS

Following the baseline analysis of this study, and a landscape opportunities and constraints analysis, a landscape strategy was developed (Figure 13). This was used by the architect to develop the layout for the proposed development. Further iterations of the plan were made following co-ordination of landscape, ecological and drainage inputs. A landscape proposals

plan was then produced to accompany the planning submission. The proposed development comprises 125 units, to include a range of dwelling types of different tenures to help create a balanced community with the built form responding to the design principles in Havant Borough Council's CS16 policy 'High Quality Design', and responding positively to the existing natural and historic features of the local area. The opportunity was taken to develop the layout around landscape and ecological strategies while respecting neighbouring properties. A variety of car parking solutions seek to minimise the impact of the car while a distinct hierarchy of roads aids navigation and minimises traffic speeds. There are two vehicular access roads to the proposed development, on Southleigh Road and Horndean Road.

Boundaries are formed by existing landscape features that will be largely retained. The existing native hedge along road boundaries is a positive landscape and biodiversity feature creating enclosure for the site. The boundary to neighbouring properties on the eastern side of the site consists of a 5m buffer strip of vegetation, as well as a reduced scale of development to the boundary with the rear of the Jingles Hotel. Development has also been kept away from the southern boundary and existing trees.

Negotiations with the Environment Agency established the site as a potential location for providing flood alleviation. The flood storage is planned as a swale feature with parts of the existing ditch retaining its functions while a proposed low flow ditch will act as surface water/rainwater receptor. The wetland 'tiered' design will provide a maximum reward for biodiversity, with different levels of seasonal wetness providing the opportunity to create a diverse planting scheme to include aquatic, marginal, marshland and dry grassland species. A contingency area to the west of the proposed flood alleviation area is potentially available, subject to further detailed flood modelling, and would only be implemented if further modelling proves it necessary.

5.1. Green infrastructure and ecological enhancements

A key aspect of the design of the proposed development focused on retaining and enhancing existing landscape features utilising hedges, trees, pond and ditches. These elements remain valuable landscape features emphasised by design and integrated into the proposed development's green spaces and infrastructure. By responding positively to existing natural and historic features of the local area this benefits people and wildlife, also promoting biodiversity.

New native tree planting will be added within the existing native hedge, while a new native hedge with hedgerow trees and native shrub buffer will be planted to the western boundary to contain housing and the flood alleviation area.

The existing pond will benefit from enhancement planting along with a viewing deck for local people and residents to enjoy. Adjacent to the pond an open area will be available for informal play and recreation.

New wild meadow planting suitable for wet soils in the detention basin, dry soils elsewhere and shaded areas within the woodland are included on the recommendation of the ecologist. These will provide important new habitats and aesthetic features.

The flood storage area provides new open green space as well as its primary flood alleviation function. A circular walk has been designed to further improve local green infrastructure.

Within the residential development a 'village green' style area will provide further green open space and opportunities for play.

Bird and bat boxes have been included, and an amphibian tunnel is included to link the pond across the access road to the open ground beyond.

Further information is included within the Design and Access Statement.

6. SCOPE OF STUDY AND METHODOLOGY

6.1. Scoping of the study

The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals.

The landscape character of the wider area, as described by landscape character assessments carried out by Havant Borough Council, has been reviewed and used as context.

The scope of the visual baseline included a photographic survey, with photographs of the site taken from publicly accessible viewpoints, chosen to represent a range of distances and directions from the site, out to a radius of approximately 3km. The locations of viewpoints are shown and annotated photographs included in this report (*refer to figures 5 - 10*).

6.2. Methodology Guidance

This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013).

6.3. Desktop research

The desktop survey included the review of Ordnance Survey maps, aerial photography, landscape character assessment documents and related planning policy as well as the development proposals.

6.4. Methodology for photographic survey

In order to carry out a robust photographic survey, the geographical extent of the site's visibility was first determined by creating and studying a coloured topographic map of the area (based on 10m contours shown on Ordnance Survey mapping) to understand how the topography affects visibility. This process, together with an analysis of other relevant map data, such as woodland cover and built form, allowed the identification of viewpoint locations to be checked in the field. A photographic record of representative views from publicly accessible places was taken to illustrate the visibility of the site.

The initial photographic survey was undertaken in July, meaning that vegetation was with leaf cover and provided screening, therefore not demonstrating 'worst-case' visibility in winter. A subsequent survey was undertaken mid-November of those viewpoints with the potential for winter visibility, and to assess the potential impact of a proposed bund (retrospectively of the previous survey) located just north of the A27.

Photographs were taken using a Nikon D3100 digital SLR camera with an 18-55mm variable zoom lens was used, set at a focal length of 35mm, which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye.

6.5. Evaluation criteria

The evaluation criteria for both landscape and visual effects is set out in *Appendix 1*. As this study is an informal appraisal, the effects are described in the body of the text, using the methodology as a guide.

6.6. Limitations and assumptions

Limitations and assumptions of the report can be summarised as follows:

- Distances of viewpoints were approximated from the centre of the site;
- Where no direct view of the site was available, direction may have been estimated;
- Visibility from individual private buildings or land has not been taken into account, but representative viewpoints have been selected to indicate likely residential views where appropriate;
- No formal lighting assessment has been carried out.

7. LANDSCAPE BASELINE CONDITIONS

7.1. Description of existing site, land use and setting

The site is within a large field currently in use for arable agriculture.

The site is located in the north east corner of the field and its eastern boundary is formed by the rear gardens of houses at the edge of Emsworth. The north eastern and northern boundaries are formed by a native hedge along the road. The site contains a number of mature trees, a small pond and a drainage ditch.

7.2. Access

There is no public access to the site, and farming access is via a gate on a track that leads to Southleigh Farm.

There is an off-road cycle track that runs adjacent to the north edge of the site along Southleigh Road, and the nearest section of footpath is located within the recreation ground to the south of the site (See figure 2).

7.3. Topography

Emsworth is situated on the shoreline of Chichester Harbour and land slopes very gently upwards towards the north. The contours show a 10m rise in altitude over a distance of approximately 2km from the shoreline heading directly north to reach approximately halfway up into the site. A similar pattern in contours occurs to the east of this line, whereas to the west the rise is steeper with a contour indicating a rise of up to 20m approximately 1km from the coastline (see figure 4).

Heading directly north from site where there is a change in altitude as indicated by the mapped landform, the rise in topography becomes steeper with an altitude increase of approximately 50m over approximately 1.3km (see figure 4).

7.4. Soils

The Agricultural Land Classification Map London and South East Region (ALC007), as produced by Natural England published in 2010, shows the site as lying within Grade 2 and Grade 3 agricultural land. DEFRA's MAGIC website (which is undated but assumed to be up to date) also shows the site classed as Grade 2 and Grade 3 land.

In practice, however, the soil which is medium clay over a shallow gravel seam at approximate depth 1m, has for many years been used for arable cereal and combinable break crops typically grown on land classified as MAFF grade 3. It is not suitable for the higher value root or vegetable crops normally grown on MAFF Grade 1 and 2 soils.

7.5. Vegetation

The residential settlement to the east of the site contains a diverse mix of species associated with individual private gardens.

To the immediate south, west and north of the site, vegetation remains relatively sparse with some lines of trees and hedges as boundaries to fields, small pockets of copses and woodland, and further south feature the vegetation buffers along sections of the A27 and railway line.

The site consists mainly of arable land periodically under arable crops, with rough grass at the edges and along the ditch. The site also contains some mature trees with a majority of pedunculate oaks – both in groups and isolated, native hedges of hawthorn, a copse surrounding the pond. Some of the trees are the subject of Tree Preservation Orders.

A tree survey by Bernie Harverson Arboricultural Consultant, and an ecological study by Azure Ecology form a part of this application.

7.6. Hydrology

There are several drains - some collapsed land drains - and ditches on site, and part of the site stands a risk of flooding on the south western end (Environment Agency *Risk of Flooding from Rivers and Sea* map). There is a principal drain that currently serves the wider area in the north eastern part of the site; and there is an existing pond on site sitting wet. There are some wet spots that occur where there are collapsed drains. Furthermore, the site is also required to act as a Flood Storage Area as part of the Environment Agency's 'Bridge Road Project'. The site's hydrology is dealt with in detail by the accompanying reports by C & A Consulting Engineers Ltd.

7.7. Landscape character

The existing site is representative of the Southleigh Agricultural Plain landscape character area (LCA 22) in terms of topography, size and openness of agricultural fields, presence of drainage ditches, lack of hedgerow trees and hedgerows, fertile soils with high water content. The site is publicly inaccessible but there are long views across the agricultural plain from the settlement edges. The field in which the site is located forms part of an open area that separates Havant and Emsworth but which is influenced by the built-up areas and the presence of the A27.

There is a contrast between the open arable landscape of LCA22 and the adjacent urban character areas to the east, west and south and a contrast with the wooded character area to the north. There is intervisibility with adjacent character areas to the west (Denvilles) and east (New Brighton) with a softer, vegetated edge between the south east corner of LCA22 and LCA23. There is some connection between hedgerows in LCA21 to the north and poor hedgerows in LCA22. There is some landscape and visual connection across the open railway line between the south west corner of LCA22 and LCA26 (Warblington and Wade Court). The railway line on embankment otherwise forms a visual boundary with LCA22.

7.8. Historic landscape character

The area is composed of Parliamentary Type field patterns: Type 1.10 Medium Regular Fields with Straight Boundaries. These field patterns are characterised by straight surveyed boundaries and usually regular shapes, often rectilinear when topography is not a key influence. In many cases they do derive from 19th century Parliamentary Enclosure Acts, but this is by no means always evident.

8. APPRAISAL OF LANDSCAPE EFFECTS

Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (*Appendix 1*). The landscape receptors are the landscape character area in which the sites are located (LCA22) and the adjacent LCAs 19, 21, 23, 25 and 26 as well as site vegetation in particular as this is not dealt with specifically in the appraisal of the character areas and is felt to be of significance.

8.1. Effects on landscape character area 22 Southleigh agricultural plain Sensitivity of landscape receptor

The open land comprising LCA 22, has high value on a local scale as an undeveloped gap, functioning as the separation between Havant and Emsworth and the setting for Emsworth. This has been mentioned in public consultations relating to the application site and in the

Emsworth Design Statement. The 2008 Kirkham study indicated, however, that the function of the gap would be unaffected by the development of the applications site, therefore the susceptibility of LCA22 to that change is low. There are a number of TPO trees within the application site and a well-managed hedge along the northern boundary which all contribute to the landscape character, but have been appraised separately below. Overall on balance LCA22 is considered to be of MEDIUM sensitivity.

Magnitude of landscape effect

The proposals constitute a minor alteration to the LCA by introducing built form (which is not reversible) and a flood relief area in the north east corner and a planted bund just north of the A27. The geographical area affected is comparatively small and the separation of settlements would not be affected. All TPO trees and the boundary hedge will be retained and protected. Proposals include a new strongly planted western edge and new tree planting along Horndean Road and Southleigh Road thus reinforcing the character of the landscape. Accordingly the magnitude of landscape effect overall is considered to be LOW

Significance of landscape effect

Combining the MEDIUM sensitivity of the land-use and the LOW magnitude of landscape effect, the significance of the effect on landscape character area 22 is likely to be MODERATE / MINOR ADVERSE.

8.2. Effects on landscape character area 19 Denvilles

Sensitivity of landscape receptor

There is no designation relating to LCA 19 and the character of the area is mixed, with some areas more positive than others. The west side is influenced by the adjacent industrial area and there are some views from the east to LCA22. Accordingly, LCA19 is considered to be of LOW sensitivity.

Magnitude of landscape effect

The proposed development constitutes no perceptible loss or alteration to the character area. Open views are still available across LA22 and the contrast between the two LCAs will remain. As such the landscape effect is considered to be NIL.

Significance of landscape effect

Combining the LOW sensitivity of LCA19 with the NIL magnitude of landscape effect, the significance of the effect on landscape character area 19 is predicted to be of NEUTRAL significance.

8.3. Effects on landscape character area 21 Southleigh Forest

Sensitivity of landscape receptor

LCA 21 is valued for its SINC sites and listed buildings. The character of the area is largely enclosed with areas of woodland and enclosed parkland, and with roads enclosed by vegetation. Some long views are available from Bartons Road and there is some intervisibility with LCA22. There are a number of public rights of way through the LCA and though there are some tranquil areas the busy roads detract from this. Accordingly, LCA21 is considered to be of MEDIUM sensitivity.

Magnitude of landscape effect

The proposed development will introduce some highways changes which will only affect the road along a small part of the southern boundary of LCA21, and will not change any key characteristics. The majority of the LCA will be unaffected. Open views are still available across LA22 and the contrast between the two LCAs will remain. As such the landscape effect is considered to be NIL.

Significance of landscape effect

Combining the MEDIUM sensitivity of LCA21 with the NIL magnitude of landscape effect, the significance of the effect on landscape character area 21 is predicted to be of NEUTRAL significance.

8.4. Effects on landscape character area 23 New Brighton

Sensitivity of landscape receptor

There is no designation relating to LCA 23 and the character of the area is mixed, with some areas more positive than others. Horndean Road with its mature trees is valued as the main approach to Emsworth from the north west, and views across LCA22 from the junction with Southleigh Road are also valued. Accordingly, LCA23 is considered to be of MEDIUM sensitivity.

Magnitude of landscape effect

The proposed development will introduce some highways changes which will only affect the road along a small part of the western boundary of LCA23. The Horndean Road approach to Emsworth will be enhanced with new tree planting hence contributing to the positive character. The majority of the LCA will be unaffected. The contrast between the LCA22 and 23 will remain. As such the landscape effect is considered to be NIL.

Significance of landscape effect

Combining the MEDIUM sensitivity of LCA23 with the NIL magnitude of landscape effect, the significance of the effect on landscape character area 23 is predicted to be of NEUTRAL significance.

8.5. Effects on landscape character area 25 Emsworth – western suburbs

Sensitivity of landscape receptor

There are a number of heritage and biodiversity designation relating to LCA 25 but otherwise the character of the area is mixed, with some areas more positive than others. The northern edge is influenced by the railway line and the A27. There are some views from the north to LCA22. Accordingly, LCA25 is considered to be of LOW sensitivity.

Magnitude of landscape effect

The proposed development constitutes no perceptible loss or alteration to the character area. Open views (characteristic of the LCA) are still available across LA22 and the contrast between the two LCAs will remain. As such the landscape effect is considered to be NIL.

Significance of landscape effect

Combining the LOW sensitivity of LCA25 with the NIL magnitude of landscape effect, the significance of the effect on landscape character area 25 is predicted to be of NEUTRAL significance.

8.6. Effects on landscape character area 26 Warblington and Wade Court

Sensitivity of landscape receptor

LCA 26 is valued for its biodiversity, landscape and heritage sites and there is a visual and character relationship with LCA 22. There are a number of public rights of way through the LCA and though there are some tranquil areas the A27 detracts from this in the north. Accordingly, LCA26 is considered to be of MEDIUM sensitivity.

Magnitude of landscape effect

The proposed development constitutes no perceptible loss or alteration to the character area. Views are still available across LA22 and as such the landscape effect is considered to be NIL.

Significance of landscape effect

Combining the MEDIUM sensitivity of LCA26 with the NIL magnitude of landscape effect, the significance of the effect on landscape character area 26 is predicted to be of NEUTRAL significance.

8.7. Vegetation

Sensitivity of landscape receptor

The vegetation of the application site is limited to a small number of mature trees (some TPO) to the pond ditches and eastern boundary with a native hedge to the road boundaries. All of these features can be accommodated within the development's design proposal and as such dictate the layout. These features are sensitive to changes in their context and as such considered to be of HIGH sensitivity.

Magnitude of landscape effect

As the development plans use the vegetation on site to direct the layout, important and valuable vegetation will be retained and enhanced with new connections made to link features for ecological benefit. Short sections of the boundary hedge will be lost to allow for access points. Extensive new native planting and avenue trees will be included in the proposals. The magnitude of the effect is therefore considered overall to be NIL.

Significance of landscape effect

Combining the HIGH sensitivity of vegetation with the NIL magnitude of effect, the significance of the effect on vegetation is predicted to be of NEUTRAL significance.

9. MITIGATION AND RESIDUAL LANDSCAPE EFFECTS

The majority of the mitigation has been strategically designed into the proposals and is described within section 5 of this report and the accompanying Design and Access Statement. Additional proposed mitigation measures could include the following:

- Method statements to ensure best practice in the management and handling of soils;
- Method statements to ensure the protection of existing vegetation;
- Landscape Management Plan to ensure the long-term sustainability of landscape features.

10. SUMMARY OF POTENTIAL LANDSCAPE EFFECTS

Effects on landscape receptors are appraised as follows:

- Major and major /moderate adverse landscape effects are deemed to be significant effects and there are no landscape receptors affected to this degree.
- Moderate/ minor adverse landscape effects are predicted on LCA22 Southleigh agricultural plain where a small part of the LCA is affected but the separation of settlements will remain intact. These are not deemed to be significant effects.
- Neutral landscape effects are predicted on adjacent LCAs 19, 21, 23, 25 and 26 where sensitivities are low or medium and magnitude of change is nil. Neutral effects are also predicted on the highly sensitive site vegetation which has been seen as a key constraint to development and which will be protected.

11. VISUAL BASELINE CONDITIONS

11.1. Viewpoint locations

Figures 6 and 13 indicate the location of photographic viewpoints, showing their approximate distance from the site. Viewpoints have been chosen as representative of the likely view or

specific view i.e. showing a particular view. Viewpoints are colour-coded to show where in the surrounding area the site is visible from, either fully or partially, where the view to the site is obscured, as well as where views may be possible in winter.

11.2. Viewpoint photographs

Annotated photographs found in figures 7-12 and 14 illustrate these views and describe the viewpoint location, nature of view or, if applicable, the reason why the view is obscured.

11.3. Visibility of the site

The representative viewpoints are broken down into 8 categories based on their locations either within a 1km radius of the site, or over a 1km radius of the site and no further than 3km.

11.3.1. Views from the north over 1km

Representative viewpoints 1, 2, 3, 4, 5, 6, 7, 8, 9

The site is not visible in the representative viewpoints looking south, south east and south west towards the site, due to landform and intervening woodland and vegetation. The majority of viewers are likely to be a combination of road and footpath users.

11.3.2. Views from the east over 1km

Representative viewpoints 12, 18, 24, 25

The site is not visible in the representative viewpoints looking west, north west and south west towards the site, due to landform and intervening woodland and vegetation. The majority of viewers are likely to be a combination of road and footpath users with some private houses and recreation ground users in Westbourne.

11.3.3. Views from the south over 1km

Representative viewpoints 26, 27, 28, 29, 30, 31

The site is not visible in the representative viewpoints looking north east and north west towards the site, due to the topography of the area, and intervening buildings, woodland and vegetation. The majority of viewers are likely to be a combination of road and footpath users, with some views for marina and coastal footpath users and the settlement of Emsworth.

11.3.4. Views from the west over 1km

Representative viewpoints 20, 21, 23

The site is not currently visible in the representative viewpoints looking east, and south east towards the site due to the intervening new housing development being built. The majority of viewers are likely to be a combination of residential road and path users and residents on the east side of Denvilles. The sites could be visible from the eastern edge of new housing area. For the purposes of this study the worst case is assumed, i.e that new planting does not effectively screen the development and that there will be views to and from these houses.

11.3.5. Views from the north within 1km

Representative viewpoints 10, 11

The site is not visible in the representative viewpoints looking south east and south west towards the site less than 1km away due to topography and multiple layers of intervening vegetation and woodland. The majority of viewers are likely to be a combination of residential road and path users as well as some houses in the north part of Emsworth.

11.3.6. Views from the east within 1km

Representative viewpoints 16, 17, 32, 33, 34

The site is partially visible in the majority of representative viewpoints under 1km away looking west due to the close proximity to site and gaps in the intervening vegetation and

built forms. The majority of viewers are likely to be road and residential road users and residents on Horndean Road.

11.3.7. Views from the south within 1km

Representative viewpoint 22

The site is not visible in this representative viewpoint looking north-north west due to topography and intervening multiple layers of vegetation – even in winter the site is unlikely to be visible. The viewers are likely to be footpath and recreation ground users.

11.3.8. Views from the west within 1km

Representative viewpoints 13, 14, 15, 19

Within 1km of the site looking east there are a variety of views in the representative viewpoints. Full visibility of the site is possible for viewers that use the private path linking to Southleigh Farm and business park due to the proximity of the viewpoint and the absence of any vegetation or buildings to screen views. Partial visibility of the site from two of the representative viewpoints is due to intervening vegetation and built form, and topography. The viewers are likely to be road and residential road users.

12. APPRAISAL OF VISUAL EFFECTS

Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1). The baseline categories of representative viewpoints have been used as a basis for the appraisal.

12.1.1. Visual effects from the north over 1km

Representative viewpoints 1, 2, 3, 4, 5, 6, 7, 8, 9

The site is not visible in the representative viewpoints looking south, south east and south west towards the site, and therefore there is no visual effect.

12.1.2. Visual effects from the east over 1km

Representative viewpoints 12, 18, 24, 25

The site is not visible in the representative viewpoints looking west and south west towards the site, and therefore there is no visual effect.

12.1.3. Views from the south over 1km

Representative viewpoints 26, 27, 28, 29, 30, 31

The site is not visible in the representative viewpoints looking north east and north west towards the site, and therefore there is no visual effect.

12.1.4. Views from the west over 1km

Representative viewpoints 20, 21, 23

Though the site is not currently visible in the representative viewpoints east and north east towards the site for the purposes of this study the worst case is assumed, i.e that any new planting on the eastern edge of the new housing does not effectively screen the development and that there will be views to and from these houses which are currently under construction.

Sensitivity of visual receptor

Viewers could include residents on the east side of Denvilles. The sensitivity of the visual receptors is assessed as HIGH.

Magnitude of visual effect

Views across the agricultural plain (assumed to be glimpsed through gaps in the houses and new boundary planting) would be retained, with new housing (on the application site at

Horndean Road) viewed across the open fields at some distance against the backdrop of the existing settlement, and with new buildings kept below the skyline. New planting to the western edge of the proposed development would create a softer edge to the settlement than is currently the case. Lighting will be designed to minimise impact on these views. The overall magnitude of the effect is therefore considered to be LOW ADVERSE.

Significance of visual effect

Combining the HIGH sensitivity of visual receptors with the LOW magnitude of effect, the significance of the effect on these views from the west is predicted to be of MODERATE ADVERSE significance.

12.1.5.Views from the north within 1km

Representative viewpoints 10, 11

The site is not visible in the representative viewpoints looking south east and south west towards the site, and therefore there is no visual effect.

12.1.6.Views from the east within 1km

Representative viewpoints 16, 17, 32, 33, 34

Sensitivity of visual receptor

Views across the agricultural plain from the junction of Horndean Road and Southleigh Road are mentioned in the Emsworth Design Statement as Horndean Road is the main approach to Emsworth from the north west. This view is currently limited due to the height of the boundary hedge. Viewers include residents on the west side of Horndean Road. The sensitivity of the visual receptors is assessed as HIGH.

Magnitude of visual effect

Glimpsed views of parts of the site and the open agricultural land are possible through gaps in houses along Horndean Road. Views across the agricultural plain through the proposed development would be retained, albeit framed by new housing. Lighting will be designed to minimise impact on these views. The overall magnitude of the effect is therefore considered to be MEDIUM ADVERSE.

Significance of visual effect

Combining the HIGH sensitivity of visual receptors with the MEDIUM magnitude of effect, the significance of the effect on these close up views from the east is predicted to be of MAJOR / MODERATE ADVERSE significance.

12.1.7.Views from the south within 1km

Representative viewpoint 22

The site is not visible in the representative viewpoint in the recreation ground, and therefore there is no visual effect.

12.1.8.Views from the west within 1km

Representative viewpoints 13, 14, 15, 19

Sensitivity of visual receptors

Viewers include residents on eastern edge of Denvilles and road users along Southleigh Road. The sensitivity of the visual receptors is assessed as HIGH.

Magnitude of visual effect

Views across the agricultural plain (the majority of which are glimpsed through gaps in the houses) would be retained, with new housing viewed across the open fields at some distance against the backdrop of the existing settlement, and with buildings kept below the skyline. New planting to the western edge of the proposed development would create a softer edge to the settlement than is currently the case. Lighting will be designed to minimise impact on

these views. The overall magnitude of the effect is therefore considered to be LOW ADVERSE.

Significance of visual effect

Combining the HIGH sensitivity of visual receptors with the LOW magnitude of effect, the significance of the effect on these views from the west is predicted to be of MODERATE ADVERSE significance.

13. MITIGATION AND RESIDUAL VISUAL EFFECTS

The majority of the mitigation has been strategically designed into the proposals and is described within section 5 of this report and the accompanying Design and Access Statement. Additional proposed mitigation measures could include the following:

- Method statements to ensure best practice in the management and handling of soils;
- Method statements to ensure the protection of existing vegetation;
- Landscape Management Plan to ensure the long-term sustainability of landscape features;
- Lighting design should ensure minimal light pollution and impact on views, rural character and wildlife.

14. SUMMARY OF POTENTIAL VISUAL EFFECTS

Effects on visual receptors are appraised as follows:

- A major /moderate adverse visual effect is predicted on views from Horndean Road, from where views across the open agricultural plain on the approach to Emsworth are valued. This is the only effect deemed to be significant.
- Moderate adverse visual effects are predicted on views from the west which affect residents and future residents. These are not deemed to be significant effects.
- Neutral effects are predicted on all other representative view groups.

15. CONCLUSIONS

Terra Firma has carried out a landscape and visual impact assessment in order to understand the potential impacts of a proposed residential development and flood alleviation scheme on land west of Horndean Road.

The landscape element of the report includes reference to arboricultural, ecological and hydrological studies carried out by others in the team.

The landscape assessment has concluded that, through the implementation of appropriate mitigation, the significant or vegetation potential for proposals to have a significant permanent impact on landscape receptors is limited to the loss of the soil resource of open land forming the western part of the site. There are a number of potential beneficial impacts on the landscape. Proposed vegetation will include more trees which will add to the character of Horndean Road, more native species and new areas of planting for biodiversity. New planting to the western edge of the new development will create a strong and soft edge of settlement which will contribute to local green infrastructure.

The visual assessment has concluded that, through the implementation of appropriate mitigation inherent in the design, the potential for proposals to have a significant permanent impact on visual receptors is limited to the loss of open views across the agricultural plain from a short section of Horndean Road including a small number of private residences adjacent to the site.

In conclusion, whilst there are some significant effects the proposed development is appropriately designed to be in keeping with its setting and the local character.

16. REFERENCES

- National Planning Policy Framework (2012)
- Havant Borough Council Local Plan (Core Strategy) 2011
- Saved policies from 2005 Havant Borough Council Local Plan
- Havant Borough Council Emerging Local Plan (Allocations) – October 2013
- Emsworth Design Statement (July 2008)
- Havant Borough Design Guide SPD (December 2011)
- Strategic and Local Gaps, Kirkham Landscape Planning Ltd for Havant Borough Council (2008)
- Natural Character Areas, Natural England: (2012)
- The Landscape Institute and IEMA 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (2013)
- Agricultural Land Classification mapping, Natural England: (2010)
- MAGIC website
- Havant Borough Council Website

FIGURES

<i>Figure 1 – Site location plan.....</i>	<i>26</i>
<i>Figure 2 – Public access plan.....</i>	<i>27</i>
<i>Figure 3 – Designations.....</i>	<i>28</i>
<i>Figure 4 – Topography.....</i>	<i>29</i>
<i>Figure 5 – Landscape character.....</i>	<i>30</i>
<i>Figure 6 – Viewpoint locations.....</i>	<i>31</i>
<i>Figure 7 – Photographs 1-11.....</i>	<i>32</i>
<i>Figure 8 – Photographs 12-15.....</i>	<i>33</i>
<i>Figure 9 – Photograph 16-.....</i>	<i>34</i>
<i>Figure 10 – Photographs 17-22.....</i>	<i>35</i>
<i>Figure 11 – Photographs 23-31.....</i>	<i>36</i>
<i>Figure 12 – Photographs 32-34.....</i>	<i>37</i>
<i>Figure 15 – Landscape strategy.....</i>	<i>38</i>

FIGURE 1 – SITE LOCATION PLAN



FIGURE 2 – PUBLIC ACCESS PLAN

- KEY:
-  Site location
 -  Public Right of Way (PROW)
 -  Solent Way National Trail
 -  Solent Way & Wayfarer's Walk National Trails
 -  Sussex Border Path National Trail
 -  Staunton Way National Trail
 -  National Cycle Route - No. 2
 -  Off-Road Cycle Track (only those adjacent to site shown)

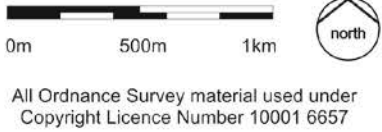
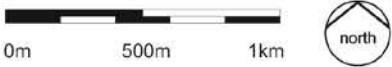


FIGURE 3 – DESIGNATIONS

KEY:

-  Site location
-  National Park
-  Area of Outstanding Natural Beauty (AONB)
-  Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA)
-  Ramsar Sites
-  Sites of Importance for Nature Conservation (SINC)
-  Ancient Woodland
-  Local Nature Reserves (LNR)
-  Registered Parks and Gardens
-  Emsworth Conservation Area
-  Scheduled Monuments



All Ordnance Survey material used under
Copyright Licence Number 10001 6657

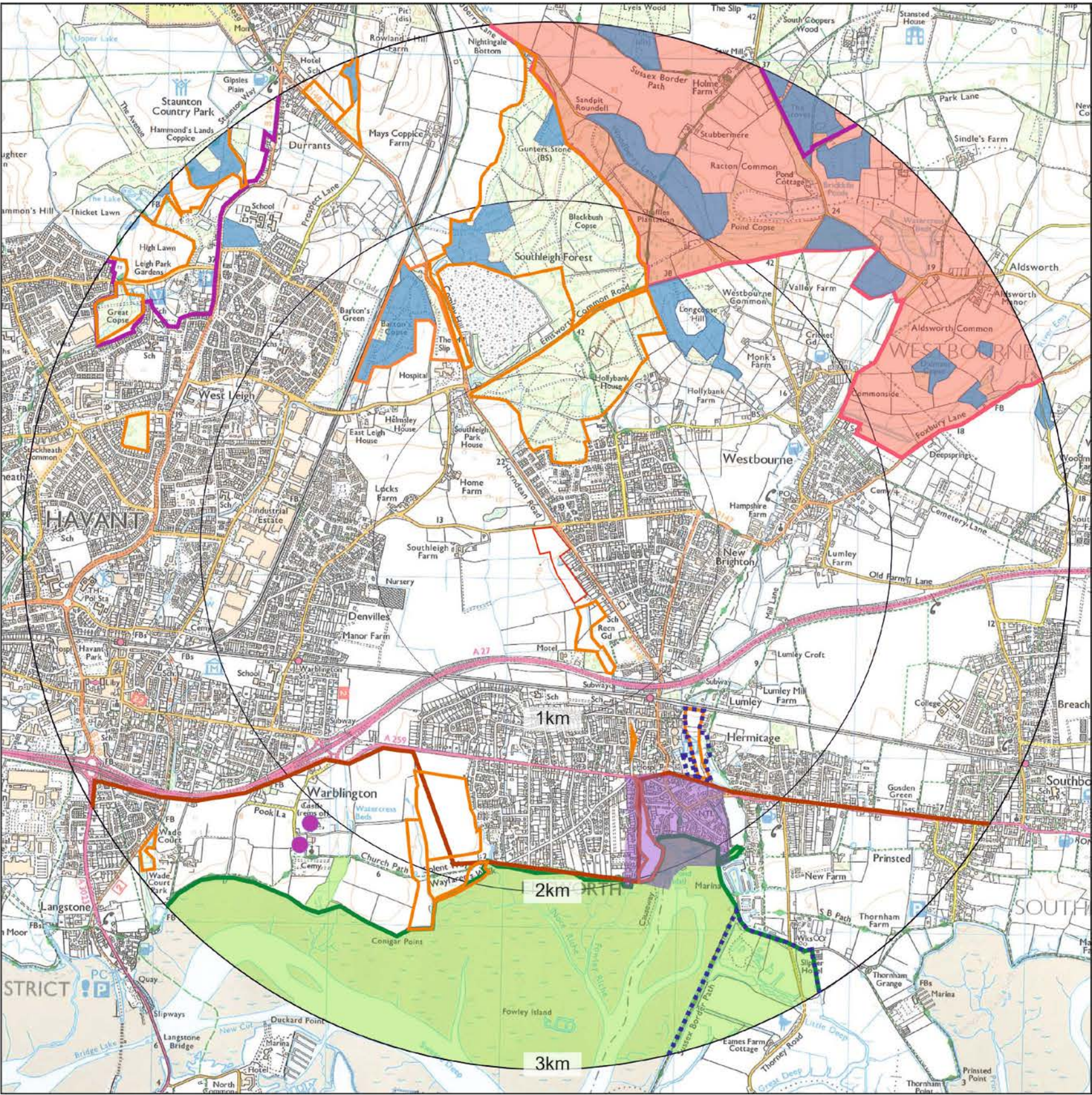


FIGURE 4 – TOPOGRAPHY

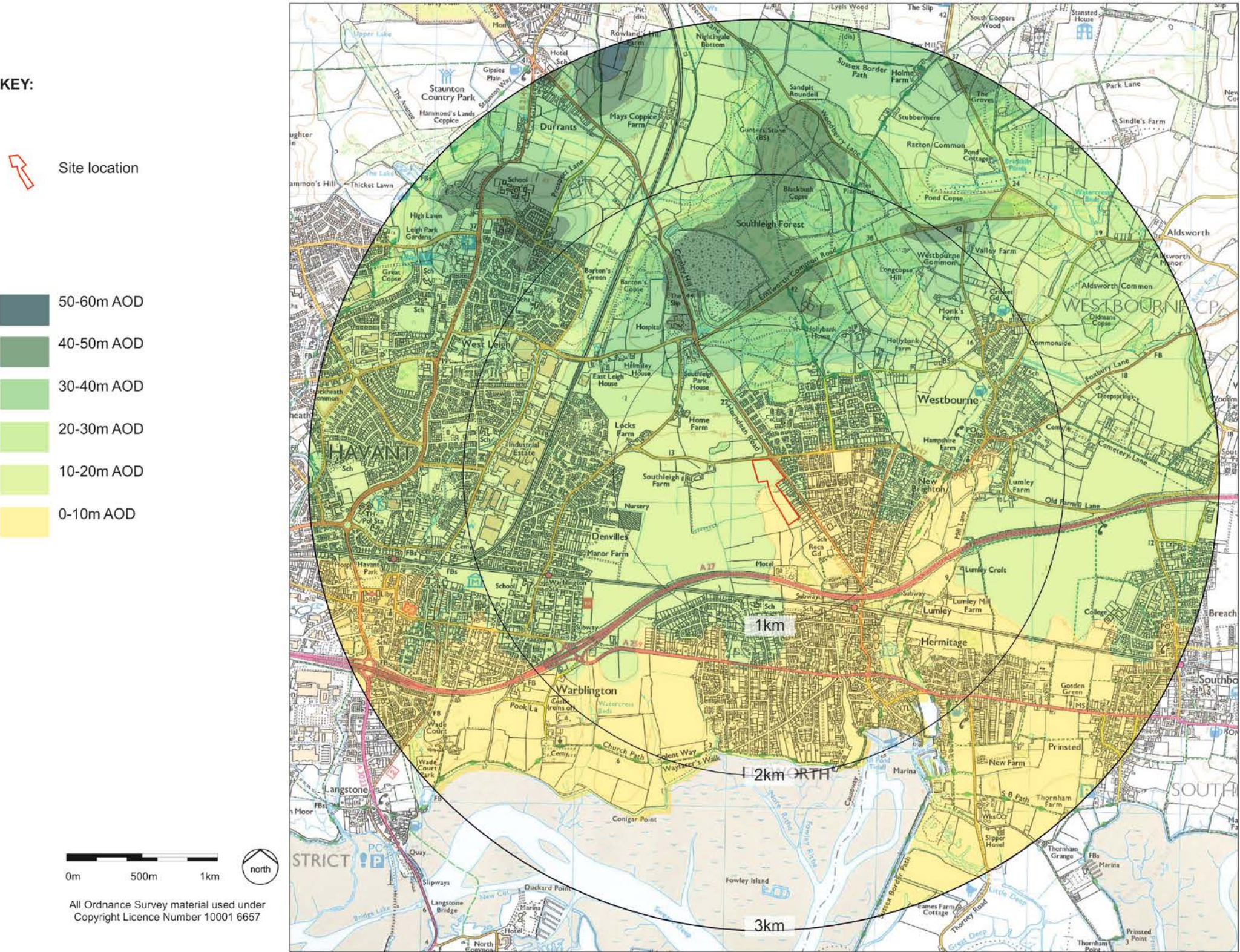
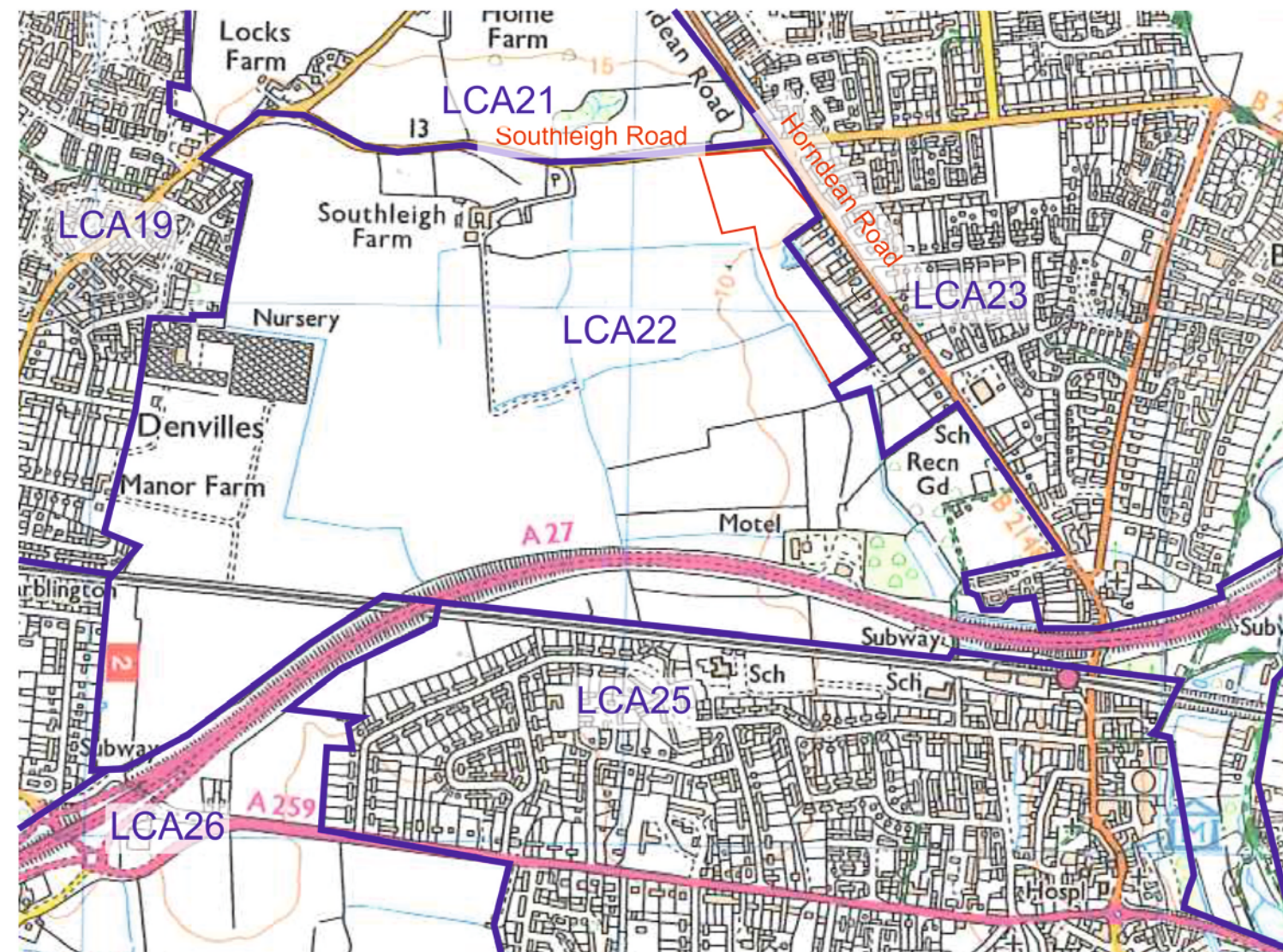


FIGURE 5 – LANDSCAPE CHARACTER



Landscape character area boundaries based on Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA) 2007

LCA19 Denvilles
LCA21 Southleigh Forest
LCA22 Southleigh agricultural plain
LCA23 New Brighton
LCA25 Emsworth - western suburbs
LCA26 Warblington and Wade Court



All Ordnance Survey material used under Copyright Licence Number 10001 6657

FIGURE 6 – VIEWPOINT LOCATIONS

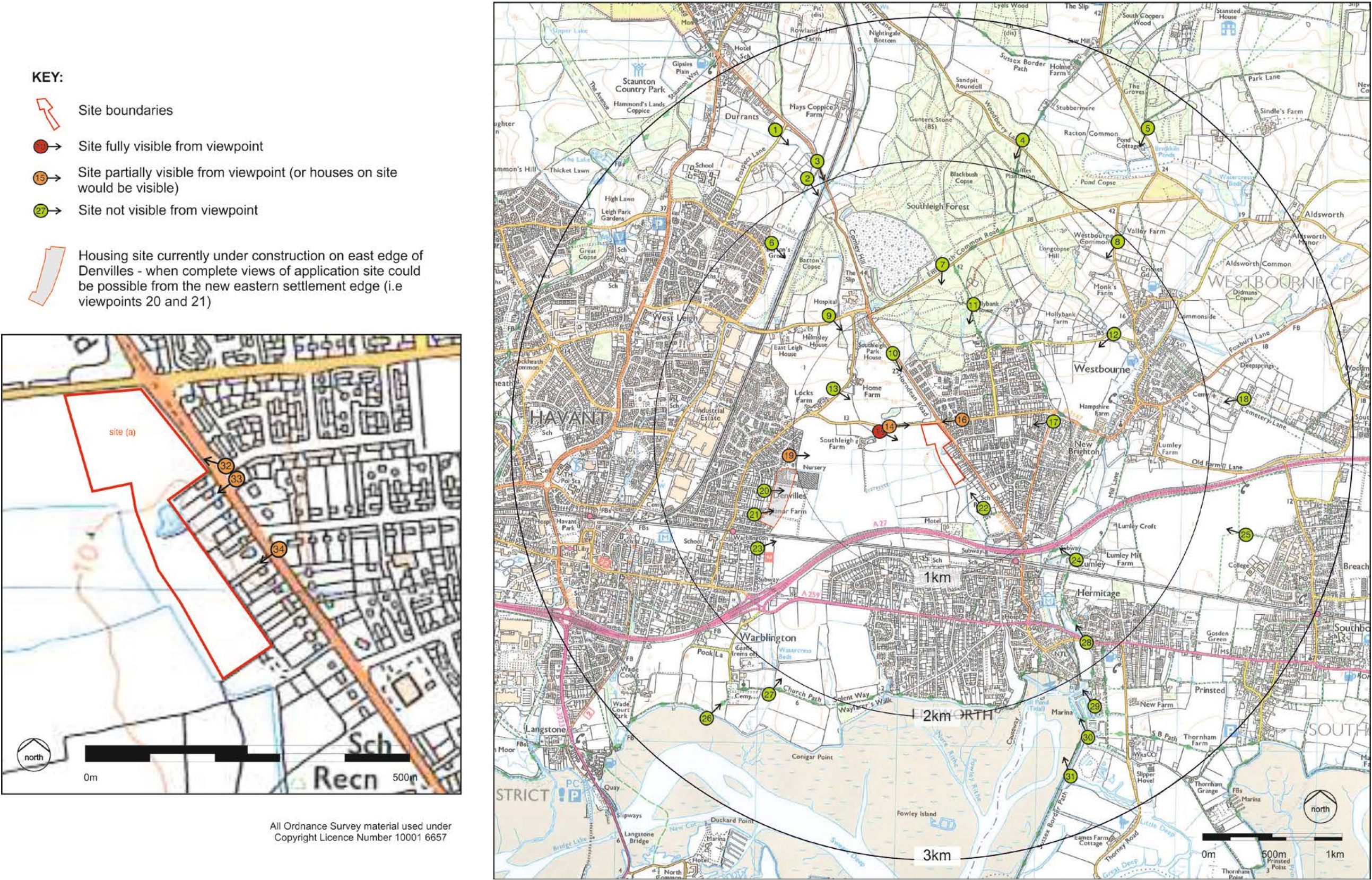


FIGURE 7 – PHOTOGRAPHS 1-11



Viewpoint 1: View looking south-south east from public highway, just over 2.6km from the site. Site not visible due to woodland in foreground.



Viewpoint 2: View looking south east from public footpath, just over 2km from the site. Site not visible due to landform and vegetation.



Viewpoint 3: View looking south east from public highway/footpath, just over 2km from the site. Site not visible due to landform and vegetation.



Viewpoint 4: View looking south west from Sussex Border National Trail, just under 2.3km from the site. Site not visible due to woodland in foreground.



Viewpoint 5: View looking south west from public highway, just over 2.8km from the site. Site not visible due to landform, and vegetation.



Viewpoint 6: View looking south east from recreation ground, just under 2km from the site. Site not visible due to landform and woodland.



Viewpoint 7: View looking south from public highway, just under 1.4km from the site. Site not visible due to woodland in foreground.



Viewpoint 8: View looking south west from recreation ground, just 2km from the site. Site not visible due to landform, and vegetation.



Viewpoint 9: View looking south east from public highway, just over 1.3km from the site. Site not visible due to woodland in foreground.



Viewpoint 10: View looking south from public highway, just over 920m from the site. Site not visible due to multiple layers of vegetation/hedgerows.



Viewpoint 11: View looking south west from Sussex Border footpath, just over 1km from the site. Site not visible due to woodland in foreground.

FIGURE 8 – PHOTOGRAPHS 12-15



Viewpoint 12: View looking south west from public highway, just under 1.5km from the site. Site not visible due to woodland in foreground.



Viewpoint 13: View looking east-south east from public highway, just under 900m from the site. Site not visible due to hedges in foreground and woodland.



Viewpoint 14a: View looking east from public highway/cycle route, approximately 350m from the site. Site partially visible due to tall hedgerow surrounding the site. New buildings would be visible above hedge.



Viewpoint 14b: View as 14a taken in November 2013. Site partially visible due to tall hedgerow surrounding the site. New buildings would be visible above hedge.



Viewpoint 15a: Panoramic view looking east from business park access road, just under 400m from the site. Site fully visible.



Viewpoint 15b: View as 15a taken in November 2013. Site fully visible.

FIGURE 9 – PHOTOGRAPH 16-



Viewpoint 16a: View looking west from residential road, approximately 320m from the site. Site partially visible due to hedge surrounding the site. Long views across agricultural plain not currently possible due to height of hedge.



Viewpoint 16b: View as 16a taken in November 2013. Site visible above hedge surrounding the site. Long views across agricultural plain not currently possible due to height of hedge.

FIGURE 10 – PHOTOGRAPHS 17-22



Viewpoint 17: View looking west from residential road, just under 800m from the site. Site not visible due to landform, buildings, & trees.



Viewpoint 18: View looking west from footpath and cemetery, just over 2km from the site. Site not visible due to landform and vegetation



Viewpoint 19a: View looking east from residential road, just over 1km from the site. Site partially visible due to intervening vegetation.



Viewpoint 19b: View as 19a taken in November 2013. Site partially visible due to intervening vegetation.



Viewpoint 20a: View looking east from residential road, just over 1.3km from the site. Site not currently visible.



Viewpoint 20b: View as 20a taken in November 2013. Site not currently visible.

Note: Site will potentially be visible from east side of this new housing development.



Viewpoint 21a: View looking east from residential road, just over 1.4km from the site. Site not currently visible.



Viewpoint 21b: View as 21a taken in November 2013. Site not currently visible.

Note: Site will potentially be visible from east side of this new housing development.



Viewpoint 22a: View looking north west from recreation ground, just over 450m from the site. Site unlikely to be visible when trees have shed all their leaves, due to multiple layers of vegetation.



Viewpoint 22b: View as 22a taken in November 2013. Site unlikely to be visible when trees have shed all their leaves, due to multiple layers of vegetation.

FIGURE 11 – PHOTOGRAPHS 23-31



Viewpoint 23a: View looking east-north east from residential road, just under 1.5km from the site. Site not visible due to landform and vegetation.



Viewpoint 23b: View as 23a taken in November 2013. Site not visible due to landform and vegetation.



Viewpoint 24: View looking west from footpath, just over 1km from the site. Site not visible due to dense foreground vegetation.



Viewpoint 25: View looking west from footpath, just under 2.2km from the site. Site not visible due to landform and vegetation.



Viewpoint 26: View looking north east from Wayfarer's Walk footpath, just under 2.5km from the site. Site not visible due to landform and vegetation.



Viewpoint 27: View looking north east from Wayfarer's Walk footpath, just over 2km from the site. Site not visible due to landform and vegetation.



Viewpoint 28: View looking north west from footpath/road, just under 1.5km from the site. Site not visible due to landform and multiple layers of buildings and vegetation.



Viewpoint 29: View looking north west from Emsworth Yacht Harbour, 2.2km from the site. Site not visible due to landform and multiple layers of built form and vegetation.



Viewpoint 30: View looking north west from Sussex Border Path footpath, just over 2.2km from the site. Site not visible due to landform and multiple layers of built form and vegetation.



Viewpoint 31: View looking north west from Sussex Border Path footpath, 2.4km from the site. Site not visible due to landform and multiple layers of buildings and vegetation.

FIGURE 12 – PHOTOGRAPHS 32-34



Viewpoint 32a: View looking west from Horndean Road, just over 50m from the site. Site partially visible through gaps between houses and hedgerow.



Viewpoint 32b: View as 32a taken in November 2013. Site partially visible through gaps between houses and hedgerow.



Viewpoint 33a: View looking west, just 100m from the site. Site partially visible through gaps between houses and hedgerow.



Viewpoint 33b: View as 33a taken in November 2013. Site partially visible through gaps between houses and hedgerow.



Viewpoint 34a: View looking west, just over 100m from the site. Site partially visible through gaps between houses and hedgerow.



Viewpoint 34b: View as 34a taken in November 2013. Site partially visible through gaps between houses and hedgerow.

FIGURE 13 – LANDSCAPE STRATEGY



FIGURE 14 – LANDSCAPE PROPOSALS PLAN



APPENDIX 1 LVIA METHODOLOGY

EVALUATION CRITERIA FOR Landscape Effects Assessment

Reporting on the landscape baseline

The landscape baseline report should:

Map, describe and illustrate the character of the landscape by appropriate means;

Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;

Indicate the condition of the landscape;

Establish the relative value of the landscape as attached to it by society.

Landscape receptors

The landscape receptors need to be identified; these are landscape character areas that are likely to be affected by the scheme (as identified in published Landscape Character Assessments or as determined by field work) and / or components of the landscape such as individual elements or features.

Effect on landscape receptor

The likely landscape effect is described and for each effect the significance of the landscape effect can be assessed by combining the level of sensitivity of the landscape receptor with the magnitude of the landscape effect.

Sensitivity of landscape receptor

The sensitivity of the landscape or feature of the landscape as a receptor needs to be established. This is dependent on:

Value: the relative value attached to the landscape by society, either formally or informally. Value can be understood through relevant landscape designations, the use of available landscape character assessments (as a starting point), information on status of features (such as conservation areas, tree preservation orders, cultural and historic associations), recognition of perceptual aspects (scenic beauty or tranquility), art and literature and material available on local or community interests.

Susceptibility to specific change: the ability of the landscape receptor to accommodate the proposed development without undue consequence for the maintaining of the baseline situation, or the achievement of landscape planning policy or strategies.

Level of sensitivity of landscape receptor

The level of sensitivity of a landscape receptor can be defined as high, medium or low using one or more of the following criteria:

High	High value, with acknowledged or perceived positive character and quality. Particularly susceptible to change in general; not able to accommodate proposed development without detrimental consequences.
Medium	Moderate value, with acknowledged or perceived positive character and quality that may have been reduced through alteration or degradation of character or features. Moderately susceptible to change in general; may be able to accommodate proposed development without detrimental consequences.
Low	Low value, without acknowledged or perceived positive character and quality. Low susceptibility to change in general; able to accommodate proposed development without undue consequences.

Magnitude of landscape effect

The magnitude of the landscape effect of the proposals needs to be established. This is dependent on:

Size or scale: this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.

Extent: consideration of the geographical area over which landscape effects are felt

Duration: long, medium or short term.

Reversibility: this is a judgement on the reversibility of a proposal in, say, a generation.

Magnitude of landscape effect

The magnitude of the landscape effect can be defined using one or more of the following criteria. The magnitude can be high, medium, low or nil and can be either adverse or beneficial. This is defined more fully below:

Adverse	High	Major loss of or alteration to an existing landscape element that may be key to landscape character. Major loss of or alteration to perceived landscape character as a whole. Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. Large geographical area affected. Long-term and irreversible effect.
	Medium	Moderate loss of or alteration to an existing landscape element that may be key to landscape character. Moderate loss of or alteration to perceived landscape character as a whole. Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. Medium sized geographical area affected. Medium-term and effect that may be partially reversible.
	Low	Minor loss of or alteration to an existing landscape element that may be key to landscape character. Minor loss of or alteration to perceived landscape character as a whole. Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. Small sized geographical area affected. Short-term and effect that may be reversible.
Neutral	Nil	No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
Beneficial	Low	Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

Landscape effects and significance

The landscape effect is a combination of the level of sensitivity of the landscape receptor and the magnitude of the landscape effect, which can be adverse, beneficial or neutral.

Effects are assessed to be significant where they are major or major/moderate and are indicated by shading illustrated in the table below:

		Sensitivity of Landscape		
		High	Medium	Low
Magnitude of landscape effect	High	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low	Minor beneficial	Minor beneficial	Minor beneficial
	Medium	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High	Major beneficial	Major beneficial	Major beneficial

Definition of significance

Major effects are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.

Major/Moderate effects are defined to be effects of key consideration in the decision making process and / or of regional or district importance therefore significant.

Moderate effects can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not significant. Where seen in combination in cumulative assessments, moderate effects could become significant.

Moderate/minor effects can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.

Minor effects can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

Mitigation and residual effects

Where landscape effects are judged to be significantly adverse, mitigation proposals are described where possible. The significant residual landscape effects remaining after mitigation are then summarised.

EVALUATION CRITERIA FOR VISUAL Effects Assessment

Reporting on the visual baseline

The visual baseline report should:

Identify the area in which the development may be visible

Identify the different groups of people who may experience views of the development

Identify representative viewpoints where views will be affected and the nature of those views

Identify any specific viewpoints (known viewpoints in the landscape)

Identify any illustrative viewpoints (that might identify a particular effect or issue)

Visual receptors

The visual receptors need to be identified; these are the people within the area who will be affected by the changes in views and visual amenity.

Effect on visual receptor

The likely landscape effect is described and for each effect the significance of the visual effect can be assessed by combining the level of sensitivity of the visual receptor with the magnitude of the visual effect.

Sensitivity of the visual receptor

The sensitivity of the visual receptor needs to be established. This is dependent on:

Value: the value attached to the particular view (through planning designations, visitor or cultural value).

Susceptibility to specific change: this is dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

Examples of those most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area.

Travellers on road, rail and transport routes are likely to fall into a category of moderate susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened.

Those least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings.

Level of sensitivity of the visual receptor

The level of sensitivity of the visual receptor can be defined as high, medium or low using one or more of the following criteria:

High	High value within a high quality landscape, or a recognised viewpoint. Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape.
Medium	Moderate value within a medium quality landscape. Visual receptors moderately susceptible to change in general due to a moderate level of interest in the surrounding landscape.
Low	Low value within a low quality landscape. Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape.

Magnitude of visual effect

The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

Size or scale; this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.

Extent; this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.

Duration; long, medium or short term.

Reversibility; this is a judgement on the reversibility of a proposal in, say, a generation.

Magnitude of visual effect

The magnitude of the visual effect can be defined using one or more of the following criteria. The magnitude can be high, medium, low or nil and can be either adverse or beneficial. This is defined more fully below:

Adverse	High	Major change in view composition resulting from a loss of or alteration to features. Direct angle of viewing in relation to main activity of the receptor. Close-range view. Prolonged exposure to view. Long-term and irreversible effect.
	Medium	Moderate change in view composition resulting from a loss of or alteration to features. Indirect angle of viewing in relation to main activity of the receptor. Mid-range view. Moderate exposure to view. Medium-term and irreversible effect.
	Low	Minor change in view composition resulting from a loss of or alteration to features. Peripheral view in relation to main activity of the receptor. Distant view. Brief exposure to view. Short-term and irreversible effect.
Neutral	Nil	No perceptible change to the composition of the view.
Beneficial	Low	Minor beneficial change to the composition of the view.
	Medium	Moderate beneficial change to the composition of the view.
	High	Major beneficial change to the composition of the view.

Significance of visual effect

The significance of the visual effect is a combination of the level of sensitivity of the visual receptor and the magnitude of the visual effect, which can be adverse, beneficial or of no significance.

Effects are assessed to be significant where they are major or major/moderate and are indicated by shading illustrated in the table below:

		Sensitivity of receptor		
		High	Medium	Low
Magnitude of visual effect	High	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

Definition of significance

Major effects are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.

Major/Moderate effects are defined to be effects of key consideration in the decision making process and / or of regional or district importance therefore significant.

Moderate effects can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not significant. Where seen in combination in cumulative assessments, moderate effects could become significant.

Moderate/minor effects can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.

Minor effects can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

Mitigation and residual effects

Where visual effects are judged to be significantly adverse, mitigation proposals are described where possible. The significant residual visual effects remaining after mitigation are then summarised.