

**LANDSCAPE AND VISUAL IMPACT
ASSESSMENT**

LAND AT RANELAGH ROAD, HAVANT

**On behalf of
Orchard Homes and Developments Ltd**

Pegasus Environmental
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
GL7 1RT

Telephone: (01285) 641717 Facsimile: (01285) 642348

PPG Ref: CIR.O.0137
Date: 11th June 2012

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of **Pegasus Planning Group Ltd**
(Pegasus Environmental is part of Pegasus Planning Group Ltd)

CONTENTS:

Page No:

1.	INTRODUCTION	3
2.	METHODOLOGY	4
3.	BASELINE CONDITIONS	4
4.	DESCRIPTION OF THE PROPOSALS	8
5.	PLANNING POLICY CONTEXT	10
	Regional Planning Policy	10
	National Planning Policy	10
	Local Planning Policy	11
6.	EFFECT ON LANDSCAPE CHARACTER	14
7.	EFFECT ON VISUAL AMENITY	24
8.	EFFECT UPON LANDSCAPE FEATURES	33
9.	CONCLUSIONS	35

APPENDICES

APPENDIX 1	Site Location Plan
APPENDIX 2	Detailed Assessment Methodology
APPENDIX 3	Landscape and Environmental Designations Plan
APPENDIX 4	Masterplan
APPENDIX 5	Local Character Area
APPENDIX 6	Extract from National Character Area
APPENDIX 7	Zone of Theoretical Visibility and Photoview Locations
APPENDIX 8	Photoviews

1. INTRODUCTION

1.1 This report has been prepared by Pegasus Environmental, part of the Pegasus Planning Group. This Landscape and Visual Impact Assessment (LVIA) relates to a proposal for a residential development of 79 dwellings for which a preferred masterplan has been prepared (see Appendix 4). The area covered by the masterplan is hereafter referred to as the 'site' (see Site Location Plan - Appendix 1).

1.2 The LVIA has been prepared by Chartered Members of the Landscape Institute and considers the potential effects of the proposed development upon:

- Landscape elements and features such as vegetation, topography and water bodies
- Landscape character
- Visual amenity

1.3 The main objectives of the LVIA are as follows

- To identify, evaluate and describe the current landscape character of the site and its surroundings and also any notable individual landscape elements and features within the site.
- To determine the sensitivity of the landscape to the type of development proposed.
- To identify potential visual receptors (i.e. people who would be able to see the development) and evaluate their sensitivity to the type of changes proposed.
- To identify and describe any effects of the development in so far as they affect the landscape and/or views of it and to evaluate the magnitude of change due to these effects.

2. METHODOLOGY

- 2.1 The LVIA has been undertaken in accordance with best practice. A detailed methodology is outlined in Appendix 2.

3. BASELINE CONDITIONS

Description of the site

- 3.1 The application site is well defined and includes two parcels of land to the south of Ranelagh Road. The northern site boundary runs along Ranelagh Road whilst the western boundary is defined in large part by Meyrick Road. To the east the boundary is defined by the rear gardens and curtilages of properties facing onto Brockhampton Road and the southern boundary is an existing field boundary largely abutting the industrial units within Marples Way.
- 3.2 The smaller, northern parcel of land comprises an area of former allotment gardens that face directly onto Ranelagh Road. The boundary between the former allotment gardens and the street is a metal post and wire fence approximately 1.5 metres high, which provides an open aspect into the site when viewed from the street.
- 3.3 The larger southern parcel is currently an agricultural field that is used for grazing horses and includes a number of agricultural related buildings in the site's south east corner.

Topography

- 3.4 The site is essentially level and lies at a height of approximately 6 metres Above Ordnance Datum (AOD) along the site boundary with Ranelagh Road. There is a downward slope of approximately 1 metre from north to south.

Trees and hedgerows

- 3.5 A predominantly hawthorn hedgerow of approximately 4 to 8 metres in height separates the northern and southern parcels of land.
- 3.6 A hawthorn hedgerow of similar form and scale runs along part of the southern site boundary, with a return into towards the centre of the site running parallel to a group of existing agricultural buildings.
- 3.7 A small isolated length of hedgerow also runs along the part of the site boundary in the site's south west corner.

- 3.8 A group of mature and semi-mature trees, predominantly sycamore are located in the north west corner of the site at the junction of Ranelagh Road and Meyrick Road. These range in height from approximately 6 to 20 metres in height and form a dense physical and visual screen when in leaf.
- 3.9 A mature tree is present in the hedgerow dividing the northern and southern parcels of land and a number of apple trees and self sown sycamores are found in the former allotment gardens.

Public Rights of Way

- 3.10 There are no public rights of way passing across the site. The nearest public right of way is the Wayfarer's Walk/Solent Way that passes immediately to the west of the site along Meyrick Road with an eastern spur moving away from the site's south west corner.

Water features

- 3.11 There are no water features on the site itself. The nearest water feature is the Hermitage Stream which runs approximately 50 metres from the site's western boundary at its closest point.

Description of the surrounding area

Land to the north

- 3.12 The land rises very gradually to the north of the site with a more rapid height gain in the area of Staunton Country Park (approximately 2.5 kilometres from the site's northern boundary). Between the Country Park and the site the predominant land use is urban and residential including the neighbourhoods of Leigh Park, Bedhampton and Stockheath.
- 3.13 The main line railway, the B2149 road and a sweep of the Hermitage Stream pass through the landscape between approximately 80 and 250 metres of the site's northern boundary.
- 3.14 Immediately to the north of the site, on the north side of Ranelagh Road, is a recent residential development of 2 storey brick built semi-detached properties. These properties have front gardens onto the street which are defined by close boarded timber fences of approximately 1 metre in height.

Land to the west

- 3.15 To the west of the site the land uses are more mixed than to the north. The riparian corridor of the Hermitage Stream is a significant landscape feature passing roughly north to south. Within the stream corridor are a number of residential properties including the historic Old Mill House together with patches of remnant countryside.
- 3.16 West of the Hermitage Stream the main line south coast railway passes from south west to north east and separates the stream corridor from the historic core of Bedhampton. This historic core extends westwards towards the A3 (M) motorway (located approximately 1 kilometre from the site's western boundary).
- 3.17 Between the mainline railway and the Hermitage Stream are the Bedhampton Water Works that includes a large raised area of spoil.

Land to the south

- 3.18 Immediately to south of the site is a retained agricultural field that is currently used for horse grazing.
- 3.19 To the south of this field are the commercial and retail units of Kingscroft Business Park that borders the dual-carriageway of the A27 trunk road.
- 3.20 South of the A27 is the extensive area of the Brockhampton Industrial Estate which occupies most of the margin of land between the A27 and the sea within Langstone Harbour.

Land to the east

- 3.21 To the east the land uses are urban ones with a mixture of residential, industrial, commercial and retail including the town centre of Havant (approximately 750 metres from the site's eastern boundary).

Landscape and Environmental Designations (refer to Appendix 5)

- 3.22 The landscape and environmental designations surrounding the site are shown on the Environmental Designation Plan (Appendix 5). The site has no statutory or non-statutory landscape or environmental designations covering it that are recognised at a national, regional or local level.

- 3.23 The site is within 500 metres of two Conservation Areas and is approximately 1 kilometre at its closest point from Langstone Harbour which has a multiple designations.
- 3.24 The proposed development would not cause any unacceptable physical harm to any of the landscape and environmental designations identified owing to the separation distances involved.

4. DESCRIPTION OF THE PROPOSALS

- 4.1 The proposals are for a residential development of 79 dwellings comprising within the site boundary as indicated on the preferred masterplan within Appendix 4.
- 4.2 Access into the development would be from Ranelagh Road linking to a series of internal roads.
- 4.3 Except for those properties along Ranelagh Road which face onto the street, the proposed dwellings face internally into the site with rear gardens extending to the site boundaries.
- 4.4 The proposed development would seek to retain and enhance existing landscape elements and features where possible to further integrate the residential development into the surrounding landscape/townscape.

Mitigation Measures

- 4.5 In order to mitigate for the potential visual effects of the proposals, planting measures would be included as part of the development. These would seek to balance the following:
 - To retain and enhance existing landscape elements and features
 - To screen views of the proposals from public viewpoints where they could result in an adverse effect on visual amenity or landscape character
 - To provide an enhanced and strengthened landscape framework in which to locate the proposals.
- 4.6 Consequently, the following mitigation measures are proposed:
 - Management of the existing retained hedgerow separating the northern and southern land parcels to provide enclosure and visual screening
 - Creation of a new hedgerow to define western site boundary and to help screen views of lower level of properties
 - Enhancement through additional tree and shrub planting of existing vegetation along the southern site boundary to provide a green edge to development and screening of views of lower level of properties

- Structural tree planting within the proposed development to provide visual interest and to reduce the perceived scale and massing of the built form
- New on and off plot planting to provide visual interest, enclosure and opportunities for enhanced biodiversity.

4.7 The approximate location of the mitigation measures are shown on the preferred masterplan within Appendix 4. The precise details of all the landscape enhancement and planting works would be agreed with the Local Planning Authority.

5. PLANNING POLICY CONTEXT

Regional Planning Policy

- 5.1 The Government has signalled their intention to revoke the Regional Spatial Strategy. However, until their revocation is formally confirmed, the Regional Spatial Strategy for the South East remains a material consideration.
- 5.2 The final version of the South East Plan (as the Regional Spatial Strategy for the South East is known) was published in May 2009.
- 5.3 In planning terms the site lies within the South Hampshire Sub-regional Strategy Area. The South East Plan details the scale and location of housing development between 2006-2026 within the districts of the South Hampshire Sub-regional Strategy Area; including a total of 6,300 for Havant.
- 5.4 In respect of the landscape, the South East Plan sets out a number of core policies under the heading Sustainable rural environments. The emphasis is on development that respects character.

Compliance with the South East Plan

- 5.5 The proposed development would produce change at a local level through the alteration of an agricultural and cultivated landscape to a predominantly urban one. However, such a change would be entirely consistent with the surrounding landscape context which already contains a predominantly urban land use.

National Planning Policy

- 5.6 The National Planning Policy Framework published on the 27th March 2012 has been introduced by the Government with the purpose to overhaul and simplify the current planning process. The NPPF sets out up to date Government planning policies for England and how these are expected to be applied.
- 5.7 With the introduction of the NPPF much of the recognised Planning Policy Guidance (PPG), Planning Policy Strategies (PPS) and Mineral Planning Guidance (MPG) for England have been abolished.
- 5.8 The NPPF outlines the manner in which local planning authorities set out in their Local Plan to create a positive strategy for delivering sustainable development reflecting the vision and aspiration of local communities. Local Plans will/are being prepared with the objective of contributing to the achievement of sustainable

development. Local planning authorities will seek to sustain and enhance significant opportunities to achieve each of the outlined economic, social and **environmental** dimensions of sustainable development.

- 5.9 The framework proposes that development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.10 The NPPF sets out 12 core planning principles, the most relevant of which to these proposals is 'Conserving and enhancing the natural environment'. These core aims are designed to guide and influence local authorities developing their local plans demonstrating Government commitment to ensure the planning system does everything it can to support sustainable economic growth.
- 5.11 The environmental role of the NPPF states that sustainable development should be achieved by:

"contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

Compliance with NPPF

- 5.12 The proposed development is not within any designated protected areas such as Area of Outstanding Natural Beauty or Country Park or environmental important areas such as Green Belt. The proposals also avoid other environmentally sensitive designated areas including Conservation Areas. Though the proposals would result in some change to the local landscape character, the nature of the proposals as residential development would be consistent with the characteristics of the surrounding area. There is also the potential for the proposals to contribute to both the natural and built environment through the style and form of the properties being proposed and the opportunities for new planting that would have the potential to increase the level of biodiversity on site.

Local Planning Policy

- 5.13 A statement on the Havant Borough Council website states that the previously saved landscape policies within the adopted Local Plan for the Borough have now been superseded by the Havant Borough Core Strategy (March 2011).
- 5.14 Within the Havant Borough Core Strategy (March 2011), the most relevant policy is Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough.
- 5.15 With the policy it is stated:

“Planning permission will be granted for development that:

Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.

Protects and where possible enhances the borough’s statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.

Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):

(i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].

(ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].

(iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].

Protects and where appropriate enhances the borough’s statutory and non statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas, listed buildings,

scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest..."

Compliance with Policy CS11

- 5.16 As demonstrated within chapter 6 the proposed development whilst bringing about a degree of change to the local landscape character the overall effect would be not significant. The proposed development is not within any designated protected areas such as Area of Outstanding Natural Beauty or Country Park or environmental important areas such as Green Belt. The proposals also avoid other environmentally sensitive designated areas including Conservation Areas. There is also the potential for the proposals to contribute to both the natural and built environment through the style and form of the properties being proposed and the opportunities for new planting that would have the potential to increase the level of biodiversity on site.

6. EFFECT ON LANDSCAPE CHARACTER

National Landscape Character

- 6.1 Natural England (formerly the Countryside Agency) has documented the character of England's landscape at a national level in a series of documents. The site and its immediate environs fall within National Character Area 126 – South Coast Plain.
- 6.2 The key characteristics of the South Coast Plain are:
- “Major urban developments including Portsmouth, Worthing and Brighton linked by the A27/M27 corridor dominate much of the open, intensively farmed, flat, coastal plain.
 - Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
 - Trees are not a dominant feature - there are some small woods and a few windswept individual trees in the farmland or the occasional poplar shelter belt.
 - A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse 'estates' and isolated remnants of coastal heath.
 - The complex series of creeks, mudflats and shingle beaches along the coastal edge becomes less apparent to the east with the intensively-farmed plain increasingly dominated by disordered seaside towns and leisure developments.” (Underlining is author's emphasis)
- 6.3 The proposed development would represent a change from a predominantly pastoral landscape to a developed urban one. However, this change to an urban character would be consistent with the local surroundings as the site is immediately adjacent to the existing settlement of Havant and has urban form immediately to its north, east and south.
- 6.4 With the proposed development in place the key physical characteristics identified at the national level would be substantially unaltered.

Local Landscape Character

6.5 The Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007) provides an in-depth assessment of the locality's landscape character. The site and its surroundings fall within the Landscape Character Type H: Open Lower Harbour Plain.

6.6 The General Description of the landscape character type states:

"The Open Lower Harbour Plain landscape character type LCT H, together with the Urban Lower Harbour Plain landscape character type LCT G, forms the mainland coastal strip to Havant Borough and much of Hayling Island. It is an important open and predominantly rural area setting to both Langstone and Chichester Harbours and separates Havant from Portsmouth. The type is characterised by its flat topography, occasionally modified by man, its tidal inlets, its mix of arable fields, marsh and small woodlands and the survival of small settlements in predominantly rural settings."

6.7 Within the context of the Landscape Character Type H: Open Lower Harbour Plain, The Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007) identifies that the site and its surroundings fall within two Landscape Character Areas.

6.8 The south eastern part of the site falls within Landscape Character Area LCA28 Brockhampton Industrial Area. The key characteristics of the Landscape Character Area LCA28 Brockhampton Industrial Area include:

"Physical: landform, soils and land cover

- Low lying and predominantly flat, with under lying solid geology including the Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Formation and Portsdown Chalk Formation
- Overlain with river terrace deposits, alluvium and periglacial Head. This has produced a soil which around the estuary heads is loamy and clayey with a naturally high water content, while soils further north are less clayey but still with a naturally high water content

- Tidal estuary of the Hermitage Stream. A stream also aligns along the eastern boundary adjacent to a footpath
- Three water bodies lie just south of West Street
- The vegetation along the eastern tributary of the Hermitage Stream provides a green corridor through a predominantly hard built environment of the industrial estate
- To the south adhoc planting schemes around individual buildings and remnant lines of trees (maybe old hedgerows) relate poorly to each other
- Roadside planting adjacent to the A27 (T) separates this traffic corridor from the adjacent landscape
- Strong structure of tree and shrub planting around the junction of Brockhampton Road and Solent Road.

Biodiversity

- This landscape character area is urban and provides a variety of habitats through elements such as gardens and street trees
- In the north of the area there are three ponds all under 0.5 hectares in extent. These are located close to a road and are isolated from other habitats
- In the east of the area there is a small mosaic which consists of a thin strip of scattered scrub which gives way to a larger area of amenity grassland that has a small patch of broadleaved woodland in its north eastern extent
- Close to this mosaic but further south there is a strip of broadleaved woodland that exists both in this character area and the area to the east (LCA 27)

- There is a patch of amenity landscape planting on the western edge of the woodland. Both of these habitats continue LCA 41 and are associated with a large patch of improved grassland which carries into LCA 41. To the west of the improved grassland there is a small patch of amenity grassland
- In the west of the character area there is an area of scattered trees over grassland and this connects with an area of dense scrub which continues into LCA 41
- There is also a marina associated with this mosaic of scrub and scattered trees towards the north
- Further north of the marina and on the western boundary of the character area there is a patch of improved grassland which has a strip of dense scrub and grassland that runs west to east into the centre of the character area
- There is a very small area of grassland in the north of the area which is part of a much larger area of grassland in LCA 13
- Although this landscape character area is adjacent to the coast it has no coastal habitats within it.

Historic and built environment

- Predominantly industrial buildings to the south while to the north of the A27 (T) a mix of industrial units, smarter business style buildings along side groups of dwellings
- Mix of building styles with no strong distinguishing features
- Although some of the smaller scale works of the earlier 20th century survive towards the north of the LCA, the character of the area is dominated by the large scale modern industrial sheds of the industrial estate. The orthogonal layout of the estate, the scale of the buildings, and the extensive areas of hardstanding form a significant contrast to the natural vegetation of the coastal strip to the south

- Large scale shed buildings arranged along modern estate roads abut tightknit built historic character of West Street.

Experiential: tranquillity, visual perceptions and access

- The A27 (T) spoils any form of tranquillity within adjacent areas
- Large buildings, with open areas of tarmac have created a bland colour palette of a range of tonal greys. Where trees and shrubs do exist, they reduce the impact of this colourless landscape
- Important recreational routeway along the Hermitage Stream (Wayfarer's Walk)
- Hayling Billy public right of way leading up from the south along the western side of Langstone.

Visual: openness/enclosure, prominence and visibility

- A landscape with large shed buildings, providing areas of semi enclosure and openness
- Limited views due to the built environment character. However the enclosed landscape along the Hermitage Stream provides an area of contrast as compared to the open views adjacent Langstone Harbour.”
(Underlining is author's emphasis)

6.9 The majority of the site and the surrounding area to the west falls within Landscape Character Area LCA13 Historic Bedhampton. The key characteristics of LCA13 are given as:

“Physical: Landform, soils and land cover

- The underlying solid geology includes in a east west alignment, starting from the north, London Clay, Lambeth Group and the Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation. This has given rise to a landform rising in an east west direction, eventually onto the chalk ridge of Portsdown within the adjacent LCA12 Portsdown Hill
- To the west the soils are shallow lime-rich as a result of the underlying chalk; moving to the east these soils change to slowly permeable

seasonally wet slightly acid but base-rich loamy and clayey, while to the south the soils are loamy with a naturally high water content

- Large gardens of the properties along the B2177 Bedhampton Hill collectively create a large swathe of non native garden vegetation, with mature trees found around the older properties
- The open area of amenity grassland continues the pattern of adjacent small enclosed pasture fields
- Small fields with a mix of arable and grassland enclosed by hedgerows
- Prominent tree and shrub vegetation align Hermitage Stream
- Open stream (tributary of the Hermitage Stream) along Brookside Road
- Semi tree lined roads along the B2177 and Bedhampton Hill.

Biodiversity

- The north west of this area is largely urban with habitats existing through elements such as gardens and street trees
- The south west of the site consists of a large patch of arable land which is bordered by a strip of parkland with two patches of arable land/grassland in rotation at the south west and south eastern corners: the south eastern patch being significantly larger than the south western
- East of the arable land there is an area of residential development which provides habitat through gardens and is bordered by running water and a thin strip of broadleaved woodland
- To the north of this waterway there is a large area of calcareous unimproved/semi-improved grassland which is bordered by patches of arable land/grassland in rotation and urban development
- The east of the area, like the north west, consists of urban development with habitats evident through street trees, gardens and similar landscape elements.

Historic and built environment

- The northern edge of the LCA is defined by the multiple phased developments of residential properties around the historic core of Bedhampton
- The western half and south of the railway line is defined by medium sized regular fields, which still survive as existing hedgerows
- The waterworks for Bedhampton Springs is located in the north east edge of the LCA
- Low density development with subsequent large rear gardens, mixed boundary treatment including flint, red brick walls and hedgerows
- Loose settlement grain with substantial houses in large plots
- Sunken lane character of King's Croft Lane with adjacent robust hedgerow vegetation
- Winding alignment of roads and lanes with low density development of large dwellings form character of historic core
- Circulation within and through historic Bedhampton has been seriously compromised by the construction of the railway in 1847, the A27 and the A3 (M), leaving the historic settlement by-passed and rather cut off
- This has, in some ways, helped to preserve the tranquil character of its historic core, which contains a number of buildings of considerable architectural character/interest
- The varying dates of the significant buildings in the village has resulted in a variety of building materials and architectural styles, including the timber-framing of the Manor House, the extravagant gothic of The Elms, and the solid 19th century polychrome brickwork of the Old Granary
- However, due to the status of the buildings, they are mostly architect designed, and therefore individually reflect the differing fashions of their time, rather than creating a group reflecting local vernacular materials and design

- Although a certain amount of additional building has taken place during the 20th century, the significant buildings at the core of the historic settlement remain prominent in the townscape
- New houses within the core are generally of a relatively large scale, and occupy generous plots, retaining the sense of scale and loose grain of the settlement
- The construction of one modern house within the boundary of the Manor House, together with four more immediately to its north, has seriously compromised both its setting, and its relationship with the church
- The long sinuous brick parapets to the bridge over the railway form a particular feature to the south of the village core, as do the former Water Works walls along Bidbury Lane
- Good range of listed buildings demonstrating typical materials and stylistic features of their dates of construction
- Core of the historic settlement bisected from its mill by construction of railway.

Experiential: tranquillity, visual perceptions and access

- Noise from the A3 (M) and the junction with the A27 (T) is persistent on the western edge of Bedhampton
- Busy Portsdown Hill Road descending into Bedhampton. Quieter Kings Croft Lane to the south has a contrasting enclosed rural character, partially enclosed by native hedgerows, aligning along the recreation ground before twisting and leading into Bidbury Lane
- The Solent Way aligns along the east side of the church approaching across fields providing a rural approach to Bedhampton.

Visual: openness/enclosure, prominence and visibility

- Mature garden trees, remnant red brick walls, hedgerows all provide a sense of enclosure within the older historic core around the church

- **St. Thomas Church forms a prominent feature**
- **Views across the recreation ground towards Bedhampton flint church, with vegetated backdrop**
- **Views from Lower Road across open areas of pasture down to the railway line. The A27 (T) is partly screened by roadside vegetation.”**
(Underlining is author's emphasis)

6.10 In both national and local terms the characteristic elements of the landscape as quoted above would remain physically unaffected. The proposed development of the site would represent an extension of an existing settlement rather than introducing an entirely new series of elements into the landscape and would, as noted above, occur in an area where the proposed form of development would be entirely consistent with that of the existing. Consequently the effect on landscape character at this local level would be **minor/moderate**.

6.11 The character of the site would change from an agricultural one to a predominantly urban one as a consequence of development taking place. However, the site has the capacity to accommodate residential development without significant detrimental effects upon the wider landscape.

Summary

6.12 The proposed development would represent a high quality design with the form and scale of the proposed development being consistent with the scale and form of the built form development that already exists in the wider landscape around the site.

6.13 Within the context of the landscape character in which the proposed development is to be located, the existing settlement pattern and grain would remain substantially unaltered with the proposals in place.

6.14 The site as it currently exists is formed by a field of pasture and a former allotment garden without a landscape designation. The site is partially enclosed by hedgerows and trees but is heavily influenced by surrounding settlement and built form and in particular to the north and east. As such the landscape sensitivity is assessed as being **medium**.

- 6.15 The site boundaries would benefit from some additional planting to strengthen the landscape framework of the site, particularly along the western and southern extent of the proposed development.
- 6.16 All the characteristic elements of the wider landscape quoted and highlighted above would remain physically unaffected with the proposals in place.
- 6.17 The proposals would allow for the creation of a new high quality development, which would be integrated with, and sit comfortably within, the existing landscape. The magnitude of change to the local landscape character brought about by the proposed development being in place is assessed as being **low**. This would result in a **minor/moderate** effect that would be not significant.

7. EFFECT ON VISUAL AMENITY

Zone of Theoretical Visibility (ZTV)

- 7.2 Plans have been prepared showing the zone of theoretical visibility for ridge height based upon a two storey building. The ZTVs have been produced using the WindFarm software release 4.1 and generated using Landform Profile 50m Digital Terrain Modelling. Calculations include adjustments for the earth's curvature and light refraction.
- 7.3 It is evident that the proposed development would be theoretically visible across a wide area within the 5 kilometre ZTV. However, the ZTV is not uniform across the area and the model presents a worst case scenario as it is based on a bare earth survey and does not take into account existing buildings and trees.

Baseline Visual Receptors

- 7.4 Following site investigations, it is apparent that the greatest potential effect on visual amenity would be within 2 kilometres of the site. More distant views of the site would be limited through a combination of topography and the screening and filtering effect of intervening vegetation and built form. Any views of the proposed development would be assimilated into the wider landscape. It is therefore considered that there is little potential for development to result in significant effects upon visual receptors at distances of over 2 kilometres from the site.

Public Highways

- 7.5 There are potential views of the site and the proposed development from Ranelagh Road, Meyrick Road and Brockhampton Road. However, the number of visual receptors in the form of road users is restricted on Meyrick Road, due to it being a dead end and limited on Ranelagh Road. Any views experienced by road users would by definition be transitory ones and for users of Brockhampton Road glimpsed ones.

Public Rights of Way

- 7.6 There are potential views of the site and the proposed development from those public rights of way closest to the site, principally the Wayfarer's Walk/Solent way. However, most views would be experienced by those users of the public right of way heading north and the majority of such views would see the proposed development in the context of existing infrastructure and built form already visible on the horizon.

Access Land

- 7.7 There is no access land identified within the vicinity of the site.

Residential Properties

- 7.8 There would be some views of the proposed development from those residential properties close to the site boundary. However, the low lying topography of the surrounding area means that those existing properties (together with intervening vegetation and other infrastructure in the landscape between the proposals and the receptor) effectively screen and filter views from other residential properties within the wider landscape.

Environmental Designations

- 7.9 The site is adjacent to two Conservation Areas. Part of the boundary of the Old Bedhampton Conservation Area follows the Hermitage Stream at approximately 300 metres from the south west corner of the site boundary. There is some restricted intervisibility between the Conservation Area and the site along the extreme eastern edge of the Conservation Area but any potential opportunities to view the proposed development are limited and are mostly restricted to the northern section of the Wayfarer's Walk as it passes through the Conservation Area.
- 7.10 The Brockhampton Conservation Area abuts the site to the east. However, intervisibility between the site and the Conservation Area is limited owing to the presence of intervening built form and vegetation. Where visible the proposed development would be viewed in the context of existing built form and residential infrastructure.

Viewpoints

- 7.11 The desktop studies, field survey and interpretation of the ZTV have helped to identify a series of viewpoints that were regarded to be representative of the range of views and receptors around the site. The selected viewpoints (agreed in principle with the local authority), (Appendix 7) are not intended to cover every single possible view but are intended to be representative of a range of receptor types e.g. residents, walkers on public footpaths and road users, from different directions and distances from the site. In particular viewpoints from the higher ground to the north of the application site have been considered.

- 7.12 Based upon these selected viewpoints a broad visual appraisal has been carried out to determine how the proposed development would have a bearing on the visual amenity of the surrounding landscape and townscape (Photoviews, Appendix 8). This assessment was undertaken during the early summer 2012 when vegetation cover was still quite complete. Consideration has therefore been given to the views in the absence of any vegetation cover.

Viewpoint 1 – View from number 24 Ranelagh Road

Nature and Sensitivity of Baseline View

- 7.13 This viewpoint is taken from outside number 24 Ranelagh Road and is representative of the view experienced by the comparatively new properties constructed to the north side of the street. The view is looking south west across the former allotment gardens. As a residential property the viewpoint has a **high** sensitivity.

Nature and Magnitude of Visual Effect

- 7.14 The former allotments would be removed with the proposed development in place and houses would be visible set back from the road by a front garden. The magnitude of change would be **high**.

Significance Effects on View

- 7.15 With the proposed development in place there would be a **major** effect that would be significant. However, within the wider field of view existing built form is visible and the proposed development would not be visually incongruous.

Viewpoint 2 – View from number 1A Ranelagh Road

Nature and Sensitivity of Baseline View

- 7.16 This viewpoint is taken from the residential property immediately to the east of the site boundary and is looking due west. As a residential property the viewpoint has a **high** sensitivity.

Nature and Magnitude of Visual Effect

- 7.17 With the proposed development in place the former allotments would be removed from within view and instead houses would be visible; set back from the road by a front garden. However, within the field of view there are already existing built residential properties visible and the proposed development would be seen in the

context of an already partially established streetscape where residential development is already a defining element in the view. The magnitude of change would be **medium**.

Significance Effects on View

- 7.18 With the proposed development in place there would be a **major/moderate** effect that would be potentially significant.

Viewpoint 3 – View from corner of Ranelagh Road

Nature and Sensitivity of Baseline View

- 7.19 This viewpoint is taken from the corner of Ranelagh Road and Meyrick Road looking south east and is representative of the users of the Wayfarer's Walk/Solent Way which passes along Meyrick Road at this point. As a public right of way the viewpoint has a **high** sensitivity.

Nature and Magnitude of Visual Effect

- 7.20 The trees and open space at the junction of the two roads would be retained as part of the proposed development. With the development in place there would be some properties visible in the middle distance as they back onto Meyrick Road. However, the establishment of a new hedgerow along this western boundary means that only the upper level of the properties would be seen. The magnitude of change is assessed as **low**.

Significance Effects on View

- 7.21 With the proposed development in place there would be a **moderate/minor** effect that would be not significant.

Viewpoint 4 – View from gate of Bedhampton Water Works

Nature and Sensitivity of Baseline View

- 7.22 This viewpoint is taken from the entrance gateway into the Bedhampton Water Works looking north east across the site and is representative of the users of the Wayfarer's Walk/Solent Way which passes along Meyrick Road at this point. As a public right of way the viewpoint has a **high** sensitivity.

Nature and Magnitude of Visual Effect

- 7.23 With the development in place the open aspect of the view would be removed to be replaced with residential properties in the middle distance. An area of open space would remain in the foreground divided from the proposed development by a newly created hedgerow defining the development's western boundary. The existing recently constructed residential development to the north of Ranelagh Road is visible as a framed element on the horizon. The magnitude of change is assessed as **medium**.

Significance Effects on View

- 7.24 With the proposed development in place there would be a **major/moderate** effect that would be potentially significant. The effect of the proposals would diminish as the proposed hedgerow matures over time screening the lower parts of the proposed dwellings.

Viewpoint 5 – View from Wayfarer's Walk/Solent Way

Nature and Sensitivity of Baseline View

- 7.25 This viewpoint is representative of the users of the Wayfarer's Walk/Solent Way and is taken looking south east towards the south west corner of the site. As a public right of way the viewpoint has a **high** sensitivity.

Nature and Magnitude of Visual Effect

- 7.26 The view includes the existing built form of the Kingscroft Business Park on the sky line. With the proposed development in place the open nature of the view would remain in part. Residential development would be evident to the left of the view behind the proposed new hedgerow defining the western site boundary. The magnitude of change is assessed as **low**. The receptor's gaze would still be directed across the retained open space towards the industrial units which already provide an urban built form influence within the view.

Significance Effects on View

- 7.27 With the proposed development in place there would be a **moderate/minor** effect that would be not significant. As the proposed hedgerow develops over time the visibility and the visual perception of the proposals would diminish.

Viewpoint 6 – View from Wayfarer's Walk/Solent Way (bridge over A27)

Nature and Sensitivity of Baseline View

- 7.28 This viewpoint is representative of the users of the Wayfarer's Walk/Solent Way and is taken looking north east towards the site from the bridge over the A27. As a public right of way the viewpoint has a **high** sensitivity.

Nature and Magnitude of Visual Effect

- 7.29 The site is partially visible in the middle distance framed by the roadside vegetation along the A27. Existing built form on the urban edge of Havant is visible amongst the tree line on the horizon. With the proposed development in place the urban edge of Havant would be perceived as being closer to the view point. However, any such view of the proposals at this point would be a transitory and glimpsed one for users of the footbridge in which the busy A27 would remain the overwhelming visually dominant element. Consequently the magnitude of change with the proposed development in place is assessed as **low**.

Significance Effects on View

- 7.30 With the proposed development in place there would be a **moderate/minor** effect that would be not significant.

Viewpoint 7 – View from Brockhampton Road

Nature and Sensitivity of Baseline View

- 7.31 This viewpoint is representative of the users of Brockhampton Road and is the edge of the Brockhampton Conservation Area and as such the viewpoint has a **high** sensitivity.

Nature and Magnitude of Visual Effect

- 7.32 The north parcel of the site is framed by the existing residential properties on either side of Ranelagh Road with the trees to be retained as part of the development forming the backdrop to the view. The proposed development would be visible but would be perceived as a continuation of the built form and as such the magnitude of change is assessed as being **low**.

Significance Effects on View

- 7.33 With the proposed development in place there would be a **moderate/minor** effect that would be not significant.

Viewpoint 8 – View from Solent Way/car park

Nature and Sensitivity of Baseline View

- 7.34 This viewpoint is representative of the users of the Solent Way and is taken looking north towards the site from the lookout in the car park adjacent to the footpath. As a public right of way the viewpoint has a **high** sensitivity.

Nature and Magnitude of Visual Effect

- 7.35 The lookout is a purpose built one and is elevated above the surrounding landscape to give panoramic views both north and south. Though the site is in theory visible from this viewpoint intervening vegetation and industrial infrastructure and built form in the landscape between the site and the viewpoint mean that the site and consequently the proposed development are imperceptible within the view. The magnitude of change therefore brought about by the proposed development would be **negligible**.

Significance Effects on View

- 7.36 With the proposed development in place there would be a **minor/moderate** effect that would be not significant.

Viewpoint 9 – View from field gate close to Warblington Church

Nature and Sensitivity of Baseline View

- 7.37 This viewpoint is taken from a field gate within the historic village of Warblington looking almost due west towards the site and is representative of visitors to the village using the local lanes. The viewpoint is assessed as having a **medium** sensitivity.

Nature and Magnitude of Visual Effect

- 7.38 Although the site is in theory visible from this viewpoint intervening vegetation in the landscape between the site and the viewpoint means that the site and consequently the proposed development are imperceptible within the view. The magnitude of change therefore brought about by the proposed development would be **negligible**.

Significance Effects on View

- 7.39 With the proposed development in place there would be a **minor** effect that would be not significant.

Viewpoint 10 – View from southern end of Staunton Way

Nature and Sensitivity of Baseline View

- 7.40 This viewpoint is representative of users of the Staunton Way and is taken from the southern end of the Staunton Way as it passes from the open countryside into the residential area of Leigh Park. The viewpoint is looking south towards the site. As a public right of way the viewpoint has a **high** sensitivity.

Nature and Magnitude of Visual Effect

- 7.41 Although the site is in theory visible from this viewpoint intervening vegetation in the landscape between the site and the viewpoint means that the site and consequently the proposed development are imperceptible within the view. The magnitude of change therefore brought about by the proposed development would be **negligible**.

Significance Effects on View

- 7.42 With the proposed development in place there would be a **minor/moderate** effect that would be not significant.

Viewpoint 11 – View from Hayling Island (Texaco Garage)

Nature and Sensitivity of Baseline View

- 7.43 This viewpoint is taken from the entranceway to the Texaco garage on Hayling Island immediately to the south of Langstone Bridge and is representative of users of the bridge and Langstone Road. The viewpoint looks north west towards the site. The viewpoint is assessed as having a **medium** sensitivity.

Nature and Magnitude of Visual Effect

- 7.44 Although the site is in theory visible from this viewpoint intervening vegetation in the landscape between the site and the viewpoint means that the site and consequently the proposed development are imperceptible within the view. The magnitude of change therefore brought about by the proposed development would be **negligible**.

Significance Effects on View

- 7.45 With the proposed development in place there would be a **minor** effect that would be not significant.

Summary

- 7.46 It is evident from this assessment that whilst the ZTV appears extensive, the actual zone of visibility, or the visual envelope, associated with the proposed development would be restricted and views would generally be limited in number.
- 7.47 Where potential views of the proposed development do exist these would generally be limited to close range ones. These would be from the public rights of way adjacent to the site's western and southern boundary and from the existing users and residents of Ranelagh Road.
- 7.48 Although there would be some visual change at the local level it would not necessarily be a harmful one. The opportunity to increase and enhance the existing vegetation along the site boundaries to provide a robust landscape framework to the new development would bring about a positive beneficial effect upon the landscape. The maturing vegetation would have the ability to screen and filter potential views into the site whilst framing the proposals and providing a robust and defensible development edge.

8. EFFECT UPON LANDSCAPE FEATURES

Topography

- 8.2 There would be no substantial change to the overall topography of the site. Any changes would be localised ones associated with the need to construct the various buildings and structures. Consequently, the magnitude of change on the topography of the site (assessed as having **low** sensitivity) brought about by having the proposed development in place is assessed as **low** and the overall effect as **minor**.

Trees and Hedges

- 8.3 Where practicable, the existing trees and hedgerows on the site would be retained and incorporated within the detailed design for the proposed development. As a result of the proposals being in place there would be a need to remove a limited amount of hedgerow to provide access between the northern and southern parcels of land. A section of hedgerow would also be removed internally from the site adjacent to the existing agricultural buildings.
- 8.4 In mitigation a new hedgerow would be created to define western site boundary and to help screen views of lower level of properties. Additional tree and shrub planting would enhance the existing vegetation along southern site boundary to provide a green edge to the development and screening of views of lower level of properties whilst structural tree planting within the proposed development would provide visual interest and would reduce the perceived scale and massing of the built form. New on and off plot planting would provide visual interest, enclosure and opportunities for enhanced biodiversity.
- 8.5 The trees and hedgerows on site are assessed as having a **medium** sensitivity. The magnitude of change brought about by the proposed development being in place is assessed as **medium** resulting in a **moderate** effect. However, with the implementation of mitigation measures this effect is assessed as being **not significant**.

Herbaceous Vegetation

- 8.6 The site currently comprises an area of improved pastureland and former allotment gardens allowed to become unmanaged. The proposed development would remove the pastureland and unmanaged allotment gardens but would replace these with a combination of built form, gardens and amenity open space. Herbaceous plant material has the potential to be used as part of the detail on plot landscape design.

As such the herbaceous material (assessed as being **low** sensitivity) would experience a **low** magnitude of change with the proposed development in place that would result in a **minor** effect.

Summary

8.7 It is therefore evident that the proposed development would not significantly harm the landscape elements associated with the site and that the following conclusions can be drawn:

- The level topography of the site would remain substantially unchanged.
- Where practicable the existing trees and hedgerows on site would be retained and integrated into the detail masterplan and enhanced where appropriate with supplementary planting. These elements and features could be managed to improve visual screening, enhance local distinctiveness and character and provide opportunities for increased biodiversity.
- The nature of the herbaceous vegetation on site would change as a result of the proposed development being in place but would present opportunities for improved biodiversity.

9. CONCLUSIONS

- 9.1 This report demonstrates that the proposed development as illustrated in the preferred masterplan and incorporating the necessary mitigation measures, in particular new tree and hedgerow planting that would mature over time, could be successfully accommodated and assimilated into the surrounding landscape without causing significant harm to the landscape character, visual amenity or landscape features of the area.

APPENDIX 1

Site Location Plan

APPENDIX 2

Detailed Assessment Methodology

The LVIA has been undertaken in accordance with best practice, as outlined in the following published guidance:

- *Guidelines for Landscape and Visual Impact Assessment* (2nd edition) Landscape Institute/ Institute of Environmental Management and Assessment (2002).
- *Landscape Character Assessment Guidance for England and Scotland*, (2002) Countryside Agency / Scottish Natural Heritage.
- *The Guidelines for Environmental Impact Assessment*, (2004) Institute for Environmental Management and Assessment.

In accordance with published guidance, landscape (features and character) and visual impacts are assessed separately, although the procedure for assessing each is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:

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

The LVIA assesses both the long term effects relating to the operational lifetime of the proposed development and also the short term effects associated with its construction.

The study area for the LVIA was taken to be a 5 kilometres radius from the site. However, the main focus of the assessment was taken as a radius of 3 kilometres from the boundary of the site as it is considered that beyond this distance, even with good visibility, the proposed development would not be perceptible within the composite landscape.

The proposed scheme was assessed for the purposes of the landscape and visual analysis.

Landscape Features and Character Assessment Methodology

A baseline landscape assessment was carried out to determine the current features and character of the landscape within and surrounding the site. This involved an initial desktop study of:

- Ordnance survey maps at 1:50,000, 1:25,000 scales
- Aerial photographs of the site and surrounding area

- Datasets for rural designations from the MAGIC website (Multi Agency Geographic Information for the Countryside)
- Relevant planning policy
- Local landscape character assessments

Following the desk top study field and photographic surveys were undertaken in May 2012.

Visual Assessment Methodology

In the first instance a digital terrain model with a radius of 5 kilometres was constructed to illustrate the nature of the topography as it relates to the estimated theoretical zone of visual influence. The proposed development was superimposed upon this framework at the location of the site to determine the Zone of Theoretical Visibility (ZTV) associated with the proposed development.

The assessment of visual effects was undertaken on the basis of viewpoint analysis as recommended in best practice guidelines. The viewpoints which are in different directions from the site and are at varying distances and locations were selected to represent a range of views and visual receptor types.

The viewpoints are representational and not exhaustive. They are taken from publicly accessible land (when outside of the red line boundary) and not from any other third party, private, land.

The viewpoints were used as the basis for determining the effects of visual receptors within the entire study area. The viewpoints were photographed at 1.7 metres above ground level.

Assessment Criteria

In accordance with the Landscape and Visual Impact Assessment Guidelines, 2nd edition (2002) the significance of effects is ascertained by cross referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development.

Sensitivity of Landscape Features

The sensitivity of an individual landscape feature reflects factors such as its quality, value, contribution to landscape character and the degree to which the particular element can be replaced. A particular feature may be more sensitive in one location than in another. It is therefore not possible to simply place different landscape features into sensitivity bands.

Professional judgement has been used to determine the magnitude of direct physical impacts on individual existing landscape features as follows:

Negligible	No loss or very minor alteration to part of an existing landscape feature
Low	Minor loss or alteration to part of an existing landscape feature
Medium	Some loss or alteration to part of an existing landscape feature
High	Total or major loss of an existing landscape feature

Table 2.1 Criteria for magnitude of change for landscape features

Low	Landscape features in below average or poor condition e.g. C or R grade trees (BS 5837)
Medium	Landscape features in good condition but with no statutory protection e.g. A and B grade trees (BS 5837)
High	Landscape features with statutory protection e.g. Tree Preservation Order

Table 2.2 Levels of sensitivity for landscape features

Sensitivity of Landscape Character

The sensitivity of landscape character is an expression of a landscapes capacity to accommodate change. It varies depending factors such as the scale and form of the landscape, landscape pattern, sense of enclosure, sense of tranquillity and remoteness, the settlement pattern and transport network etc. The sensitivity of landscape character is described as high, medium or low and the judgement about how sensitive the character areas are has been made by extrapolating this information from the relevant regional and local landscape character studies. Professional judgement has been used to determine the magnitude change on landscape character as follows:

Negligible	No notable introduction of new features into the landscape or change to the scale, landform, land cover or pattern of landscape
------------	---

Low	Introduction of minor new features into the landscape or some minor change to the scale, landform, land cover or pattern of landscape
Medium	Introduction of some notable features into the landscape or some notable change to the scale, landform, land cover or pattern of landscape
High	Introduction of major features into the landscape or some major change to the scale, landform, land cover or pattern of landscape

Table 2.3 Criteria for magnitude of change for landscape character

Low	Areas that exhibit a negative character. May have a strong sense of enclosure that reduces visual sensitivity, are likely to be already affected by man-made features, have reduced tranquillity, are likely to have little inter-visibility with adjacent landscapes and exhibit a low density of sensitive landscape features. Includes detractors such as power-lines, industrial derelict or inappropriate built forms with no aesthetic value or evidence of strategic planning. There is a lack of mature vegetation cover and no Environmental designations apply
Medium	Areas that exhibit a positive character. May have some sense of enclosure, or be affected by some man-made features, or have little inter-visibility with adjacent landscapes and exhibit a moderate density of sensitive landscape features. There is a reasonable distribution of semi-natural vegetation, trees and shrub cover and the overall view of the area is pleasant. Local Environmental designations of cultural and historic value may be present.
High	Areas that exhibit a strong positive character. May be open or exposed with a remote character and an absence of man-made features. They are often highly visible from adjacent landscapes and exhibit a high density of sensitive landscape features. Includes the most aesthetically attractive landscapes e.g. nationally designated areas such as National Parks, AONB.

Table 2.4 Levels of sensitivity for landscape character

Sensitivity of Visual Receptors

Representative viewpoints have been used in the assessment to represent different visual receptor groups at various distances and directions from the site. In general it is recognised

that residential receptors, recreational users of public rights of way or people at recognised vantage points have a higher sensitivity to change than people travelling along roads or conducting their daily business e.g. at their place of work.

Negligible	No notable change in the view
Low	Some change in the view that is not prominent / few visual receptors affected
Medium	Some change in the view that is clearly visible and forms an important but not defining element in the view
High	Major change in the view that has a defining influence on the overall view / many visual receptors affected.

Table 2.5 Criteria for magnitude of change for visual receptors

Low	Includes people at place of work e.g. industrial and commercial premises
Medium	Includes people engaged in outdoor sporting facilities and people travelling through the landscape on roads and trains
High	Includes occupiers of residential properties and users of public rights of way and POS

Table 2.6 Levels of sensitivity for visual receptors

Impact Significance

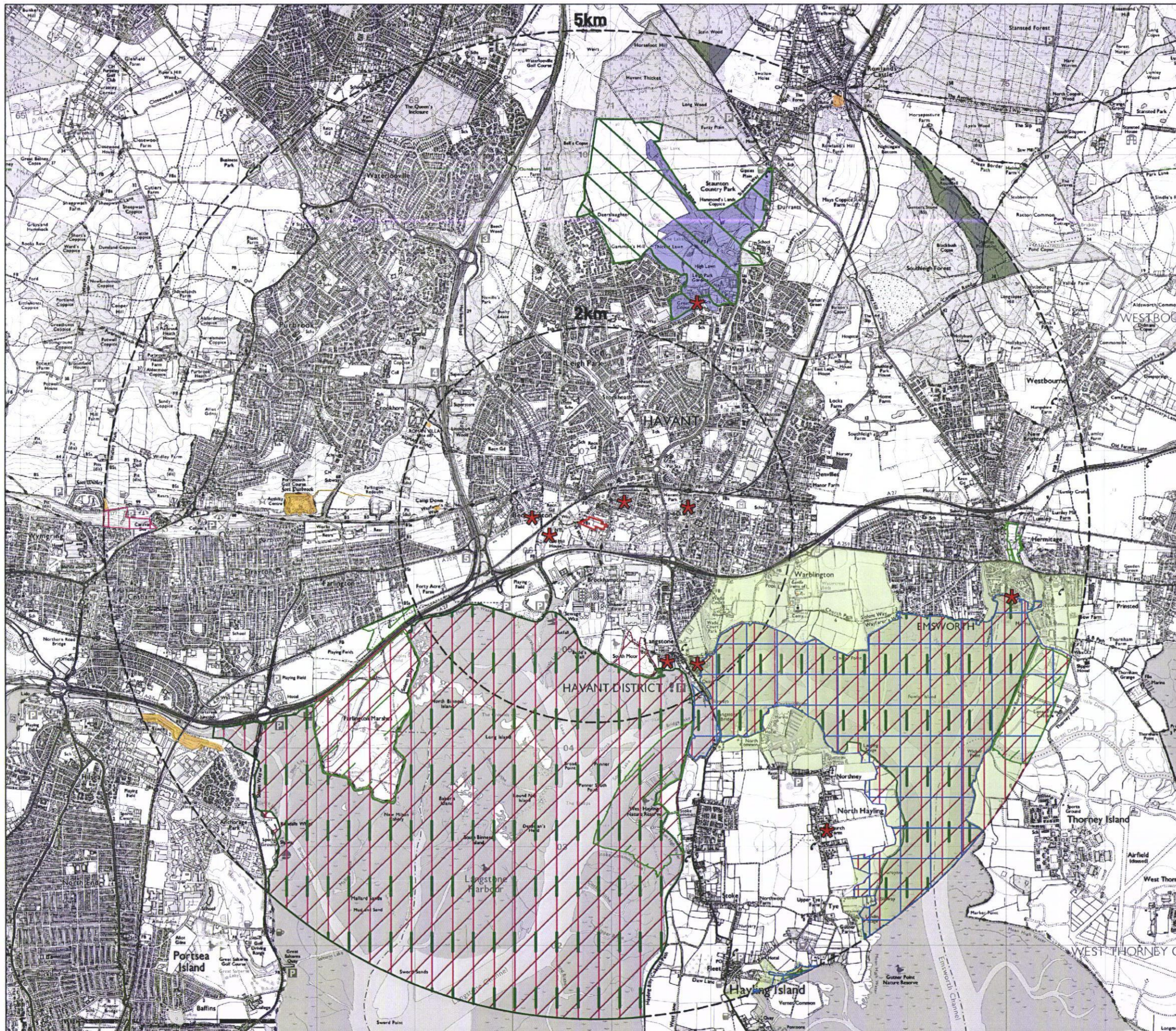
The significance of the landscape and visual effects is determined by cross referencing the sensitivity of the landscape feature, landscape character or view with the magnitude of change. The significance of effects is described as substantial, moderate or slight. Those effects identified as being of substantial, and substantial/moderate significance may be regarded as significant when discussed in terms of the Town and Country Planning Regulations (England and Wales) 1999.

		Magnitude of Change			
		High	Medium	Low	Negligible/None
Visual Receptor Sensitivity	High	Major	Major/ Moderate	Moderate/ Minor	Minor/Moderate
	Medium	Major/ Moderate	Moderate	Minor/ Moderate	Minor
	Low	Moderate/ Minor	Minor/ Moderate	Minor	Negligible
			Significant		
			Potentially Significant		
			Not Significant		

Table 2.7 Degree of significance thresholds for landscape character, landscape features and visual receptors

APPENDIX 3

LANDSCAPE AND ENVIRONMENTAL DESIGNATIONS PLAN



KEY

-  Application Site Boundary
-  Area of Outstanding Natural Beauty (AONB)
-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area
-  Special Area of Conservation
-  Scheduled Monument
-  RAMSAR
-  Registered Parks and Gardens
-  National Park
-  Local Nature Reserve
-  Country Park
-  Conservation Area (within 5km of site)

Ranelagh Road, Havant Environmental Designations Plan

Drawing Ref: 0.0137_01-A

Client : Orchard Homes & Developments Ltd.

1 : 40,000 @ A3

23rd May 2012

Team SW/AB

Pegasus
Environmental



APPENDIX 4
MASTERPLAN

Ranelagh road

House type A- 3 no.
(2-bed semi-detached 2 storey house)

House type B- 30 no.
(3-bed semi-detached 2-storey house;
wide and narrow plan versions)

House type C- 16 no.
(3-bed detached 2 storey house; wide and narrow plan
versions). 5 of which have single garages.

House type D- 4 no.
(2- bed semi- detached 2 storey house)

House type E- 5 no.
(3-bed semi-detached 2 storey house)

13 x 2-bed flats
6 x 1-bed flats

Total houses = 60 no.
Total flats = 19 no.
Total dwellings = 79 no.

Site area 1.99 hectares;
Density 40 dph;

Affordable 30% = 24 dwellings comprising:

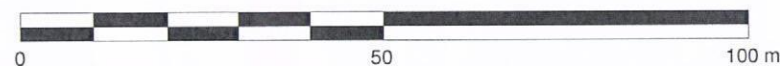
6 x 1-bed flats;
9 x 2-bed flats;
4 x 2 bed houses; (Type D)
5 x 3-bed houses; (Type E)

Car parking- 2 spaces each in-curtilage for 56 (two and
three bedroom) houses and 2 spaces in shared courts
(allocated) for remaining 8 (two and three bedroom) houses.
Flats parking (unallocated) at ratio 1.3 spaces for 2-bed flats
and 0.9 spaces for 1-bed flats. All spaces identified on plan.



Proposed site plan

1 : 500



1. Area schedule added, garages shown to 10 units	Dec 11	H. Affordable units shown	May 12
2. Adapted scheme shown to west of site	Dec 11		
3. Layout revised to suit planning discussions	Jan 12		
4. Layout revised to suit planning discussions	Feb 12		
5. Schedule revised	Apr 12		
6. Plans introduced at the north west corner	May 12		
7. Minor revisions	May 12		

sherlockboswellarchitecture

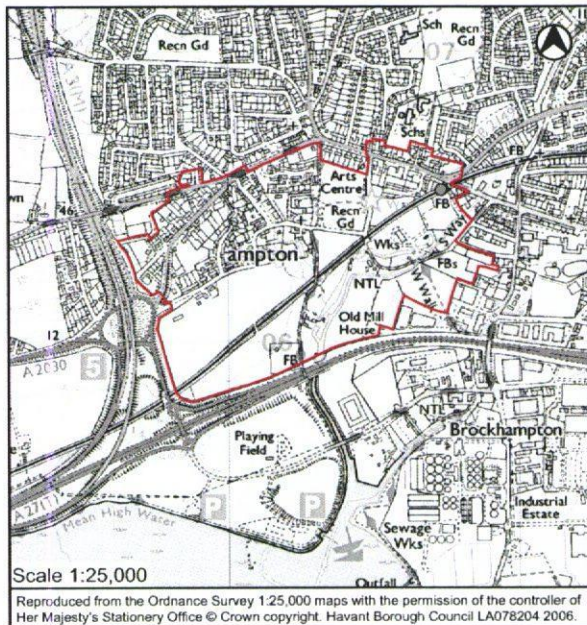
410 The Grange, Romsey Road, Michelmersh, Romsey SO51 0AE T: 01794 348884 E: mail@sherlockboswell.com

project: Ranelagh Road Havant	date: Feb 2012
client: Orchard Homes & Developments Ltd	scale: 1 : 500 at A1
drawing: Site Plan	job no: 1015
	dwg no: 103
	rev: H

This drawing is the copyright of Sherlock Boswell Architecture

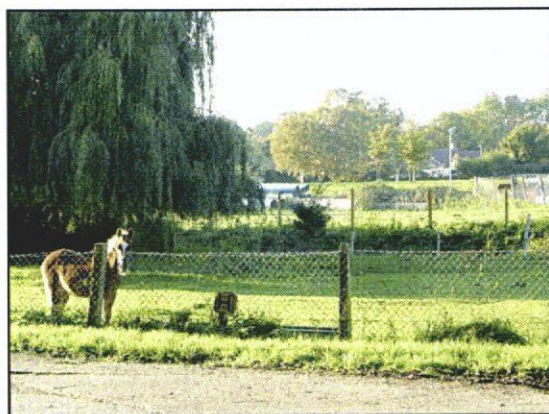
APPENDIX 5

Local Character Area



LCA13

Historic Bedhampton



Fragmented farmland off Meyrick Road



King's Croft Lane



Lower Road Bedhampton, looking west

LCA13 Historic Bedhampton

Introduction

This area contains two landscape character types: Urban Upper Harbour Plain LCT E and Open Lower Harbour Plain LCT H. A full description of the characteristics common to these types is set out in Section 4. The area is composed of fifteen historic landscape character types: Medium Regular Fields with Straight Boundaries (Parliamentary Type) (1.10); Early and Mid-Victorian Settlement (9.6.1); Late Victorian Settlement (9.6.2); Edwardian Residential (9.6.3); Pre-War Residential (9.6.4); Post-War Residential (9.6.5); Late 20th Century Residential (9.6.7); Local Authority Buildings (9.6.8); Pre 1810 Village/Hamlet (9.7); Large-Scale Commercial (9.15); Sports Fields (11.3); Allotments (11.6); Industrial Complexes and Factories (12.3); Water Treatment (12.5); and Railway (13.5.1) (Figure 1).

Location

Located to the east of the A3 (M), in the south west of the Borough between Portsdown Hill and historic Havant.

Relationship to adjacent character areas

LCA12 Portsdown Hill: The A3 (M) and the elevated junction sever the connectivity between these two character areas. Historic Bedhampton core has a strong mature tree character which contrasts with the open landscape character of LCA12.

LCA14 Havant historic core: The area of small enclosed fields within LCA13 provides a setting for the historic core of Havant. However some poor quality land uses along this edge degrade the character of LCA14. The hard landscape character of LCA14 contrasts with the rural landscape character of LCA13 leading to poor connectivity across these two LCAs.

LCA15 Bedhampton and Havant - north western suburbs: The urban character of LCA15 abuts the more enclosed village character found at Bedhampton. The transition is most marked by the Portsdown Hill Road. A similar style of housing and with collective swathes of rear garden vegetation provides a green grid across these two LCAs.

LCA28 Brockhampton plain: Medium scale industrial buildings in LCA 28 abut the edge of the open rural character of LCA13. In places the boundary treatment of LCA28 is also poor leading to visual degradation of LCA13. Contrasting landscape characteristics.

LCA41 South Moor and Broadmarsh coastal park: Screened views from LCA13 to LCA41 due to the intervening roadside vegetation and the road embankment of the A27 (T). Thin agricultural hedgerows enclosing the fields contrast with the wide woodland belts found within the coastal park of LCA41.

Historic development

Bedhampton's position on the lower slopes of Portsdown Hill was determined by the supply of fresh water from Bedhampton Springs, and the settlement became, along with Brockhampton, Havant and Emsworth, one of a series of spring-line villages in the vicinity of the Roman road from Chichester to Wickham.

The earliest reference to the settlement is found in ecclesiastical records of 837, indicating that the manor and lands were granted by the king to the Cathedral

Church of Winchester. Domesday records refer to a community with two mills and a church, though the Saxon church was replaced in the 12th century by one in the Norman style, of which elements survive today. The settlement was associated with a hunting park to the north, though following disparkment in 1632, the land was converted to arable cultivation, which provided increased work for the two mills, which were probably rebuilt at around this time.

Early Bedhampton had a dispersed settlement pattern, with the mills to the south, a few large houses in the vicinity of the church and up Brookside Road, and a cluster of housing and commercial properties to the north east along Bedhampton Road. The construction of the railway in 1847 separated the mills from the village core. The majority of 20th century development has focussed to the north of Bedhampton Road, on Bedhampton Hill and Lower Road.

The Mill House is historically associated with the poet John Keats, who visited the house on a number of occasions, and The Elms is said to have connections with the Duke of Wellington.

Characteristics of Historic Bedhampton

Physical: Landform, soils and land cover

- The underlying solid geology includes in a east west alignment, starting from the north, London Clay, Lambeth Group and the Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation. This has given rise to a landform rising in an east west direction, eventually onto the chalk ridge of Portsdown within the adjacent LCA12 Portsdown Hill
- To the west the soils are shallow lime-rich as a result of the underlying chalk; moving to the east these soils change to slowly permeable seasonally wet slightly acid but base-rich loamy and clayey, while to the south the soils are loamy with a naturally high water content
- Large gardens of the properties along the B2177 Bedhampton Hill collectively create a large swathe of non native garden vegetation, with mature trees found around the older properties
- The open area of amenity grassland continues the pattern of adjacent small enclosed pasture fields
- Small fields with a mix of arable and grassland enclosed by hedgerows
- Prominent tree and shrub vegetation align Hermitage Stream
- Open stream (tributary of the Hermitage Stream) along Brookside Road
- Semi tree lined roads along the B2177 and Bedhampton Hill.

Biodiversity

- The north west of this area is largely urban with habitats existing through elements such as gardens and street trees
- The south west of the site consists of a large patch of arable land which is bordered by a strip of parkland with two patches of arable land/grassland in rotation at the south west and south eastern corners: the south eastern patch being significantly larger than the south western
- East of the arable land there is an area of residential development which provides habitat through gardens and is bordered by running water and a thin strip of broadleaved woodland

- To the north of this waterway there is a large area of calcareous unimproved/semi-improved grassland which is bordered by patches of arable land/grassland in rotation and urban development
- The east of the area, like the north west, consists of urban development with habitats evident through street trees, gardens and similar landscape elements.

Historic and built environment

- The northern edge of the LCA is defined by the multiple phased developments of residential properties around the historic core of Bedhampton
- The western half and south of the railway line is defined by medium sized regular fields, which still survive as existing hedgerows
- The waterworks for Bedhampton Springs is located in the north east edge of the LCA
- Low density development with subsequent large rear gardens, mixed boundary treatment including flint, red brick walls and hedgerows
- Loose settlement grain with substantial houses in large plots
- Sunken lane character of King's Croft Lane with adjacent robust hedgerow vegetation
- Winding alignment of roads and lanes with low density development of large dwellings form character of historic core
- Circulation within and through historic Bedhampton has been seriously compromised by the construction of the railway in 1847, the A27 and the A3 (M), leaving the historic settlement by-passed and rather cut off
- This has, in some ways, helped to preserve the tranquil character of its historic core, which contains a number of buildings of considerable architectural character/interest
- The varying dates of the significant buildings in the village has resulted in a variety of building materials and architectural styles, including the timber-framing of the Manor House, the extravagant gothic of The Elms, and the solid 19th century polychrome brickwork of the Old Granary
- However, due to the status of the buildings, they are mostly architect designed, and therefore individually reflect the differing fashions of their time, rather than creating a group reflecting local vernacular materials and design
- Although a certain amount of additional building has taken place during the 20th century, the significant buildings at the core of the historic settlement remain prominent in the townscape
- New houses within the core are generally of a relatively large scale, and occupy generous plots, retaining the sense of scale and loose grain of the settlement
- The construction of one modern house within the boundary of the Manor House, together with four more immediately to its north, has seriously compromised both its setting, and its relationship with the church
- The long sinuous brick parapets to the bridge over the railway form a particular feature to the south of the village core, as do the former Water Works walls along Bidbury Lane
- Good range of listed buildings demonstrating typical materials and stylistic features of their dates of construction
- Core of the historic settlement bisected from its mill by construction of railway.

Experiential: tranquillity, visual perceptions and access

- Noise from the A3 (M) and the junction with the A27 (T) is persistent on the western edge of Bedhampton
- Busy Portsdown Hill Road descending into Bedhampton. Quieter Kings Croft Lane to the south has a contrasting enclosed rural character, partially enclosed by native hedgerows, aligning along the recreation ground before twisting and leading into Bidbury Lane
- The Solent Way aligns along the east side of the church approaching across fields providing a rural approach to Bedhampton.

Visual: openness/enclosure, prominence and visibility

- Mature garden trees, remnant red brick walls, hedgerows all provide a sense of enclosure within the older historic core around the church
- St. Thomas Church forms a prominent feature
- Views across the recreation ground towards Bedhampton flint church, with vegetated backdrop
- Views from Lower Road across open areas of pasture down to the railway line. The A27 (T) is partly screened by roadside vegetation.

Specific local key issues

- Development eroding settlement character
- Erosion of agricultural landscape patterns through expansion of equine activity within adjacent fields
- Settings of listed buildings could be affected by further infill development
- The rural setting of the former mill would be adversely affected by the expansion of the King's Croft Business Park westwards to the stream edge
- Calcareous grassland is an important ecological resource
- Noise from the A3 (M).

Designations

Old Bedhampton Conservation Area

12 listed buildings

3 unlisted historic buildings

Manor Farm A SINC

St Chad's Well Meadow SINC

Landscape and built form strategy and guidelines

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

Land management

- Encourage hedgerow management to improve visual quality of open land to the south
- Maintain open stream character adjacent Brookside Road and vegetated character of Hermitage Stream
- Maintain open character of recreation field and improve character with native tree and hedgerow planting to link recreation ground with fields to the south

-
- Maintain and enhance the calcareous grasslands, managing scrub to prevent encroachment.

Built form and development

- Flint and brick wall boundary treatments should be protected and preserved
- Infill development should be avoided within the historic core to retain the low density vegetated character of the landscape
- New development should respect and relate to the character of the historic core
- Maintain sunken vegetated character of Kings Croft Lane
- Any infill development along the south eastern edge should include appropriate boundary treatment to retain the southern boundary vegetated character
- Maintain character of recreation fields which provide an open setting of church
- Further expansion of the Kings Croft Business Park should be accompanied by sensitive screen planting to retain the rural setting of the former mill house and water features associated with the mill
- Consider extension of Conservation Area to include waterworks walls
- Improvements to be made to the streetscape close to Bedhampton Station.



Scale 1:25,000

Reproduced from the Ordnance Survey 1:25,000 maps with the permission of the controller of Her Majesty's Stationery Office © Crown copyright. Havant Borough Council LA078204 2006.

LCA28

Brockhampton Industrial Area



Waste processing site west of Brockhampton Industrial area



Industrial units in Southmoor Lane

LCA28 Brockhampton Industrial Area

Introduction

The area contains two landscape character types: Urban Upper Harbour Plain LCT E and Open Lower Harbour Plain LCA H. A full description of the characteristics common to this type is set out in Section 4. The area is composed of twelve historic landscape character types: Small Rectilinear with Wavy Boundaries (1.16); Reclaimed Land (8.4); Early and Mid-Victorian Settlement (9.6.1); Late Victorian Settlement (9.6.2); Pre-War Residential (9.6.4); Late 20th Century Residential (9.6.7); Large-Scale Commercial (9.15); Open Ground (11.5); Industrial Complexes and Factories (12.3); Large Scale Industry (12.4); Water Treatment (12.5); and Road (13.6) (Figure 1).

Location

Located to the west of Langstone, on the southern side of Havant adjacent to Langstone Harbour and to the east of Broadmarsh Coastal Park.

Relationship to adjacent character areas

LCA13 Historic Bedhampton: Medium scale industrial buildings abut the edge of the open rural character of LCA13. In places the boundary treatment is poor leading to visual degradation on LCA13. Contrasting landscape characteristics.

LCA14 Havant historic core: Large scale buildings contrast with the enclosed street pattern and tight knit historic character of the built form of LCA14. The large scale newer buildings within LCA14 connect to the large scale buildings of LCA28.

LCA27 Langstone: Separated by a robust band of native tree and shrubs, an important boundary that reduces the visual impact of the adjacent industrial park on the historic character of Langstone. Contrasting landscape with no connections.

LCA32 Langstone Harbour: Manmade harbour edge, with earth bund limiting intervisibility. Contrasting landscapes with no connections.

LCA41 South Moor and Broadmarsh coastal park: The large scale buildings at Brockhampton Industrial Estate visually intrude on the eastern side of South Moor and the Broadmarsh Coastal Park. Contrasting landscapes, with few connecting elements.

Historic development

The former hamlet of Brockhampton was little more than a loose group of buildings including Brockhampton Mill on the stream of the same name, Harts Farm, and a small separate group of buildings on the road to the east. The predominant natural resource in the vicinity was water, with numerous natural springs, and the three parallel streams powering Bedhampton, Brockhampton and Havant Mills respectively from west to east. Much of the area was liable to flooding, and the clean spring waters were used for the growing of watercress. A number of nurseries had also been established here by the beginning of the 20th century.

Early industries on the outskirts of Havant which took advantage of this natural resource included a large tannery, a chamois leather works, and the LCA became the site both of works belonging to the Portsmouth Water Works Co., and Havant district's sewage works. The original Bedhampton Quay, known in the late 19th century as 'Stent's Quay', lay further upstream than the present one, serving the

Upper and Lower Mills, as well as the other local industries. Chalk and lime from the Bedhampton chalk pit were exported, with animal skins for parchment, and dog skins for glove making were imported. The present Bedhampton Quay was built in the late 20th century, following improvements to the A27, by United Marine Aggregates, for the import of building and roadmaking aggregates, continuing a long history of this local activity.

The low marshy land, at threat from flooding was never considered suitable for extensive residential development, and a further large scale works complex had been established by 1959. The area was more recently extensively developed as the Brockhampton Industrial Estate.

Key characteristics of Brockhampton Industrial Area

Physical: landform, soils and land cover

- Low lying and predominantly flat, with under lying solid geology including the Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Formation and Portsdown Chalk Formation
- Overlain with river terrace deposits, alluvium and periglacial Head. This has produced a soil which around the estuary heads is loamy and clayey with a naturally high water content, while soils further north are less clayey but still with a naturally high water content
- Tidal estuary of the Hermitage Stream. A stream also aligns along the eastern boundary adjacent to a footpath
- Three water bodies lie just south of West Street
- The vegetation along the eastern tributary of the Hermitage Stream provides a green corridor through a predominantly hard built environment of the industrial estate
- To the south adhoc planting schemes around individual buildings and remnant lines of trees (maybe old hedgerows) relate poorly to each other
- Roadside planting adjacent to the A27 (T) separates this traffic corridor from the adjacent landscape
- Strong structure of tree and shrub planting around the junction of Brockhampton Road and Solent Road.

Biodiversity

- This landscape character area is urban and provides a variety of habitats through elements such as gardens and street trees
- In the north of the area there are three ponds all under 0.5 hectares in extent. These are located close to a road and are isolated from other habitats
- In the east of the area there is a small mosaic which consists of a thin strip of scattered scrub which gives way to a larger area of amenity grassland that has a small patch of broadleaved woodland in its north eastern extent
- Close to this mosaic but further south there is a strip of broadleaved woodland that exists both in this character area and the area to the east (LCA 27)
- There is a patch of amenity landscape planting on the western edge of the woodland. Both of these habitats continue LCA 41 and are associated with a large patch of improved grassland which carries into LCA 41. To the west of the improved grassland there is a small patch of amenity grassland

- In the west of the character area there is an area of scattered trees over grassland and this connects with an area of dense scrub which continues into LCA 41
- There is also a marina associated with this mosaic of scrub and scattered trees towards the north
- Further north of the marina and on the western boundary of the character area there is a patch of improved grassland which has a strip of dense scrub and grassland that runs west to east into the centre of the character area
- There is a very small area of grassland in the north of the area which is part of a much larger area of grassland in LCA 13
- Although this landscape character area is adjacent to the coast it has no coastal habitats within it.

Historic and built environment

- Predominantly industrial buildings to the south while to the north of the A27 (T) a mix of industrial units, smarter business style buildings along side groups of dwellings
- Mix of building styles with no strong distinguishing features
- Although some of the smaller scale works of the earlier 20th century survive towards the north of the LCA, the character of the area is dominated by the large scale modern industrial sheds of the industrial estate. The orthogonal layout of the estate, the scale of the buildings, and the extensive areas of hardstanding form a significant contrast to the natural vegetation of the coastal strip to the south
- Large scale shed buildings arranged along modern estate roads abut tightknit built historic character of West Street.

Experiential: tranquillity, visual perceptions and access

- The A27 (T) spoils any form of tranquillity within adjacent areas
- Large buildings, with open areas of tarmac have created a bland colour palette of a range of tonal greys. Where trees and shrubs do exist, they reduce the impact of this colourless landscape
- Important recreational routeway along the Hermitage Stream (Wayfarer's Walk)
- Hayling Billy public right of way leading up from the south along the western side of Langstone.

Visual: openness/enclosure, prominence and visibility

- A landscape with large shed buildings, providing areas of semi enclosure and openness
- Limited views due to the built environment character. However the enclosed landscape along the Hermitage Stream provides an area of contrast as compared to the open views adjacent Langstone Harbour.

Specific local key issues

- Visual impact of industrial sheds on adjacent open areas, i.e. Coastal Park, South Moor and open fields to the west leading to Bedhampton
- Lack of overall united character
- Poor quality adjacent landuses compromise amenity value of the Wayfarer's Walk

- Further development westwards of the King's Croft Business Park could impact upon the rural setting of the old Bedhampton Mill site
- The south-east corner of the industrial area appears incongruous when viewed from the rural setting of West Mill, Langstone
- This character area is adjacent to the Langstone Harbour SSSI which is also designated as SPA, SAC and as a RAMSAR site, therefore any new development should take account of the potential impact it may have on the adjacent designated landscape in terms of changes to waterflow or shading.

Designations

Old Manor House – listed building
Adjacent to Langstone Harbour SSSI
Southmoor Reserve SINC

Landscape and built form strategy and guidelines

The landscape strategy is to *restore* the local character. The following guidelines apply:

Land management

- Provide an overall planting concept for the area, as set out within the Broadmarsh Landscape Strategy February 2002
- Improve boundary edge treatment of industrial estate with new tree and shrub planting to provide a screen to adjacent open areas particularly Langstone from Brockhampton
- Improve and maintain the Hermitage Stream as an important watercourse. Where redevelopment of adjacent sites is undertaken, development should not compromise restoration and enhancement of its character
- Enhance connectivity to harbour plain/coastal park through green infrastructure
- Manage forestry scrub to prevent encroachment on other habitat types
- Manage ponds for the benefit of biodiversity through controlling pollution and managing any invasive species
- Maintain and enhance broadleaved woodland as it is a valuable ecological resource
- The proximity to Langstone Harbour SSSI, SPA, SAC and RAMSAR site means that any new development should take account of the potential impact it may have on the adjacent designated landscape.

Built form and development

- Where possible restore the former building line and authentic scale and massing of properties along the south side of West Street to restore historic character and enhance setting of the adjacent Conservation Area
- Avoid large scale buildings on periphery of the area and adjacent to open land. Where this can not be possible, satisfactory boundary edge treatment should be proposed to reduce the overall impact
- Improve screening of southern edge of industrial estate to lessen its impact on both the mill house and the open coastal strip
- Maintain and improve links to harbour edge.

APPENDIX 6

Extract from National Character Area

South Coast Plain

Key Characteristics

- Major urban developments including Portsmouth, Worthing and Brighton linked by the A27/M27 corridor dominate much of the open, intensively farmed, flat, coastal plain.
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- Trees are not a dominant feature – there are some small woods and a few windswept individual trees in the farmland or the occasional poplar shelter belt.
- A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse 'estates' and isolated remnants of coastal heath.
- The complex series of creeks, mudflats and shingle beaches along the coastal edge becomes less apparent to the east with the intensively-farmed plain increasingly dominated by disordered seaside towns and leisure developments.

Landscape Character

The South Coast Plain lies between the dip slope of the, South Downs and the waters of the English Channel, Solent and part of Southampton Water. The Plain stretches from Southampton Water in the west, widening to about 10 miles across to form the Manhood Peninsula and Selsey Bill, before tapering eastwards towards Brighton. The coastline includes several inlets such as Chichester and Langstone Harbours which are particularly distinctive local landscapes.

The flat coastal plain has, in part, an intricately indented shoreline and, although rather exposed to south-westerly winds, temperatures are relatively warm, soils are high quality and the growing season is long. The area is thus intensively farmed and includes a prosperous horticultural industry with glasshouse, development and tourist trade.

The area exhibits one of the longest and most concentrated stretches of shoreline ribbon development in Britain and each coastal town or village has developed almost to the high water mark.

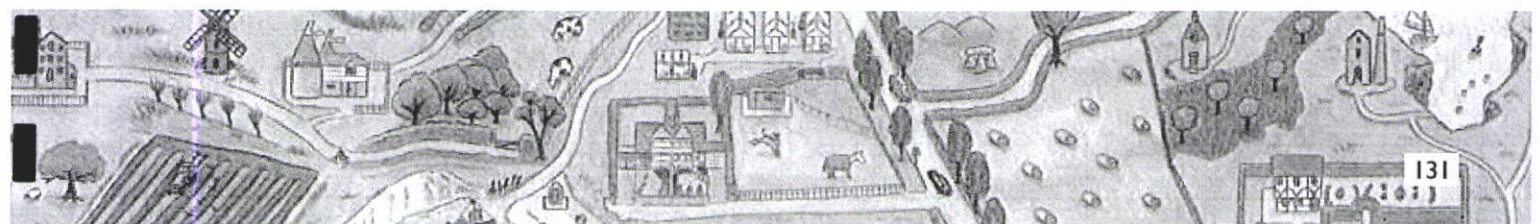
The Plain is broadly divided into the coastal margins which are heavily influenced by the sea, the expansive lower coastal plain which occupies most of the area, and the upper coastal plain. The latter forms the transitional area between the lower plain and the Chalk dip slope of the South Downs to the east and with the South Hampshire Lowlands further west.



JOHN TYLER/COUNTRYSIDE AGENCY

Mud flats and salt marshes with characteristic inlets fringe the undeveloped harbours.

While large parts of the coastal margins have been urbanised by the spread of seaside towns and budget holiday accommodation, the remaining open coastline contains secretive inlets and enclosed harbours. The exposed shoreline is an exhilarating, open, linear landscape of shingle and sand with the great expanse of the sea itself as a backdrop. This shoreline is intermittently indented with inlets and estuaries where broad expanses of sheltered water are edged by an attractive mix of mudflats, marshes, wetland scrub and lowlying fields occasionally interrupted



Character Area 126 South Coast Plain

OS Grid Reference: TQ 288 288

131

Area 126 boundary

Adjacent Area

Motorway

A Road

B Road

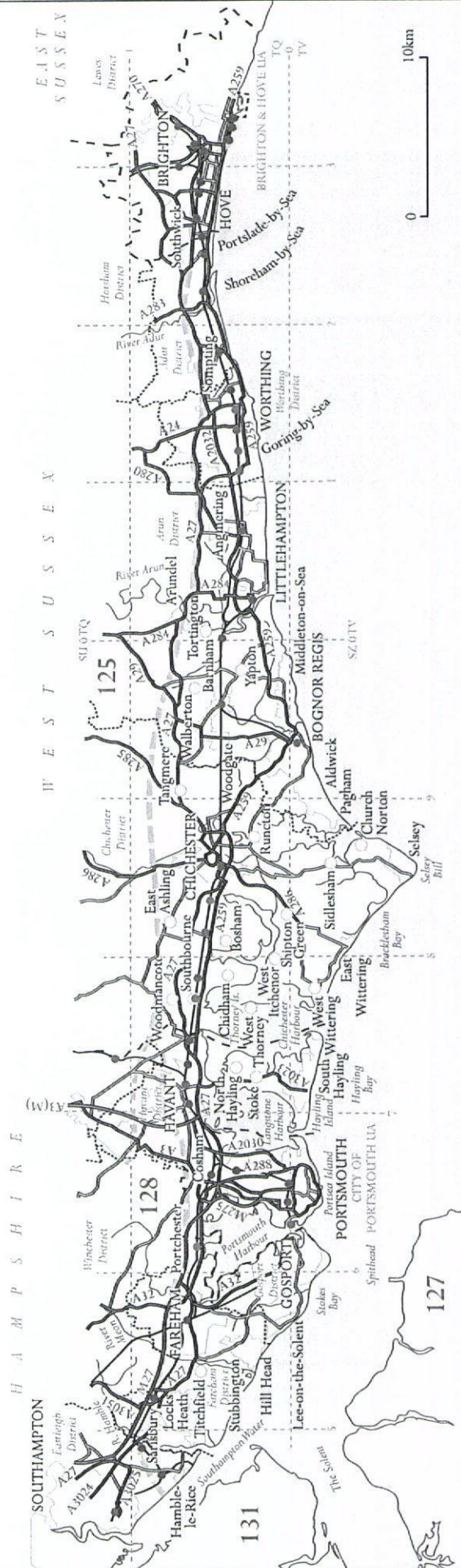
Railway and station

County boundary

Unitary Authority

District boundary

0-200'
heights above sea-
level in feet



by small creeks. Chichester Harbour, for example, is one of the largest natural harbours along the South Coast Plain with a diverse, landscape of numerous inlets interspersed with fairly open agricultural peninsulas and wind-sculpted woodlands. Picturesque harbourside settlements are typically clustered around small boatyards and marinas while numerous moored sailing boats dot the harbour edge. Other inlets provide contrast to this scene such as Pagham Harbour which retains an overriding sense of remoteness. This is due in no small way to the extensive tidal mudflats fringed by marsh vegetation and populated by large numbers of migratory birds. In contrast to the relative peace and remoteness of the Sussex harbours, the highly developed and historical Portsmouth Harbour is constantly busy with sailing boats, Cross channel ferries and naval warships.

In the lower plain, the wide scale and treeless farmed landscape is dominated by large arable fields. Views north are contained by the rising dip slope of the Downs, but views seaward are without definition and tend to lack depth and perspective. The urban fringes of the sprawling seaside resorts are pronounced, as is all urban development in this flat landscape. Some smaller-scale landscapes also exist within this part of the Plain such as the quiet hamlets, traditional village centres, pastures, and minor roads. The chalk quarries of Ports Down are notable features and can be seen from some distance, both from the adjoining land and at sea.

To the north and east of the area, the upper coastal plain combines the flat, regular patterns of large fields with the gentle forms and patterns blending into the openness of the lower dip slope of the South Downs. The landscape is varied, incorporating both open arable farmland and low density settlements, with a more well-wooded and semi-enclosed (somewhat suburban) character locally, particularly to the west of Chichester. Hidden, intimate valleys and woods are a distinctive characteristic of the upper coastal plain to the east, such as the valley of Binsted with its steep slopes and winding lane, and the ancient woodlands of the Tortington and Titnore Lane area. The latter are on the southernmost flanks of the Chalk outlier of Highdown Hill which in itself is a unique and prominent feature on the plain.

Even where the plain is enclosed by a mixture of woodlands, the presence of windswept trees and occasional glimpses of the Isle of Wight reflect the generally open and exposed coastal location.

Physical Influences

Geologically, this landscape is part of a broad plain of flinty marine and valley gravels extending several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. The plain slopes gently southwards towards the coast becoming almost imperceptible; at Hayling Island the

landscape is flat, save for the undulating sand dunes. The continuity of the Plain is interrupted by many streams and rivers which flow to the sea – in the case of the river Hamble through a wooded valley. The superficial gravel deposits give rise to deep and well-drained brown earths which occur widely over much of the area while thinner chalky soils have formed over the distinctive Chalk outlier of Highdown Hill.

The coastal plain comprises essentially two units, a lower plain between 10 and 15 metres AOD and an upper plain between 30 and 40 metres. Each of these plains is underlain by clayey, sands, and gravelly deposits of raised beach, head gravel and brickearth deposits laid down when relative sea levels were higher than at present. The Upper Raised Beach Deposits contain unequivocal evidence of 'Boxgrove Man', his artifacts and an extensive mammalian fauna indicative of pre-Anglian glaciation (>450,000 years ago) age. Boxgrove Man therefore provides evidence for the earliest known human occupation of the British Isles.



Long linear shingle beaches and sand dunes are dominant features which are enjoyed by residents of the highly developed hinterland.

The wave-cut benches underlying the upper and lower coastal plains are cut into folded Chalk and Tertiary strata preserved in a series of en-echelon synclines and anticlines. One of the latter forms Ports Down which makes a prominent backdrop to the coastal plain in the west.

The lower plain is cut by southward-facing streams, locally termed 'rifes', each of which have dry headwater extensions over the upper plain and on into the Chalk dip slope of the South Downs. Towards the west, the lower coastal plain grades into terrace flats attributed to the 'Solvent river', present in the area during low sea-level events of the Ice Age.

The plain is crossed by rivers such as the Arun, Adur, Hamble and Meon which locally form wide alluvial floodplains. Now flooded, gravel pits comprise some of the largest areas of freshwater in the region. Over the superficial deposits lies a range of fertile soils which combine with the flat terrain and favourable climatic conditions to result in high quality agricultural land.



Picturesque waterside settlements are attractive features of the less developed harbours.

The sand and shingle beaches have been shaped by the complimentary processes of erosion and deposition since the last major change in sea level, forming spits across river mouths and inlets. Loose sand has gradually formed modest sand dune systems in some places. Around Selsey, outcrops of brickearth and chalk have been eroded to form low cliffs. Chichester and Pagham Harbours are submerged shallow valleys, dominated by mudflats built up through the deposition and stabilisation of silt and mud transported by streams.

The three harbours of Chichester, Langstone and Portsmouth are interconnected by narrow channels and together form the largest intertidal area on the south coast.

Historical and Cultural Influences

The coastal area (particularly in and around Langstone Harbour) has disclosed extensive palaeoenvironmental evidence of early exploitation. It was, however, the Neolithic forest clearance and grazing, with the introduction of domestic animals and crops when the climate was warm and the land lightly wooded and accessible, that began to open the landscape.

The Romans recognised the agricultural potential of the coastal plain as reflected by their establishment of Chichester between 43 and 61 AD as an important new market town and military centre. Important villa sites, now inland but once on the coast, are still evident as is the Roman fort at Portchester.

By the 10th century, a system of rich agricultural estates

was established to exploit the coastal plain's fertile soils, along with the pasture on the adjacent Downs and the timber and stock rearing of the Wealden fringe further north. By this stage the South Coast Plain would have been developing its reputation as one of the most fertile and intensively cultivated areas of Britain; the prevalence of market gardens and smallholdings on the coastal plain today in Hampshire bears witness to this long history of cultivation.

From 1066, the Norman period saw inland Saxon towns develop outports at New Shoreham and Littlehampton, from which goods could be traded more effectively. Agriculture was prospering and allowed the economy to diversify and the number of market towns to expand.

After an agricultural 'golden age' in the 19th century, cheap imports from America and southern Europe led to a decline in local cereal production and sheep grazing. The establishment of the railways brought new access to the coast and the seaside towns doubled in size by the end of the 19th century. Between 1837 and 1939 large parts of the coastline were built over as the tourist trade grew following the lead of Brighton. This had been prompted by contemporary writings on the health benefits of sea air and bathing. Originally served by paddle steamer from London, Brighton promoted the development of the railway and excursion fares from the capital. As demand increased so the smaller resorts such as Worthing, Littlehampton and Bognor Regis developed along with the rail link in the latter half of the 19th century.

Buildings and Settlement

Within the coastal margins, building materials were traditionally mixed largely reflecting the proximity of the sea for importing raw materials. Timber frames, flint, cob and thatch are all common. The medieval churches around the harbours are of flint and stone. Today, the character of settlement is mixed with traditional harbourside hamlets providing contrast with the recent holiday and residential villages that have sprung up along the shoreline and fringes of villages. Modern marinas and boatyards have also added to the harbour landscape. Urban expansion, industrial paraphernalia and caravan accommodation associated with the edges of seaside towns is prominent along the coastal margins.

On the lower coastal plain, settlements are dominated by suburban villages and the extensive seaside towns between Brighton and the edge of Southampton. Large reflective glasshouses, advertisement signs for farm shops, nurseries and equestrian facilities, golf courses, horse paddocks and industrial and institutional buildings all bring a suburban character, which confuses the definition between the urban centres and their rural hinterland.

The ancient market town and compact cathedral city of Chichester sits at the centre of this character area, with its, distinctive spire forming an important landmark. To the east, numerous villages form a fairly continuous residential sprawl, although this pattern includes some traditional flint hamlets and farm buildings. Along Southampton Water, smallholdings and bungalows are scattered but merge with the increasingly suburban outreaches of Fareham towards the Solent. Several large offices and residential tower blocks and gas holders in the larger towns dominate long-distance views.



The natural harbours have lent themselves to development leading to a thriving maritime trade.

To the north at the base of the Chalk dip slope, settlement is more dispersed. A network of typically-winding secondary and minor roads, usually hedged or wooded, links together small flint villages, isolated dwellings and farm buildings, and the mixed housing styles of village fringes.

Many villages have retained their attractive medieval and late medieval core often arranged around a green or market area and the varied vernacular architecture displays strong relationships with its region.

Land Cover

Along the coastline itself, the vegetation is typified by a scanty covering of low growing, often mat-forming, specialised plants which can tolerate the saline conditions and mineral substrate. The shifting, dry shingle, mud and sands of the shoreline are particularly hostile to the establishment of vegetation and are generally devoid of cover, except where shingle-loving species and sand dune grasses have colonised naturally or by introduction. On the newly-formed ground of the mudflats in the inlets, pioneering intertidal marsh communities have colonised and these demonstrate a well-defined succession of plant types and species towards the land. Although not a dominant characteristic, scrub and small areas of wind-sculpted woodland persist on some coastal fringes, particularly around the sheltered inlets. Oldpark Wood, near Bosham Hoe, is a significant example.

Semi-natural communities occur almost as 'islands' within the arable land which project into the peninsulas from the lower coastal plain. This is a fertile area which supports intensive arable farming and horticulture, with some dairy, beef and poultry. Areas of medium-quality agricultural land where soils are shallow, stony and poorly drained, often support good quality permanent grassland such as the Arun floodplain.

The thicker gravel deposits support a mixture of high and medium quality soils which are intensively farmed where the soils are flintier. The area also supports mixed farming, including pig rearing, with horse paddocks and grazing on the poorer land.

The lower coastal plain, particularly in the west, is typically a homogeneous landscape of large open fields with few trees or hedgerows. Drainage ditches, wire fences or low banks are more usual as field boundaries. The sense of exposure within this open landscape is heightened by the odd stunted and windswept oak that stands along the lines of former hedges. A small number of isolated coastal heaths and woodlands occur on the open plain, with shelter belts of pine, oak or poplar shielding buildings from exposure to the wind.

In the upper coastal plain, tree cover varies. There is a strong network of small and medium-sized broadleaf woodlands, including some which are ancient and semi-natural, well-linked by hedgerows and garden exotics to provide an enclosed field framework. The landscape pattern comprises coniferous plantations, some ancient woodland, and a strong frame of small fields, woods and hedgerows. This quite high degree of vegetation cover is especially notable in contrast to the relatively treeless open lower coastal plain. In many places

woodland accentuates the prominence of elevated towns, as in the case of Arundel where the well-wooded landscape separates the town from the suburban villages to the west.

The Changing Countryside

- Mineral extraction, landfill and flooded gravel pits.
- Small villages engulfed by the expansion of urban coastal developments.
- Possible, pressure for new service areas along A27/M27 in the future.
- Ribbon development, holiday camps and caravan parks.
- Pressures for recreational uses and marina/harbour developments along the coast.
- Development of large modern glasshouses.
- Construction of rock islands as coastal protection measures immediately off the coast have a major visual influence.
- Coastal dredging operations may exacerbate erosion of the coastal edge resulting in the loss of distinctive landscape features such as coastal marshes.
- Future changes in sea level may become an important issue given that the South Coast Plain's flat low-lying nature makes it particularly vulnerable to rises in relative sea level.
- Loss of hedges and hedgerow trees owing to field enlargement.
- Recent significant loss of tree cover due to Dutch Elm disease and storm damage.

Shaping the Future

- The conservation of woodlands and new planting should be considered where appropriate.
- There are opportunities for the reversion of arable fields to grazing pasture.
- The conservation of wetlands – including those of the intertidal zone – is important to the area.
- There is scope for further restoration of field hedges and hedgerow trees under appropriate agri-environmental land management schemes.

- Coastal zoning and management would balance nature conservation, landscape and recreational interests.



Fertile soils are intensively farmed, with a prosperous market garden and horticultural trade reflecting the relatively warm temperatures and long growing season.

Selected References

- Millward R and Robinson, A (1973), *South-east England – The Channel Coastlands*, Macmillan, London.
- Dipper S (1995), *Landscape Assessment of East Sussex – Section I*, West Sussex Counts, Council, West Sussex.
- Hampshire County Council (1993), *The Hampshire Landscape*, Hampshire Counts Council, Hampshire.
- Hinton D A and Insole, A N (1988), *Ordnance Survey, Historical Guides: Hampshire and the Isle of Wight*, George Philip, London.
- Countryside Commission (1992), *The Chichester Harbour Landscape CCP 381*, Countryside Commission, Cheltenham.
- Brandon P (1970), *The Sussex Landscape*, Hodder and Stoughton, London.
- Langstone Harbour Board – Langstone Harbour Management Plan – February 1977.

Glossary

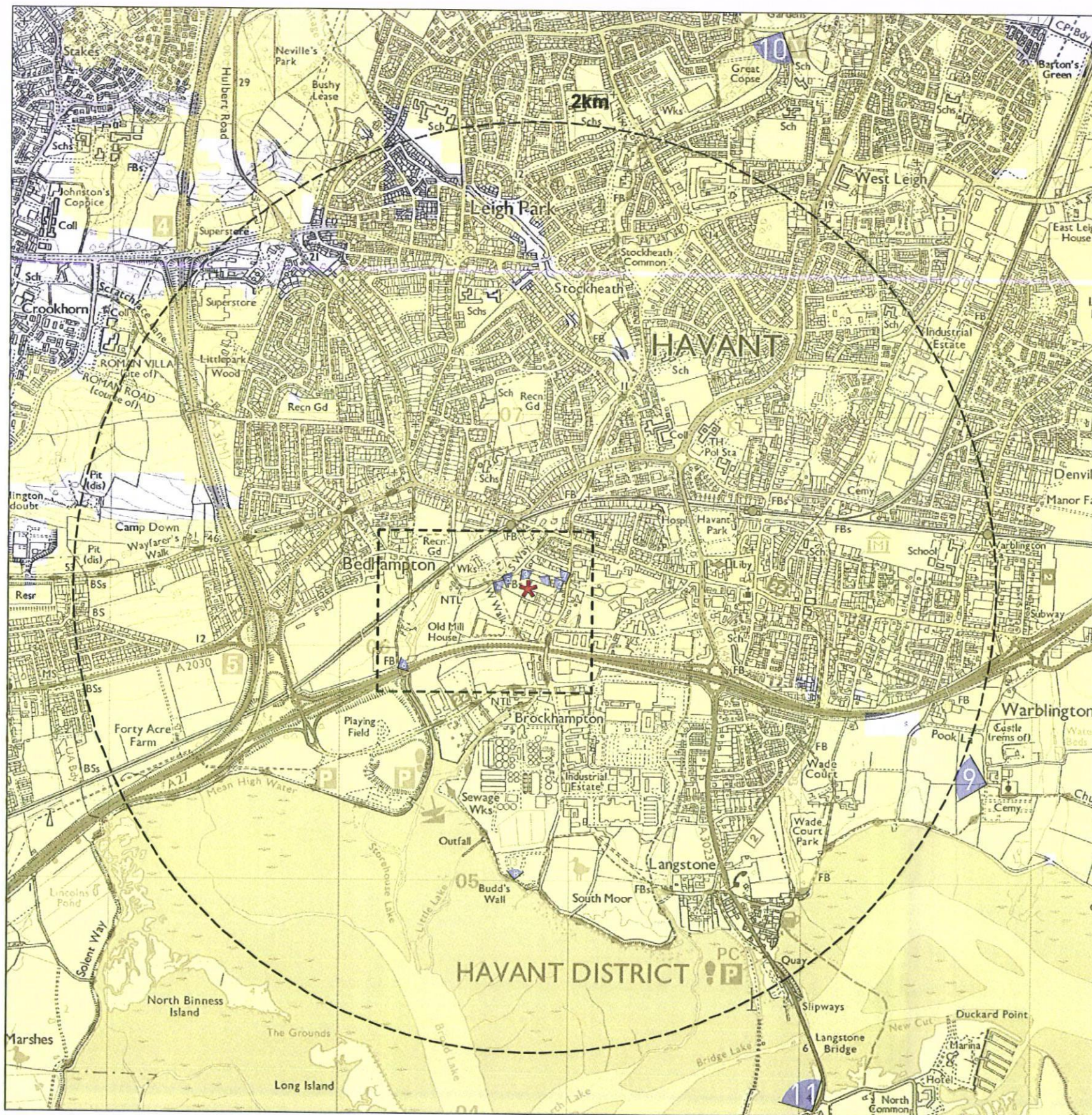
AOD: Above Ordnance Datum

en-echelon: arranged in a stepped formation in parallel lines

substrate: surface on which organism grows

APPENDIX 7

Zone of Theoretical Visibility and Photoview Locations



KEY

Site Location

Zone of Theoretical Visibility (5000m)

ZTV Production Information -

- DTM data used in calculations is Landform Panorama 50m
- Calculations based on a bare earth survey
- Viewer height set at 1.7m
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where turbines will be visible from, assuming 100% visibility. It is generated using terrain data only and does not account for any screening that vegetation or the built environment may provide. It is, as such, 'a worst case' ZTV and the actual extents of visibility are likely to be much less extensive.

Photoview Location



Inset of Photoview Location
Scale 1:10,000

Ranelagh Road, Havant Zone of Theoretical Visibility & Photoview Locations

Drawing Ref: 0.0137_01-A

Client : Orchard Homes & Developments Ltd.

1 : 20,000 @ A3

31st May 2012

Team SW/AB

Pegasus
Environmental



T 01285 641717 | F 01285 642348 | www.pegasuspg.co.uk |

© Copyright Pegasus Planning Group Ltd. © Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042093 | Promag. Licence number 100020449.
Pegasus Environmental is part of Pegasus Planning Group Ltd. Drawing prepared for planning. Any queries to be reported to Pegasus for clarification

0 1km

APPENDIX 8 Photoviews

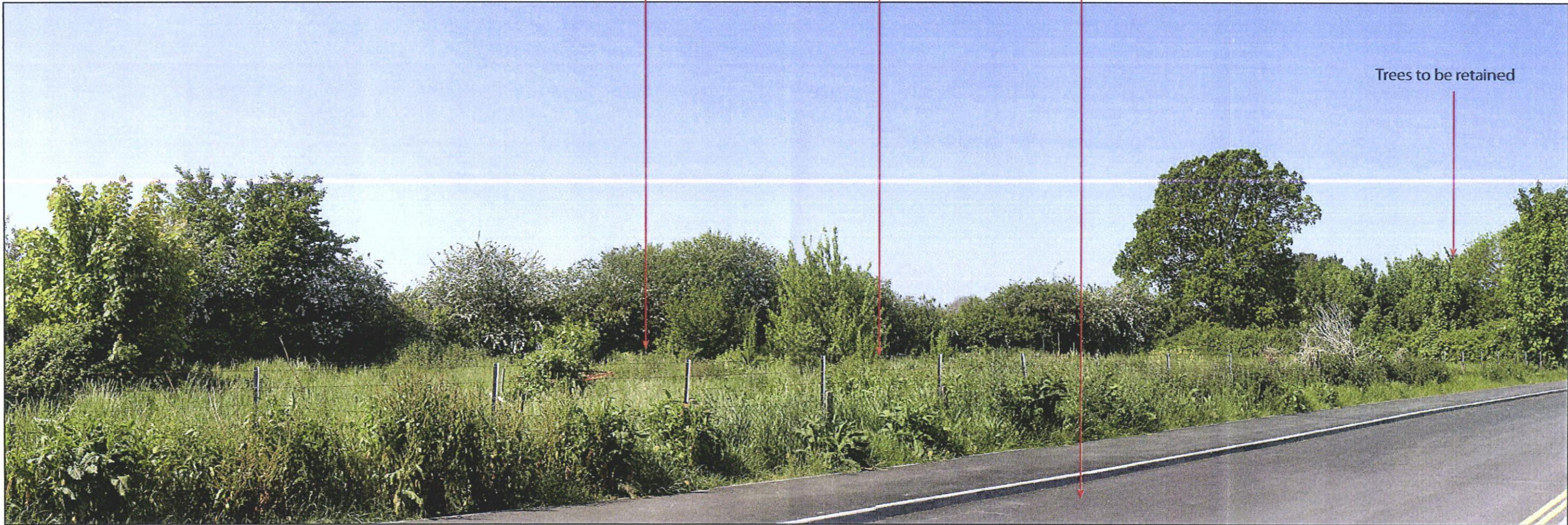
Photoview 1

Former Allotment Gardens

Northern Site Boundary

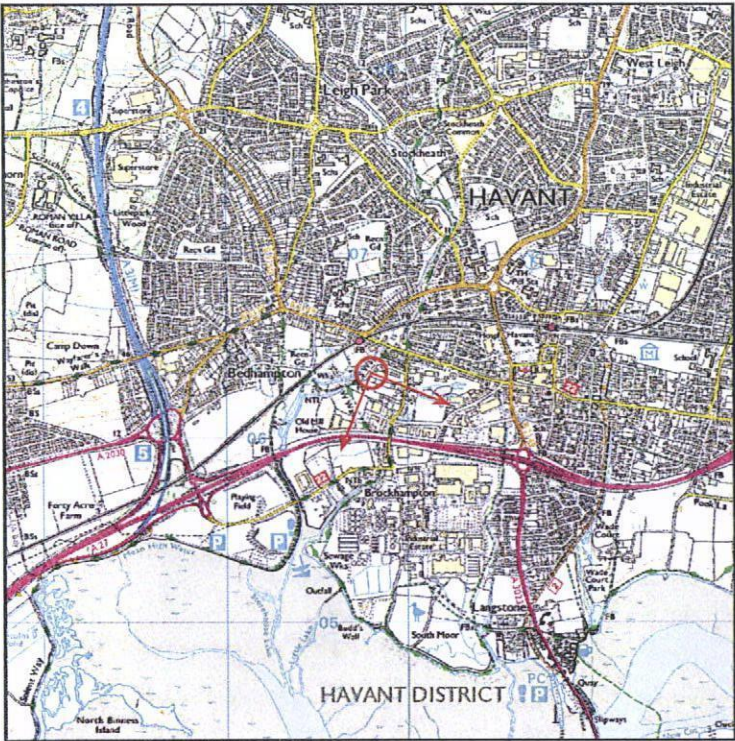
Ranelagh Road

Trees to be retained



View from No. 24 Ranelagh Road

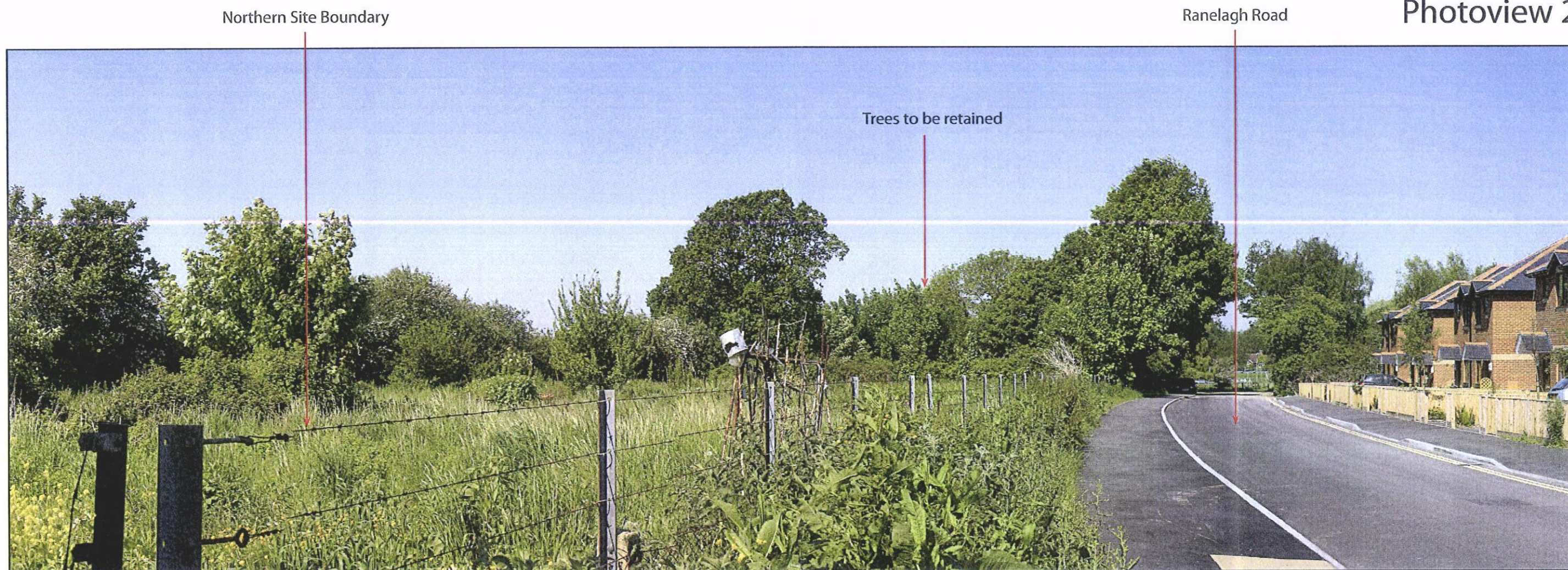
Photoview Location



- Camera make & model - Canon EOS 500D 50mm lens
- Date & time of photograph - 25.05.2012 at 10.36 . Sunny
- OS grid reference - 470898,106312
- Viewpoint height (AOD) - 7m

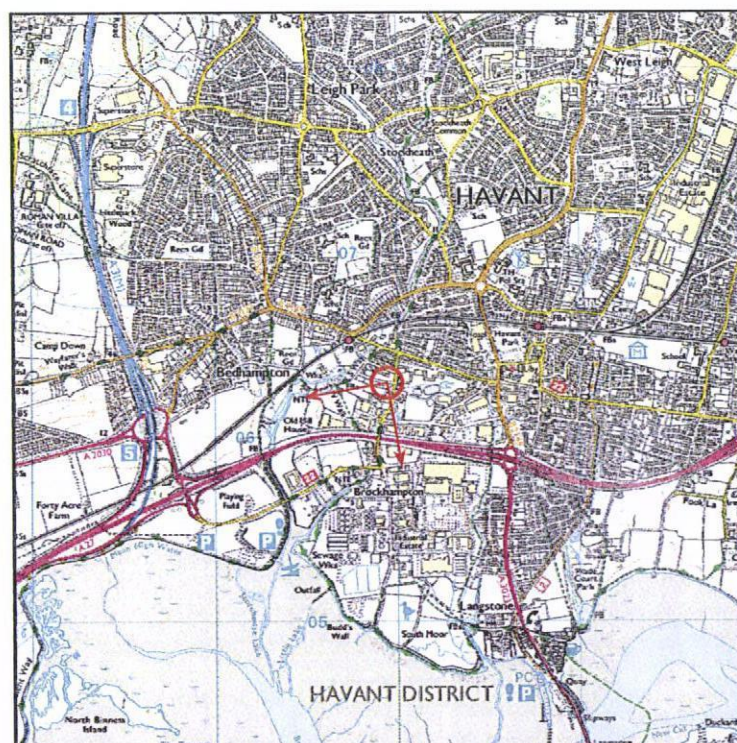
Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A





View from No. 1a Ranelagh Road

Photoview Location



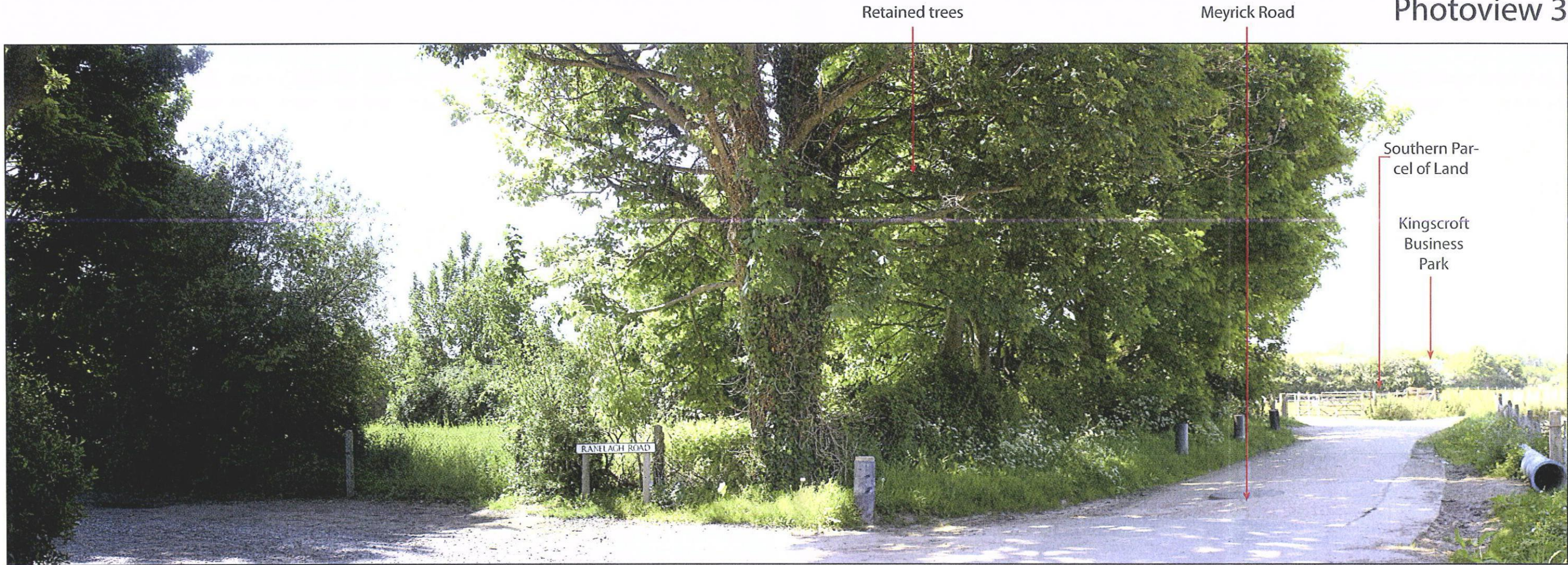
Camera make & model	- Canon EOS 500D 50mm lens
Date & time of photograph	- 25.05.2012 at 10.40 . Sunny
OS grid reference	- 470913,106299
Viewpoint height (AOD)	- 7m



Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A

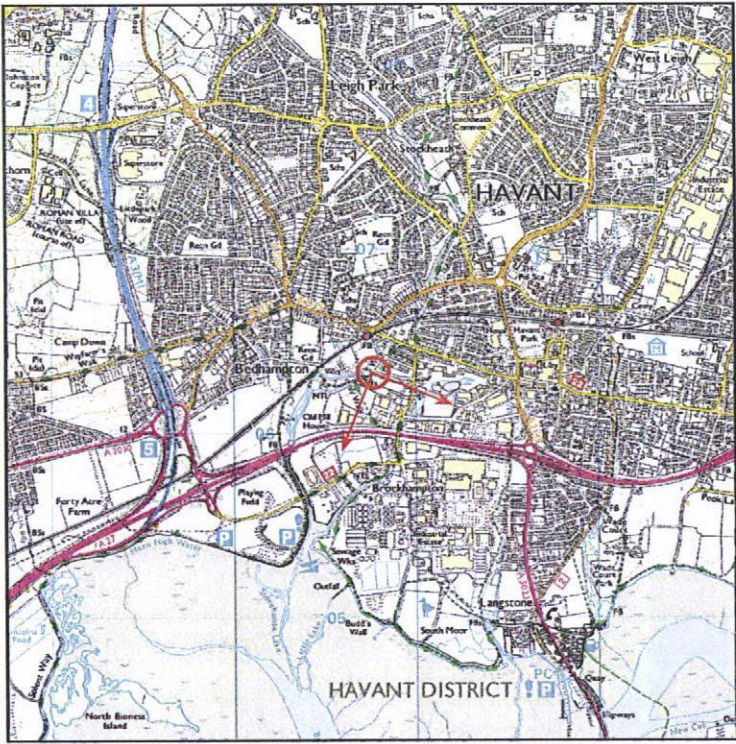
Pegasus
Environmental

Photoview 3



View from corner of Ranelagh Road

Photoview Location

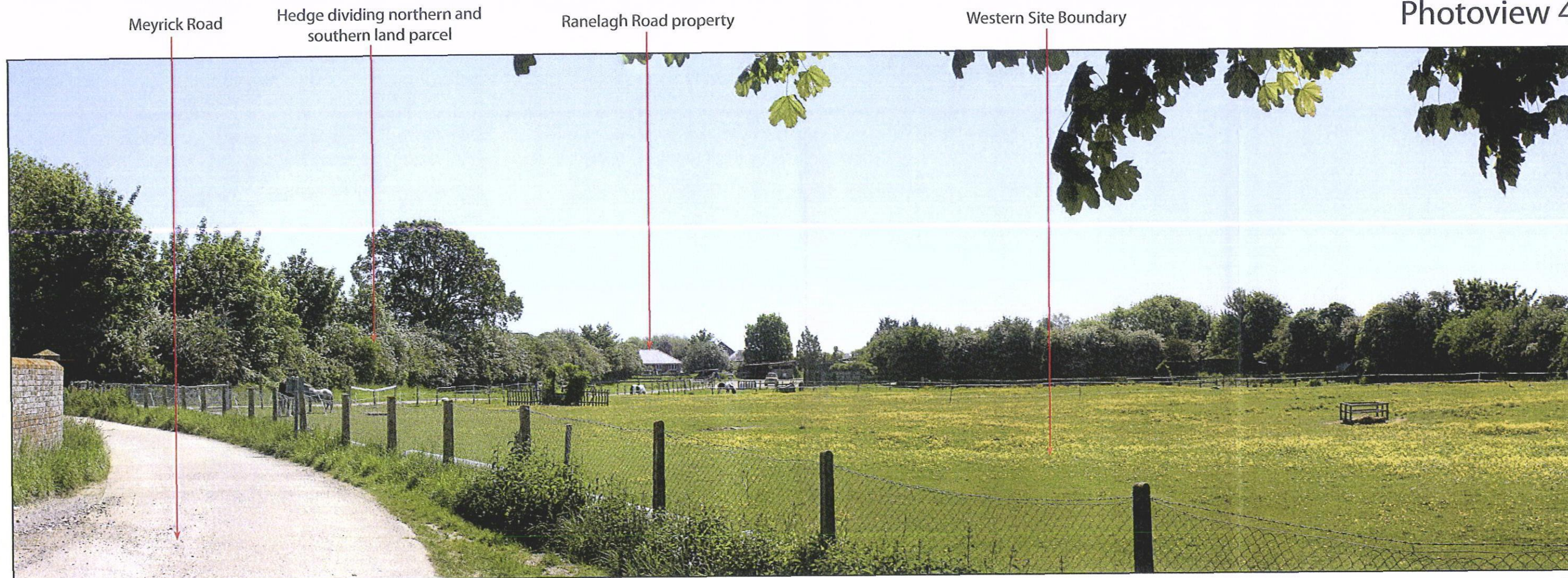


Camera make & model	- Canon EOS 500D 50mm lens
Date & time of photograph	- 25.05.2012 at 10.50 . Sunny
OS grid reference	- 470786,106355
Viewpoint height (AOD)	- 6m

Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A

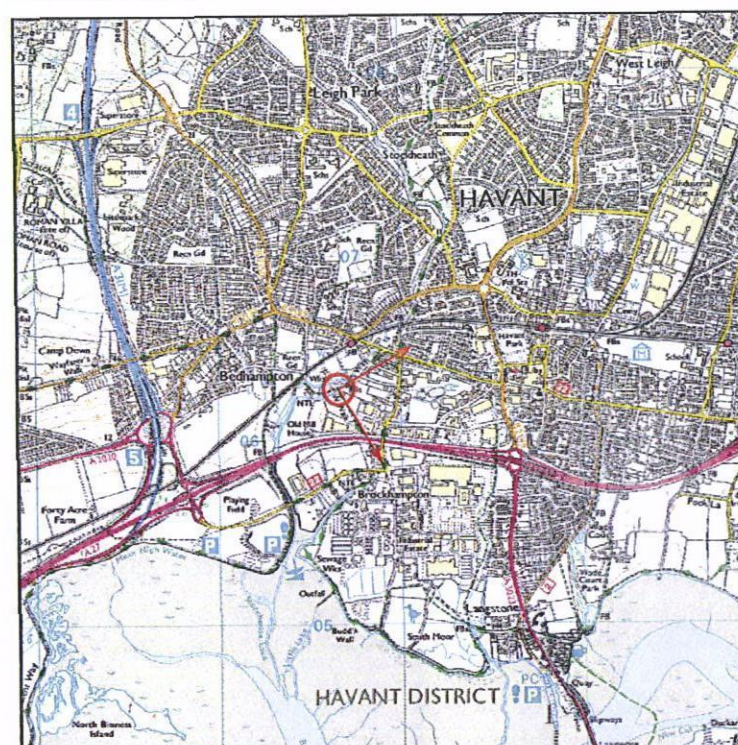


Photoview 4



View from gate of Bedhampton Water Works

Photoview Location



Camera make & model	- Canon EOS 500D 50mm lens
Date & time of photograph	- 25.05.2012 at 10.55 . Sunny
OS grid reference	- 470705,106305
Viewpoint height (AOD)	- 5m



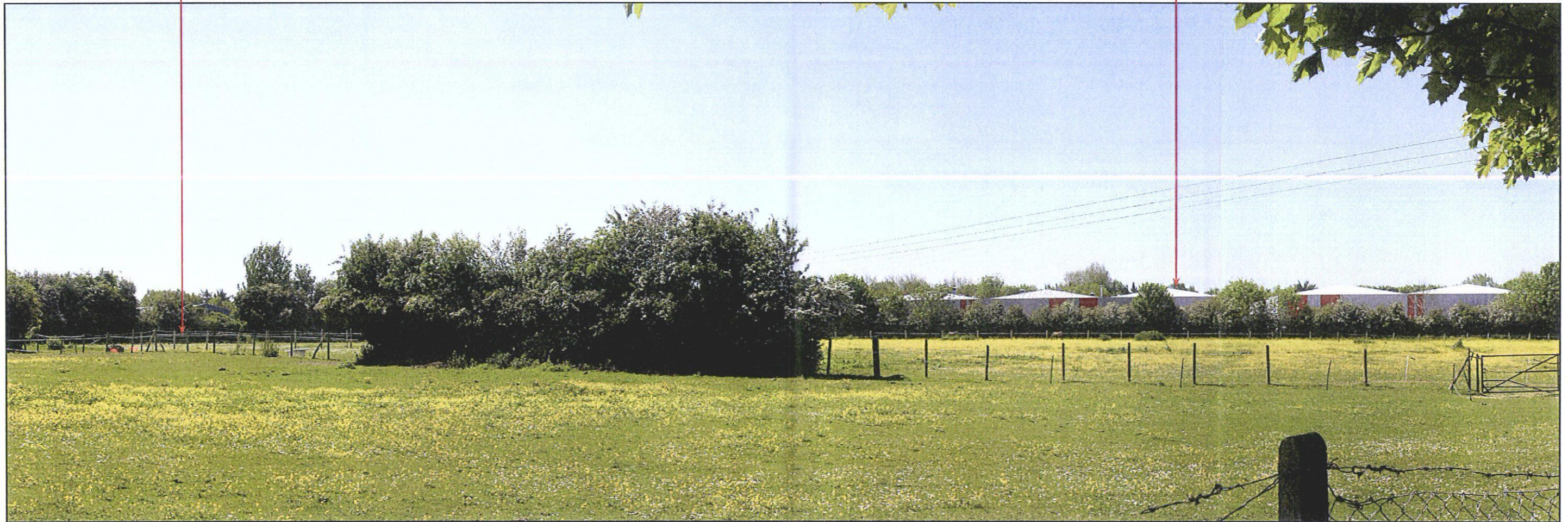
Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A

Pegasus
Environmental

Southern Site Boundary

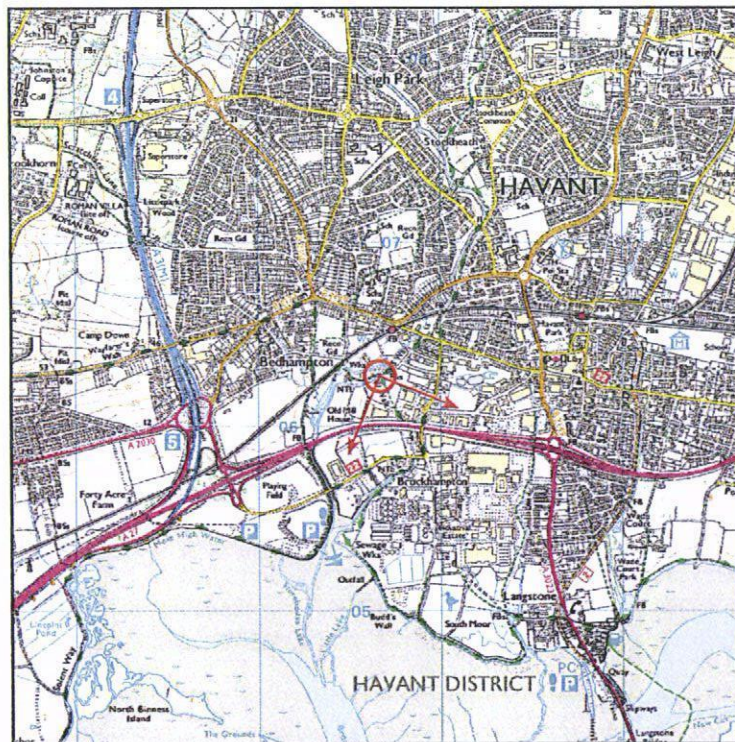
Kingscroft Business Park

Photoview 5



View from Wayfarers Walk/Solent Way

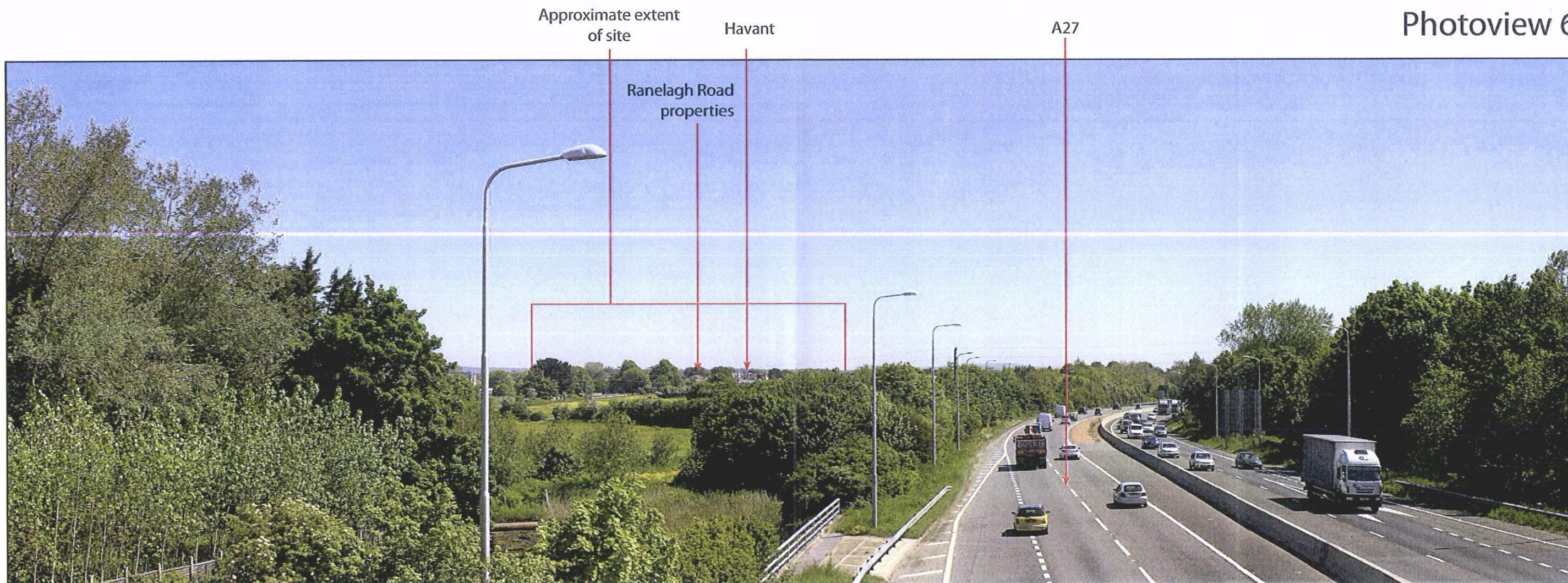
Photoview Location



Camera make & model	- Canon EOS 500D 50mm lens
Date & time of photograph	- 25.05.2012 at 11.05 . Sunny
OS grid reference	- 470733,104446
Viewpoint height (AOD)	- 5m

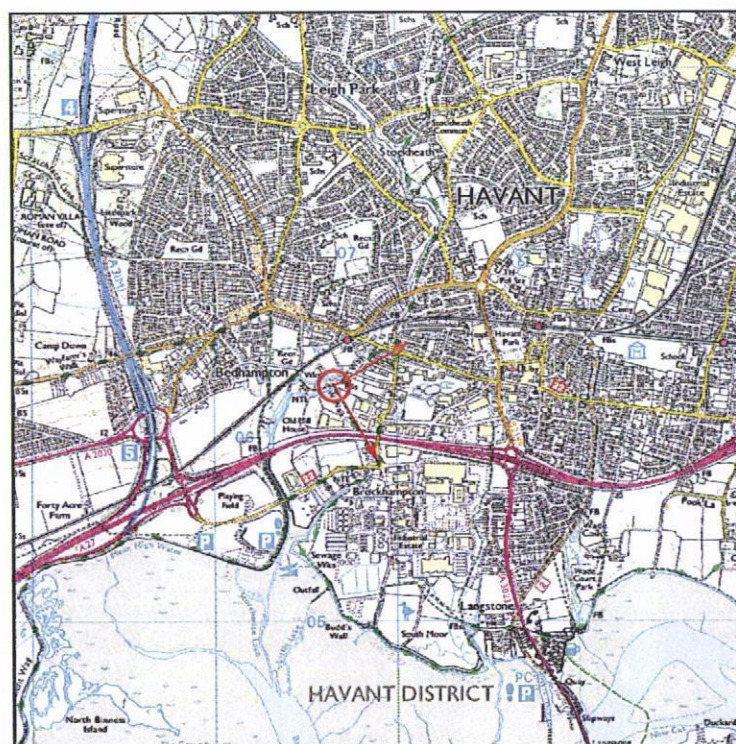
Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A

Pegasus
Environmental



View from Wayfarers Walk/Solent Way (bridge over A27)

Photoview Location



Camera make & model	- Canon EOS 500D 50mm lens
Date & time of photograph	- 25.05.2012 at 11.25 . Sunny
OS grid reference	- 470254,105906
Viewpoint height (AOD)	- 12m



Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A

Pegasus
Environmental

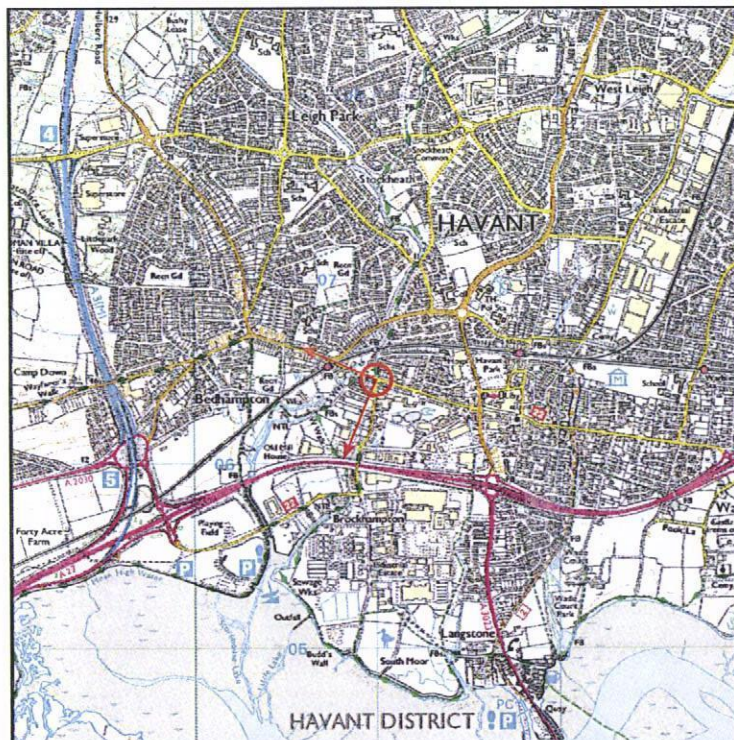
Approximate extent
of site

Photoview 7



View from Brockhampton Road

Photoview Location



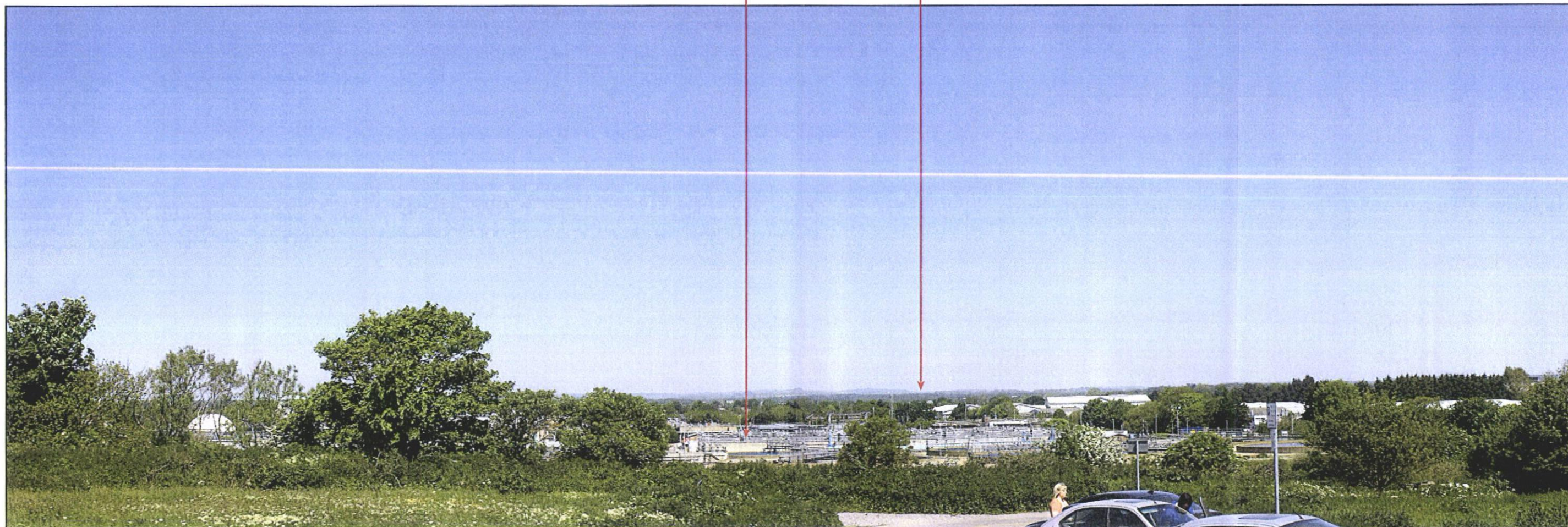
Camera make & model	- Canon EOS 500D 50mm lens
Date & time of photograph	- 25.05.2012 at 11.50 . Sunny
OS grid reference	- 470999,106301
Viewpoint height (AOD)	- 7m

Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A

Pegasus
Environmental

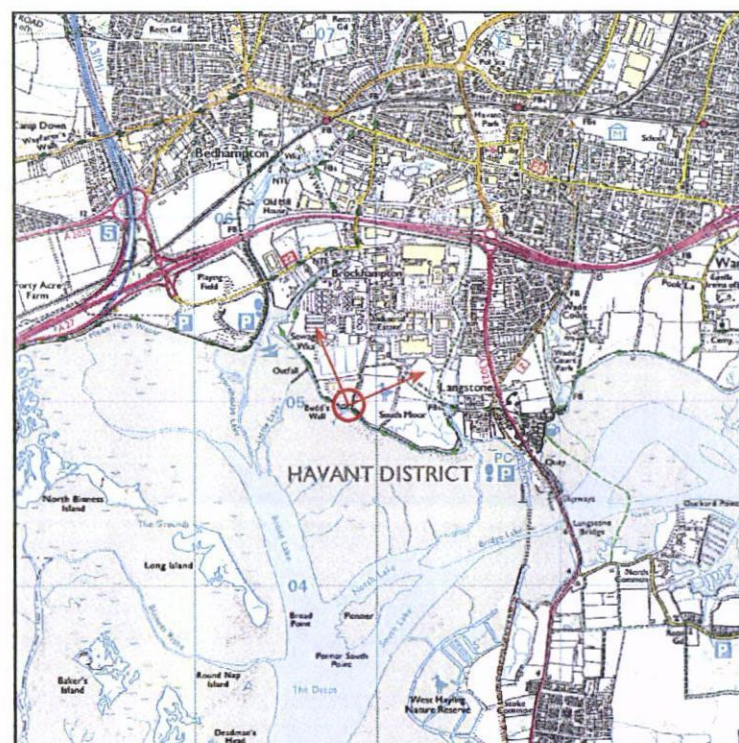
Sewage works

Site hidden from view



View from Solent Way/car park

Photoview Location



Camera make & model	- Canon EOS 500D 50mm lens
Date & time of photograph	- 25.05.2012 at 12.20 . Sunny
OS grid reference	- 470795,105066
Viewpoint height (AOD)	- 5m



Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A

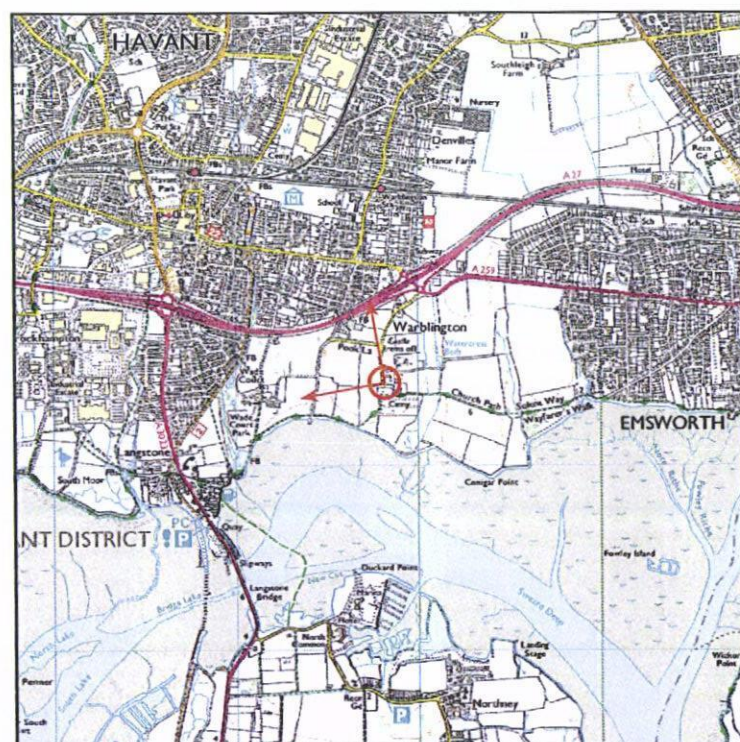
Pegasus
Environmental

Site (hidden from view)



View from field gate close to Warblington Church

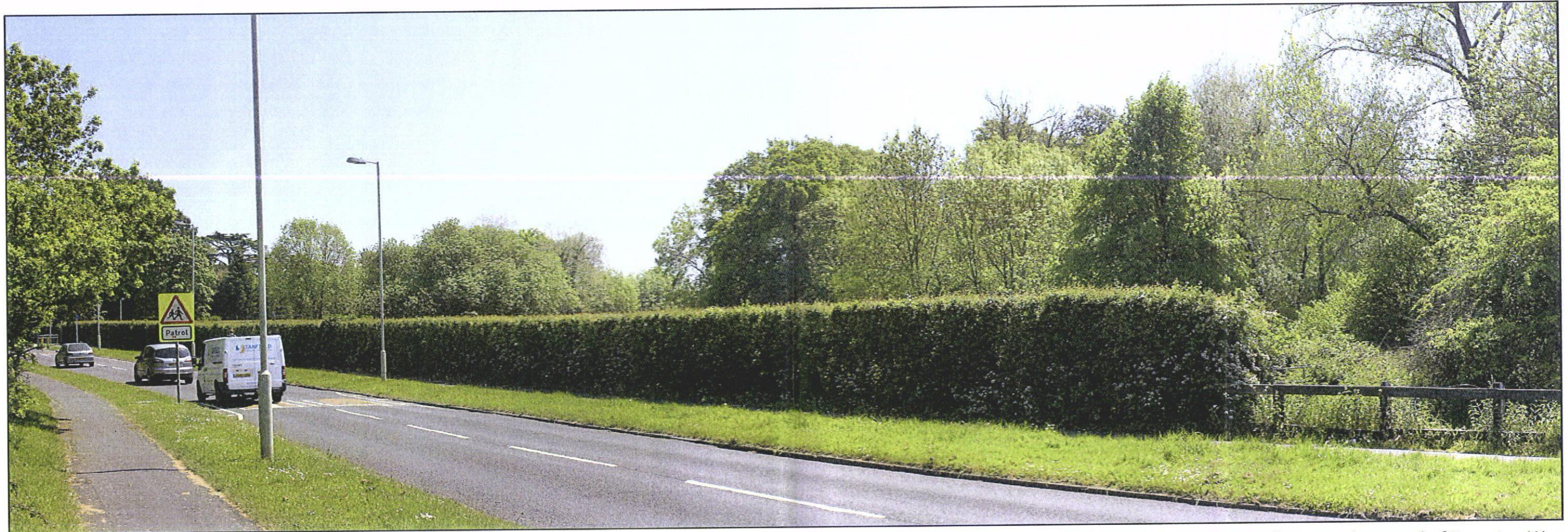
Photoview Location



Camera make & model	- Canon EOS 500D 50mm lens
Date & time of photograph	- 25.05.2012 at 12.45 . Sunny
OS grid reference	- 472802,105438
Viewpoint height (AOD)	- 7m

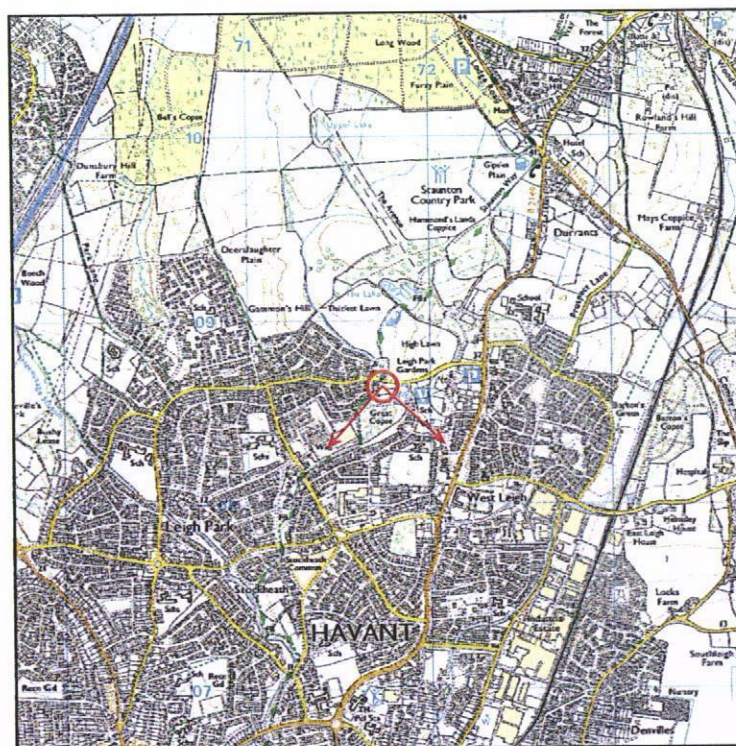
Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A

Pegasus
Environmental



View from southern end of Staunton Way

Photoview Location



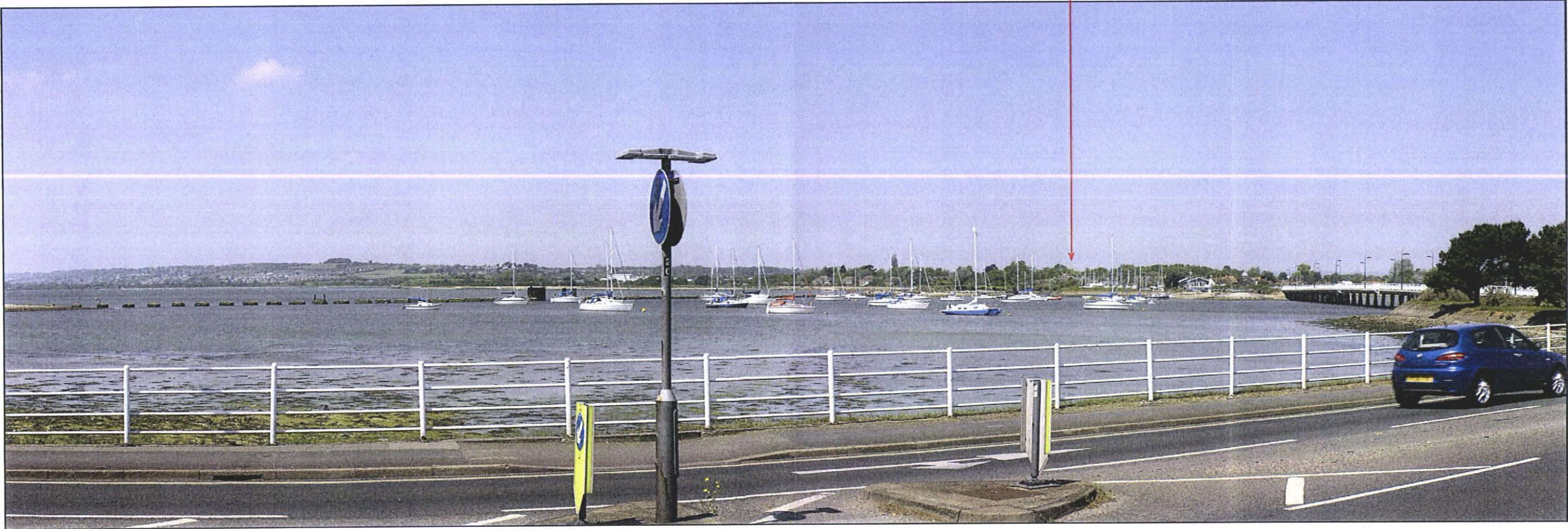
Camera make & model	- Canon EOS 500D 50mm lens
Date & time of photograph	- 25.05.2012 at 13.05 . Sunny
OS grid reference	- 471758,108679
Viewpoint height (AOD)	- 22m



Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A

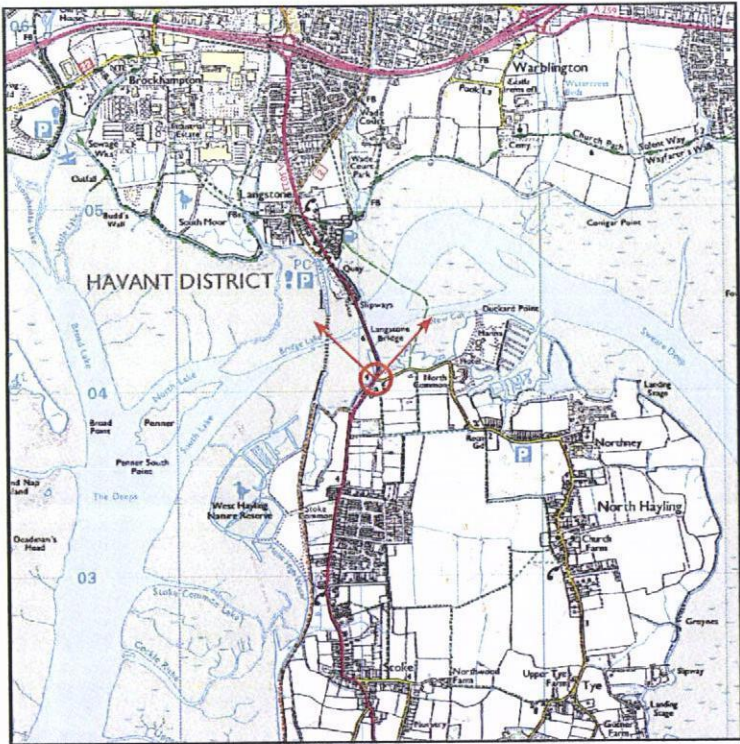


Site hidden from view



View from Hayling Island (Texaco garage)

Photoview Location



- Camera make & model - Canon EOS 500D 50mm lens
- Date & time of photograph - 25.05.2012 at 13.25 . Sunny
- OS grid reference - 472086,104039
- Viewpoint height (AOD) - 2m

Ranelagh Road, Havant
Orchard Homes & Developments Ltd.
O.0137_03-A

