



Landscape and Visual Impact Assessment

**Proposed Circa 150MW Battery Energy Storage Facility at Bedhampton
Waterworks, Meyrick Road, Havant, P09 3HB**

E101 HUB4 LTD

Report No. SHF.3055.001.LA.R.001.00 P01



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Project:	Proposed c. 100MW Battery Energy Storage Facility at Bedhampton Waterworks, Meyrick Road, Havant, P09 3HB
For:	E101 Hub 4 Ltd
Status:	FINAL
Date:	March 2025
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1.0 Introduction

1.1 Background

- 1.1.1 Enzygo Limited (Enzygo) has been commissioned by E101 HUB4 LTD to prepare a Landscape and Visual Impact Assessment (LVIA) for the development of a battery energy storage system (BESS) facility (referred to as ‘the proposed development’ or ‘the development’) on land at the Portsmouth Water Bedhampton Water Treatment Works (WTW), Meyrick Road, Havant PO9 3HB (hereafter referred to as ‘the site’).
- 1.1.2 The site is centred on National Grid Reference (NGR) SU 70570 06303 and the site area is 1 hectare (2.5 acres). The site is located within the administrative boundary of Hampshire County Council and Havant Borough Council.
- 1.1.3 This LVIA will identify the existing landscape character and visual amenity resource, identify the likely effects of the proposals on this baseline situation and determine the residual impact of the proposals on landscape character and visual amenity of the development.

1.2 Structure of the Report

- 1.2.1 The following provides an overview of the report structure, see also the list of contents and the list of accompanying figures stated at the front of the report.
- 1.2.2 This chapter is structured as follows.
- **Section 2** describes the method and approach for the assessment.
 - **Section 3** includes the findings of desk-based research and planning policy context.
 - **Section 4** provides a description of the site and the proposed development.
 - **Section 5** describes the baseline situation - existing landscape character, visual amenity and nature of views in the study area.
 - **Section 6** describes the predicted effects of the development on the landscape and visual resource.
 - **Section 7** describes the proposed landscape mitigation and any residual landscape and visual effects.
 - **Section 8** provides a conclusion to the assessment.
 - **Section 9** provides a list of the references cited in the chapter and a glossary of terms.
- 1.2.3 A detailed methodology for the assessment has been included at **Appendix 1** and the

assessment of effects is summarised in the tables included at **Appendix 2**.

2.0 Method and Approach to the Assessment

2.1 Introduction of Method

- 2.1.1 The following provides an overview of the method and approach to the LVIA, see also **Appendix 1** for further information.
- 2.1.2 In broad terms the LVIA considers the potential effects of the development on:
- Individual landscape features and elements;
 - Landscape character and quality (condition); and
 - Visual amenity and the people who view the landscape.
- 2.1.3 Landscape and visual effects are two distinct but related areas, which are assessed separately in accordance with the approach outlined below. Landscape and visual impacts do not necessarily coincide and can be beneficial or adverse. A clear distinction is drawn between landscape and visual impacts.
- 2.1.4 Landscape impacts relate to the effects of the proposals on the physical and other characteristics of the landscape and its resulting character and quality.
- 2.1.5 Visual impacts relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, tourists).

2.2 Guidance

- 2.2.1 The LVIA was undertaken by Landscape Architects with experience of undertaking assessments including those for similar types of development. The assessment was undertaken in accordance with best practice outlined in published guidance:
- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (2013) Landscape Institute and the Institute for Environmental Management and Assessment;
 - Landscape Character Assessment Guidance for England and Scotland (2002); The Countryside Agency and Scottish Natural Heritage; and
 - Guidelines for Environmental Impact Assessment (2004); Institute for Environmental Management and Assessment.

2.3 Approach to the LVIA

- 2.3.1 The LVIA followed stages including:
- Baseline data collection via desk-top, consultation and fieldwork;

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

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

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

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

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

2.4.1 The significance of effects of the proposals on both the landscape and visual receptors within the study area are ascertained by cross-referencing the sensitivity of the landscape baseline and visual receptors, along with magnitude of change that will be resultant of the development.

2.4.2 In the case of an LVIA, the sensitivity of landscape and visual receptors is judged to be high, medium or low, depending on the scale of the development proposals and their likely visual effects. The magnitude of change is also judged to be either high, medium, low, or as negligible - should the development pose no perceptible change to the landscape.

- 2.4.3 Significance of effects is expressed as slight, moderate or substantial, which may be either beneficial or adverse. Where the proposed development is not likely to cause a perceptible degree of change, this is deemed as neutral.

2.5 Study Area

- 2.5.1 For the purposes of this assessment, a 2.5km study area from the centre of the site has been used from which to consider the effects of the development. A 2.5km radius from the site has been considered in acknowledgement of the scale of the proposals, the character of the wider landscape and the extent of vegetation cover within the immediate environs. This is not to say that there will not be potential for views of the site from outside this study area, however, it is considered that these more distant views are likely to be limited. In these instances, the development would be seen as a small element of a wider panorama.

2.6 Visual Envelope

- 2.6.1 The visual envelope of a scheme defines the broad area from within which it may be possible to see the whole or part of the proposed development and helps to establish the potential for sensitive visual receptors. The visual envelope is defined following an analysis of landscape features such as topography, significant vegetation and built form. This is typically undertaken in the early stages of the assessment through computer generated Zones of Theoretical Visibility (ZTV) mapping.
- 2.6.2 The development is not considered to be visible outside this area or would be very difficult to perceive, except from occasional higher elevations. However, there will still be pockets within the visual envelope from which there are no views of the study area, due to the local screening effects of vegetation and topography or other features such as buildings. Landscape features, which form visual barriers and restrict views towards parts of the study area, such as landform, settlements and woodland, are evaluated and significant barriers identified to refine the baseline visibility of the proposals.

2.7 Representative Viewpoints

- 2.7.1 Within the extent of the visual envelope, it would not be practical to illustrate the visual views experienced by every individual visual receptor potentially affected by a project. Therefore, representative viewpoints are used to assess the impacts and effects on a range of typical views and range of visual receptors in the surrounding area.
- 2.7.2 A list of the representative viewpoint locations that are used in this assessment is provided at chapter 5 Table 2. These locations were reviewed by Enzygo's Landscape Architects during

data gathering and site survey in order to determine a final list which included some minor adjustments in consideration of the current proposals.

- 2.7.3 Viewpoints are illustrated photographically in the viewpoint images presented at Appendix 3. The site location, landmarks and features in the surrounding area are identified. All photography carried out as part of this assessment is in accordance with the Landscape Institutes Technical Guidance Note TGN 06/19.

2.8 Temporal Scope

- 2.8.1 2024 has been taken as the baseline year for defining the existing landscape. The relevant impacts of the development are assessed at the following times:

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

2.9 Desk Studies

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

- Ordnance Survey Mapping at 1:25,000 and 1:50,000 scale;
- The Google Earth website at www.earth.google.com;
- The Multi-Agency Geographical Information for the Countryside website at www.magic.gov.uk;
- National Planning Policy Framework (NPPF) (December 2024) - Department of Communities and Local Government;
- The Local Plan, made up of Havant Borough Core Strategy (March 2011) and the Havant Borough Site Allocations Plan (July 2014);
- Local Plan Policies Maps;
- Hampshire County Integrated Character Assessment (May 2012); and

- Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007) prepared by Kirkham Landscape Planning Consultants for Havant Borough Council and Hampshire County Council.

2.10 Field Studies

2.10.1 The site was visited on the 22nd January 2024 to obtain data including:

- Photographs from Representative Viewpoints;
- A corroboration of the findings of the desktop review; and
- To obtain information on the nature of the landscape and views, landscape features and localised screening barriers or other relevant aspects.

2.10.2 Site surveys were undertaken during periods of clement weather from publicly accessible areas such as roads and Public Rights of Way (PRoW). Permissive paths and areas of public open space were also accessed where relevant.

3.0 Desk Based Study – Relevant Policy, Guidance and Designations

3.1 Introduction to Desk Based Studies

- 3.1.1 This section identifies the legislation, planning policy and policy guidance information relevant to the proposed development, the site and surrounding area. It also includes data in relation to any designations at local and national level relating to the landscape and should be read alongside Figures 1-6.
- 3.1.2 The following sections provide the background planning context which has been taken into account in undertaking the assessment and making recommendations for mitigation that are in accordance with the intentions of those policies.

3.2 European Landscape Convention, Council of Europe, 2000

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

3.3 National Planning Policy

- 3.3.1 The National Planning Policy Framework (NPPF) 12 December 2024 provides the national level planning guidance and promotes sustainable development through its twelve core planning principles. **Section 11** making effective use of land, **section 12, 12.** Achieving well-designed and beautiful places, and **section 15**, Conserving and enhancing the natural environment are relevant to the landscape and this proposed development.
- 3.3.2 **Section 11**, making effective use of land states at paragraph 124 that “*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.*” (our emphasis).
- 3.3.3 **Section 12**, Achieving well-designed and beautiful places 135 “*Planning policies and decisions should ensure that developments:*
- (a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - (b) *are visually attractive as a result of good architecture, layout and appropriate and*

effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users 51 ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

3.3.4 **Section 15**, Conserving and enhancing the natural environment states at para. 187 “*Planning policies and decisions should contribute to and enhance the natural and local environment by:*

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve

local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

3.4 Local Planning Policy

3.4.1 The site is in the administrative area of Havant Borough Council. The Development Plan for Havant Borough includes:

- The Local Plan, made up of Havant Borough Core Strategy (March 2011);
- Havant Borough Site Allocations Plan (July 2014); and
- Local Plan Policies Maps.

3.5 Havant Borough Core Strategy, 2011

3.5.1 The Havant Borough Core Strategy (March 2011) is the over-arching document which sets the overall policy framework for all other local development documents in the Borough. The strategy document contains strategic policies and some detailed development management policies against which individual planning applications will be assessed.

3.5.2 **Policy CS11** – Protecting and Enhancing the Special Environment and Heritage of Havant Borough, which states the following:

“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 adaption and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/ courses and planting of new trees.”

3.5.3 Policy CS13 - Green Infrastructure, which states the following:

“Development will be permitted that: Maintains and manages the network of green infrastructure identified at the sub regional and local levels;

Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources;

Does not undermine the functional integrity of the green infrastructure;

Creates, where appropriate, new green infrastructure (including access management measures) either through on site provision or financial contributions.”

3.5.4 Policy CS14 – Efficient Use of Resources, which states the following:

“Planning Permission will be granted for development that: Provides adequate land or funding for waste management infrastructure;

Locally contributes to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area. Major areas of development must ensure that their on-site renewable energy production is maximised and resource efficiency is maximised.’

3.5.5 Policy CS15 – Flood and Coastal Erosion Risk, which states the following:

“Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:

It meets the sequential and exception test (where required) in relation to PPS25;

The site is located in a low hazard area as defined in the Strategic Flood Risk Assessment;

A site specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce the flood risk overall;

The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site;

Appropriate flood warning and evacuation plans are in place;

New site drainage systems are designed taking account of events which exceed the normal design standard.

All development will be required to ensure that there is no net increase in surface water run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance.”

3.5.6 Policy CS16 – High Quality Design, which states the following:

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

Responds to, draws inspiration from and respects local context and:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;

Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;

Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and

The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.”

3.5.7 Policy DM8 – Conservation, Protection and Enhancement of Existing Natural Features, which states the following:

“Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:

Protects natural features of nature conservation and/ or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.

Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.

Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.

Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.”

3.5.8 Policy DM9 – Development in the Coastal Zone, which states the following:

“Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below as shown on the Proposals Map:

Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINCs and Local Nature Reserves.

Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast.

Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.

Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate.

Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours.

Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation.

Provides recreational opportunities that do not adversely affect the character and appearance of the coast.”

3.6 Statutory and Non-statutory Designations

Landscape Designations

- 3.6.1 The site is not in a designated landscape.
- 3.6.2 Chichester Harbour National Landscape (formerly Area of Outstanding Natural Beauty) is approximately 1.5km southeast of the site. Given the distance of this designation from the site and the nature of the surroundings which is largely urban, as well as the limited visual envelope, no impacts are anticipated to the AONB or its setting.
- 3.6.3 There are no Registered Parks and Gardens or Country Parks within the site boundary. Within the 2.5km study area, there is the Staunton Country Park, located approximately 2.3km to the northeast, and Grade II* Listed Registered Park and Garden.

3.7 Nature Conservation Designations

- 3.7.1 There are no statutory nature conservation designations within the site boundary.
- 3.7.2 Within the 2.5km study area, there are 2 No. Sites of Special Scientific Interest [SSSI] which includes Langstone Harbour SSSI located approximately 900m south and Chichester Harbour SSSI which is approximately 1.9km southeast. Warblington Meadow SSSI is approximately 2.6km southeast of the site, just outside the study area.

- 3.7.3 Solent Maritime Special Area of Conservation [SAC] is located approximately 900m south and Chichester and Langstone Special Protection Area [SPA] is located approximately 900m south of the site. The Chichester and Langstone Harbour Ramsar site is located 900m south of the site. There are 3 No. Local Nature Reserves [LNR] within the study area, which include Farlington Marshes LNR located approximately 1.3km southwest, West Hayling LNR located approximately 2.3km southeast and Hayling Billy LNR located approximately 2.3km southeast.
- 3.7.4 There is a Royal Society for the Protection of Birds (RSPB) reserve located approximately 1km southwest which is Farlington Marshes and Langstone Harbour.
- 3.7.5 There are no areas of ancient woodland within the site or adjacent to the site. The nearest area of ancient woodland is Littlepark Wood which is approximately 1.2km northwest of the site. Within the study area, there are 6 No. areas of ancient woodland located northwest of the site, including Bushby Lease located approximately 1.9km northwest.

3.8 Historic Environment Designations

- 3.8.1 There are no historic environment assets on the site. There are designated sites and/or features in the wider study area.
- 3.8.2 There are 4 No. scheduled monuments in the study area, including:
- Bevi's Grave long barrow and early medieval cemetery, 100m west of Belmont Castle approximately 1.3km west;
 - Roman villa and section of a Roman road southwest of Littlepark Wood approximately 1.6km northwest;
 - Black Barn, Warblington approximately 2.3km southeast; and
 - Warblington Castle approximately 2.4km southeast.
- 3.8.3 Outside of the 2.5km study area, is Fort Purbrook approximately 2.6km west of the site.
- 3.8.4 There are listed buildings throughout the 2.5km study area, mainly located within the conservation areas of Old Bedhampton, Brockhampton, St Faith's and Warblington. The nearest listed building to the site is Bidbury House Grade II, located approximately 240m west of the site. Other listed buildings within 500m of the site include:
- Grade II Listed St Thomas' Church, approximately 260m west;
 - Grade II Listed Bedhampton Arts Centre, located approximately 260m north;
 - Grade II Listed The Old Mill House, approximately 260m south west; and
 - Grade II Listed The Old Manor House, approximately 280m east.

3.9 Conservation Areas

3.9.1 The site is not in a conservation area. Within the 2.5km study area, there are 9 No. conservation areas [Refer to Figure 3] Those nearest to the site [within 1km] include:

- Old Bedhampton, approximately 50m west;
- Brockhampton, approximately 200m east;
- The Black Dog, approximately 690m east and
- St Faith's, approximately 900m east

Diagram 1: Conservation Areas (source Havant Borough Council)



3.10 Local Plan Designations

3.10.1 There are no local plan designations within the site. Within the 2.5km study areas there are 8No. Local Green Spaces, with the nearest located approximately 50m northwest, which is Bidbury Mead. Havant Park is located approximately 900m northeast of the site and Lockheath common is located approximately 1.4km north of the site.

3.10.2 There are also a number of Local Sites of Important Nature Conservation (SINC) within the 2.5km study area. Littlepark Wood is located approximately 1.2km northwest of the site. SINC areas are located to the west of the site consisting of fields and part of the Portsmouth Golf Club. SINC areas northwest of the site consist of woodland areas. Outside of the study areas, Barton Copse is located 3km northeast of the site and Leigh Park Gardens, part of Staunton Country Park, is located 2.6km northeast of the site.

3.11 Public Rights of Way

3.11.1 Hampshire County Council maintains a definitive map of Public Rights of Way (PRoW) for the county.

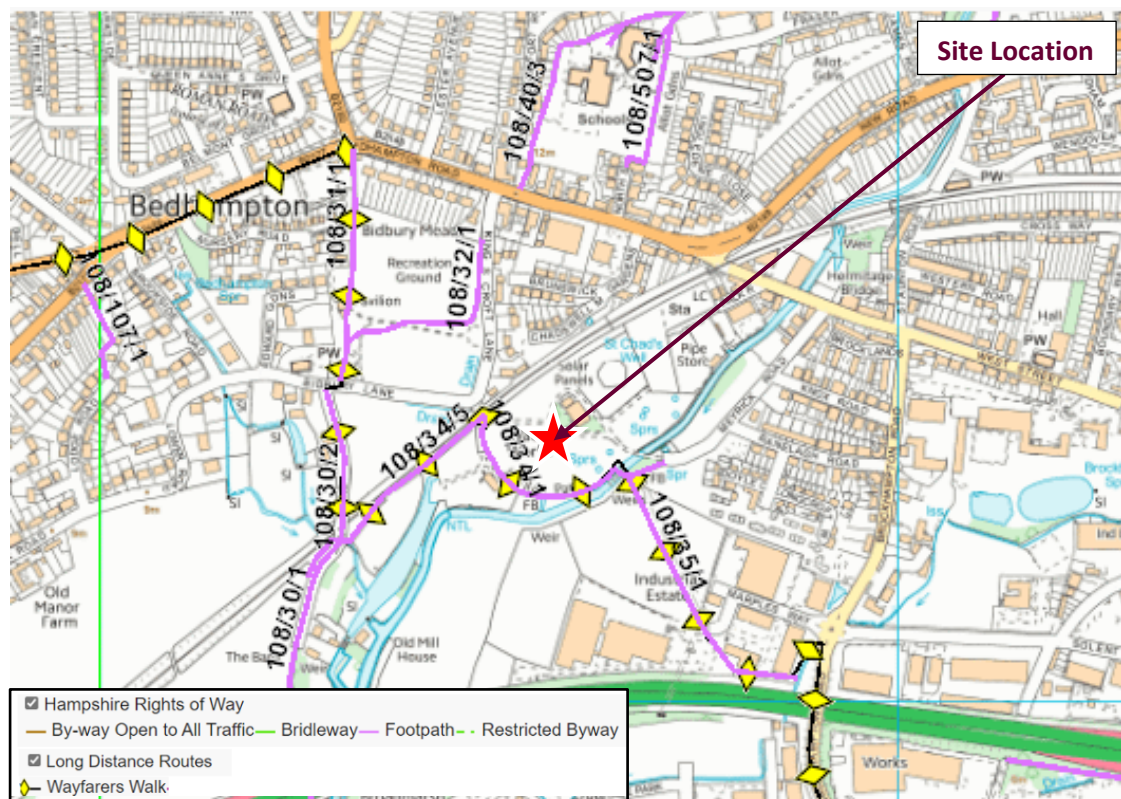
3.11.2 Footpaths 108/34/1, 108/34/5, 108/35/1 and the long distance 'Wayfarers Walk' footpath are PRoW located in close proximity to the site [see Figure 6]:

- Footpath 108/34/1 is adjacent to and follows the southern site boundary;
- Footpath 108/34/5 is located to the west of the site and runs along the southern side of the railway;
- Footpath 108/34/2 is located east of the site and leads to the adjacent residential areas; and
- The 'Wayfarers Walk' long-distance footpath follows the southern site boundary and carries on east towards Emsworth Harbour.

3.11.3 Within the 2.5km study area, there are 4 No. long-distance footpaths which include:

- Wayfarers Walk is a 70-mile, long-distance footpath;
- Solent Way is located approximately 450m to the south of site. Solent Way is a 60-mile footpath linking Milford on Sea with Emsworth Harbour;
- Shipwrights Way is located approximately 1.42km to the east of the site. Shipwrights Way is a 50-mile footpath linking Alice Holt Forest with Portsmouth Historic Dockyard; and
- The E9 European Coastal Path is located to the southeast of the site. E9 European Coastal Path is the longest coastal trail in the world. It is an approximately 6,270-mile long-distance footpath. In the United Kingdom it passes through Plymouth, Salcombe, Dartmouth, Paignton, Torquay, Exmouth, Lyme Regis, Weymouth, Swanage, Bournemouth, Christchurch, Southampton, Portsmouth, Southsea, Havant, Battle, Rye, and Dover. After Milford on Sea, the E9 continues on the Solent Way.

Diagram 2: Hampshire County Council Definitive map [Taken from Hampshire Rights of Way online | Hantsweb]



3.11.4 Within the 2.5km study area, there are 3 No. National Cycle Routes which include the following:

- NCR No.22 is located approximately 450m to the south and approximately 1km to the east of the site;
- NCR No.2 is located approximately 1.15km to the east of the site; and
- NCR No.222 is located approximately 2.25km to the west of the site.

Diagram 3: National Cycle Network [Source: [Home - Sustrans.org.uk](https://www.sustrans.org.uk)]



3.12 Summary of Desk Based Study

- 3.12.1 The landscape of the study area is afforded protection through these designations and policies mainly at a local level. The site itself is not in any statutory landscape designation or the subject of any local level landscape policies.
- 3.12.2 The closest designated heritage assets to the site a number of listed buildings within 1km of the site mainly within the Old Bedhampton Conservation Area approximately 50m to the west. The closest listed building to the site is the Grade II Listed Bidbury House located 230m west of the site.
- 3.12.3 Bidbury Mead Local Green Space, is located approximately 50m northwest.
- 3.12.4 There are statutory designations within the wider study area (within 1km) including Chichester Harbour National Landscape, Sites of Special Scientific Interest [SSSI], Ramsar sites, Special Areas of Conservation [SAC], Special Protection Areas [SPA], RSPB reserve and Local Nature Reserves. At a local level, there are Local Green Spaces and Local Sites of Importance for Nature Conservation [SINC].

4.0 Description of the Site and Proposed Development

4.1 The Site

- 4.1.1 The site forms part of the existing Portsmouth Water Bedhampton WTW, which includes the existing buildings and equipment. There are ground mounted solar arrays located to the northeast of the site.
- 4.1.2 The site consists of a track which runs from the northern boundary to the centre of the site where there is a levelled area enclosed by earth bunds. The track and level area at the centre of the site is irregular in shape. The bunds cover the much of the site extending to the southern boundary which is alongside a PRoW which runs along the southern Bedhampton WTW boundary. These bunds are covered by scrubby vegetation with some trees, there are existing trees on the southern site boundary. See Arboricultural Survey accompanying the planning application for further details.
- 4.1.3 Access to the site is via the internal road which currently serves Portsmouth Water Bedhampton WTW, connecting to Meyrick Road to the east. Meyrick Road leads to the A27 Havant Bypass via Ranelagh Road and Brockhampton Road. This provides links to the wider strategic road network including the M27 (approximately 5.5km southwest of the site). This current access arrangement services the existing Bedhampton WTW and is suitable for construction access and will be used as the permanent access to the proposed development.
- 4.1.4 Buildings associated with the water treatment works are located to the immediate north, alongside ground mounted solar panels. The northern boundary of the site is adjacent to an internal road and intermittent hedgerow.
- 4.1.5 The nearest dwellings to the site are located approximately 40m to the north off King's Croft Lane, beyond the heavily trafficked Bedhampton railway line. The northern site boundary features mature vegetation located on an embankment which offers natural screening to the site from the residential dwellings.
- 4.1.6 The Bedhampton railway line lies beyond the site to the north and has mature tree and hedgerows alongside which provide screening in places. The JDP Havant pipe supplier's storage yard is located to the east and the Hermitage Stream to the south beyond the PRoW.

4.2 The Proposed Development

- 4.2.1 The proposed development would be for the provision of a BESS. Energy storage is the retention of energy produced at one time for use later; the BESS would draw energy from the

local distribution network when demand is lower and supply is high and store it for release when required in periods of higher demand.

4.2.2 The site layout shows that the site would include the following equipment:

- 132Kv Switchyard
- 132/33Kv Power Transformer
- DNO Protection/ Control Room
- Private 33/0.4kV Auxiliary Transformer
- Private Stores / Metering / Welfare Building [max 2.44m x 6.1m x max. height of 3m above ground]
- 2.4m Palisade Fence
- 3.5m Acoustic Fencing
- 30 units of BESS containers
- 15 units of PCS / Transformers
- Parking for maintenance vehicles
- CCTV Equipment
- Site Lighting

4.2.3 Site access and internal service roads leading into the site compound are already established WTW and will provide suitable access for the short construction phase of the project. This utilises the existing site access off Meyrick Road.

4.2.4 Once construction has been completed, access to the site for ongoing maintenance vehicles will take place via the existing site access into the WTW. There will be limited traffic movements, with scheduled monthly maintenance visits to the site.

4.2.5 The earth bund on the southern site boundary would be modified to a height of approximately 2.25m with a gradient of approximately 1:3 to the sloping sides. The proposed development will include soft landscaping as described later at Section 8 Mitigation.

5.0 Baseline Landscape Character and Views

5.1 Introduction to Baseline

- 5.1.1 The following sections provide a summary of the findings from desk based and field studies regarding the baseline character of the landscape and nature of views. This section should be read alongside Figures 1-13 included at Appendix 3.

5.2 Baseline Landscape Character

- 5.2.1 The following summarises information from published landscape character assessment documents considered to be relevant to the study area and the proposed development.

5.3 National Landscape Character Area Profiles

- 5.3.1 At a national level, Natural England has divided the country into 159 separate National Character Areas (NCA). Each NCA is defined by its unique combination of landscape features, amongst other factors and information is published in NCA profiles.

- 5.3.2 The boundaries of the NCAs are based upon naturally occurring features rather than administrative boundaries, are mostly concentrated on the rural character of a landscape and provide a basis for consideration of the character of a site and its wider surrounding context.

- 5.3.3 The site is in the National Character Area 126: 'South Coast Plain' the key characteristics include:

- *"The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond;*
- *The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained highquality soils;*
- *In places, streams and rivers flow south from the higher land of the Downs to the sea;*
- *Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey;*
- *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches;*
- *There are isolated remnants of coastal heath in the west;*

- *Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland;*
- *The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation;*
- *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts;*
- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems;*
- *Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard."*

5.3.4 The NCA also identifies the following of Statements of Environmental Opportunity in respect to this character area:

- ***SEO 1:** Plan for and manage the effects of coastal change by allowing the operation of natural coastal processes and improving the sustainability of current management practices along the diverse coastline to successfully integrate the needs of the natural environment, landscape, local communities, agriculture, tourism and recreation amid significant urban stretches.*
- ***SEO 2:** Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment.*
- ***SEO 3:** Manage and significantly enhance the area's rivers and chalk streams and their wetland valley habitats to provide resilience against climate change and improve flood protection and water quality, particularly in the internationally designated sites such as Chichester and Pagham harbours, for the benefit of local communities and wildlife*
- ***SEO 4:** Manage the rich archaeological and historic resource and geological exposures within the farmed, coastal and peri-urban landscape, including the longstanding associations of horticultural and maritime industries and the military, enhancing a strong sense of place."*

5.4 Local Landscape Character

5.4.1 At a local level, the following Landscape Character Assessments and Landscape Sensitivity

Studies include:

- Hampshire County Integrated Character Assessment (May 2012); and
- Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007) prepared by Kirkham Landscape Planning Consultants published jointly by Havant Borough Council and Hampshire County Council.

5.4.2 The relevant landscape character areas and types defined in these published documents are shown on Figure 4 and Figure 5 – Landscape Character Plan.

5.5 County Level Landscape Character Assessment

5.5.1 The Hampshire County Integrated Character Assessment (2012) places the site in Landscape Character Area 9G: Havant and Emsworth Coastal Plain, the key characteristics include:

- *“A former river terrace landscape of Pleistocene origin with extremely fertile and national important agricultural silty loam alluvial soils;*
- *Springs emerge on the chalk clay boundary and form short crystal clear chalk streams;*
- *An early small scale enclosure landscape which has been substantially modified to larger open fields in the northern half of the character area;*
- *Remnant mature oaks in suburban settings along verges and stream courses likely to have been associated with former field hedges;*
- *Varying tranquillity levels declining in proximity to modern development/busy transport infrastructure;*
- *Good access for walkers from settlements down to the harbour shore;*
- *Well preserved setting of the Saxon origin settlement of Warblington church and manor*
- *A historically nucleated settlement pattern that has expanded massively in post second world war – including social housing area of Leigh park;*
- *A particular concentration of historic tide mills and ponds which have now been converted and adapted to modern uses and evidence of relatively small scale Salterns.”*

5.6 Local Level Landscape Character Assessment

5.6.1 The Havant Brough Townscape, Landscape and Seascape Character Assessment (2007) places the site in Landscape Character Area [LCA] 13: Historic Bedhampton, the characteristics include:

- ***“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 o 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.”*

5.7 Baseline Conditions of the Site and Surrounding Landscape

- 5.7.1 The site is located within the grounds of an existing water treatment works.
- 5.7.2 Access to the site is taken from the internal road connecting to Meyrick Road to the site's eastern boundary. This access arrangement successfully services the existing Bedhampton Water Treatment Works. Meyrick Road joins onto West Street, north of the site, which continues west to join B2149 Bedhampton Road/ New Road and east to join the B2149 Park Road South.
- 5.7.3 To the north of the site, there is a railway line which runs southwest. Beyond the railway line, there are residential properties on Chadswell Meadow and Brunswick Gardens. To the northwest, there is an industrial area which is home to JDP Havant and Premier Pallet Supplies, which is accessed via Park Road south of West Street. To the east, there are residential properties along Knox Road, Ranaleigh Road, Abrams Way, Doyle Close and Longcroft Way. To the south of the site, there is a watercourse running southwest, grassland areas and a retail building/ office space. Further south, the A27 Havant Bypass runs east to west and with dense existing vegetation. Beyond the A27 Havant Bypass, approximately 900m south, is Langstone Harbour. To the west of the site, the railway lies adjacent the site. Beyond the railway line are residential properties along Bidbury Lane, including Grade II Listed Bidbury House, and Mill Lane and an area of grassland and allotments. Northwest of the site is Bidbury Mead

Recreation Ground.

- 5.7.4 There are PRoW in close proximity of the site, which are situated to the east of the site [FP 108/34/5], along the southern boundary [FP 108/34/1] and west of the site [FP 108/34/2 and /35/1]. These footpaths are located within 100m of the site so there are potential views of the site from these locations. There is also a long-distance footpath, Wayfarers Walk, which follows the site's southern boundary on route from Inkpen to Emsworth Harbour.
- 5.7.5 The site is located within the village of Bedhampton, located in the borough of Havant which is a built-up urban area. The presence of this urban area influences the surrounding character of the landscape, such as through the widespread road networks throughout the study area. There are no immediate areas of woodland adjacent or near to the site, so the development will not be screened and given the distance of the receptors of the site, means that the result of the development may impact upon the townscape. However, as mentioned previously, the site is located within the existing water treatment works and given the existing infrastructure, the effect of the proposed development will not worsen due to the existing site.

5.8 Landform and Drainage

- 5.8.1 The site is located within the lowest part of the study area at approximately 2m Above Ordnance Datum (AOD). Within the site, there are existing man-made bunds along the northwestern, southern and eastern boundary which provide enclosure and screening.
- 5.8.2 Within the wider landscape, the topography is typically below 10m AOD south of the site towards Langstone Harbour. Land to the east is higher and land to the northeast towards Barton's Green recreation ground lies at an elevation of 35m AOD. To the west, the land quickly rises and Portsmouth Golf Club, approximately 1.9km west of the site, lies at an elevation of 70m AOD.
- 5.8.3 The nearest watercourse to the site is Hermitage Stream, located adjacent to the site to the east, which follows the site's eastern and southern boundary. This watercourse flows southwards and feeds into Langstone Harbour which is located approximately 1km south of the site. Langstone Harbour is an inlet of the English Channel, between Portsea Island to the south and west, Hayling Island to the south and Langstone to the north. Within the wider landscape, are a various streams and tributaries. Brockhampton Springs is located approximately 450m to the east.

5.9 Landcover, Vegetation and Land Use

- 5.9.1 Broadly, the study area is a predominately urban area located on the coastline of Southern

England. The site is located between the suburban settlements of Bedhampton and Havant on the eastern edge of Portsmouth. There are urban areas to the east and west and agricultural land beyond the settlement edge to the northeast.

- 5.9.2 The site is situated on previously disturbed land comprising areas of bare ground, rough grassland and scrub.
- 5.9.3 There is railway line adjacent to the WTW to the northwest and there are existing residential properties to the north of this off Chadswell Meadow and an industrial estate further north, approximately 200m.
- 5.9.4 Hermitage Stream is to the east and south of the site and for a short section it is parallel with the southern site boundary. The stream continues south under the Havant bypass and continues to Langstone Harbour. Further east of the site, approximately 100m, are residential properties on the edge of Havant. Further west of the site, approximately 260m, are residential properties at Mill Lane and the Grade II Listed Church of St Thomas. Approximately 50m northwest of the site is a local green space Bidbury Mead and southwest of the site, approximately 300m, is development land at Cotton Way.
- 5.9.5 There is a PRoW alongside the southern site boundary others nearby include footpaths 108/34/5, 108/35/1 and the 'Wayfarers Walk' long-distance footpath. Footpath 108/34/1 is adjacent to and follows the southern site boundary, footpath 108/34/5 is located west of the site and follows the railway line south and footpath 108/34/2 is located east of the site and leads to the adjacent residential areas. The 'Wayfarers Walk' long-distance footpath follows the southern site boundary and carries on east towards Emsworth Harbour. Further south of the site, approximately 900m, Langstone Harbour is located which is an RSPB reserve, Ramsar site, SAC, SPA and SSSI.
- 5.9.6 The site is in a predominantly urban area interspersed with pockets of green space and woodland. There are significant areas of woodland along the A3 (M) Motorway such as Littlepark Wood located approximately 1.2km northwest of the site. Along Hermitage Stream, east of the site, there is a significant amount of tree and shrubby vegetation cover.
- 5.9.7 The railway is located approximately 30m from the northwestern corner of the site and the Bedhampton Railway Station is located approximately 270m north of the site. The service provides links to Portsmouth and London. The A27 Havant Bypass is located approximately 250m south of the site and is a major road running parallel to the south coast and joins Whiteparish, Wiltshire to Pevensey, East Sussex. This transport link is largely surrounded by

tree planting to its embankments which limits its visibility within the wider landscape. The A3 (M) is located approximately 900m to the west which is a major road and is part of the historic route southwest from London to Portsmouth, connecting the capital to the coast. The link is also largely surrounded by tree planting and will screen the development from the surrounding landscape.

- 5.9.8 The wider study area is comprised of pastoral agricultural land, intersected with woodland belts and hedgerows. To the south, is Langstone harbour and marsh habitat. It is unlikely that these more open areas, will be affected by the proposed development.

5.10 Settlement Pattern

- 5.10.1 The site is located within the village of Bedhampton, in the borough of Havant which is a predominantly urban area with areas of development. The village of Langstone is located approximately 500m to the south of the site. To the east, the town of Emsworth is located approximately 2.8km on the opposite side of the Havant Bypass. The nearest city is Portsmouth which is located approximately 7km southwest of the site; and Chichester city is located approximately 15km to the east.

- 5.10.2 Within the wider landscape, settlement pattern consists of medium/ large towns to the west and to the south along the coastline. Beyond the towns to the north, east and west are smaller settlements such as small towns and villages within a rural landscape. The rural landscape beyond the site consists of irregular medium sized fields with large areas of woodland which tend to be linear or irregular shaped. Fields are enclosed by native hedgerow and consist of intensively used mixed farmland with marker garden crops including horticultural use and glasshouses.

5.11 Landscape Receptors

- 5.11.1 To assess the potential impacts on the landscape resulting from the proposed development the main landscape features on the site have and forming the character of the surroundings are identified and used as the baseline against which the effects will be assessed. Landscape receptors include:

- Landform;
- Landcover; and
- Landscape features such as hedges and trees.

5.12 Visual Baseline

5.12.1 This section provides a description of the existing nature of views i.e. visual baseline conditions and should be read alongside the information presented at Figures 5-14 and in the tables at Appendix 2. It identifies limiting factors affecting the current baseline views and the receptor groups, those people who use the area and would view the site and therefore would likely view the proposed development in the future.

5.13 Visual Receptors

5.13.1 The principal groups of visual receptors identified within the study area are summarised as follows:

- Residents of nearby properties;
- Users of PRoW which include footpaths, and
- Users of local roads and major roads.

5.14 Representative Viewpoints

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

5.14.2 A set of representative viewpoints have been selected to represent views experienced by surrounding receptors which are presumed to potentially be affected by the development. The location of these viewpoints is illustrated on Figure 6 - Viewpoint Location Plan. Further details of the viewpoints are identified in Table 2 (below).

Table 2 – Representative Viewpoints

No.	Location	National Grid Reference and AOD (metres)	Receptors	Distance and Direction to site
1	Edge of AONB, Langstone Avenue/ A3023	NGR: SU 71660 05103 1m AOD	Road users/ Residents	1.5km Northwest
2	PRoW FP 108/34/1, FP 108/34/5 and Wayfarers Walk and Bidbury Lane	NGR: SU 70469 06340 7m AOD	PRoW users/ Road users	50m, East
3	Intersection of PRoW FP 108/34/1, FP 108/34/2, FP 108/35/1 and Wayfarers Walk	NGR: SU 70655 06271 1m AOD	PRoW users	30m, West
4	Bidbury Lane and PRoW FP 108/34/5 at the edge of Old Bedhampton CA	NGR: SU 70402 06289 5m AOD	PRoW users	120m, East
5	Overbridge at A27 and PRoW FP	NGR: SU 70261 05893	PRoW users	450m, Northeast

No.	Location	National Grid Reference and AOD (metres)	Receptors	Distance and Direction to site
	108/30/1	1m AOD		
6	PRoW FP 108/31/1, Bidbury Mead and Old Bedhampton CA	NGR: SU 70318 06525 7m AOD	PRoW users, Local Green Space users	270m, Southeast
7	Mill Lane and PRoW FP 108/30/2 at the edge of old Bedhampton CA	NGR: SU 70308 06313 3m AOD	PRoW users/ Road users	210m, East
8	Mill Lane at intersection of PRoW FP 108/30/2, FP 108/34/3, FP 108/34/5 and Wayfarers Walk Railway and Old Bedhampton CA	NGR: SU 70318 06186 14m AOD	PRoW users	220m, Northeast
9	Edge of Settlement near Abrams Way	NGR: SU 70745 06237 3m AOD	PRoW users, Residents	80m, Northwest
10	Overbridge at Portsdown Hill and A3 Road	NGR: SU 69545 06444 38m AOD	Road users	970m, Southeast
11	PRoW FP 108/45/1, Solent Way and Wayfarers Walk within Southmoor Nature Reserve	NGR: SU 71279 04741 0m AOD	PRoW users	1.7km, Northwest
12	Long-distance footpath Shipwrights Way/ Hayling Billy Cycling trail within Hayling Billy LNR Nature Reserve	NGR: SU 71770 03936 -24cm AOD	PRoW user, cycle trail users	2.6km, Northwest

5.15 Visual Envelope

5.15.1 The visual envelope of the site is limited, due in the most part by screening effect of existing bunds which are on the northern, eastern, southern and western site boundary and on adjacent land. The existing scrub vegetation and trees especially along the southern site boundary provide screening also existing vegetation along Hermitage stream, the railway line and adjacent to PRoW FP 108/34/5.

5.15.2 The visual envelope is limited by factors including:

- Existing bunds on site along the southern boundary (which will be modified as part of the development);
- Existing bunds on adjacent land and on the site to the west, north and eastern sides.
- The low lying, flat nature of the study area, where minor undulations in the landform create effective visual screening;
- Existing vegetation, consisting of scrub and scattered trees along the southern site boundary;
- Existing vegetation along the existing railway line to the west and along Hermitage Stream to the south; and

- Built development in the surrounding urban areas of Bedhampton and Havant including at a local level, residential properties to the east and north of the site;
- 5.15.3 The site is located in an urban area consisting of residential and commercial properties. The A27 Havant Bypass is located 250m south of the site, with dense vegetation to the north and south; it is likely that views will be limited north of the bypass. There are existing bunds on site along the northwestern, southern and eastern boundary. The southern bund which height would be reduced to approximate of 2.2m and will limit views from the surrounding area towards the site. The site itself is not publicly accessible but there is a PRoW to the west and east of the site, and along the southern boundary. Public accessibility to the north consists of main roads e.g. Bedhampton Road; and Bidbury Mead recreational ground.
- 5.15.4 From the north, the site will be screened by existing buildings on land north of the site. There is existing vegetation along the railway situated northwest of the site which will screen views from the northwest. Mature trees within Bidbury Mead recreational ground are likely to screen views of the site, see viewpoint 6.
- 5.15.5 On land to the east, see viewpoint 3 and 9, views of the site are screened by existing bunds on the eastern and southern site boundary. Adjacent to the site, is a group of mature trees which limit views towards the site from the PRoW FP 108/35/1. An existing brick wall at the entrance to the Portsmouth Water's Bedhampton water treatment site follows its eastern boundary which further along to the south becomes a mesh wire fence.
- 5.15.6 South of the site, along PRoW FP 108/34/1 and long-distance footpath Wayfarers Walk, views are limited by existing vegetation to the south. The existing bund and scrub vegetation along the southern site boundary, north of the PRoW, limit views into the site. Further south, Hermitage stream is located south of the site and there is dense vegetation along the watercourse. This provides good screening and green infrastructure in this location.
- 5.15.7 To the west of the site, there is a PRoW FP 108/34/5 which follows the railway line to the west. The footpath was visited during the field studies and the location of the site is visible, see viewpoint 2 and 4, part way along the footpath. There is existing scrub vegetation to the west between the footpath and the railway and open views to the east as there is mesh fence and adjacent grassland. Further along this viewpoint, see viewpoint 8, existing vegetation east of the footpath screens views towards the site.
- 5.15.8 Within the wider study area, views are limited due to the height of buildings within the surrounding built up area. Dense vegetation along the A27 Havant bypass screens views of the

site from the south and dense vegetation along the A3 (M) motorway screens views from the west. Due to the character of the surrounding area, there is limited visibility of the site and the existence of bunds on site also screen the site from views within closer proximity.

6.0 Assessment of Landscape and Visual Effects

6.1 Introduction to Assessment of Effects

- 6.1.1 The following sections provide a description of the anticipated effects of the development on the landscape and visual resource in the study area prior to the establishment of mitigation (Summer Year 1 'Opening Year'). Landscape and visual effects are described separately. This section should be read in conjunction with the tables at Appendix 2 and the supporting Figures 1-19 at Appendix 3.

6.2 Construction Effects

Effects on Landform during Construction

- 6.2.1 The development would be located in an area which currently features earth bunds which spread across the Portsmouth Water Bedhampton WTW site. Therefore, ground levels on the site would be changed extensively in order to facilitate development and to prepare an areas suitable for development. There is already an access formed into the site from Meyrick Road providing access to the Bedhampton WTW. This means that the site is accessible for construction plant and machinery without significant modification. Any changes to landform on the site are expected to be on the northern site boundary which adjoins the internal parts of the WTW and on the southern boundary. The effects to landform are considered to be **minor adverse**.

Effects on Land Cover, Land Use during Construction

- 6.2.2 The introduction of BESS structures on an existing developed utilities site forming part of the WTW and which has been historically used by Portsmouth Water for its operational activities would have limited impact to the character of the site and the wider landscape character. The effects on landcover during construction involve the installation of new BESS structures and development incrementally covering the majority of the site. In this context of an op[erational WTW the significance of effects is considered to be **minor adverse**.

Effects on Landscape Features during Construction

- 6.2.3 There are few landscape features on the site. Those present include the trees and shrubs on the southern boundary which would be retained and protected during construction in accordance with any recommendations the accompanying arboricultural impact assessment and method statement. There would be no impacts effects to landscape features - **neutral significance** of effect.

6.3 Visual Effects during Construction

- 6.3.1 It has been determined that the site has a restricted and localised visual envelope. The development would be located in an area which features extensive earth bunds which largely enclose the site and is within an operational WTW. The general awareness of construction on the site is likely to be related to the visibility of the construction equipment, such as cranes and the movement of construction vehicles, erection of scaffolding and the increasing height and footprint of the development as construction progresses. During construction, effects on views would tend to be adverse but short lived.
- 6.3.2 Visual effects during construction would be limited by the factors outlined previously within the earlier section regarding 'Visual Envelope'. The predominant visual effects during construction will be experienced by receptors at close range and associated with the visibility of construction equipment on the site entering/exiting to Meyrick Road and the appearance of the partially constructed BESS structures, seen through tree cover.
- 6.3.3 There are various visual detractors in the local landscape including activities/existing features at the Bedhampton WTW, presence of solar panels to the northeast of the site, built-up area to the south, east and road infrastructure. The height and engineered qualities of existing bunds make them prominent features in a localised area. These are frequent dominant features in the surrounding study area. Within this context and the due to the substantial screening provided by existing earth bunds, it is unlikely that construction activity on the site would be visually prominent. However works to the bunds on the southern boundary would be noticeable for a short time.
- 6.3.4 The significance of visual effects during construction is considered to be temporary and of moderate adverse significance, which is due in the most part to localised visibility of construction activity and considers any potential glimpsed views of construction equipment, should they appear above the earth bunds, tree line or in winter through tree canopy cover without leaves. The effects of **moderate adverse** significance at worst from locations in close proximity (at footpaths 108/34/1 / 108/34/5) and Wayfarers Walk [see Viewpoints 2, 3, 4, 8 and 9].
- 6.3.5 The short-term nature of this phase of the works means that it would not be practical to provide specific landscape mitigation proposals during the construction works. Planting would not establish sufficiently during the construction period to provide any screening benefits and the limited extent of the visual envelope make the provision of this unnecessary.

6.4 Consideration of Landscape Value and Valued Landscapes

6.4.1 In LVIA landscape value is that attached to a potentially affected landscape. It is relative in relation to the different stakeholders and different parts of society that use or experience a landscape. Although factors such as formal designations are an important component when determining value, other aspects are also considered as part of the judgement process. These include issues related to condition (of features and elements), seclusion and presence of detracting influences, rarity and the degree of representativeness. Landscape value will vary in response to the specific landscape that is being considered, even where a landscape is included in the boundaries of a formal designation. Therefore, as stated earlier in this LVIA, the site is not in a nationally designated area such National Park or National Landscape (formerly AONBs).

6.5 Landscape Susceptibility and Sensitivity

6.5.1 Landscape sensitivity is assessed combining judgements on the value attached to a landscape and the susceptibility to the type of change and nature of the development proposed. Landscape susceptibility is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. In order to inform judgements on value and susceptibility the following section refers to the baseline information in this LVIA and additional consideration of the local character in relation to the site and its immediate context. These judgements are then carried through to the analysis of landscape sensitivity.

6.5.2 Receptors can include specific landscape elements or features or may be judged at a wider scale and include landscape character parcels, types or areas. As advocated in the GLVIA3, professional judgement is used to balance analysis of value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.

6.6 Effects on Local Landscape Character during Operation (Year 1)

6.6.1 The local character of the study area to the east and south at the closest proximity of the site are a mixture of conservation area, urban developments with commercial and residential properties to the urban fringes, a railway track to the north of the site, irregular in shape small pastoral fields, and river corridor with dense shelter belts of trees surrounding it.

6.6.2 The southern part of the wider study area gradually becomes more natural in character and comprises Ramsar site, RSPB Reserves and SSSI.

6.6.3 The western, northern and eastern parts of the wider study area is heavily affected by urban

influences, such as built-up areas of Bedhampton, Havant and Langstone settlements, with a widespread road network.

- 6.6.4 The proposals will inevitably affect the character of the site itself although this is already in use by the Portsmouth Water Bedhampton WTW and effects will be congruent and minimal in that context. The proposed BESS structures will be perceived in the context of other industrial developments of a similar, if not larger scale and urban infrastructure in the surroundings. The development will not have adverse impacts on the character of wider surrounding landscape, and it is anticipated that even in the first few years before any landscape mitigation has established, there will be few effects beyond the immediate vicinity of the site.
- 6.6.5 The existing urban fringe character of the study area and the intention to retain and enhance those characteristics of the site which are valued i.e. the siting and scale of the development within the land of the Portsmouth Water Bedhampton WTW which features irregular shape and size earth bunds greatly minimise the impact that the development will have upon the landscape, along with the existing trees to the south and the proposed woodland and hedgerow with interplanted trees to the west of the site.
- 6.6.6 Based on the baseline and field study the wider landscape context of the site and surroundings in the wider LCA 13: Historic Bedhampton is considered to be of low value and low susceptibility.

6.7 Visual Effects during Operation (year 1)

- 6.7.1 The visual envelope is limited as described above and earlier in this LVIA, the vast majority of receptors within the wider study area would not experience any adverse visual effects (neutral significance of effects) at year 1.
- 6.7.2 The principal areas of visibility toward the site are in close proximity and such views are often restricted by localised changes in landform and tree cover.
- 6.7.3 From the north receptors include residential and local green users and users of public footpaths. Typically, receptors in these areas do not experience open views toward the site and the development would be screened by existing vegetation, wall structures and the railway. It should be noted that at present, both users of local green and users of the footpaths experience restricted views of the Portsmouth Water Bedhampton Water Treatment Works (WTW), due to the presence of the earth bunds at the site boundary from north. Their visual experience after construction of the proposed development would not differ from baseline

conditions. The same applies to footpath users within the local green where trees and existing earth bunds typically enclose views.

- 6.7.4 Views are more open to the west across an adjacent pastoral field [see Viewpoint 3 and 9]. The earth bund screens the site. However, there are some views from the Wayfarers Walk and P108/34/1 footpath which is adjacent to the northern side of the Bedhampton Water Treatment Works (WTW). Visibility beyond approximately 500m from the site would be very limited.
- 6.7.5 There would be some filtered views of the BESS development from the properties located to the northeast. The views would be very limited due to the existing tree cover and existing earth bunds.

7.0 Mitigation and Residual Effects

7.1 Mitigation Generally

- 7.1.1 Mitigation is required where there is a requirement to reduce effects resulting from impacts associated with development. Mitigation can be 'built-in' to the project which is an ideal way to minimise environmental effects known as inherent or primary mitigation and includes methods such as careful siting, the avoidance and retention of sensitive features. Secondary mitigation is in addition and is necessary to reduce unavoidable effects of the development. In some cases, the need for secondary mitigation may be avoided if inherent mitigation is effective and sufficient.

7.2 Primary or Inherent Mitigation

- 7.2.1 The principal aspect of inherent mitigation is the choice of site which is suitable from both a technical perspective and would not cause significant adverse landscape or visual effects. Inherent mitigation for the proposed development incorporates design principles including:
- Locating on a developed site;
 - Retaining existing landscape features such as existing trees, and earth bunds; and
 - Battery storage infrastructure scale/heights can be accommodated on the site and are readily screened by surrounding trees.

7.3 Secondary Mitigation

- 7.3.1 There are few landscape features present on the site and the development presents opportunities for enhancement of features which are typical of the surrounding landscape. The development includes proposals that will respond positively to the setting in the wider landscape and will be consistent with the identified guidance in published character assessment for enhancing woodland cover in the area. Landscape proposals and mitigation will include but are not limited to the following (subject to future detailed design):
- Comprising species rich wildflower seed mix within the site boundary to increase the biodiversity;
 - A new hedgerow with interplanted trees on the northwestern boundary to provide habitat connectivity to the southern edge of the site to enclose this boundary and filter views from the northeast;
 - New trees along the proposed hedgerow on western site boundary to provide additional screening from PRow 108/34/1 and long-distance footpath Wayfarers Walk;

- Retention of existing trees on the southern boundary of the site and implementation of an appropriate management regime to ensure its long-term health. This planting is intended to continue the linear belt of vegetation which is adjacent to PRoW 108/34/1 and long-distance footpath Wayfarers Walk;
- New block of tree/shrub planting on the western site boundary adjacent. This planting is intended to complement the wooded nature of the area along the PRoW 108/34/1 and continues to the west to the river corridor. This new woodland block allows to create connectivity between habitats north to south and extending to the river corridor to the west; and
- Use of native climbers to site boundary fences where space is constrained e.g. *Clematis vitalba*, *Hedera helix*, *Lonicera periclymenum*.

7.3.2 It is appropriate to strengthen planting on site to extend the wooded character of the surroundings into the site. The strategy for landscape mitigation is shown on Figure 19 – Landscape Mitigation Strategy and includes indicative deciduous tree and shrub species which would be appropriate for planting on site. These are representative of broad-leaved deciduous woodland, comparable to that of the surrounding area.

7.3.3 The proposed strategy for mitigation relates directly to achieving the aims of local landscape character assessments (refer to Section 4.3) which are to enhance a landscape.

7.3.4 Conservation and enhancement of the natural beauty of the environment is desirable and in accordance with the intentions of strategies set out in published character assessments as stated earlier in the assessment.

7.4 Residual Effects

7.4.1 Residual landscape and visual impact will be considered 15 years after opening to allow for any specific mitigation planting, and other landscape schemes, sufficient time to mature and achieve their intended effect.

Residual Landscape Effects

7.4.2 At Year 15, following establishment of landscape mitigation proposals, the site would be integrated into the wider landscape more appropriately. Proposed tree planting on the western boundary, and woodland blocks to the west, would ensure that the site complies with the objectives of the local landscape character assessments (see Section 4). The proposed planting would be of a suitable maturity and height at Year 15.

7.4.3 There would be some residual effects to the local landscape character areas/types. The site is

considered to be of **low** sensitivity to this form of development and any effects would be minimised by the provision of mitigation measures of proposed woodland block, hedgerow long western site boundary, acoustic fence and existing bunds along western, northern, eastern and southern site boundary.

- 7.4.4 Enhancements to the level of tree cover on site would reduce the significance of effects at year 15 to **neutral**.

Residual Visual Effects

- 7.4.5 The proposed landscape mitigation including new native tree and hedgerow planting are expected have established by year 15 (if not sooner) and to have put on sufficient growth to provide enhanced tree cover and screening to the development. In addition, it is reasonable to expect that the existing trees and hedgerows within the wider study area would also have continued to grow providing additional screening in many of the views.
- 7.4.6 There is therefore every expectation that as in Year 1 the majority of the views of the proposed development would continue to be screened and filtered by the existing vegetation and earth bunds. Where views of the development will be possible in future years, they are expected to be glimpsed, heavily filtered from residential housing at Doyle Close and Abrams Way.
- 7.4.7 Planting on the western site boundary would, provide a connection with the existing vegetation along the Hermitage Stream corridor located to the south of the site. The southern boundary, which would be seen in combination with the re-formed earth bund and existing trees, would further limit views towards the development. The receptors located to the northwest of the site, and at the site's entrance, would experience some views of the proposed development, especially during construction period and at year 1. For the most part however, the development will be hidden from view and where it is not, residual views will be greatly softened through mitigation planting. The residual significance of effect at Year 15 would remain as **neutral**.

8.0 Summary and Conclusions

- 8.1.1 National and local level planning policy encourages development in suitable locations that do not have significant effects on the landscape. The proposed development reflects this and its potential effects on landscape and views were integral to the early design process and consultation with relevant parties in order that subsequent design would minimise effects as far as possible. The location is considered to have capacity to accommodate the proposed development with limited adverse effects on the landscape and visual amenity of the area.
- 8.1.2 There would be some long-term residual visual effects as a result of the development affecting receptors in the area. These effects would be localised and typically relate to views from public roads and from residential properties. There would be effects on views from the local PRow network although this would be minimal as the nearest paths are some distance away and are typically well screened. Effects from these few locations are judged to be at worst **minor adverse**. Mitigation measures including new planting will be implemented which limit these effects and continue to enhance screening in future years.
- 8.1.3 New trees and hedgerows are typical characteristics and will further enclose of the development thereby restricting effects on the surrounding landscape. The introduction of features on the site such as new trees, hedgerow and wildflower meadow as proposed are expected to be enduring long term beneficial features in the local landscape.

9.0 References

- *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition 2013 Landscape Institute and the Institute for Environmental Management and Assessment;
- *Landscape Character Assessment Guidance for England and Scotland* 2002; The Countryside Agency and Scottish Natural Heritage; and
- Ordnance Survey OS at 1:25,000 and 1:50,000 scale
- Google Earth aerial imagery at www.earth.google.com;
- The Multi-Agency Geographical Information for the Countryside website at www.magic.gov.uk;
- Historic England and Listed Buildings Online at <https://historicengland.org.uk/> and www.britishlistedbuildings.co.uk;
- National Planning Policy Framework September 2023; Ministry of Housing, Communities and Local Government;
- Derbyshire County Council Definitive Map;
- North East Derbyshire District Council Local Plan
- National Character Area Profiles; [National Character Area profiles - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Appendix 1 – Landscape and Visual Impact Methodology

Introduction

The Landscape and Visual Impact Assessment LVIA will consider the potential effects of the development on:

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

Distinction between Landscape and Visual Impacts

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

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

Guidance

The LVIA of the proposed scheme would be undertaken by qualified Landscape Architects with experience of similar types of development. The assessment was undertaken in accordance with best practice outlined in published guidance including:

- *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition 2013 ('GLVIA3') by Landscape Institute and the Institute for Environmental Management and Assessment;
- *Landscape Character Assessment Guidance for England and Scotland 2002* The Countryside Agency and Scottish Natural Heritage;
- *Guidelines for Environmental Impact Assessment 2004* Institute for Environmental Management and Assessment; and
- *Assessing landscape value outside national designations* Technical Guidance Note (TNG) 02/21

Method

The LVIA would be undertaken using the following broad work stages:

- Baseline data collection via desk-top, consultation and fieldwork;
- Description of the baseline landscape character and visual amenity of the site and surrounding area which identify the relevant landscape and visual receptors including representative viewpoints and determine their sensitivity to change;
- Description of the magnitude of change in the landscape and visual amenity as a consequence of the proposal;
- Description of the potential landscape and visual impacts (Year 1 – Opening Year) arising from the proposal;
- Development of strategic mitigation proposals to assist in reducing adverse landscape and visual effects or provide compensation where unavoidable, and where possible provide enhancements and safeguard existing features for overall beneficial effects; and
- Description of potential residual (Winter Year 15 – Design Year) landscape and visual impacts arising from the proposal;

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

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

Criteria thresholds for assessing the degree of change as a result of the scheme will be established and the final layout of the scheme reviewed to ascertain the magnitude of change to the landscape and in views.

Sensitivity of Receptors, Magnitude of Change and Significance of Effects

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

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

Study Area

For the purposes of the LVIA a provisional 5km study area from the boundary of the site is proposed as a suitable area to assess the effects of the proposals. 2.5km has been considered in acknowledgement of the scale of the proposals, the nature of the local topography, the extent of urban development in the immediate environs and a review of the preliminary Zone of Theoretical Visibility. This is not to say that there would not be views of the site from outside this study area; however, it is considered that more distant views are likely to be limited and in any event the development would be seen as a small element of a wider panorama. Additional long-range views will be considered during the site visit as appropriate.

Visual Envelope and Zone of Theoretical Visibility

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

Representative Viewpoints

Within the extent of the visual envelope, it would not be practical to illustrate the visual impact on every individual visual receptor affected by a scheme. Therefore, representative viewpoints (Type 2) will be used to assess the impacts on the different range of views towards the site. Viewpoints will be illustrated photographically using a fixed 50mm lens digital SLR camera and the site location and significant features will be identified together with landmarks and features in the surrounding area. All photography carried out as part of this assessment is in accordance with *Landscape Institute Technical Guidance Note 06-19*.

For this assessment, photographs will be taken during the winter months ('worst case'). Photographs will be taken using a Canon digital SLR camera. All pictures were taken using a high-quality setting of >12-megapixel resolution.

Where viewpoints are to be made up of several photographs that have been stitched together using photo-stitching software they would be taken using a minimum of 50% overlap, and the software ensure that each photo has between 30-50% overlap with all other adjacent photograph. This process avoids the distortion that can occur at the edges of pictures. During the stitching process, none of the photographs were distorted in terms of scaling. At the time the baseline photographs are taken co-ordinates of the viewpoints were recorded using a GPS. Height AOD at the viewpoints was also recorded. Photographs were taken at approximately 1.5m above ground level i.e. eye level.

Temporal Scope

2024 will be used as the baseline year for defining the existing landscape. The relevant impacts of the development will be assessed at the following times:

- During construction (nominally 2024);
- Summer Year 1 (2025):- one year after opening (Opening Year) to assess the impacts once the major construction is complete; and
- Winter Year 15 (2040): - fifteen years after opening (Design Year) to allow for any mitigation planting and other landscape schemes to mature to give the intended effect.

Desk Studies:

The baseline landscape and visual assessment will comprise a desktop study of data sources including the following:

- Ordnance Survey OS at 1:25,000 scale;
- The Google Earth website;
- The Multi-Agency Geographical Information for the Countryside website;
- National Planning Policy Framework (NPPF) December 2023; Department for Levelling Up, Housing and Communities;
- County Councils website; and
- District Councils website.

Field Studies:

A site visit will be undertaken to obtain the following data:

- Photographs from proposed viewpoints (*Type 2 and Type 3¹*);
- A corroboration of the findings of the desktop review; and
- To obtain additional information on landscape features, views and to gather any additional local information that may not be apparent from desk-based study.

All site surveys would be undertaken during periods of clement weather from public highways, public rights of way (PRoW) and other publicly accessible areas including areas of public open space, open access lane, commons, sports fields, cemeteries etc.

¹ In accordance with Landscape Institutes *Visual Representation of Development Proposals TGN 08/19*.

Method for Landscape Character Assessment

Landscape Sensitivity

Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types. To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from the specific type of development in question. Therefore landscape sensitivity is assessed combining judgements on the **value** attached to a landscape and the **susceptibility** to the type of change and nature of the development proposed.

Landscape Value (see Table 1.1)

Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.

Landscape value is not solely indicated by the presence of formal designations and a range of factors influence landscape value. Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments).

Landscape value will vary in response to the specific landscape that is being considered in relation to its condition, sense of seclusion or isolation, the presence or absence of detracting features and the presence or absence of rare or distinctive elements and features and to what degree these form key characteristics. Landscape value is informed by the factors identified in Box 5.1 of the GLVIA3.

Table 1.1: Criteria for landscape value

Value	Criteria
High	Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists. Landscape condition is good and components are generally regularly maintained to a high standard. Rare or distinctive elements and features are a key component that contribute to the character of the area. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has an elevated level of tranquillity. Extensive and promoted opportunities are available for recreation within the landscape.
Medium	Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component of the region/county character experienced by a large proportion of its population. Landscape condition is fair and components are generally relatively well maintained. Rare or distinctive elements and features are a notable component that contribute to the character of the area. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has moderate levels of tranquillity. Opportunities are available for recreation within the landscape, some of which is incidental.
Low	No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community. Landscape condition is poor and components are generally poorly maintained or damaged. Rare or distinctive elements and features are not a notable component that contribute to the character of the area. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has limited levels of tranquillity. There are few/no opportunities for recreation within the landscape.

Landscape Susceptibility

The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur (see **Table 1.2** below).

Table 1.2: Criteria for landscape susceptibility

Value	Criteria
High	Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. Nature of land use – landscapes with no or very little existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland). Nature of existing features – landscapes where detracting features or major infrastructure is not present or where these are present but their influence on the landscape is limited.
Medium	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. Nature of land use – landscapes with some existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are easily replaced or substituted. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is noticeable.
Low	Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. Nature of land use – landscapes with extensive existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are easily replaced or substituted, or where there are few/no existing elements present (e.g. cleared brownfield sites). Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant.

Landscape Sensitivity

Landscape sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.

Having considered in detail the contributing factors to landscape value and the susceptibility of the site and surrounding area to the type of the development proposed, conclusions on landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.

As advocated in the GLVIA3, professional judgement is used to balance judgements on value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment. Overall judgements on landscape sensitivity are subsequently described as; ‘very high’, ‘high’, ‘medium’, ‘low’ or ‘negligible’.

Table 1.3 Landscape Sensitivity to Change

		Value		
		High	Medium	Low
Susceptibility	High	Very High	High	Medium
	Medium	High	Medium	Low
	Low	Medium	Low	Negligible

Magnitude of Landscape Change

The effect on landscape receptors is assessed in relation to the size or scale of impact, the geographical extent of the change and the duration and the reversibility of the impact. The magnitude of landscape effects has been assessed in accordance with the criteria set out in the following table.:

Table 1.4: Magnitude of landscape change criteria

Magnitude of Change	Criteria
Very high	The size and scale of change is considered very large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered very large. Where the geographical extent would have a very substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types. Duration of impacts would be considered very long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.
High	The size and scale of change is considered large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered large. Where the geographical extent would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types. Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.
Medium	The size and scale of change is considered moderate due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered moderate. Where the geographical extent would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where a site is located on the boundary between areas). Duration of impacts would be considered midterm and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve.
Low	The size and scale of change is considered small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered small. Where the geographical extent would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type. Duration of impacts would be considered short term and where the potential reversal of the impact is more likely and in practical terms would easily be achieved.

Magnitude of Change	Criteria
Negligible	The size and scale of change is considered very small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered very small. Where the geographical extent would substantially influence the landscape of the site only Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved

Method of Assessment – Visual Amenity

Visual Sensitivity

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

It should be noted that as professional judgement is applied to the balance of value and susceptibility of visual receptors, there may be some instances where a typical receptor is defined a different degree of sensitivity to the guidance included in the table, below.

The sensitivity of the following visual receptors is given as a guide only and other factors may also affect their sensitivity.

Table 1.5: Visual Sensitivity Criteria

Sensitivity	Criteria
Low	Users of industrial sites, offices and commercial properties. Users of A and B roads except on key tourist trails. Users of active recreational and leisure facilities where the focus is on the activity and not the landscape or where the landscape is degraded. Community buildings in an urban location.
Medium	Residential properties with restricted views, distant and panoramic views, oblique views, limited/partially screened views towards the scheme or surrounded by urban development. Community buildings or Hotels with a rural view. Users of Public Rights of Way and local 'C' class roads, unclassified lanes, tracks used by non-motorised users and users of outdoor recreational facilities and public open space with restricted views towards the scheme, distant views or with views of existing urban development. Users of local and regional tourist routes 'A' and 'B' class roads and other transport routes.
High	Residential properties with predominantly open rural views from the curtilage, ground floor and upper floors directly towards the scheme. Users of Public Rights of Way and local 'C' class roads, unclassified lanes, tracks used by non-motorised users which traverse open countryside with predominantly open views towards the scheme and are recognised 'scenic routes. Users of outdoor recreational facilities and public open space with open views towards the scheme at close proximity.
Very High	Designated or protected views or views from publicly accessible locations in protected landscapes Tourists and visitors to heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience and visit

Magnitude of Visual Change

A judgement regarding the magnitude of change to views will be made based on the following general criteria:

Table 1.6: Magnitude of Visual Change Criteria

Magnitude	Criteria
Very High	The size and scale of change is considered very substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience. The geographical extent in relation to the angle, distance and proportion of visibility is considered as very extensive. Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would not be achievable. Alteration in very close proximity.
High	The size and scale of change is considered substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience. The geographical extent in relation to the angle, distance and proportion of visibility is considered as extensive. Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve. Alteration in close proximity.
Medium	The size and scale of change is considered fair due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience. The geographical extent in relation to the angle, distance and proportion of visibility is considered as small or intermediate. Duration of impacts would be considered medium term and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve
Low	The size and scale of change is considered small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience. The geographical extent in relation to the angle, distance and proportion of visibility is considered as limited. Duration of impacts would be considered short term and where the potential reversal of the impact is very likely and in practical terms would easily be achieved
Negligible	The size and scale of change is considered very small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience. The geographical extent in relation to the angle, distance and proportion of visibility is considered as very limited. Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved
No Change	There is no view of the proposed development in the view

Evaluation of Landscape and Visual Impact Significance

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

Table 1.7 Significance of Landscape and Visual Impacts

Sensitivity of Receptor	Magnitude of Change in the Landscape/View				
	Very High	High	Medium	Low	Negligible
Very High	Major	Major	Major/Moderate	Moderate	Minor
High	Major	Major/Moderate	Moderate	Moderate/Minor	Minor/Neutral
Medium	Major/Moderate	Moderate	Moderate/Minor	Minor	Neutral
Low	Moderate	Moderate/Minor	Minor	Minor/Neutral	Neutral

Appendix 3 –Assessment Summary Tables

APPENDIX 2 ASSESSMENT SUMMARY TABLES

Summary of Visual Effects

Ref	Visual Receptor Locations	Existing Description of View and Effect	Receptor Sensitivity	Magnitude of change	Significance of Effect
Representative Viewpoints					
Distances and measurements are approximate.					
1	Edge of AONB/Langstone Avenue/A3023 Grid ref: SU 71660 05103 AOD 1m Direction/Distance to site: 1.5km Northwest Receptors: Road users, and residential	Existing: The view is directed to the northwest towards the site. The view is dominated by the A3023 road with a path separated by the row of regularly planted mature trees. The path is located along the arable field. The path and the field are separated by a wooden rail fencing. The view is limited to a dense vegetation located along the western boundary of the agricultural field and housing at the Mallards along the northern side of the field. There is no visibility of the site.	Road Users: Low Residential: Medium		
		Construction: Construction activities would not be visible due to the presence of dense vegetation and housing.		No change	No change
		Year 1: No visibility of the development.		No change	No change
		Year 15: As for year 1.		No change	No change
2	PRoW (Footpath 108/34/1 / 108/34/5) and Wayfarers Walk Grid ref: SU 70469 06340	Existing: The view is dominated by the mesh fence with interplanted bramble planting and a vegetated bund on the horizon. There are a few mature trees and roofs of the residential buildings visible to the north of the site. There is a red brick wall with steel gate adjacent to the mesh fence to the north. There is no visibility of the site or long-distance views available due to the presence of the bund and mesh fence with existing vegetation.	PRoW Users: High Road Users: Medium		

Ref	Visual Receptor Locations	Existing Description of View and Effect	Receptor Sensitivity	Magnitude of change	Significance of Effect
	AOD: 7m Direction to site /Distance: 50m East Receptors: PRow and Road users	Construction: During the construction stage some cranes and other tall construction machinery may be visible.		PRoW Users: Low	PRoW Users: Moderate, adverse
				Road Users: Low	Road Users: Minor adverse
		Year 1: The proposed hedgerow with interplanted trees and proposed woodland block would not be established yet. However, the presence of the existing bunds surrounding the site and an acoustic fence would limit the view of the development. As a result, the magnitude of change for PRow users would reduce to negligible and visual effects would reduce to minor adverse. The magnitude for road users would reduce to low and visual effects to minor/neutral adverse.		PRoW Users: Negligible	PRoW Users: Minor adverse
				Road Users: Negligible	Road Users: Minor/Neutral adverse
		Year 15: The proposed hedgerow with interplanted trees and proposed woodland block would be fully established. Together with the acoustic fence views of the development would be limited. As a result, the magnitude of change for PRow users would be negligible and visual effects would reduce to minor adverse. The magnitude for road users would be low and visual effects to minor/neutral adverse.		PRoW Users: Negligible	PRoW Users: Minor adverse
				Road Users: Negligible	Road Users: Minor/Neutral adverse
3	Intersection of footpaths 108/34/1, 108/34/2, 108/35/1 and Wayfarers Walk Grid ref: SU 70655 06271	Existing: The view is dominated by a vegetated bund with two rows of the existing white containers. There is a wooden bridge which runs above the Hermitage Stream and dense vegetation located along southern side of the Wayfarers Walk which and a footpath 108/34/1 which is adjacent to the site. There is no visibility of the site or long-distance views available due to the presence of the bund and dense vegetation along the southern side of the Wayfarers Walk and footpath 108/34/1.	PRoW users: High		
		Construction: There would be some earthworks on the southern bunds at this		Low	Moderate,

Ref	Visual Receptor Locations	Existing Description of View and Effect	Receptor Sensitivity	Magnitude of change	Significance of Effect
	AOD: 1m Direction to site /Distance: 30m West Receptors: PRow users	stage. Some cranes and other tall construction machinery would be visible during the construction stage.			adverse
		Year 1: The southern bund would be fully reformed at this stage. Visibility of the development would be limited, due to the presence of the proposed 3.5h acoustic fence along the eastern and southern site boundary and existing bund to the east of the site. The magnitude of change would reduce to negligible and visual effects would reduce to minor adverse effects.		Negligible	Minor adverse
		Year 15: as year 1.		Negligible	Minor adverse
4	Bidbury Lane and footpath 108/34/5 at the edge of Old Bedhampton CA Grid ref: SU 70402 06289 AOD: 5m Direction to site /Distance: 120m East Receptors: PRow	Existing: The view encompasses a pastoral field with gently rising levels towards the site and a narrow footpath 108/34/5 with a mesh fencing with concrete posts running along its southern and northern sides. There is a fenced Hermitage Stream visible in the northwestern part of the field. There are a few mature trees located on both sides of the path and to the north and northeast of the site. There is a vegetated bund visible across the field and the building to the southeast of the site with a large evergreen tree located approximately 7 m of its northwestern side. There are some emerging roof tops of the residential housing located to the north of the site. There is no visibility of the site or long-distance views available due to the presence of the bund.	PRow users: High		
		Construction: During the construction stage heavy machinery movement and some cranes and other tall construction machinery would be visible.		PRow Users: Low	PRow Users: Moderate, adverse
		Year 1: The proposed hedgerow with interplanted trees and proposed woodland block would not be established yet. However, the presence of the existing western bund, and acoustic fence would limit the view of the development. Views of the development would be very limited and as a result the magnitude of change would reduce to negligible and visual effects would reduce to minor adverse		PRow Users: Negligible	PRow Users: Minor adverse

Ref	Visual Receptor Locations	Existing Description of View and Effect	Receptor Sensitivity	Magnitude of change	Significance of Effect
		Year 15: The proposed hedgerow with interplanted trees and proposed woodland block would be fully established. Together with the existing bund and acoustic fence views of the development would remain to be very limited.		PRoW Users: Negligible	PRoW Users: Minor adverse
5	Overbridge at A27 and PRoW FP 108/30/1 Grid ref: SU 70261 05893 AOD: 1m Direction to site /Distance: 450m Northeast Receptors: PRoW users	Existing: The view is directed northeast towards the site. There is a dense well-established group of trees locate to the north of the A27 road. The view encompasses above the A27 busy road. There are some streetlamps with some dense vegetation along both side of the road. There is a barrier visible which marks up the Hermitage Stream tunnel which passes under the A27 road. On the horizon there are some roof tops of the residential properties visible along Mill Lane. The development would not be visible due to the presence of the existing vegetation.	PRoW users: High		
		Construction: No visibility of the development.		No change	No change
		Year 1: No visibility of the development.		No change	No change
		Year 15: No visibility of the development.		No change	No change
6	Bidbury Mead and Old Bedhampton CA and footpath 108/31/1 Grid ref: SU 70318 06525 AOD: 7m	Existing: The view is dominated by the playing ground with some scattered individual and small groups of mature trees located along the path running from west to east of the playing fields. There are residential buildings visible on the King's Croft Lane with a row of mature trees along the eastern side of playing fields. There is a red brick wall visible which runs along Bidbury Lane. There is no visibility of the site or long-distance views available due to the presence of the existing scattered mature trees and the bund.	PRoW users: High		

Ref	Visual Receptor Locations	Existing Description of View and Effect	Receptor Sensitivity	Magnitude of change	Significance of Effect
	Direction to site /Distance: 270m Southeast Receptors: PRoW, Local Green Space users	Construction: During the construction stage heavy machinery movement and some cranes and other tall construction machinery may be visible.		Low	Moderate adverse
	Year 1: Visibility of the development would be very limited, due to the presence of the existing bund, proposed 3.5h tall acoustic fence along the western and northern site boundary. The magnitude of change would reduce to negligible and visual effects would reduce to minor averse.	Negligible		Minor adverse	
	Year 15: as year 1.	Negligible		Minor adverse	
7	Mill Lane and PRoW FP 108/30/2 at the edge of Old Bedhampton CA Grid ref: SU 70308 06313 AOD: 3m Direction to site /Distance: 210m East Receptors: PRoW, and road users	Existing: The view encompasses a pastoral field bordered with hedgerows with interplanted trees. There are allotments located to the northwest of the site. There are residential buildings surrounded by mature individual and group of trees emerging on the horizon. There is no visibility of the site or long-distance views available due to the presence of the bund, and existing vegetation.	PRoW users: High Road users: Medium		
		Construction: During the construction stage heavy machinery movement and some cranes and other tall construction machinery may be visible.		PRoW Users: Low	PRoW Users: Moderate adverse
		Year 1: The proposed hedgerow with interplanted trees and proposed woodland block would not be established yet. However, the presence of the existing bund, existing vegetation and the acoustic fence would limit the view of the development. The magnitude of change would reduce to negligible and visual effects would be minor adverse for PRoW users. The magnitude of change would reduce to negligible and visual effects would be minor/neutral adverse for road users.		Road Users: Low	Road Users: Minor adverse
				PRoW Users: Negligible	PRoW Users: Minor adverse
				Road Users: Negligible	Road Users: Minor/Neutr al adverse

Ref	Visual Receptor Locations	Existing Description of View and Effect	Receptor Sensitivity	Magnitude of change	Significance of Effect
		Year 15: The proposed hedgerow with interplanted trees and proposed woodland block would be fully established. Together with the existing bund, existing vegetation and the acoustic fence views of the development would remain to be very limited.		PRoW Users: Negligible	PRoW Users: Minor adverse
				Road Users: Negligible	Road Users: Minor/Neutral adverse
8	Mill Lane at intersection of footpaths 108/34/3, 108/30/2 and 108/34/5, Wayfarers Walk Railway and Old Bedhampton CA Grid ref: SU 70318 06186 AOD: 14m Direction to site /Distance: 220m Northeast Receptors: PRoW	Existing: The view encompasses a pastoral field with tall mature trees along the Hermitage Stream which is located along the northeastern side of the field. There are mature trees with well established, dense ivies on their trunks, with medium height, mesh fence with barbed wire on top, which runs between northwestern side of the field and narrow footpath 108/34/5 and the Wayfarers Walk. There is a mesh fence with barbed wire on top, with interplanted ivies along the northern side of the path. There is a vegetated southwestern bund visible on the horizon. There is no visibility of the site or long-distance views available due to the presence of the bund and existing vegetation.	PRoW users: high		
		Construction: The construction activities may be visible. There would be some filtered views of cranes and heavy machinery during construction.		PRoW Users: Low	PRoW Users: Moderate, adverse
		Year 1: The proposed hedgerow with interplanted trees and proposed woodland block proposed in the western part of the site would not be established yet. However, the presence of the existing bund to the west of the site and acoustic fence would limit the view of the development. Together with the existing western bund, acoustic fence views of the development would be very limited and as a result the magnitude of change would reduce to negligible and visual effects would reduce to minor adverse.		PRoW Users: Negligible	PRoW Users: Minor adverse
		Year 15: The proposed hedgerow with interplanted trees and proposed woodland block would be fully established. The presence of the existing bund to the west of the site and acoustic fence would limit the view of the development. The		PRoW Users: Negligible	PRoW Users: Minor adverse

Ref	Visual Receptor Locations	Existing Description of View and Effect	Receptor Sensitivity	Magnitude of change	Significance of Effect
		magnitude of change would remain to be negligible and visual effects would be minor adverse.			
9	Edge of Settlement near Abrams Way Grid ref: SU 70745 06237 AOD: 3m Direction to site /Distance: 80m Northwest Receptors: Residential	Existing: The view is focused on the site entrance across the pastoral field bordered and dissected by a stock fencing. There is a red brick wall with black, steel gate visible. There are visible tall mature individual and group of trees which are located within the site. There are group of mature trees visible along the southern bund. There are residential buildings with some poplar trees visible, which are located along the northern side of the railway track. There are some filtered views of rooftops located to the northeast emerging through the existing vegetation located to the east and northeast of the site.	Residential: Medium		
		Construction: Access to the proposed site, including construction traffic, will be taken via Meyrick Road which is currently being used as an access to the site by the Bedhampton Water Treatment Works. The construction activities, cranes and other tall construction machinery would be visible.		Low	Minor adverse
		Year 1: Visibility of the development would be very limited, due to the presence of the reformed southern bund, proposed 3.5h tall acoustic fence along the eastern and southern site boundary, and an existing wall at the eastern and southern boundary of the land of the Bedhampton Water Treatment Works. The view of the development would be also partly screened by the group of well-established trees located in the southeastern corner WTW boundary. The magnitude of change would reduce to negligible and visual effects would reduce to minor/neutral adverse.		Negligible	Minor/Neutral adverse
		Year 15: as per year 1		Negligible	Minor/Neutral adverse
10	Overbridge at	Existing:	PRoW users:		

Ref	Visual Receptor Locations	Existing Description of View and Effect	Receptor Sensitivity	Magnitude of change	Significance of Effect
	Portsmouth Hill and A3 Road Grid ref: SU 69545 06444 AOD: 38m Direction to site /Distance: 970m Southeast Receptors: Road users	View is directed southeast towards the site. There is a dense built-up area visible located along B2177 Portsmouth Hill Road. There are barriers on both side of the bridge which limit the view and build-up of Havant. There are some mature trees with low brick wall visible along both side of the B2177 road. On the horizon there are some small hills of the South Downs National Park visible.	High		
		Construction: No visibility of the development.		No change	No change
		Year 1: No visibility of the development.		No change	No change
		Year 15: No visibility of the development.		No change	No change
11	PRoW FP 108/45/1, Solent Way and Wayfarers Walk within Southmoor Nature Reserve Grid ref: SU 71279 04741 AOD: 0m Direction to site /Distance: 1.7km Northwest Receptors: PRoW users	Existing: The view is directed northwest towards the site. The view encompasses the Southmoor Nature Reserve area. There are some visible commercial buildings located to the north of the Southmoor Nature Reserve. There are some long-distance views of the built up of Havant.	PRoW users: High		
		Construction: No visibility of the development.		No change	No change
		Year 1: No visibility of the development.		No change	No change
		Year 15: No visibility of the development.		No change	No change

Ref	Visual Receptor Locations	Existing Description of View and Effect	Receptor Sensitivity	Magnitude of change	Significance of Effect
12	Long Distance footpath Shipwrights Way/ Hayling Billy Cycling trail within Hayling Billy LNR Nature Reserve Grid ref: SU 71770 03936 AOD: -24cm Direction to site /Distance: 2.6km Northwest Receptors: PRoW users	Existing: The view is directed northwest towards the site. The view encompasses over the Langstone Harbour and body of water of the Bridge Lake. There are some long-distance views on the residential properties of Langstone, Southmoor Nature Reserve. There are some filtered views of the built-up of Havant. There would be no visibility or long-distance views of the development.	Long-distance footpath users: High		
		Construction: No visibility of the development.		No change	No change
		Year 1: No visibility of the development.		No change	No change
		Year 15: No visibility of the development.		No change	No change

Appendix 4 – Supporting Figures

Figure 1 - Topography Plan

Figure 2 - Zone of Theoretical Visibility Plan

Figure 3 - Landscape Constraints Plan

Figure 4 - Landscape Character Plan

Figure 5 - Viewpoint Location Plan

Figure 6 – Representative Viewpoint 1

Figure 7 – Representative Viewpoint 2

Figure 8 – Representative Viewpoint 3

Figure 9 – Representative Viewpoint 4

Figure 10 – Representative Viewpoint 5

Figure 11 – Representative Viewpoint 6

Figure 12 – Representative Viewpoint 7

Figure 13 – Representative Viewpoint 8

Figure 14 – Representative Viewpoint 9



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