

Appendix 8.5: Landscape Effects

Landscape Receptors	Sensitivity to the Type of Development Proposed	Commentary on Development	Construction (without mitigation) (up to 10-year duration)		Construction (with mitigation) (up to 10-year duration)		Completion (Year 1 post-construction)		Completion (accounting for secondary/standard mitigation and the growth of planting by Year 15- post construction)	
			Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect
Landscape Features										
Open agricultural fields	Medium-high sensitivity	<p>The Proposed Development will result in the majority of the open agricultural fields being replaced by built forms and areas of hard and soft landscaping associated with the residential land use.</p> <p>The remainder will be retained and remain open as a structural landscape.</p> <p>Secondary mitigation measures will include the introduction of wetland areas and basins, woodland, wildflowers, and meadows, among other vegetation types.</p> <p>Whilst the Proposed Development will inevitably result in the loss of the openness of the agricultural fields, the retained grassland will (by way of standard/secondary mitigation) be of enhanced visual interest and structural diversity as part of a mosaic of structural landscape features.</p> <p>At year 15, the establishment of the landscape proposals will provide enriched areas of retained wildflower grassland.</p>	High adverse	Substantial adverse	High adverse	Substantial adverse	High adverse	Substantial adverse	Medium-High adverse	Moderate - Substantial adverse
Structural vegetation	Medium-high sensitivity	<p>The Proposed Development will retain the majority of the existing structural vegetation and reinforce these features as a framework to the Proposed Development.</p> <p>There will be a loss of a limited extent of hedgerows, including the removal of approximately 300m of hedgerow running north-south through the centre of the southern part of the Site as well as the removal of smaller sections of hedgerows and some hedgerow trees to facilitate proposed vehicular and pedestrian access routes and the removal of a TPO Oak tree to the west of the Site to facilitate Site access (as set out in the Arboricultural Impact Assessment). These losses will be partially offset through planting within the proposed green infrastructure, notably through secondary/standard mitigation in the form of reinforcing hedgerow boundaries; planting new hedgerows; provision of areas of scrub and tree planting in areas of open space, notably around wetland areas; introducing structural vegetation networks along the existing ditch network where they are currently absent; and extensive street tree planting.</p>	Low adverse	Medium-Low adverse	Low adverse	Medium-Low adverse	Low adverse / Negligible Beneficial Balance: Negligible Adverse	Minor adverse	Low adverse / Medium beneficial On balance: Negligible Beneficial	Minor Beneficial
Landform and hydrology	Low-medium sensitivity	<p>The Proposed Development would result in limited variation in landform to accommodate the proposed built form. The layout of the Proposed Development, including built form, greenspaces, basins and structural planting, will assist in maintaining and reinforcing the legibility of the existing distinctive landform.</p>	Low adverse	Minor adverse	Low adverse	Minor adverse	Negligible adverse	Negligible adverse	Negligible adverse/negligible beneficial On balance: Neutral	Neutral
Open parkland	High sensitivity	<p>The Proposed Development will result in under 10% of the existing grassland in the north-eastern section of the Site (which exhibits a parkland character) being replaced by built forms and areas of hard and soft landscaping associated with the residential land use.</p> <p>The majority of the existing parkland at Southleigh Park (approximately 90%) would be retained and, through secondary mitigation measures, enhanced, including through wildflower meadow and parkland tree planting, which will create structural diversity, as well as the introduction of public paths and recreational facilities such as benches.</p> <p>By year 15, once planting is established, the character of the retained parkland will be enriched and strengthened.</p>	Low adverse	Moderate adverse	Low adverse	Moderate adverse	Low adverse / Negligible beneficial: Balance: Negligible adverse	Minor adverse	Low adverse / Low-medium beneficial: Balance: Negligible beneficial	Minor beneficial



1 Magnitude of Change: High, Medium, Low, Negligible, None
2 Significance of Effect: Substantial, Moderate, Minor, Negligible
3 Type of Change/Effect: Adverse, Neutral, Beneficial

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Landscape Character										
Havant Borough Townscape, Landscape and Seascape Character Assessment (2007), LCA 21: Southleigh Forest	Medium Sensitivity	<p>The Proposed Development will introduce built form into the south-western area of this LCA.</p> <p>Adverse changes:</p> <p>The Proposed Development will inevitably result in the extension of built form into currently undeveloped agricultural land, as well as the loss of a small proportion of open parkland and the loss of small extents of trees and hedgerows for access. The introduction of the proposed development will be mitigated by a series of factors:</p> <ul style="list-style-type: none">The proposed built form will be experienced in the context of extensive urban development, it will be viewed as an extension of the existing built development to the west at Havant and to a lesser extent will be viewed in the context of Emsworth. As identified in the LCA assessment, the area is already influenced by urban fringe activities. The relative enclosure of this LCA provided by extensive tree/woodland cover will also limit the extent to which any additional development is perceived.This LCA describes “<i>Long open views across agricultural plain from the eastern edge of Havant and from the western edge of New Brighton</i>” as a feature of this LCA, the proposed development will result in the loss of this feature, although a framed view south towards the coast and Hayling Island (within Chichester Harbour NL) will be retained adjacent to Normandy WayHeight parameters of the built form will be no greater than 3-storeys in this part of the Site. By way of standard/secondary mitigation, the sensitive distribution of building heights (notably the predominantly reduced heights at the interface with existing development, such as along the western boundary and adjoining Southleigh Road and Eastleigh Road), will soften the progression in scale of built form and thereby reduce the character and visual effects of the introduction of the proposed built form.<ul style="list-style-type: none">This reduction of scale at the interface of adjacent roadways will reduce the extent to which the proposed built form will appear over the existing tree belts/hedgerows and thereby maintain the relatively enclosed and undeveloped character of Eastleigh Road as identified as a key characteristic of the LCA.The reduction of scale at the interface with the existing built form along Eastleigh Road will help to reduce the will help to reduce the harm to the current rural/undeveloped setting of these buildings (many of which have locally characteristic vernacular or heritage associations), as identified in the guidance for this LCA.By way of standard/secondary mitigation, variation in building heights throughout the scheme and the articulation of building materials and styles will help to break up the massing of the Proposed Development and avoid the appearance of monotonous regularity.The retention of existing hedgerow boundaries, woodland belts and small woodlands within the Site, in combination with standard/secondary mitigation measures (such as additional structural planting, including reinforcement of existing hedgerow boundaries and planting of new hedgerow). This is in line with guidance set out for this LCA and will help to contain the proposed built form and assist its assimilation into the landscape. The restoration of hedgerows would also facilitate the enhancement of locally characteristic and valued landscape features and maintain the sense of enclosure identified as a key characteristic for this LCA. In summer months, existing and proposed vegetation will provide stronger softening and integration of built forms.The retained open space will provide open relief within the context of the development and a positive visual foreground to the proposed built form, as well as maintaining an undeveloped setting to Southleigh House. Standard/Secondary mitigation measures will introduce structural vegetation, wetland planting (in and around basins) and wildflower meadows, which collectively will introduce a softening influence in many near-distance views, providing a naturalistic, structurally diverse and visually interesting character. These introductions will enhance the parkland character, thereby enhancing this valued feature of the LCAThe Proposed Development will inevitably result in the loss of small extents of hedgerows/ hedgerow trees for access. However, through Standard/Secondary mitigation measures, this will be compensated by the introduction of new locally appropriate species, native shrub mixes and canopy tree planting throughout the Site, in addition to ornamental and parkland-style tree planting where appropriate.	Medium adverse	Moderate adverse	Medium adverse	Moderate adverse	Medium-low adverse	Minor-moderate adverse	Medium-low adverse / negligible beneficial On balance: Low adverse	Minor adverse



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		<p>Standard/secondary mitigation measures will ensure any new water features are sensitively integrated through their shape and planting to soften their form and reduce the extent to which they create the appearance of an engineered landscape.</p> <p>The Proposed Development will result in a limited loss of less than 10% of the existing parkland area in the south-west of Southleigh Park. The remainder will be retained and, through secondary mitigation measures, enhanced through additional tree and shrub planting and the introduction of more diverse meadow grassland (in line with LCA guidelines). These secondary mitigation measures will strengthen the parkland character.</p> <p>Likely Beneficial Changes</p> <ul style="list-style-type: none"> Opening up of a large (over 25ha) public open green space at Southleigh Park with recreational opportunities in an area of previously private land. As well as other smaller recreational open spaces and routes. An increase in public access is in line with guidance recommendations for LCA 21. Secondary/standard mitigation will include surfaced routes that will improve accessibility and alternative active travel links that will improve pedestrian/cycle connectivity in the local area. The retention and enhancement of the parkland within the Site by way of standard/secondary mitigation through additional planting (including wildflower meadows, scrub and tree planting) will create a mosaic of locally characteristic habitats; provide structural, colouristic and textural diversity; reinforce the sense of place and strengthen and celebrate the sense of time depth within the Site. The introduction of basins and drainage features will contribute to the legibility of the landform and sense of place. 								
Havant Borough Townscape, Landscape and Seascape Character Assessment (2007), LCA 22: Southleigh Agricultural Plain	Medium Sensitivity	<p>The Proposed Development comprises the majority of this LCA, which includes the southern part of the Site.</p> <p>Adverse changes</p> <p>The Proposed Development will inevitably result in the extension of built form into currently undeveloped agricultural land and the loss of small extents of trees and hedgerows for access. The Proposed Development would also result in the loss of the rural setting of Southleigh Farm.</p> <p>The introduction of the proposed development will be mitigated by a series of factors:</p> <p>The proposed built form will be experienced in the context of extensive urban development (including that at Denvilles and Kennet Way). It will be viewed as an extension of the existing built development to the west at Havant and to a lesser extent, will be viewed in the context of Emsworth to the east.</p> <ul style="list-style-type: none"> Height parameters of the built form will be no greater than 3-storeys in the majority of this area of the Site, albeit there will be areas where built form is no greater than 4-storeys in the centre of this area of the LCA and in the east of the LCA along Southleigh Road. By way of standard/secondary mitigation, the sensitive distribution of building heights (notably the predominantly reduced heights at the interface with existing development, such as along the western and eastern boundaries and fronting Eastleigh Road and adjacent to Southleigh Farm), will soften the progression in scale of built form and thereby reduce the character and visual effects of the introduction of the proposed built form. At the eastern edge, this reduced scale, in combination with other standard/secondary mitigation features, will help to maintain a sense of separation between the Proposed Development as an extension of Havant, and the existing settlement of Emsworth to the east in line with LCA guidance. By way of standard/secondary mitigation, variation in building heights throughout the scheme and the articulation of building materials and styles will help to break up the massing of the Proposed Development and avoid the appearance of monotonous regularity. The setback of built form from Emsworth, behind basins, drainage corridors and structural planting will help to maintain a sense of separation between the Proposed Development and existing settlement and improve the boundary treatment of existing settlement edges (in line with LCA guidance), notably from Emsworth to the south-east. This retained open space will provide open relief within the context of the development and a positive visual foreground to the proposed built form. At the local centre, standard/secondary mitigation design measures will introduce built form including localised elements, with taller building heights, and locally vernacular building materials. This, in combination with hard and soft landscaped public realm, will form a positive, inviting frontage and provide a clear sense of place. This area will include focal features such as canopy trees and a market square area, which will form a visually interesting foreground to views. The use of locally-vernacular materials here will strengthen local character and provide a sense of connection and continuity to existing built form along Eastleigh Road. The retention of the majority of existing hedgerow boundaries, woodland belts and small woodlands within the Site, in combination with standard/secondary mitigation measures (such as additional 	High adverse	Substantial-Moderate adverse	High adverse	Substantial-Moderate adverse	High adverse	Substantial-Moderate adverse	High adverse/negligible beneficial Balance: Medium-high adverse	Substantial-Moderate adverse



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		<p>structural planting, including reinforcement of existing hedgerow boundaries), will help to contain the proposed built form and assist its assimilation into the landscape. The restoration of hedgerows would also facilitate the enhancement of a locally characteristic landscape feature. In summer months, existing and proposed vegetation will provide stronger softening and integration of built forms.</p> <ul style="list-style-type: none">Standard/secondary mitigation measures will introduce structural vegetation, wetland planting (in and around basins) and wildflower meadows, which collectively will provide a naturalistic, structurally diverse and visually interesting character more akin to the rough grassland along the River Ems, which is identified in the LCA assessment as a key characteristic. <p>The Proposed Development will inevitably result in the loss of some hedgerow boundaries to accommodate building plots and small extents of hedgerows/ hedgerow trees for access. Including approximately 300m of hedgerow running north-south through the centre of the southern part of the Site as well as the removal of smaller sections of hedgerows and some hedgerow trees to facilitate proposed vehicular and pedestrian access routes. However, through Standard/Secondary Mitigation measures, this will be compensated for by the introduction of new locally appropriate species, native shrub mixes and canopy tree planting throughout the Site. Notably this will include planting hedgerow and canopy oaks which, despite being characteristic of the LCA, are relatively absent away from Southleigh Road.</p> <p>It is likely that there will be small alterations to the landform and levels in order to accommodate the proposed basins. However, the perception of an altered landform will be minimal, and the introduction of drainage basins and ditches will help to strengthen the legibility of the existing landform as 'a predominantly flat plain'. Secondary mitigation measures will enhance and vegetate the route of existing drainage ditches, strengthening the appearance and legibility of the ditches as key characteristics of this LCA. Standard/secondary mitigation measures will ensure any new water features are sensitively integrated through their shape and planting, to soften their form and reduce the extent to which they create the appearance of an engineered landscape.</p> <p>Likely Beneficial Changes:</p> <ul style="list-style-type: none">Introduction of public open green spaces with recreational opportunities in an area of previously private land within a relatively inaccessible LCA. Secondary/standard mitigation will include surfaced routes that will improve accessibility and alternative active travel links that will improve pedestrian/cycle connectivity in the local area.The reinforcement of the fragmented existing hedgerow boundaries (in line with LCA guidance) will have a positive character and visual influence.Enhancement of ditches and watercourses as standard/secondary mitigation, as well as the introduction of basins and drainage features will contribute to the legibility of the landform and sense of place.								



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Hampshire Integrated Landscape Character Assessment (2012) LCA 9G: Havant and Emsworth Coastal Plain	Medium Sensitivity	<p>Proposed Development will introduce built form in the southern part of the Site into a part of the remaining undeveloped land within the north-east of this LCA.</p> <p>Adverse changes:</p> <p>The Proposed Development will inevitably result in the extension of built form into currently undeveloped agricultural land and the loss of small extents of trees and hedgerows for access. As noted in the character assessment, the Site comprises “substantially modified larger fields” rather than the “early small-scale enclosure” of the south of the LCA. The development of land between Havant and Emsworth is, however noted as a threat to the character of this LCA.</p> <p>The introduction of the proposed development will be mitigated through a series of factors:</p> <ul style="list-style-type: none"> The proposed built form will be experienced in the context of extensive urban development, it will be viewed as an extension of the existing built development to the west at Havant and to a lesser extent will be viewed in the context of Emsworth. Height parameters of the built form will be no greater than 3-storeys in the majority of the Site, albeit there will be areas where built form is up to 4-storeys. By way of standard/secondary mitigation, the sensitive distribution of building heights (notably the predominantly reduced heights at the interface with existing development, such as along the western and eastern boundaries and adjacent to Eastleigh Road), will soften the progression in scale of built form and thereby reduce the character effects of the introduction of the proposed built form. At the eastern edge, this reduced scale, in combination with other standard/secondary mitigation features, will help to maintain a sense of separation between the Proposed Development as an extension of Havant, and the existing settlement of Emsworth to the east to maintain the identities of these separate settlements (noting the identified threat of coalescence of settlements). By way of standard/secondary mitigation, variation in building heights throughout the scheme and the articulation of building materials and styles will help to break up the massing of the Proposed Development and avoid the appearance of monotonous regularity. At the local centre, standard/secondary mitigation design measures will introduce built form with localised elements, with taller building heights and locally vernacular building materials. This, in combination with hard and soft landscaped public realm, will form a positive, inviting frontage and provide a clear sense of arrival into Havant. This area will include focal features such as canopy trees and a market square area, which will form a visually interesting foreground. The use of locally-vernacular materials here will strengthen local character. The retention of existing hedgerow boundaries, woodland belts and small woodlands within the Site, in combination with standard/secondary mitigation measures (such as additional structural planting, including reinforcement of existing hedgerow boundaries and new hedgerow planting), will help to contain the proposed built form and assist its assimilation into the landscape. The restoration of hedgerows would also facilitate the enhancement of a locally characteristic landscape feature. In summer months, existing and proposed vegetation will provide stronger softening and integration of built forms. The use of basins, drainage corridors and structural planting will help to maintain a sense of separation between the Proposed Development and existing settlement, notably from Emsworth to the south-east. The retained open space will provide open relief within the context of the development and a positive visual foreground to the proposed built form. Standard/Secondary mitigation measures will introduce structural vegetation, wetland planting (in and around basins) and wildflower meadows, which collectively will provide a naturalistic, structurally diverse and visually interesting character. The Proposed Development will inevitably result in the loss of some hedgerow boundaries to accommodate building plots and small extents of hedgerows/ hedgerow trees for access. However, through Standard/Secondary Mitigation measures, this will be compensated by the introduction of new locally appropriate species, native shrub mixes and canopy trees planting throughout the Site. Notably, this will include planting hedgerow and canopy oaks which, despite being characteristic of the LCA, are currently limited away from Southleigh Road. Secondary mitigation measures will enhance and vegetate the route of existing drainage ditches, strengthening the appearance and legibility of the ditches as key characteristics of this LCA. Standard/secondary mitigation measures will ensure any new water features are sensitively integrated through their shape and planting, to soften their form and reduce the extent to which they create the appearance of an engineered landscape. 	Low-medium adverse	Minor-moderate adverse	Low-medium adverse	Minor-moderate adverse	Low-medium adverse / Negligible beneficial Balance: Low adverse	Minor adverse	Low-medium adverse / Low beneficial On balance: Negligible adverse	Negligible adverse



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		Likely Beneficial Changes: <ul style="list-style-type: none"> Introduction of public open green spaces with recreational opportunities in an area of previously private land. Secondary/standard mitigation will include surfaced routes that will improve accessibility and alternative active travel links that will improve pedestrian/cycle connectivity in the local area. Enhancement of ditches and watercourses as standard/secondary mitigation as well as the introduction of basins and drainage features will increase the legibility of the landform and sense of place. 								
Hampshire Integrated Landscape Character Assessment (2012) LCA 2F: Forest of Bere East (the north of the Site),	Low-medium sensitivity	Adverse changes: <p>The Proposed Development will inevitably result in the extension of built form into currently undeveloped agricultural land, as well as the loss of a small proportion of open parkland and the loss of small extents of trees and hedgerows for access. The Proposed Development will introduce built form into a small proportion of the easternmost extent of this LCA.</p> <p>The introduction of the proposed development will be mitigated through a series of factors:</p> <ul style="list-style-type: none"> The proposed built form will be experienced in the context of extensive urban development. It will be viewed as an extension of the existing built development to the west at Havant. As identified in the LCA assessment, the area is already influenced by urban fringe activities. Height parameters of the built form will be no greater than 3-storeys in this area of the Site. By way of standard/secondary mitigation, the sensitive distribution of building heights (notably the predominantly reduced heights at the interface with existing development, such as along the western boundary and at the interface with the existing built form along Eastleigh Road), will soften the progression in scale of built form and thereby reduce the character and visual effects of the introduction of the proposed built form. The layout will retain a framed view of the coast and Hayling Island (within Chichester Harbour NL). By way of standard/secondary mitigation, variation in building heights throughout the scheme and the articulation of building materials and styles will help to break up the massing of the Proposed Development and avoid the appearance of monotonous regularity. The retention of existing hedgerow boundaries, woodland belts and small woodlands within the Site, in combination with standard/secondary mitigation measures (such as additional structural planting, including the extension and reinforcement of existing hedgerow boundaries), will help to contain the proposed built form and assist its assimilation into the landscape. The enhancement of wooded structure would also aid in the enclosure of the area (a key characteristic of the LCA) and facilitate the enhancement of a locally characteristic landscape feature, which, as stated in the LCA assessment 'create a secluded landscape'. In summer months, existing and proposed vegetation will provide stronger softening and integration of built forms. The retained open space will provide open relief within the context of the development and a positive visual foreground to the proposed built form. Standard/secondary mitigation measures will introduce structural vegetation, wetland planting (in and around basins) and wildflower meadows, which collectively will introduce a softening influence in many near-distance views, providing a naturalistic, structurally diverse and visually interesting foreground to views, drawing the eye. The Proposed Development will inevitably result in the loss of small extents of hedgerows/ hedgerow trees for access. However, through Standard/Secondary Mitigation measures, this will be compensated for by the introduction of new locally appropriate species, native shrub mixes canopy tree planting throughout the Site, in addition to ornamental and parkland-style tree planting where appropriate. <p>Standard/secondary mitigation measures will ensure any new water features are sensitively integrated through their shape and planting, to soften their form and reduce the extent to which they create the appearance of an engineered landscape.</p> <p>The Proposed Development will result in a limited loss of less than 10% of the existing parkland area in the south-west of Southleigh Park. The remainder will be retained and, through secondary mitigation measures, enhanced through additional tree and shrub planting and the introduction of more diverse meadow grassland. These secondary mitigation measures will strengthen the parkland character and provide a visually interesting foreground to views.</p>	Low adverse	Minor adverse	Low adverse	Minor adverse	Low adverse	Minor adverse	Low adverse/ low beneficial: Balance: Neutral	Neutral



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		<p>Likely Beneficial Changes</p> <ul style="list-style-type: none">• Introduction of a large (over 25ha) public open green space at Southleigh Park with recreational opportunities in an area of previously private land. As well as other smaller recreational open spaces and routes. Secondary/standard mitigation will include surfaced routes that will improve accessibility and alternative active travel links that will improve pedestrian/cycle connectivity in the local area.• The retention and enhancement of the parkland within the Site by way of standard/secondary mitigation, through additional planting (including wildflower meadows, scrub and tree planting), will create a mosaic of locally characteristic habitats; provide structural, colouristic, and textural diversity; reinforce the sense of place and strengthen and celebrate the sense of time depth within the Site.• Retention and (by way of standard/secondary mitigation) enhancement of ditches as watercourses as well as the introduction of basins and drainage features will increase the legibility of the landform and sense of place.								



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