

## 8.0 Landscape and Visual Effects

### 8.1 Introduction

This chapter of the ES assesses the likely significant effects of the Proposed Development on the environment in respect of Landscape and Views. This chapter has been prepared by Stantec UK's specialist Landscape Planning and Design group.

This chapter should be read in conjunction with the following appendices and figures, which have been used to inform and explain the assessment.

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### 8.2 Scoping, Consultation and Overview of Potential Effects

Formal scoping was not undertaken as part of the wider EIA process, but officers have been informed of the proposed scope of the landscape and visual impact assessment. The receptors include landscape features; visual receptors at publicly-accessible viewpoints and representing views experienced by communities; and landscape character.

Consultation with officers was undertaken in a workshop in December 2024. Points of input around strategic design included the need to balance the wooded relationship of the parkland to the east with surveillance and a sense of positive frontage of built form; neighbourhood greens to be multi-functional and games/play areas to be inclusive and multi-functional (rather than caged ball courts); and the potential to open up the woodland east of the local centre, with cycle trails and forest school opportunities.

Whilst inevitably there will be adverse effects on the open agricultural fields within the Site and on local landscape character, there will be limited effects on structural vegetation and the open parkland, which will be beneficial by year 15. There will only be adverse visual effects from locations in the immediate vicinity.

## 8.3 Assessment Methodology

The methodology employed to prepare this chapter is drawn from principles set out in the 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (GLVIA 3), published by the Landscape Institute and Institute of Environmental Management and Assessment. The detailed methodology used in the preparation of this chapter is provided in *Appendix 8.1*.

In summary, the fundamental considerations in the assessment of landscape and visual effects are the sensitivity of landscape features, visual receptors and landscape character areas (based on considerations of value and susceptibility); and the magnitude of change, be it adverse and/or beneficial, that these receptors are likely to experience as a result of the construction and completed phases of the development. Effects are considered for the development at Year 1 and at Year 15 which accounts for the ongoing establishment of planting associated with the development parameters, as well as any secondary/standard mitigation design measures.

## 8.4 Baseline Conditions

### 8.4.1 Site Context

#### *Site Location*

As shown in *Figure 8.1*, the Site is situated to the north of the A27 and forms part of a broadly triangular area of land between the settlements of Havant to the west and Emsworth to the east and south.

#### *Topography and Hydrology*

As shown on *Figure 8.2*, the Site vicinity forms part of a transitional landscape between the low-lying coastal basin of Chichester Harbour to the south; and the elevated landform of the South Downs to the north. The Site rises from around 10 metres (m) Above Ordnance Datum (AOD) on the southern boundary, to approximately 35m AOD to the north. The southern part of the Site is almost level whereas slopes are more noticeable in the northern part of the Site.

Watercourses flow north-south across this falling landform and in the wider area typically comprise chalk streams. A series of ditches drain south into Emsworth Harbour within Chichester Harbour. Streams crossing through the urban areas have been significantly canalised.

#### *Settlement Pattern and Transport*

Settlement pattern in the area has responded to topography: the context is formed of a wider conurbation extending along the coastal plain and slopes to the north.

The town of Havant lies to the west of the Site. Havant has expanded from its historic core as a nucleated medieval settlement situated at the crossing point of two historic roads, approximately 1.6km to the south-west of the Site. The introduction of the railway line in the late 19th century, forming a junction between the east-west coastal line and the north-south London-Portsmouth line, spurred the development of industrial and commercial land uses. The landform to the north and east of Havant comprises a gentle slope, which has allowed the steady expansion of the settlement in these directions. The eastern extent of Havant, adjoining

the Site, is known as Denvilles, which comprises a series of 20th and 21st-century housing estates.

The town of Emsworth is situated directly to the east of the Site. The settlement is separated by the route of the A27, which is flanked by tree belts and limits the connection between the northern and southern halves of Emsworth. To the south, the historic core of Emsworth is situated on a shallow ridge between the River Ems and the West Brook stream corridor (which adjoins the south-eastern corner of the Site) and is identified as a Conservation Area. To the north, New Brighton also lies between these two watercourses and largely comprises 20<sup>th</sup> and 21<sup>st</sup> century residential estates, of a typical suburban density comprising mostly semi-detached and detached properties. Southleigh Forest contains the northern extent of the settlement. The western edge of New Brighton is largely contained by Horndean Road, which in the north is lined by a mature tree belt. However, a number of 21st-century developments have extended west of the roadway in the vicinity of the Site.

The A27 to the south of the Site, is the primary movement corridor in the area, connecting the chain of settlements along this part of the south coast. In the vicinity of the Site, the A27 is situated on a slight embankment and enclosed with tree belts. The railway line follows a similar east-west trajectory to the south of the Site. The section of the railway line to the south-west of the Site, north of the A27, is notably exposed.

Bartons Road extends west from Horndean Road, passing the northern edge of the Site. Southleigh Road extends on an east-west trajectory across the centre of the Site and provides a vehicle and pedestrian route between Emsworth and Havant. Eastleigh Road extends from Bartons Road in the north, south-west to meet Southleigh Road at a junction near the settlement edge of Havant.

### *Land Use*

Land use in the immediate vicinity of the Site is largely residential, to the east, west and south (beyond the A27). However, the Site and land to the south predominantly comprise agricultural fields. To the north-east of Horndean Road lies the extensive Southleigh Forest. To the north of the Site is Southleigh Park House. Parkland associated with the house lies within the Site.

### *Vegetation*

In addition to the role of woodland in containing settlement edges at New Brighton/Emsworth, woodland forms a strong enclosing and separating element for other settlements in the area, including along the valley on the western edge of Westbourne; to the north of Havant; and around Rowland's Castle.

In the parkland associated with Southleigh Park House, which is predominantly grassland, there are scattered parkland trees largely comprised of large oaks; and small woodland copses. A mixture of hedgerows with mature tree and woodland belts contain this area of the Site. Southleigh Forest lies to the north-east of the Site on more elevated land and therefore adds a sense of containment to the locality of the Site. Within both Havant and Emsworth there are numerous street trees. Dense tree belts on embankments enclose the A27 to the south of the Site. The wider coastal plain to the south is typically well-treed, notably including vegetated ditches.

## **Designations**

There are no landscape designations within the Site. The Site is situated between the nationally protected landscapes of the Chichester Harbour National Landscape (NL), approximately 500m to the south at its nearest extent; and the South Downs National Park (NP), situated approximately 1.3km to the north at its nearest extent, albeit is well contained from both by intervening vegetation and built form.

There are no heritage assets (listed buildings and Scheduled Monuments) within the Site. The nearest listed buildings in the immediate vicinity of the Site include:

- 1 and 2, Eastleigh Road, Grade II, which is surrounded by, but excluded from the Site;
- Southleigh Park House (excluding attached 1983 corridor and office building), Grade II. Approximately 75m to the north of the Site;
- Southleigh Park, Clock Tower building, grade II listed. Approximately 100m to the north of the Site;
- Southleigh Park Lodge, grade II listed. Approximately 175m to the north of the Site;
- East Leigh House, grade II listed. Approximately 225m to the north-west of the Site; and
- Barn (10 yards west of East Leigh Farmhouse), grade II listed. Approximately 320m to the north-west of the Site.

Tree Preservation Orders (TPOs) are prevalent across the Site as illustrated in *Figure 8.4*. The parkland in the north-east of the Site is covered by a TPO area designation, whilst much of the tree belt enclosing this area is identified as a woodland TPO. The woodlands in the north of the Site and to the south of Southleigh Road are also identified as woodland TPOs. Most canopy trees within field boundaries are identified as TPO trees.

## **Public Rights of Way and Access**

As shown on *Figures 8.1* and *8.4*, there are no Public Rights of Way (PRoW) within the Site, and they are very limited in the landscape surrounding the Site. A short public footpath crosses the fields to the south-east of the site from Horndean Road, under the A27 and railway line to Washington Road. Approximately 1.2 km to the south of the Site, the Solent Way long-distance recreational route crosses through the Chichester Harbour NL between Emsworth and Havant and further into the NL to the south, there are numerous PROW, particularly along the shorelines.

### **8.4.2 Landscape Planning Policy**

Planning policies of relevance to the Site and Proposed Development are set out in the submitted Planning Statement. Of particular relevance to Landscape and Visual considerations are: Havant Core Strategy Policies CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough, CS13: Green Infrastructure and CS16: High Quality Design.

### **8.4.3 Landscape Character Assessment and Guidance**

As shown on *Figure 8.3*, at a national level, the Site lies within National Character Area (NCA) 128: South Coast Plain. At a county level, the Site lies within the Hampshire Landscape

Character Areas (LCAs) 9G: Havant and Emsworth Coastal Plain (southern part of the Site) and 2F: Forest of Bere East (northern part of the Site). At a borough level, the Site lies within the Havant LCAs 21: Southleigh Forest (northern part of the Site) and 22: Southleigh Agricultural Plain (southern part of the Site).

Key characteristics of NCA 128: South Coast Plain, of relevance to the Site and the Proposed Development relate to the arable fields with low hedges and ditches between the development and isolated meadows. It also highlights the urban character of this NCA with suburban settlement and major road and rail networks. Guidance for this NCA relates to managing remaining green space and open spaces for improved access, green infrastructure connectivity and preserving settlement patterns.

Key characteristics of Hampshire LCA: 9G: Havant and Emsworth Coastal Plain, of relevance, include springs and chalk streams, modified enclosure of large open fields, mature oaks, massive expansion of nucleated settlements and varying levels of tranquillity. Threats to this LCA relate to the coalescence of settlements and urban fringe land uses.

Key characteristics of Hampshire LCA 2F: Forest of Bere East relate to the south-sloping landform, pasture and commercial forestry and woodland, sense of enclosure and low-density of settlement. Development and traffic are identified as threats to this area.

Key characteristics of Havant LCA 21: Southleigh Forest include gently sloping landform, parkland, sparse historical settlement pattern, mixed hedgerows with mature oaks, isolated examples of local vernacular-built form, inaccessibility of the area and enclosed character. Issues for this LCA relate to hedgerow removal, urban encroachment and loss of setting to historic built form. Guidelines focus on maintaining and enhancing woodland and maintaining and improving parkland character.

Key characteristics of Havant LCA 22: Southleigh Agricultural Plain include flat landform, prevalence of ditches, rough grassland, medium-scale regular fields, sparse settlement patterns, inaccessibility and the open character, including as a setting to Southleigh Farm. Key issues of the LCA relate to poor-quality edge treatments, erosion of tranquillity and settlement expansion. Guidelines for this LCA relate to improving and maintaining hedgerows and roadside vegetation, minimising the visual intrusion of development and the provision of recreational routes.

The full extracts of Landscape Character Assessment and Guidance of relevance to the Site and Proposed Development are set out in *Appendix 8.2*, and a summary of these assessments can be found in *Appendix 8.3*.

### *Sensitivity of published landscape character areas*

The sensitivity of the published Landscape Character areas (as set out above) is summarised as follows:

- **NCA 128: South Coast Plain** – Due to the very large size of the NCA of which the Site only forms a very small part, effects on the NCA have not been assessed. However, the key characteristics and guidelines have been used to inform the design principles of the Proposed Development.
- **Hampshire LCA 9G: Havant and Emsworth Coastal Plain** – the LCA is of medium value as whilst parts of the LCA (not including the Site) lie within the Chichester Harbour NL it also includes extensive settlement. The LCA is of medium-high susceptibility to the type of development proposed, as whilst the character of the LCA includes extensive

development, the document identifies the threat of further loss of open land to urban extensions, including in the gap between Havant and Emsworth. Overall, the character of LCA 9G is considered to be of **medium sensitivity** to the type of development proposed.

- **Hampshire LCA 2F: Forest of Bere East** - the LCA lies within an undesignated landscape but is set in close proximity to Chichester Harbour NL and the South Downs NP. It comprises common components that nevertheless provide a positive contribution to local character and are locally valued. Overall, the character of the LCA is considered to be medium value. The character of the LCA is considered to be of low susceptibility, as the enclosed character of the LCA has the capacity to accommodate development with limited consequences to the overall integrity of the LCA. Overall, the character of LCA 2F is considered to be of **low-medium sensitivity** to the type of development proposed.
- **Havant Borough LCA 21: Southleigh Forest** - An LCA within an undesignated landscape but set in close proximity to the South Downs National Park, comprising common components, albeit the parkland character, mature oaks and vernacular built form all provide a positive contribution to local character and are locally valued. Overall, the character of the LCA is considered of medium value. The LCA is considered to be of medium susceptibility as its enclosed wooded character provides some scope to accommodate the type of development proposed whilst protecting the integrity of the wider LCA. Overall, the character of LCA has a **medium sensitivity** to the type of development proposed.
- **Havant Borough LCA 22: Southleigh Agricultural Plain** - the LCA lies within an undesignated landscape and includes common components, albeit provides a positive contribution to local character, in the form of open agricultural fields which are locally valued, including for their function as an open setting to Southleigh farm. Overall, the character of the LCA is considered to be of medium value. The LCA has a medium-high susceptibility as its open character, notwithstanding the influences of adjacent development, has a limited scope to accommodate built development. Overall, the character of LCA has a **medium sensitivity** to the type of development proposed.

#### 8.4.4 Site Appraisal

The Site, comprising approximately 105.35 hectares (ha) and the surrounding environment, were visited in January 2023. *Figure 8.9: Site Appraisal Photographs A – M* illustrate the existing features and character of the Site. The locations from which the Site Appraisal Photographs were taken are shown on *Figure 8.4*.

#### Site Features

The Site comprises three areas, separated by the road network that traverses it. The north-eastern area, between Southleigh Road, Eastleigh Road and Horndean Road is characteristic of a historic parkland. The field comprises rough grassland and large parkland trees (the majority of which are oak) throughout, except a small woodland copse to the south (as shown in *Figure 8.9: Site Appraisal Photographs A-C*). The eastern and southern edges of this area are bounded by a dense tree belts/hedgerows with trees (as shown in *Figure 8.9: Site Appraisal Photograph C*). The western edge of this area is enclosed by a hedgerow and the domestic boundaries of properties along Eastleigh Road. The land slopes gently up to the north, where the parkland is separated from the curtilage of Southleigh Park House by a security fence, as shown in *Figure 8.9: Site Appraisal Photograph A*.

To the north-west of Eastleigh Road lies another area sloping gently up to the north, including a large arable field in the south and two smaller fields separated by a small woodland copse in the north. The largest field is bounded by hedgerows along Eastleigh Road, Southleigh Road, whilst where it abuts Havant to the south-west it is enclosed by a dense tree belt. The north-west of the field is enclosed by fencing where it meets the new residential development at Normandy Way (*Figure 8.9: Site Appraisal Photographs J-L*). The north-eastern field of this area is grazed and sub-divided by post and wire fencing and equestrian paddock tape.

The southern area is the largest of the three areas; and comprises a series of large open arable fields. There are, however a number of smaller enclosed fields associated with Southleigh Farm, as shown in *Figure 8.9: Site Appraisal Photograph D*. A broadly square woodland copse is situated directly to the south of Southleigh Road and west of Southleigh Farm. The field boundaries are predominantly open ditches although there are sporadic mature trees and extents of hedgerows along these boundaries (as shown in *Figure 8.9: Site Appraisal Photographs E-H*). Residential development to both the east (in Emsworth) and west (in Havant) fronts onto these open fields with limited or no screening features, thereby exerting an influence of built development on the area (as shown in *Figure 8.9: Site Appraisal Photographs F-I*).

There are numerous TPOs in place across the Site, as shown in *Figure 8.4*.

### *Sensitivity of Site Features*

Overall, the sensitivity of the Site features (as detailed above) can be summarised as follows:

- **Open agricultural fields** - Despite the fields not being part of a designated landscape, the presence of extensive urban development in the local area means the open agricultural fields are a less commonplace feature. The fields also provide some positive contribution to landscape character. Therefore, the open agricultural fields within the Site are considered to be of medium value. Given the open state of the fields, they are of high susceptibility to any type of built development. Overall, the Open agricultural fields are considered to be of **medium-high sensitivity** to the type of development proposed.
- **Structural vegetation** - Trees and structural vegetation within the Site, despite being common components of the local landscape, provide a positive contribution to the local landscape character. Many of the trees, woodlands and tree belts in the area are designated by Havant Council as TPOs. Overall, the value of structural vegetation within the Site is therefore considered to be Medium-High. The existing structural vegetation is of medium-high susceptibility to the type of development proposed as residential development can be fitted within the framework that they provide, albeit their structure cannot be readily replaced if lost. Therefore, the structural vegetation in the Site is overall of **medium-high sensitivity** to the type of development proposed.
- **Landform and hydrology** - The landform and hydrology of the Site (including the extensive drainage ditch network) of the Site is considered to be of medium value as it is a common, although notable, characteristic of the area. The landform is considered to be of low susceptibility to the type of development proposed, as there is scope to accommodate the Proposed Development without undue consequences for the legibility of the topography and hydrology of the Site. Overall, the landform of the Site is considered to be of **low-medium sensitivity** to the type of development proposed.
- **Open parkland** - Despite not being part of a designated landscape, open parkland is not a commonplace feature and provides an undeveloped setting to listed buildings including Southleigh House. The open parkland provides a strong positive contribution to landscape character. Therefore, the open parkland within the Site is considered to be of

medium-high value. Given the open state of the parkland, it is of high susceptibility to any type of built development. Overall, the open parkland is considered to be of **high sensitivity** to the type of development proposed.

#### 8.4.5 Character of Site

In the context of the published character assessment, consideration has been given to the character of the Site

Overall, the character of the Site is summarised as follows:

- The north-eastern area of the Site has extensive tree cover, creating an enclosed feel. The undeveloped southern area of the Site has a more open character due to a lack of field boundaries. The north-western area of the Site is also open in character, providing long-distance views to the coast from its higher edges.
- The undeveloped south of the Site has a less legible landscape pattern due to limited vegetation, albeit the field ditches provide some pattern and sense of place in the coastal plain landscape.
- The north-east of the Site features a designed parkland overlooked by the listed Southleigh Park House. The thatched Grade II listed property at the Southleigh Road-Eastleigh Road junction has a limited influence on the character of the Site vicinity as it is enclosed by vegetation. Elsewhere, field patterns have suffered hedgerow removal, contributing to a limited sense of time depth. Modern development and noise from roads and railways creates a disturbed character, lacking in tranquillity.
- The adjoining edges of Emsworth and Havant are suburban in character, and typically lack vegetation to soften their edges of built form fronting towards the Site. Parts of the Site are therefore closely associated with these existing settlements.
- Roads traversing the Site are often tree-lined, creating a secluded, more rural feel. These roads change abruptly in character upon arrival at the settlements of Havant and Emsworth. The separation between settlements is reinforced by structural elements including woodland and hedgerows.

#### 8.4.6 Visual Appraisal

Zone of Theoretical Visibility (ZTV) mapping (*Figure 8.5*) was used to identify areas from where a viewer would potentially obtain views of built form within the Site (assumed at 12m height for the purposes of this exercise), based on existing landform and also accounting for existing barrier features of substantial woodland and built form.

Those areas highlighted in the ZTV as being from where views of built form within the Site may be obtained, were then visited in a visual appraisal exercise undertaken in January 2023, to check the actual visibility of the Site, accounting for localised screening from vegetation and built form, as relevant. These areas principally include the immediate vicinity of the Site and a small number of more elevated areas at long-distances to the north-east and north-west as well as some long-distance views from open coastal areas to the south

The visual appraisal was undertaken from publicly accessible viewpoints within the surrounding landscape, primarily roads and footpaths, to determine the approximate extent of the area from which the Site is visible from the eye level of a person standing on the ground.

In order to represent the nature of identified views, *Figure 8.10: Site Context Photographs 1-15* were selected from those photographs taken during the visual appraisal fieldwork. These locations are representative of different types of visual receptors but primarily include pedestrians, road users and residents. The locations from which these photographs were taken are illustrated in *Figure 8.6* which also provides an indication of the visibility of the Site from the surrounding area in winter conditions, being the scenario of maximum visibility. In summer, when deciduous vegetation will be in full foliage, the degree of visibility will be reduced.

Due to the enclosure provided by surrounding residential development, woodland and tree belts associated with the A27, the Site is visually well-contained from the wider landscape and typically only visible from near distances.

### *Near Distance Views*

From the western settlement edge of Emsworth at Kennet Way and West Brook View, there are open views across the adjacent southern section of the Site, as shown in *Figure 8.10: Site Context Photographs 1 and 2*. Residential roads that run perpendicular to the Site and allow some framed views in, including along Kennet Way Road and West Brook View Road. Views from these residential properties to the designed parkland area in the north-east of the Site are largely screened by the mature woodland belt along the northern edge of Southleigh Road.

Away from the settlement edge, views of the site from within Emsworth are screened by intervening residential properties and mature street trees or trees within residential gardens.

Views to the Site from Emsworth Park and its vicinity are limited as a result of the softening and screening provided by the hedgerows and scrub associated with the smaller-scale field pattern and stream corridor respectively (as shown in *Figure 8.10: Site Context Photograph 3*).

The A27 embankment accentuated by woodland belts acts as a key visual screening feature preventing views into the Site from the south-western extent of Emsworth from along this road, as illustrated in *Figure 8.10: Site Context Photograph 4*.

Properties on the settlement edge of Denvilles to the south-west of the Site and associated public greenspaces (separated from the edge of the Site by agricultural fields) obtain views extending over the relatively open landscape (as shown in *Figure 8.10: Site Context Photograph 5*). North of Daffodil Way, residential roads run perpendicular to the site and therefore only a small number of channelled views into the Site are provided from residential roads such as Chartwell Drive (*Figure 8.10: Site Context Photograph 6*).

From the road network crossing the Site, there are limited views into the Site. From Southleigh Road, there are filtered views in winter conditions.

Southleigh Road is particularly well enclosed by substantial hedgerows and to the north, hedgerow trees, allowing only filtered views in winter conditions into both northern and southern sections of the Site through the enclosing hedgerow boundaries, including from the settlement edge of Denvilles (as shown in *Figure 8.10: Site Context Photograph 7*).

The woodland belt between Jamaica Way and Gold Street screens the Site from the settlement edge of Havant.

There are open views into the Site from the settlement edge of the 21<sup>st</sup> century residential development at Normandy Way to the north-west of the Site (as shown in *Figure 8.10: Site*

*Context Photograph 8*), including channelled views along the existing green corridor extending through the neighbourhood.

Due to its elevated position and low hedgerows enclosing the north of the Site, there are open views over the north-east and south Site from Bartons Road, as illustrated in *Figure 8.10: Site Context Photograph 9*.

To the north-east of the Site, the landscape has a notably wooded character associated with Southleigh Forest, which screens views into the Site.

### *Long Distance Views*

Long-distance views of the Site are rare. Woodland to the north of the site, residential development to the east and west and woodland associated with the A27 on an embankment all contribute to the visual enclosure of the Site from the wider landscape.

From PRoW ascending the west-facing slopes of Walderton Down, to the north-east within the South Downs National Park, panoramic views are obtained across the wider landscape, as shown in *Figure 8.10: Site Context Photograph 10*. In these distant views, only small parts of the open fields in the south-west of the Site are visible, just perceptible set in front of the new residential extension of Havant at Denvilles; and in the context of the major urban area of Portsmouth beyond.

The ZTV indicates theoretical visibility of the Site from much of the lower-lying coastal land to the south including around West Itchenor, Thorney Island and Hayling Island, within the Chichester Harbour AONB. However, the winter site visit confirmed that in these very long distance views (over 8km) the Site cannot be perceived from the south-east beyond the surrounding mature trees (see *Figure 8.10: Site Context Photograph 11*) and only a small part of the more elevated north-western area of the Site and adjoining development at Normandy Way can be perceived from the south-eastern tip of Hayling Island at Black Point, as shown in *Figure 8.10: Site Context Photograph 12*. In all of these views, the visual experience embraces the full panoramas of the seascape and North Downs skyline and the built development below the horizon is barely perceptible and does not form the focus of the view.

Dense woodland belts enclosing the A27, prevent views of the Site from PROW east of Warblington and the pedestrian footbridge over the A27, as shown in *Figure 8.10: Site Context Photographs 13 and 14*.

Despite increasing elevation along Portsdown Hill Road and College Road approximately 4km to the west of the Site, views of the open agricultural fields of the Site are almost completely screened by intervening development, including larger buildings in Havant Industrial Estate (as shown in *Figure 8.10: Site Context Photograph 15*).

### *Summary of Visual Receptors*

In summary, the Site is relatively visually enclosed. The Site is principally perceived in views from the immediate vicinity, from where the southern and north-western parts of the Site appear open, largely as a result of hedgerow removal. The Site is not readily visible in distant views and from the very limited locations from where it can just be perceived, is seen in the context of immediately adjacent existing development amid wider panoramas of nationally designated landscapes within which existing settlements do not form focal elements in the view.

## 8.5 Embedded and Standard Mitigation Measures

### 8.5.1 *Landscape and Visual Mitigation Principles*

A number of Landscape and Visual Opportunities and Constraints and strategic design principles were identified from landscape and visual baseline research and fieldwork. These are summarised below:

- The Proposed Development to be set within an environment that enables a strong sense of the landscape setting, in the form of green and blue infrastructure permeating and enveloping the built development.
- Maintain a sufficient set-back from the south-eastern boundary to ensure a sense of physical and perceptual separation between the settlements of Havant and Emsworth. The use of wetland features as defining elements of settlement pattern would reflect and reinforce the historic role of the existing watercourse in this area in forming a western edge of Emsworth.
- Include structural planting such as scrub, trees and hedgerows in a tiered arrangement as already seen on the edge of Emsworth to the south-east of the Site and reflecting the small-scale vegetated character set out in published character guidance for this area, to contain the new eastern settlement edge of Havant and therefore retain a sense of separation between Havant and Emsworth/New Brighton
- Reinforce wooded enclosure along roads through the Site to reinforce the perception of separation on connecting routes between the settlements.
- Ditches should be protected and enhanced to retain and reinforce the legibility of the landform and drainage pattern. There is an opportunity to expand and vary these features, to form key elements of the green and blue infrastructure network across the Site, providing a range of functions beyond a strong sense of place, including flood management, nutrient control, biodiversity and recreation.
- Conserve and enhance the character of the Southleigh parkland, comprising small woodland copses and individual trees within an area of wildflower grassland. Enable public access into a significant new community open space in this area.
- Structural vegetation across the Site (notably TPO trees) should be retained and secured wherever feasible and existing degraded or absent hedgerow boundaries should be reinforced. Retain, manage and plant new locally distinctive hedgerow oak trees.
- Improve boundary treatment of structural planting adjoining the existing urban areas to soften interfaces with the Proposed Development, where relevant.
- Consider potential to provide positive frontages/gateway features at key nodal points reinforcing a sense of arrival in Havant, notably to the south of Southleigh Road/Eastleigh Road junction; and at the Normandy Way/Barton's Road junction.
- Provide a positive relationship with the existing development at Normandy Way to the west, to reinforce the integration of the proposed development as part of Havant.
- Provide framed views along corridors through built development, where feasible, south towards Hayling Island in Chichester Harbour.

From these principles a number of mitigation measures have been established, as set out below.

### **8.5.2 Embedded Mitigation Measures**

- Up to 3-storey buildings across the majority of the Site (as set out on the Land Use Parameter Plan).
- Up to 4-storey buildings limited to the areas shown on the Land Use Parameter Plan.
- The extent of open space and retained vegetation as set out in the Green and Blue Infrastructure Parameters Plan, including the retention of the majority of existing parkland in the north-eastern area of the Site, belts of open space along the eastern and southern edges of the Site, as well as a corridor extending north-south through the north-western part of the Site.

### **8.5.3 Standard Mitigation Measures**

#### ***Construction Phase***

Measures employed to reduce the temporary adverse landscape and visual effects of construction will be included in a Construction Environmental Management Plan (CEMP) secured by planning condition, are set out in the CEMP Framework (*Appendix 4.1*), and would typically include the following:

- The use of hoarding around the construction site where visual receptors are in close proximity, to reduce the visibility of construction activity and provide a less visually cluttered appearance to the emerging built form;
- Controlling the lighting of construction compounds and machinery to minimise upward and outward light pollution through lantern design, direction and baffling and, in addition, ensuring that only the minimum area is lit for the minimum period;
- Ensuring vehicles and machinery follow set access route where possible to avoid damage to retained areas of open grassland.
- Agreeing appropriate working hours with Havant Council to ensure that adverse visual effects of construction are not experienced by residential receptors at times when they could reasonably expect a cessation of construction activity, for example evenings and weekends;
- Appropriate tree protection for retained trees, based on the submitted outline tree protection plan and subject to more detailed advice of a specialist arboriculturist at the point of detailed planning submissions;
- Locating compounds and stockpiles in the least visible locations within the Site; and
- Limiting movement of material between stockpiles so that these do not shift over time, thereby adding to the sense of fragmentation of the landscape structure.

#### ***Occupation Phase***

##### **Built Form**

At reserved matters stage, the design of the built form should generally comprise 2-2.5-storey dwellings, with some 3 and 4-storey apartments or commercial blocks around the local centre and at key nodal points where they would fulfil a placemaking role. The height of the proposed built form should be reduced at sensitive interfaces with existing development, notably along

the western and eastern boundaries and adjoining Eastleigh Road (including in relation to the existing built form and listed building in the vicinity).

### Landscape Strategy

To assist in the integration of built form into the landscape, a strategic landscape design approach for the Proposed Development has been considered, which can be secured through a suitably-worded condition and/or the reserved matters process.

This strategy focuses on both the retention and reinforcement of a locally-characteristic structural vegetation, vegetation patterns and the extant blue infrastructure network as a framework for the proposed built form, as well as a series of spaces that enhance the sense of place, notably at Southleigh Park in the north-east of the Proposed Development where there are opportunities for the existing former parkland character to be reinforced and enhanced. This also includes a sensitively-designed landscape flanking the adjacent settlement of Emsworth that respects and reinforces the sense of separation between the Proposed Development and the existing settlement.

The illustrative strategic landscape design is based on character zones with distinct characteristics, functions and structure, as shown in *Figure 8.7: Landscape Character Zones Plan* and described in *Appendix 8.4*. The resulting landscape strategy is illustrated in *Figure 8.8: Illustrative Landscape Masterplan*

Subject to a suitably worded condition, the Proposed Development would be subject to a management plan to ensure the ongoing establishment of green and blue infrastructure features.

## **8.6 Assessment of Environmental Impacts**

### **8.6.1 Introduction**

This section summarises the likely effects of the Proposed Development in terms of landscape features, visual receptors and landscape character. The assessment considers effects in the construction phase years (up to a 10-year period post-development consent), upon completion at Year 1, and then the residual effects at Year 15, considering how vegetation growth and establishment would accentuate beneficial effects and further reduce any adverse effects.

*Appendix 8.5* details the landscape effects that will occur with respect to the identified landscape features of the site.

*Appendix 8.6* details the visual effects that will occur with respect to the identified representative visual receptor viewpoint locations (as shown in *Figure 8.6* and *Figure 8.10: Site Context Photographs 1-15*). Whilst the baseline imagery shows winter conditions, there would be potential for greater screening and softening of views by vegetation in summer conditions. This has been referenced where relevant in the impact assessment.

### **8.6.2 Construction Phase**

The construction phase will result in adverse landscape and visual effects. This will include visual disruption in local views, allowing views of uncharacteristic bare earth and partially constructed built form. There will also be movement and activity which will disrupt the character of the local area and may draw the eye to the Site in the view. The construction

phase will also result in noise and activity in the Site. However, construction activity would be perceived, in the context of extensive existing built form, busy road and rail infrastructure and other local development sites that are currently under construction.

A detailed assessment of landscape and visual effects at this stage, accounting for these factors, is set out in *Appendices 8.5 and 8.6*. The significant effects are summarised below.

| <b>Table 8.1 - Summary of Impact Assessment – Construction Phase</b>                                                                    |                                         |                                                                                                                            |                                                                                                                                                                                                                                       |                            |                       |                               |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------|-------------------------------|
| <b>Receptor</b>                                                                                                                         | <b>Sensitivity / Importance / Value</b> | <b>Description of Impact / Commentary on Development</b>                                                                   | <b>Embedded &amp; Standard Mitigation Measures</b>                                                                                                                                                                                    | <b>Magnitude of change</b> | <b>Type of Effect</b> | <b>Significance of Effect</b> |
| <b>Landscape Feature:</b><br>Open agricultural fields                                                                                   | Medium-high                             | Replacement of the majority of the open agricultural fields with construction Site.                                        | Embedded – retained the remaining open space, ensuring vehicles follow set route to reduce damage.<br><br>Standard – none at construction stage.                                                                                      | High                       | Adverse               | Substantial Adverse           |
| <b>Landscape Feature:</b><br>Structural vegetation                                                                                      | Medium-high                             | Retention of majority of structural vegetation but removal of some small hedgerow/tree belt sections and trees for access. | Embedded - Appropriate tree protection for retained trees.<br><br>Standard – none at construction stage.                                                                                                                              | Low                        | Adverse               | Moderate-Minor adverse        |
| <b>Landscape Feature:</b><br>Landform and hydrology                                                                                     | Low-medium                              | Limited landform variation.                                                                                                | Embedded - appropriate locations for stockpiles in least visible parts of the Site.<br><br>Standard – none at construction stage                                                                                                      | Low                        | Adverse               | Minor adverse                 |
| <b>Landscape Feature:</b><br>Open parkland                                                                                              | High                                    | Development of c.10% of the parkland with residential.                                                                     | Embedded - retention of c.90% of parkland<br><br>Standard - none at construction stage                                                                                                                                                | Low                        | Adverse               | Moderate adverse              |
| <b>Visual:</b> residents, road users and pedestrians, views illustrated in Site Context Photographs 1, 2, 6 (residential only), 8, & 9. | Overall: medium                         | Near, relatively open views to the proposed development from visual receptors at the interface of the Site.                | Standard - The use of hoarding will, in places, reduce the visual influence at low levels. However, movement and activity, including the presence of taller construction machinery, will still be readily appreciated in these views. | High                       | Adverse               | Moderate-substantial adverse  |

|                                                                                                                                 |                        |                                                                                                                                                           |                                                                                                                                                                                                                                                           |                       |         |                                          |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------|------------------------------------------|
| <b>Visual:</b> road users, recreation users and pedestrians, views illustrated in Site Context Photographs 3 & 4.               | Overall: medium to low | Near, but heavily filtered views toward the proposed development from local visual receptors.                                                             | Standard - The use of hoarding is unlikely to assist these already filtered views. Movement and activity, including the presence of taller construction machinery, will still be likely to appear above intervening vegetation/built form in these views. | Low                   | Adverse | Minor to minor-moderate adverse          |
| <b>Visual:</b> residents, road users and pedestrians, views illustrated in Site Context Photographs 5, 6 (road users only) & 7. | Overall: medium        | Near, but partially filtered views toward the proposed development from local visual receptors.                                                           | Standard - The use of hoarding is unlikely to assist these already filtered views. Movement and activity, including the presence of taller construction machinery, will still be likely to appear above intervening vegetation/built form in these views. | Medium to medium-high | Adverse | Moderate to moderate-substantial adverse |
| <b>Landscape character:</b> Havant Borough LCA 21                                                                               | Medium                 | Construction within the south-west of the LCA. Albeit the enclosed character of the LCA will limit its geographical influence on the LCA beyond the Site. | Embedded - The use of hoarding, controlling working hours and tree and grassland protection.<br><br>Standard - None at construction stage                                                                                                                 | Medium                | Adverse | Moderate adverse                         |
| <b>Landscape character:</b> Havant Borough LCA 22                                                                               | Medium                 | Construction within the majority of this LCA.                                                                                                             | Embedded - The use of hoarding, controlling working hours and tree and grassland protection.<br><br>Standard - None at construction stage                                                                                                                 | High                  | Adverse | Substantial adverse                      |
| <b>Landscape character:</b> Hampshire LCA 9G                                                                                    | Medium                 | Construction within the south-west of the LCA.                                                                                                            | Embedded - The use of hoarding, controlling working hours and tree and grassland protection.<br><br>Standard - None at construction stage                                                                                                                 | Low-medium            | Adverse | Minor-moderate adverse                   |

|                                                 |            |                                                                                                                                                     |                                                                                                                                           |     |         |               |
|-------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|---------------|
| <b>Landscape character:</b><br>Hampshire LCA 2F | Low-medium | Construction within the east of the LCA. Albeit the enclosed character of the LCA will limit its geographical influence on the LCA beyond the Site. | Embedded - The use of hoarding, controlling working hours and tree and grassland protection.<br><br>Standard - None at construction stage | Low | Adverse | Minor adverse |
|-------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|---------------|

### 8.6.3 Occupation Phase

This section assessment considers the effects of the occupation phase at Year 1 based on the parameters which represent the embedded mitigation approach.

Further (standard) mitigation measures are then described and the effects assuming incorporation of these measures are also set out, including for considering how the growth of vegetation by Year 15 would accentuate beneficial effects and further reduce adverse effects.

#### *Adverse Changes and Mitigating Factors – with Embedded Mitigation*

- The Proposed Development will inevitably result in the extension of built form into currently undeveloped land, as well as the loss of small extents of trees and hedgerows. The proposed additional built form will be visible in near-and longer distance views. The adverse changes resulting from the Proposed Development will be mitigated through factors including:
  - The proposed built form will be seen in the context of extensive urban development; most notably from near and mid-distance views, 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 predominantly no greater than 3-storeys. 4-storey elements will only be present at key centres of activity within the Proposed Development.
  - The relative visual enclosure of the local landscape will reduce the visual prominence of the proposed built form.
  - The retention of the majority of existing hedgerow boundaries, woodland belts and small woodlands within the Site, will help to contain the proposed built form and assist its assimilation into the landscape as well as softening views of the Proposed Development (particularly in near views from adjacent roadways).
  - The positioning of drainage corridors will help 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.
  - The considered layout of the street scene by way of embedded/primary mitigation will frame important views of the coast and Hayling Island (within Chichester Harbour NL) from the north-west of the Site.
- 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. 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 Category B TPO Oak tree to the west of the Site to facilitate Site access (as set out in the Arboricultural Impact Assessment).
- It is likely that there will be small alterations to the landform and levels in order to accommodate the proposed built form. However, the perception of an altered landform

will be minimal as the Site is relatively flat to the south and includes only a gentle slope up to the north.

- The introduction of drainage basins within the lower-lying areas of the Site will help to strengthen the legibility of the existing landform.

A detailed assessment of landscape and visual effects at this stage, accounting for these factors, is set out in *Appendices 8.5 and 8.6*. The significant effects are summarised below.

| <b>Table 8.2 - Summary of Impact Assessment – Completion/Occupation Phase – Year 1</b>                                                  |                    |                                                                                                                              |                                                                                                                                 |                            |                       |                               |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------|-------------------------------|
| <b>Receptor</b>                                                                                                                         | <b>Sensitivity</b> | <b>Description of Impact</b>                                                                                                 | <b>Embedded Mitigation</b>                                                                                                      | <b>Magnitude of Effect</b> | <b>Type of Effect</b> | <b>Significance of Effect</b> |
| <b>Landscape Feature:</b><br>Open agricultural fields                                                                                   | Medium-high        | The replacement of the majority of the open agricultural fields with residential and some areas of structural vegetation.    | Limited retention.                                                                                                              | High                       | Adverse               | Substantial adverse           |
| <b>Landscape Feature:</b><br>Structural vegetation                                                                                      | Medium-high        | Retention of majority of structural vegetation but removal of some small hedgerow/tree belt sections and trees for access.   | Majority retained.                                                                                                              | Negligible                 | Adverse               | Minor adverse                 |
| <b>Landscape Feature:</b><br>Open parkland                                                                                              | High               | Development within less than 10% of the area with parkland character and enhancement to parkland character through planting. | Retention of 90% of parkland                                                                                                    | Negligible                 | Adverse               | Minor adverse                 |
| <b>Visual:</b> residents, road users and pedestrians, views illustrated in Site Context Photographs 1, 2, 6 (residential only), 8, & 9. | Overall: medium    | Near, relatively open views to the proposed development from visual receptors at the interface of the Site.                  | The Proposed Development will be seen in the context of existing development. setback from the existing built form in Emsworth. | High                       | Adverse               | Moderate-substantial adverse  |

|                                                                                                                                 |                        |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                |                           |         |                                                |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------|------------------------------------------------|
| <b>Visual:</b> road users, recreation users and pedestrians, views illustrated in Site Context Photographs 3 & 4.               | Overall: medium to low | Near, but heavily filtered views toward the proposed development from local visual receptors.   | Building height parameters will prevent the proposed built form from appearing above intervening vegetation.                                                                                                                                                                                                                                   | Low to negligible         | Adverse | Minor to minor-moderate adverse                |
| <b>Visual:</b> residents, road users and pedestrians, views illustrated in Site Context Photographs 5, 6 (road users only) & 7. | Overall: medium        | Near, but partially filtered views toward the proposed development from local visual receptors. | The Proposed Development will be seen in the context of existing development.                                                                                                                                                                                                                                                                  | Low-medium to medium-high | Adverse | Minor-moderate to moderate-substantial adverse |
| <b>Landscape character:</b> Havant Borough LCA 21                                                                               | Medium                 | Proposed Development occupying the south-west of the LCA.                                       | Development in the context of an already developed area. The retention of structural vegetation within the Site and the enclosed character of the LCA will limit the geographical influence of the Proposed Development on the LCA beyond the Site. Orientation of a green corridor to the north-west will retain framed characteristic views. | Medium-low                | Adverse | Minor-moderate adverse                         |
| <b>Landscape character:</b> Havant Borough LCA 22                                                                               | Medium                 | The Proposed Development will occupy the majority of this LCA.                                  | Development in the context of an already developed area. Setbacks from the existing settlement of Emsworth will help to retain the distinct character of the settlements. Introduction of basins will strengthen landform legibility.                                                                                                          | High                      | Adverse | Substantial adverse                            |
| <b>Landscape character:</b> Hampshire LCA 9G                                                                                    | Medium                 | Proposed Development occupying the south-west of the LCA.                                       | Development in the context of an already developed area. Setbacks from the existing settlement of Emsworth will help to retain the distinct character of the settlements. Introduction of basins will strengthen landform legibility.                                                                                                          | Low                       | Adverse | Minor adverse                                  |

|                                                 |            |                                                                                                                                                                |                                                                                                                                                                                                                                                     |     |         |               |
|-------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|---------------|
| <b>Landscape character:</b><br>Hampshire LCA 2F | Low-medium | Proposed Development occupying the east of the LCA. Albeit the enclosed character of the LCA will limit its geographical influence on the LCA beyond the Site. | Development in the context of an already developed area. The retention of structural vegetation within the Site and the enclosed character of the LCA will limit the geographical influence of the Proposed Development on the LCA beyond the Site. | Low | Adverse | Minor adverse |
|-------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|---------------|

### *Adverse Changes and Mitigating Factors – with Standard Mitigation and Growth of Vegetation over 15 years*

- The loss of some hedgerow boundaries to accommodate building plots and small extents of hedgerows/ hedgerow trees for access will be compensated for by the introduction of new locally appropriate tree species, native shrub mixes and understorey planting throughout the Site, in addition to ornamental and parkland-style tree planting where appropriate.
- There will be considerable additional structural vegetation planting within the Site, mitigating the removal of sections of tree belts and some hedgerows (to accommodate units and vehicular/pedestrian access routes). The reinforcement of the fragmented existing hedgerow boundaries through incorporation into green-blue infrastructure corridors will also have a positive character and visual influence.
- Retained parkland will be 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.
- The introduction of built form into an undeveloped area will be mitigated through:
  - By way of Standard 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), 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 reduction of scale at the interface with the existing built form along Eastleigh Road 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).
    - 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.
  - By way of standard 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 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 introduction of structural vegetation, wetland planting (in 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.

- Street trees, additional structural planting, including woodland planting/extension and reinforcement of existing hedgerow boundaries, will help to contain the proposed built form and assist its assimilation into the landscape as well as softening and progressively screening views of the Proposed Development (particularly in near-distance views from adjacent roadways).
- The reinforcement of hedgerows and woodlands would also facilitate the enhancement of locally characteristic vegetation. In summer months, existing and proposed vegetation will provide stronger softening and integration of built forms in views. Upper parts of the mature retained trees/tree belts and woodlands will extend above/between built form, maintaining a sense of place.
- Secondary mitigation measures will enhance and vegetate the routes of existing drainage ditches, strengthening the appearance and legibility of the ditches as key characteristics of the local area. Standard 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.

By year 15, the maturation of the proposed structural vegetation will heavily filter if not completely screen views to the proposed built form from some locations. This screening effect will be greater in summer conditions.

### *Likely Beneficial Changes*

- As part of the retention of parkland at Southleigh Park in the north eastern area of the Site, it is proposed this be used to form a large (25.7 ha) public open green space with recreational opportunities in an area of previously private land. These areas 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 through additional planting (including wildflower meadows, copses and parkland 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 enhancement of ditches as watercourses as well as the introduction of basins and drainage features with associated mosaics of wetland planting, will increase the legibility of the landform, character of the low-lying coastal plain, and sense of place.

A detailed assessment of landscape and visual effects at this stage, accounting for these factors, is set out in *Appendices 8.5 and 8.6*. The significant effects are summarised in *Table 8.3*.

| <b>Table 8.3 - Summary of Impact Assessment – Completion with standard mitigation and the growth of planting by Year 15- post construction</b> |                    |                                                                                                                                                                                                                                            |                                                                                                                                                                                                   |                            |                       |                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------|------------------------------------------|
| <b>Receptor</b>                                                                                                                                | <b>Sensitivity</b> | <b>Description of Impact</b>                                                                                                                                                                                                               | <b>Standard Mitigation Measures</b>                                                                                                                                                               | <b>Magnitude of Effect</b> | <b>Type of Effect</b> | <b>Significance of Effect</b>            |
| <b>Landscape Feature:</b><br>Open agricultural fields                                                                                          | Medium-High        | The replacement of the majority of the open agricultural fields with residential use and some areas of structural vegetation.                                                                                                              | The establishment of the landscape proposals will provide enriched areas of retained wildflower grassland.                                                                                        | Medium-High                | Adverse               | Moderate - Substantial adverse           |
| <b>Landscape Feature:</b><br>Structural Vegetation                                                                                             | Medium-high        | Retention of the majority of structural vegetation but removal of some small hedgerow/tree belt sections and trees for access.                                                                                                             | Varied structural planting.                                                                                                                                                                       | Negligible                 | Beneficial            | Minor beneficial                         |
| <b>Landscape Feature:</b><br>Open Parkland                                                                                                     | High               | Development within less than 10% of the area with parkland character and enhancement to parkland character through planting.                                                                                                               | Enhancement of landscape structural diversity.                                                                                                                                                    | Negligible                 | Beneficial            | Minor beneficial                         |
| <b>Visual:</b> residents, road users and pedestrians, views illustrated in Site Context Photographs 1, 2, 6 (residential only), 8, & 9.        | Medium             | Open views replaced with near-distance views of proposed structural vegetation. Heavily filtered views to the proposed built form and, in some cases, completely screened views of the proposed built form (notably in summer conditions). | Reduced building heights on nearest edges of Proposed Development.<br><br>The maturation of proposed structural vegetation will soften and progressively screen views to the proposed built form. | Medium to medium-high      | Adverse               | Moderate to moderate-substantial adverse |
| <b>Visual:</b> pedestrians, view illustrated in Site Context Photograph 3.                                                                     | Medium             | Any views to upper parts of the proposed built form softened if not screened by intervening proposed vegetation.                                                                                                                           | The maturation of proposed structural vegetation will soften and progressively screen views to the proposed built form.                                                                           | Negligible                 | Adverse               | Minor-negligible / neutral               |

|                                                                                                                                 |             |                                                                                                                                                                               |                                                                                                                                |               |         |                              |
|---------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------|---------|------------------------------|
| <b>Visual:</b> residents, road users and pedestrians, views illustrated in Site Context Photographs 5, 6 (road users only) & 7. | Medium      | Heavily filtered views to the upper parts of the proposed built form and, in some cases, completely screened views of the proposed built form (notably in summer conditions). | The maturation of proposed structural vegetation will soften and progressively screen views to the proposed built form.        | Low to medium | Adverse | Minor to moderate adverse    |
| <b>Landscape character:</b><br>Havant Borough LCA 22                                                                            | Medium-high | The Proposed Development will occupy the majority of this LCA.                                                                                                                | The establishment of proposed planting will introduce a locally characteristic and further assimilate the proposed built form. | Medium        | Adverse | Moderate-Substantial adverse |

## 8.7 Additional Mitigation Measures

Beyond the embedded and standard mitigation set out above, no additional mitigation is proposed.

## 8.8 Residual Impact Assessment

As additional mitigation has not been proposed, residual effects will be as set out in *Section 8.6*.

## 8.9 Cumulative Impact Assessment

### 8.9.1 Introduction

Cumulative schemes considered include the extent of the Draft Allocation as shown in *Figures 8.1 and 8.4*, as well as the following planning applications in the Site vicinity:

- **Scheme 1** - APP/21/01007: Camp Field - Approved- Planning permission to allow 70 dwellings at Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant (an amendment to APP/19/00007).
- **Scheme 2**: APP/21/01451: Southleigh Park House - Outline Application- for the demolition of the 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works at Southleigh Park House, Eastleigh Road, Havant.
- **Scheme 3**: APP/24/00586: Land West of Coldharbour Farm Road - Approved - for 44 dwellings with access, open space, landscaping and associated work and a PRoW diversion.
- **Scheme 4**: APP/21/00893: Land north of Long Copse Lane – Pending – for 210 dwellings and associated landscaping, access and supporting infrastructure.
- **Scheme 5**: APP/21/01010: Land east of St George's Avenue, Havant – Pending – for 184 dwellings, access, public open space, play, associated infrastructure and landscaping.

Reference has been made to the relevant masterplan drawings to understand broad design principles.

### 8.9.2 Cumulative Effects on Landscape Features

- **Open agricultural fields** - the development of the cumulative schemes and the remainder of the draft allocation, in addition to the Proposed Development, will noticeably increase the magnitude of adverse change to areas of open agricultural land. This will result in cumulative adverse effects of substantial significance at every stage.
- **Structural vegetation** - the development of cumulative schemes will have some beneficial influences on structural vegetation, including the introduction of street trees, a community orchard and 'woodland buffer planting' at Camp Field (APP/21/01007), introduction of a small number of trees and hedgerows at Southleigh Park House (APP/21/01451), a small number of proposed street trees at Land West of Coldharbour

Farm Road, and proposed hedgerow, street trees and community orchard in the Land at St George's Avenue Scheme (APP/21/01010). There is no proposed planting at outline application level for the Land North of Long Copse Lane scheme (APP/21/00893), albeit street tree planting is identified as a secondary mitigation measure. Adverse impacts of cumulative schemes include some tree/ hedgerow removals for access, notably at Southleigh Park House (APP/21/01451), and the removal of some mature canopy trees to accommodate built form. There are no planning applications for the remainder of the Allocation Site; however, it is unlikely that there will be notable losses to structural vegetation and there is the potential for additional planting as part of these schemes. Accounting for the above, the development of the cumulative schemes and draft allocation, in addition to the Proposed Development, will have a slightly greater degree of adverse changes at the construction and occupation stages (not accounting for standard mitigation) and therefore the overall adverse magnitude of change on this feature would be of moderate- to moderate-substantial significance. Accounting for standard mitigation and the establishment of planting over 15 years, the establishment of proposed planting would potentially have a slightly greater beneficial magnitude of change which on balance, this could result in beneficial effects which would be significant.

- **Landform and hydrology** - the development of the cumulative schemes and draft allocation, in addition to the Proposed Development, will affect a greater area than that of the Proposed Development alone and therefore may result in a slightly greater adverse magnitude of change, albeit this is unlikely to alter the overall effect of the Development at the construction, completion (accounting for standard mitigation) or residual stages.
- **Open parkland** - there are no other open parkland areas in the cumulative schemes or draft Site allocation area; therefore, the adverse magnitude of change on this feature would be no different to the effects of the Proposed Development at the construction, completion (accounting for standard mitigation) or residual stages.

### 8.9.3 Cumulative Visual effects

Cumulative schemes will only be perceptible in some views either in combination or sequentially with the Proposed Development which are considered as follows:

- **Pedestrian, motorist and residential receptors represented by Site Context Photograph 1** – There may be some mid-distance views of built form within the draft allocation Site to the south-east of the Site from this location. This would be seen in filtered, oblique views beyond the proposed drainage basins and vegetation within the Site and the boundary vegetation, in the left of the view. The cumulative impact of this development and the Proposed Development would be that the built form would occupy a slightly greater extent of the view and would substantially alter the composition of the view, resulting in a high magnitude of change that would result in an adverse effect of up to moderate-substantial significance at the construction, completion (accounting for standard mitigation) or residual stages.
- **Pedestrian, motorist and residential receptors represented by Site Context Photograph 2** - There may be some mid-distance views of built form within the draft allocation area to the south-east of the Site from this location. This would be seen in filtered, oblique views beyond the proposed drainage basins and vegetation within the Site and the boundary vegetation, in the left of the view. The cumulative impact of this development and the Proposed Development would be that the built form would occupy a greater extent of the view and would substantially alter the composition of the view, resulting in a high magnitude of change although, owing to the sensitivity of the receptor, this would not increase the effect of the development, being an adverse effect of up to

substantial significance at the construction, completion (accounting for standard mitigation) or residual stages.

- **Recreational receptors represented by Site Context Photograph 3** - This view will be from within the draft allocation area (beyond the extent of the Site) and therefore built form is likely to be seen beyond river corridor vegetation which will provide filtering but nevertheless result in a pronounced change, such that there will be a medium-high magnitude of adverse change, resulting in an adverse effect of up to a moderate-substantial significance at the construction and completion stages (accounting for standard mitigation).
- **Motorist receptors represented by Site Context Photograph 4** - There may be some mid to near distance filtered views of the upper parts of built form in the draft allocation area (to the south of the Site); however, any views to this built form would be seen in the same extent of the view as the Proposed Development therefore the cumulative effects of the development of these schemes would only be marginally greater than the impact of the Proposed Development, resulting in an adverse effect of up to minor adverse at the construction, completion (accounting for standard mitigation) stages.
- **Residential, recreational and motorist receptors represented by Site Context Photograph 5** - The built form within the draft allocation area (to the south-west of the Site) would be seen in the foreground of views from this location and would introduce nearer-distance views to built form and associated landscaping which would occupy the whole extent of the view rather than just part. Overall, the cumulative effects would contribute to a higher magnitude of change, consequently contributing to an adverse effect of up to moderate-substantial significance at the construction and completion (accounting for standard mitigation) stages.
- **Residential, recreational and motorist receptors represented by Site Context Photograph 9** - the development at Camp Field scheme will be visible in the foreground of views from this location (albeit in the opposite direction to the Proposed Development), this would result in built form occupying a greater proportion of the view and therefore increased adverse visual effects of substantial significance at the construction and completion (accounting for standard mitigation) stages. There is no proposed structural planting in the foreground of views to the Camp Field development and therefore it will not offer any additional screening/filtering of views to built form.
- **Recreational receptors represented by Site Context Photograph 10** - The built form within the draft allocation area, as well as cumulative Scheme 5, may be perceptible in addition to the Proposed Development in this view, marginally extending the area of proposed built form visible southward (left) in the view. However, at this distance, the overall change in the view would be barely perceptible, and therefore, the magnitude of change will remain consistent with the Proposed Development for these receptors (not significant).
- **Recreational and residential receptors represented by Site Context Photograph 12** - The built form within development Schemes 1, 2 and 4, may be perceptible in addition to the Proposed Development in this view, marginally extending the area of proposed built form visible eastward (right) in the view. However, at this distance, the overall change in the view would not make a material difference, and therefore, the magnitude of change will remain consistent with the Proposed Development for these receptors (not significant).
- **Pedestrians and motorist receptors represented by Site Context Photograph 14** - There may be some mid to near distance filtered views of the upper parts of built form in Scheme 5 and part of the draft allocation area (to the south of the Site). Views to this built form would slightly extend the views of built form westward in the view (left).

Therefore, the cumulative effects of the development of these schemes would be slightly greater than the impact of the Proposed Development, albeit not significant.

- Other views, including those from the location of Site Context photographs 6, 7, 8, 11, 13 and 15, have been ruled out from assessment of cumulative effects as cumulative schemes are unlikely to be seen from these locations.

#### 8.9.4 Cumulative Landscape Character Effects

- **Havant Borough LCA 22: Southleigh Agricultural Plain** - Scheme 1: West of Coldharbour Road Farm, Scheme 5: East of St George's Avenue, and the south-eastern and south-western extents of the draft site allocation (beyond the extent of the Site) also lie within this LCA. If these areas were developed as well as the Site, there would be a high magnitude of cumulative adverse change, due to further loss of the open character of the LCA and the change from a sparse settlement pattern to a suburban development. Consequently, the cumulative impact on LCA 22 would be a substantial significance of adverse effect at the construction and completion (accounting for standard mitigation) stages.
- **Havant Borough LCA 21: Southleigh Forest** – Scheme 1: Camp Field; Scheme 2: Southleigh Park; and Scheme 3: Copse Lane are also situated within this LCA. If these areas were developed as well as the Site, there would be a medium-high magnitude of cumulative adverse change, due to the loss of the settlement pattern and rural setting of the Home Farm hamlet and the rural setting of the farmsteads around the Copse Lane scheme. The cumulative developments would result in a greater encroachment of urban character into rural areas (identified as a local key issue). Consequently, the cumulative impact on the LCA would be a moderate significance of adverse effect at the construction and completion stages (accounting for standard mitigation).
- **Hampshire LCA 9G: Havant and Emsworth Coastal Plain** – Scheme 1: West of Coldharbour Road Farm, Scheme 5: East of St George's Avenue, and the south-eastern and south-western extents of the Draft Site Allocation (beyond the extent of the Site) also lie within this LCA. There would be a medium-high magnitude of cumulative adverse change resulting from the introduction of the Proposed Development and these cumulative schemes, due to the permanent loss of the agricultural land in the Havant-Emsworth Gap (identified as a threat to the LCA). The wider LCA as a whole has some scope to accommodate the Proposed Development, and therefore the cumulative impact of these the development of these schemes would result in a would be a moderate significance of adverse effect at the construction and completion stages, reducing to a minor-moderate significance of adverse effects accounting for standard mitigation.
- **Hampshire LCA 2F: Forest of Bere East** – Scheme 1: Camp Field, Scheme 2: Southleigh Park and Scheme 3: Copse Lane schemes are also situated within this LCA. If these areas were developed as well as the Site, there would be a small magnitude of cumulative adverse change. These developments that would affect a relatively limited area of the LCA, changing the settlement pattern of this part of the LCA from a dispersed pattern to a more suburban character. The LCA does, however have the capacity to accommodate these schemes with minimal losses of characteristic features. Therefore, the development of these schemes would result in the same significance of effect as the Proposed Development, namely a minor significance of adverse effect at the construction and completion stages, reducing to a neutral effect (accounting for standard mitigation).

## 8.10 Summary

The Site is situated to the north of the A27, between the towns of Havant and Emsworth in an area of extensive settlement. The Site is situated between the nationally protected landscapes of the Chichester Harbour National Landscape (NL), approximately 500m to the south at its nearest extent; and the South Downs National Park (NP), situated approximately 1.3km to the north at its nearest extent, albeit is well contained from both by intervening vegetation and built form.

Settlement pattern in the area has responded to topography: the context is formed of a wider conurbation extending along the coastal plain and slopes to the north.

Woodland is widespread to the north and adds a sense of containment to the locality of the Site. It also performs a function in containing settlement edges at New Brighton/Emsworth, to the north east of the Site.

The Site is undesignated for landscape quality or value although a number of TPOs are present across the Site; and there is currently no public access to the Site.

Published character assessment notes in particular: the urban influences on the area and declining levels of tranquillity; the openness of the Site, adjoining settlement to east and west; the pattern of north-south watercourses and, within the southern part of the Site, a network of ditches; the distinctive parkland at Southleigh and cluster of buildings at Southleigh Farm; the wooded enclosure of land in the northern part of the Site; the lack of access to the landscape of the Site; the degradation of hedgerow patterns; and pressure on land providing separation between settlements.

Design prompts from published character guidance include the following in particular: creating new areas of multifunctional greenspace; promoting and enhancing the rights of way network; protection of woodland; retention and enhancement of the parkland character of Southleigh Park and distinctive identity of Southleigh Farm; and improving boundary treatment of urban areas.

Relevant planning policy focuses on themes including; enhancing distinctive local character; maintaining separation between Havant and Emsworth; and the creation of green and blue infrastructure linkages.

The Site is broadly separated into three areas. The north-west is more elevated and open arable land allowing for expansive views south. The north-east is characteristic of a historic parkland enclosed mature vegetation. The southern part of the Site has an open and expansive character featuring limited boundary features between fields. These three areas are separated by Southleigh Road and Eastleigh Road, which traverse the Site.

The Site is principally perceived in views from the immediate vicinity from where the southern and north-western parts of the Site appear open, largely as a result of hedgerow removal. The Site is not readily visible in distant views and; from the very limited locations from where it can just be perceived, is seen in the context of immediately adjacent existing development amid wider panoramas of nationally designated landscapes within which existing settlements do not form focal elements in the view.

On the basis of the above analysis of baseline conditions, it is considered that there is potential for sensitive development of the Site, that responds to landscape character and visual sensitivities, based on the following key opportunities and constraints and development principles:

- The Proposed Development to be set within an environment that enables a strong sense of the landscape setting, in the form of green and blue infrastructure permeating and enveloping the built development.
- Maintain a sufficient set-back from the south-eastern boundary to ensure a sense of physical and perceptual separation between the settlements of Havant and Emsworth. The use of wetland features as defining elements of settlement pattern would reflect and reinforce the historic role of the existing watercourse in this area in forming a western edge of Emsworth.
- Include structural planting such as scrub, trees and hedgerows in a tiered arrangement as already seen on the edge of Emsworth to the south-east of the Site and reflecting the small-scale vegetated character set out in published character guidance for this area, to contain the new eastern settlement edge of Havant and therefore retain a sense of separation between Havant and Emsworth/New Brighton
- Reinforce wooded enclosure along roads through the Site to reinforce the perception of separation on connecting routes between the settlements.
- Ditches should be protected and enhanced to retain and reinforce the legibility of the landform and drainage pattern. There is an opportunity to expand and vary these features, to form key elements of the green and blue infrastructure network across the Site, providing a range of functions beyond a strong sense of place, including flood management, nutrient control, biodiversity and recreation.
- Conserve and enhance the character of the Southleigh parkland, comprising small woodland copses and individual trees within an area of wildflower grassland. Enable public access into a significant new community open space in this area.
- Structural vegetation across the Site (notably TPO trees) should be retained and secured wherever feasible and existing degraded or absent hedgerow boundaries should be reinforced. Retain, manage and plant new locally distinctive hedgerow oak trees.
- Improve boundary treatment of structural planting adjoining the existing urban areas to soften interfaces with the Proposed Development, where relevant.
- Consider potential to provide positive frontages/gateway features at key nodal points reinforcing a sense of arrival in Havant, notably to the south of Southleigh Road/Eastleigh Road junction; and at the Normandy Way/Barton's Road junction.
- Provide a positive relationship with the existing development at Normandy Way to the west, to reinforce the integration of the proposed development as part of Havant.
- Provide framed views along corridors through built development, where feasible, south towards Hayling Island in Chichester Harbour.

From these principles a number of embedded and standard mitigation measures have been established, as set out below.

Embedded mitigation measures (as set out in the parameter plans) stipulate building heights of predominantly no greater than 3 storeys and the extent of retained open spaces and blue/green infrastructure.

By way of standard mitigation at reserved matters stage, the proposed building heights will be reduced near sensitive boundaries and existing structures. An illustrative strategic landscape design furthermore aims to integrate the built form with natural features, preserve local vegetation and enhance the area's character, especially at Southleigh Park and around the south-eastern edge of the Site. By Year 15, the vegetation will have established such that it

will filter or, in some cases completely screen views of the development, particularly in summer.

Accounting for the implementation of standard mitigation measures, the occupation stage will result in a number of significant effects, which can be summarised as:

- Landscape Features – beneficial effects of up to minor significance. Adverse effects of up to moderate-substantial significance;
- Visual Receptors – adverse effects of minor-negligible to moderate-substantial significance;
- Landscape Character Areas – adverse effects of up to moderate-substantial significance.

In terms of cumulative effects, it is anticipated that there would be an increased magnitude of adverse effects on open agricultural land, which would continue to be significant although there is potential for an increased significance of beneficial effects on landscape features through new structural planting.

The cumulative effects on visual receptors are likely to be increased from those of the proposed development alone and similarly, the cumulative impacts on landscape character are likely to be increased from those of the proposed development alone for both Havant Borough LCAs within which the Site is located and (to a lesser extent) for the two Hampshire LCA within which the Site is located.