



LAND NORTH OF LONG COPSE
LANE, EMSWORTH

**LANDSCAPE AND VISUAL
APPRAISAL**

Prepared for

LAND AND PARTNERS

August 2021

Ref: A141-AS-02 rev C

Contents

LANDSCAPE & VISUAL IMPACT APPRAISAL.....	1
1. INTRODUCTION	1
BACKGROUND	1
DESCRIPTION OF PROPOSALS	2
2. METHODOLOGY	4
INTRODUCTION	4
SUMMARY METHODOLOGY	4
STUDY AREA	6
ASSUMPTIONS AND LIMITATIONS	6
NIGHT TIME EFFECTS.....	7
3. PLANNING POLICY	8
INTRODUCTION	8
NATIONAL PLANNING POLICY CONTEXT: THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)..	8
HAVANT BOROUGH COUNCIL.....	11
ADOPTED LOCAL PLAN	13
NEIGHBOURHOOD PLAN	14
4. BASELINE CONDITION	16
INTRODUCTION	16
THE SITE AND ITS SETTING	16
BASELINE LANDSCAPE CHARACTER.....	18
BASELINE VISUAL ASSESSMENT	28
5. APPRAISAL OF THE EFFECTS OF DEVELOPMENT.....	33
INTRODUCTION	33
EFFECTS ON LANDSCAPE CHARACTER AND THE SETTING OF THE NATIONAL PARK	33
EFFECTS ON VISUAL RECEPTORS	37
6. SUMMARY AND CONCLUSIONS.....	46
APPENDIX A	1

1. Introduction

Background

- 1.1 This report sets out the findings of the Landscape and Visual Impact Appraisal (LVIA) undertaken in respect of the proposed residential development on land to the north of Long Copse Lane, Emsworth, Hampshire. This report supersedes the previous LVIA A141 AS01 prepared for the site and accordingly it has been updated to address the current design proposals, planning policy and site visit conditions.
- 1.2 The report has been commissioned by Land and Partners Ltd, who are promoting the site for development on behalf of the landowners. The assessment been undertaken by Chartered Landscape Architects at Arc Landscape Design and Planning Ltd (Arc) who have wide ranging experience in the preparation of standalone LVIA/LVAs and LVIAs as part of Environmental Impact Assessments.
- 1.3 The site lies to the north of the New Brighton residential area of Emsworth and to the west of the village of Westbourne (approx. 0.5km from the site). It does not fall within a designated landscape however it does fall within 0.5km of the South Downs National Park and 2km of Chichester Harbour Area of Outstanding Natural Beauty. The site is within the local planning authority of Havant Borough Council.
- 1.4 The report first considers the relevant planning policy relating to the area, including reference to the emerging Local Plan allocation for the site and policy relating to the National Park. It then goes on to review the existing conditions of the site and its surroundings in respect of both landscape receptors, including landscape character and visibility/visual amenity from a number of receptor locations (the baseline study). The sensitivity of the site and the receptors are assessed, against which the potential effects arising from the proposals are considered. The final section of the report sets out a summary and conclusions.
- 1.5 The proposal is for a residential development with associated infrastructure, including a comprehensive landscape and green infrastructure strategy. The evolution of the scheme proposals has developed over several years drawing on the initial landscape appraisal work and therefore the development proposals assessed within this report includes mitigation as an embedded part of the scheme and is described in future detail below.
- 1.6 A series of specialist ecological, heritage and arboricultural studies have been undertaken and have informed the evolution of the development proposals. The findings of these have also included the design proposal and the reports are submitted as supporting documents as part of the planning application.

Description of Proposals

- 1.7 The application is for a new residential scheme (C3 use to include affordable housing) and associated landscaping, access and supporting infrastructure on a site some 14.6ha in size. About 210 dwellings are expected to come forward within the planning application site area.
- 1.8 This site forms part of wider, future masterplan area which proposes up to 260 dwellings with and land to the west of the site identified for the additional 50 homes. The two sites in combination (and the total number of proposed dwellings) corresponds with an anticipated housing allocation as set out within the emerging Havant Local Plan (Policy H8). This draft allocation incorporates an urban extension site (Ref: UE76) in the adopted Local Plan Housing Statement.
- 1.9 It is noted that a prior EIA screening opinion was sought regarding the wider allocation area and the Secretary of State determined that the proposal did not amount to EIA development. Notwithstanding this, this LVIA, considers the potential effects of the application scheme only.
- 1.10 The proposed development will include a range of house types ranging from one and a half storey up to two and a half storey buildings. As part of the development, the buildings (and infrastructure associated with their former uses) at The Old Dairy Farm and Hollybank Farm will be demolished.
- 1.11 Access for the new development will be located to the south-west of the site, along Long Copse Lane. Associated highways improvement works will be required along Long Copse Lane, this will include some widening of the road and the introduction of an east west pedestrian route parallel with Long Copse Lane, located within the site boundary. (Refer to i-Transport drawings for details). The proposals for vehicular access and the road which will accommodate an increase in traffic along Long Copse Lane, has been designed through detailed liaison with the County Highways department. And in recognising the importance of retaining the rural character of Long Copse Lane, the designs have been developed with detailed input from the project Arboriculturist to limit impacts on the existing trees which are found along much of the lane.
- 1.12 Whilst the application is in outline, the proposals include the provision of a comprehensive landscape and green infrastructure strategy. The development of the masterplan layout drew on a number of 'landscape-led' objectives which combined the findings of the initial baseline appraisal (both landscape and visual) with the ecological requirements of the site. The landscape strategy therefore adopts best practice in creating a multi-functional landscape which incorporates a range of ecological mitigation and enhancements and amenity uses as follows:
- *Woodland habitat enhancement with a particular focus on protecting and enhancing habitats for bats;*
 - *Accessible public amenity spaces for all ages, including an equipped play area and other 'playable spaces' throughout the development;*
 - *the provision of sustainable urban drainage features, comprising swales and attenuation basins, some of which will hold standing water;*

Land to the North of Long Copse Lane, Emsworth - LVA

- *and creation of buffers along the Ancient Woodland to the north of the site, including areas of new woodland and meadow planting, some of which will be inaccessible.*
- *The retention and management of the majority of existing vegetation including woodland and hedgerows, along with the introduction of new planting, to the eastern boundary to create a wider 'buffer' of planting along the edge of the development.*

2. Methodology

Introduction

- 2.1 This assessment has been undertaken in accordance with a methodology which draws on best practice guidance as published in the following documents.
- Guidelines for Landscape and Visual Impact Assessment (3rd edition); Landscape Institute/ Institute of Environmental Management and Assessment (2013). Also, referred to as GLVIA3.
 - GLVIA3 Statement of Clarification 1/13 10-06-13 (Use of the term 'Significance') – Landscape Institute (2013)
 - Technical Guidance Note 1/20: Reviewing LVIA's and LVAs – Landscape Institute (2020)
 - Technical Guidance Note 06/19 Visual Representation of development proposals (and associated appendices) – Landscape Institute (2019)
 - Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations - Landscape Institute (2021)
 - An Approach to Landscape Character Assessment; Christine Tudor, Natural England (2014).
- 2.2 Whilst GLVIA3 does not advocate a fixed methodology it does provide a number of definitions and suggested approaches which have been drawn upon in developing the methodology. Full details of these are found in Appendix B and a summary is provided below.
- 2.3 A guiding principle of GLVIA3 is the recognition that professional judgement forms an important part of assessments and, in reference to developing a methodology, it notes in chapter 2 that *"In all cases there is a need for judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced by others"*.
- 2.4 It goes on to state that landscape professionals *"must be able to take a sufficiently detached and dispassionate view of the proposals in the final assessment of the landscape and visual impact. In carrying out an LVIA the landscape professional must always take an independent stance and fully and transparently address both the negative and positive effects of a scheme in a way that is accessible and reliable for all parties concerned"*.

Summary Methodology

- 2.5 The following provides a summary of the approach taken in this LVIA. A full methodology is set out Appendix A.
- 2.6 The baseline assessment is undertaken with a prior understanding of the nature of the proposed development and its purpose is to assess how the development may affect the landscape and visual amenity of identified receptors. In line with best practice, whilst interrelated, landscape and visual effects are considered separately.
- 2.7 Through a combination of desk-based study and site visits, receptors, which may be affected by the Development are established. The term 'receptor' is used to mean an element or assemblage

Land to the North of Long Copse Lane, Emsworth - LVA

of elements (e.g. landscape features or character areas) that may be affected by a proposed development. Visual receptors include the public or community at large, residents, visitors and other groups of viewers and considers the visual amenity of people affected.

- 2.8 The first stage is a baseline study which is undertaken to gain a detailed understanding of the existing conditions in and around the Site. Combining desk based research and Site visits, this stage reviews existing natural or man-made features and characteristics, including reference, where relevant, to published character assessments. Visual receptors are identified along with specific viewpoints to establish the visibility of the existing Site. The next stage considers the value of a receptor and its susceptibility to the proposed change; this is used to establish the receptor’s sensitivity.
- 2.9 The nature of the Development is then considered, and the effects are described in relation to the landscape character, feature, or view/visual amenity. Development is considered at different stages; commentary is given regarding the effects at year 1, following completion and the residual effects of the proposals at year 15, once vegetation has established and matured. The effects can be either positive (beneficial) or negative (adverse). An overall statement is made regarding the construction phase.
- 2.10 A commentary is also provided on the anticipated night-time effects of the Development.

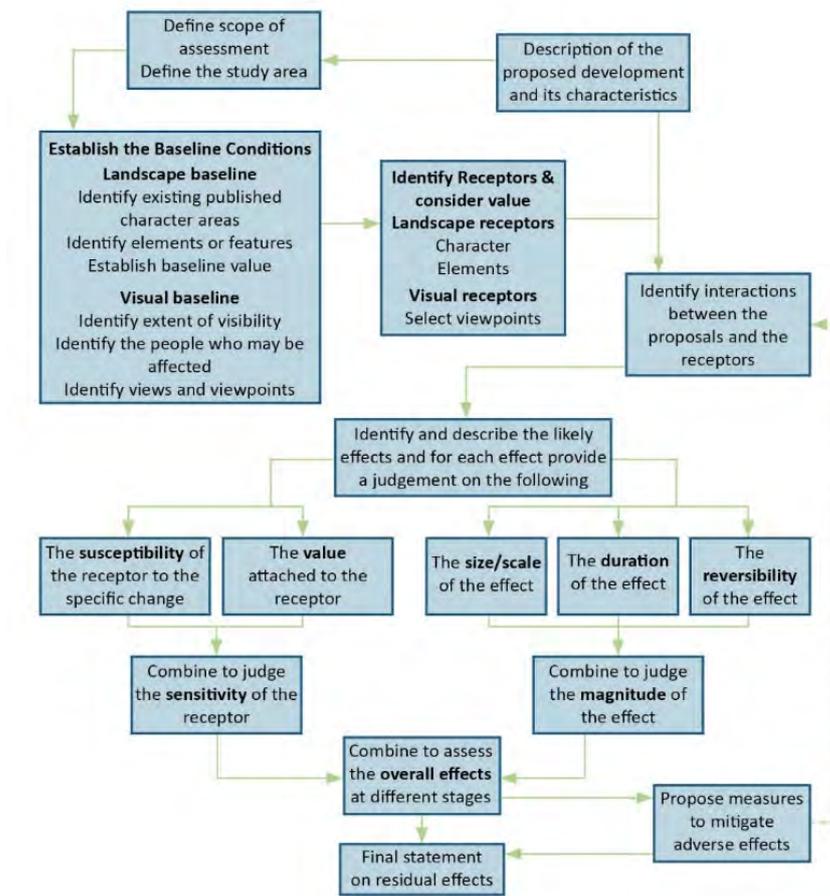


Figure 2 – Summary of LVIA methodology – adapted from GLVIA3.

Land to the North of Long Copse Lane, Emsworth - LVA

Study Area

- 2.11 The study area is established in relation to the theoretical zone of visibility which is based on a review of topography and surrounding land use and vegetation cover. In this instance, the landscape character assessment considers an area of approximately 2km from the site. The assessment of visual effects focuses on views within approximately 0.5km of the site with longer distance views noted, where relevant.

Assumptions and Limitations

- 2.12 The LVIA has been carried out with reference to the illustrative masterplan prepared by Carlton Design and the outline Landscape Strategy prepared by Arc Landscape Design and Planning Ltd. The application will be submitted in outline and therefore the masterplan is illustrative. The layout, however, is based around a series of 'landscape corridors' that have been created to provide both amenity and mitigation for wildlife, in particular bats, and it is anticipated that they will remain fixed element so of the scheme, with the detailed proposals (eg species and design of play areas etc) being the subject of a specific planning condition.
- 2.13 The assessment has been based on building heights being 1.5-2.5 storeys and whilst the detailed configuration of roads and properties may change at future stage, it is assumed that unless the building heights are increased, any such change would have limited or no effect on the findings of this report.
- 2.14 The baseline site visit of the original LVIA was initially undertaken in Summer of 2017 when trees and hedgerows were in leaf and updated again during the winter months between November 2018 and January 2019. In preparation of this report, a subsequent site visit was undertaken in March 2021, (when deciduous trees and hedgerows were not in leaf), to verify the current conditions and views of the site. In line with best practice, consideration of visual effects, has been undertaken using professional judgement relating to the highest degree of visibility which would normally occur in winter months.
- 2.15 The LVIA has been undertaken based on publicly accessible areas only. Whilst the potential effects from residential properties have been considered, no access was gained to individual properties and therefore the assessment applies professional judgement based on the nearest publicly accessible location.
- 2.16 Where relevant, designated heritage assets are referred to but only in so far as they relate to the landscape and visual effects considered within this report, and therefore this report does not provide an assessment of effects on heritage assets or on their setting.

Land to the North of Long Copse Lane, Emsworth - LVA

Night Time Effects

- 2.17 With regard to potential night-time effects, due to the outline nature of the application, the South Downs National Park Association were consulted by the applicant with regard to their Dark Skies policy and the recommendation of the ILP guidance on Obtrusive Light and the Bat Conservation Trust have been followed. The resulting Lighting Strategy has full regard to the International Dark Skies Reserve designation and follows best practice in relation to bats. It also has regard to Policy D7 of the Emsworth Neighbourhood Plan (2021) which addresses light pollution.
- 2.18 The effects of lighting are referenced again in the relevant sections below relating to the setting of the National Park.

3. Planning Policy

Introduction

- 3.1 The following chapter sets out the relevant planning policy in respect of landscape matters. National policy provides the wider planning context and relevant local policy is included that relates to the Site and nature of the proposals.

National Planning Policy Context: The National Planning Policy Framework (NPPF)

- 3.2 Since undertaking the initial landscape appraisal work, the NPPF has undergone a number of changes with the current version of the NPPF being published in July 2021, concurrent with completing this report. The NPPF sets out the Government’s planning policies for England. The NPPF is supported by Planning Practice Guidance which is reviewed and updated on an on-going basis.
- 3.3 The NPPF seeks to provide a planning framework within which the *“locally-prepared plans for housing and other development can be produced”*. Paragraph 7 states that *“The purpose of the planning system is to contribute to the achievement of sustainable development”* and that the planning system has three *“overarching objectives which are interdependent”* These are listed as economic, social and environmental; with the latter two being of specific relevance to this appraisal which are quoted below.
- **a social objective** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
 - **an environmental objective** – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 3.4 Paragraph 10 (and defined in paragraph 11) states *“So that sustainable development is pursued in a positive way, at the heart of the Frameworks is a presumption in favour of sustainable development”*.
- 3.5 The NPPF sets out national policy addressing a broad range of issues, whilst the NPPF should be taken as a whole, those sections that are of specific relevance to this assessment are:
- 12. Achieving well-deigned places and
 - 15. Conserving and enhancing the natural environment.

NPPF Section 12. Achieving well designed places

- 3.6 Paragraphs 126-136 provide guidance on ensuring the delivery of well-designed buildings and places, with paragraph 126 stating *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. Paragraph 127 stresses the need for design policies should be *‘grounded in an understanding and evaluation of each areas defining characteristics’*.
- 3.7 Paragraphs 128 and 129 introduce the need for councils to provide clarity about design expectations early on and introduce the (new) requirement for councils to prepare *“design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes. These provide a local framework for creating beautiful and distinctive places, with a consistent and high quality standard of design”*.
- 3.8 Paragraph 130 sets out 6 elements that: *“Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 3.9 Paragraph 130 goes on to state that *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”*.

Land to the North of Long Copse Lane, Emsworth - LVA

- 3.10 A further addition to the July 2021 NPPF is the requirement at paragraph 131, for *“Planning policies and decisions should ensure that new streets are tree line, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community gardens), that appropriate measures are in place to secure the long term maintenance of newly-planted trees, and that existing trees retained in the right places”*.

NPPF Section 15. Conserving and enhancing the natural environment

- 3.11 Paragraphs 174-188 of the NPPF focus on conserving and enhancing the natural and local environment. Paragraph 174 states that planning policies and decisions should do this by:

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

- 3.12 Paragraph 176 highlights that *“great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Boards and Areas of Outstanding Natural Beauty”,* noting that *‘the scale and extent of development within all these designated areas should be limited”* going on to add *“while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”*.

- 3.13 Paragraphs 179-182 relate to Habitats and Biodiversity, including a requirement at part c) of paragraph 180 it states *“c) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate improve biodiversity improvements in and around developments should be encouraged integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

Havant Borough Council

3.14 Havant Borough Council submitted their new Havant Borough Local Plan (submission version) for examination to the Secretary of State for Housing Communities and Local Government, in February 2021. At the time of completing this LVIA, the Local Plan is subject to the Examination in Public process with the Council noting that *'until adoption, the Submission Local Plan has limited weight in determining planning applications.'* Accordingly, the current policy is contained within the adopted Local Plan which is set out below.

3.15 Notwithstanding this, the proposed development at Long Copse Lane, as noted above, is one of the site allocations within the emerging Local Plan and at Policy H8 which states:

Residential development of about 260 dwellings will be permitted where:

a. The development of the site is masterplanned and delivered in a comprehensive manner;

b. Sufficient information is submitted to address the site-specific planning considerations. This is to be agreed at the pre-application stage and is expected to include the following:

i. Environmental Statement if required;

ii. Heritage Statement;

iii. Flood Risk Assessment;

iv. Drainage Strategy;

v. Ecological Assessment;

vi. Arboricultural Assessment;

vii. Transport Assessment and Travel Plan;

viii. Air Quality Assessment;

ix. Noise Impact Assessment;

x. Contaminated Land Investigation Report (to include gas monitoring);

xi. Lighting Assessment;

xii. Utilities Assessment.

c. An appropriate means of access is established, which incorporates road widening along Hollybank Lane and Long Copse Lane, to the satisfaction of the Highway Authority;

d. The proposal does not undermine the future development potential of surrounding sites;

e. Appropriate mitigation measures, including a sufficient woodland buffer, are put in place for Bechstein's bats in line with Policy E15;

f. The development enhances the relevant Local Ecological Network opportunity areas and safeguards the connections between the protected landscapes of the South Downs National Park and the Chichester Harbour AONB;

g. Opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council;

h. Off-site water mains reinforcements are installed to Portsmouth Water's design and approval;

i. The proposal considers and positively responds to the special qualities of the South Downs National Park, including consideration of the Dark Night Sky Reserve;

j. The developer provides a drainage solution on site which reduces surface water run-off and

Land to the North of Long Copse Lane, Emsworth - LVA

contributes towards identified flood alleviation schemes in the area, in line with Policies E19 and E20; and

k. The design and layout:

i. Responds to the semi-urban/rural character of the surrounding residential development to the south;

ii. Preserves and, where possible, enhances the character and setting of Hollybank House;

iii. Retains and integrates the protected and existing trees and hedgerows found on and surrounding the site and leaves a substantial landscape buffer between the development and the ancient woodland of Southleigh Forest to the west and north;

iv. Provides on-site public open space and community food growing provision in line with Policy E9;

v. Provides play space for children and young people to address the deficit highlighted in Policy E11;

vi. Provides landscaping between the built development and the undeveloped land to the east to soften the visual impact;

vii. Provides easy and convenient multi-user links across the site and connecting to existing and planned routes, including those linking north to the Southleigh Forest and the South Downs National Park (Havant BOAT 66a and Havant Bridleway 66b), and those connecting with Emsworth to the south (Havant Footpath 67).

3.16 There are a number of other landscape related policies in the Havant Borough Local Plan (submission version) 2021. The most relevant of these are the proposal are Policy E1 (High Quality Design), Policy E3 (Landscape and settlement boundaries), and Policy E18 (Trees, hedgerows and woodland). These are intended to provide a strong planning policy framework to ensure that landscape and visual matters are fully considered as part of the normal planning process. In particular, Policy E3 requires development which:

- a) Contributes positively to local identity and distinctiveness of landscapes and settlements;*
- b) Respects, complements and integrates successfully with the local landscape surrounding the site;*
- c) Incorporates any key landmarks and natural or historical features on the site into the design of the scheme and protects them from destruction or deterioration;*
- d) Protects key views of important landmarks and landscapes; and*
- e) Integrates successfully with the local landscape surrounding the site.*

3.17 Paragraph 5.36 and 5.37, of the text supporting Policy E3, set out the need to 'address the impact of their development on local landscape and local distinctiveness with reference being made to the Havant Landscape Character Assessment (2007) referred to below, and to the Borough Council Design Guide. The text goes on to note that Landscape and Visual Impact Assessments may be required 'where a scheme is likely to have a significant impact' summarising the methodology (which broadly accords GLVIA3 as applied to this LVIA).

Land to the North of Long Copse Lane, Emsworth - LVA

3.18 Paragraph 5.38 then goes on to state:

“Conditions and/or planning obligations may be used to ensure the protection or replacement of natural or man-made features during construction and occupation of the development and their continued survival and/or maintenance. Appropriate landscaping schemes may be required to mitigate any impact on the local landscape, including provisions for their future maintenance. Developers are encouraged to explore the use of local materials and native plant species in such schemes”.

3.19 Other policies that have been considered and informed the Landscape and Green Infrastructure Strategy are Policy E2 (Health and Wellbeing), E8 (Protection of existing open space), E9 Provision of public open space in new development, E14 (The Local Ecological Network) and E15 (Protected Species) and E19 (Managing flood risk in new development).

3.20 It is noted that as part of the evidence base for the emerging Local Plan, that in addition to the Havant Landscape Character Assessment, a *“Study into The Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in Havant Borough”* May 2015 was prepared, this is referred to in greater detail in the baseline assessment below.

Adopted Local Plan

3.21 The Core Strategy 2011 and Havant Borough Local Plan (allocations) July 2014 form the adopted Havant Borough Local Plan for the borough. The Core Strategy contains a number of relevant policies and includes the following of specific note in respect of this development -

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough Planning permission will be granted for development that:

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

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

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

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

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

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

4. Protects and where appropriate enhances the borough’s statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Land to the North of Long Copse Lane, Emsworth - LVA

5. *Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.*
6. *Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.*
7. *Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.*
8. *Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.*
9. *Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.*
10. *Protects the best and most versatile agricultural land that has the greatest potential for local food security.*
11. *Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.*

Policy CS13 Green Infrastructure states that development will be permitted that:

1. *Maintains and manages the network of green infrastructure identified at the sub regional and local levels.*
2. *Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.*
3. *Does not undermine the functional integrity of the green infrastructure.*
4. *Creates, where appropriate, new green infrastructure (including access management measures) either through on site provision or financial contributions.*

Neighbourhood Plan

- 3.22 A local organisation, the Emsworth Forum, has prepared the Emsworth Neighbourhood Plan 2019-2036. This has successfully passed its examination, and a referendum was held on 8th July 2021, with 91% of voters supporting its adoption. Whilst the site falls within the Plan area, there are no specific references to it.
- 3.23 The Plan includes a number of relevant policies including those relating to quality of design, however, acknowledges that wider housing policies are to be dealt with in the Havant Local Plan 2036. Policies L1-L3 address the types and mix of new residential properties; Policies H1 and H2 address development and heritage and Policy M1 addresses cycle storage provision.
- 3.24 Policies D1-7 cover a comprehensive range of design based policies, all of which are relevant to the proposed development. The subsequent Design Checklist incorporated into the Neighbourhood Plan, includes a helpful list of considerations applicable to the scheme proposals.

Land to the North of Long Copse Lane, Emsworth - LVA

- 3.25 Policy C3 relates to the design of the Public Realm and Policy C5 identifies Designated Local Green Spaces, which includes reference to Hampshire Farm Meadow, the largest of the open spaces within the Neighbourhood Plan area and located to the south of Long Copse Lane, within close proximity to the application site. Out of the five criteria used for assessing Local Green Space, Hampshire Meadow is identified as having 'Beauty', 'Tranquillity' and 'Wildlife'. Whilst it is not identified as including 'Recreation', the area does also include an equipped children's play area and a number of paths throughout the space.

4. Baseline Condition

Introduction

- 4.1 This section considers the existing site in terms of the physical landscape and its components along with the landscape character and visual amenity from existing receptors. The 'value' of each receptor has been considered as part of the baseline study through the desk-based review and site visits. The 'value' contributes to the resultant 'sensitivity' of each receptor as described below in the description of potential effects.

The Site and its Setting

- 4.2 The site is 14.6ha in size and comprises a number of fields predominantly in agricultural uses, with much of it used as pasture for grazing horses from the neighbouring stables. (Figs 1 -5)

Vegetation and Site Boundaries

- 4.3 The northern boundary of the site runs along an area of predominantly broadleaved woodland, Hollybank Woods a Site of Nature Conservation, which forms part of Southleigh Forest/Forest of Bere. The eastern boundaries are formed by field boundaries comprising mature hedgerows.
- 4.4 The southern boundary is formed by Long Copse Lane, which includes a hedgerow and trees along the boundary. Two small wooded areas are located within the site along Long Copse Lane. The site boundary deviates north from Long Copse Lane, wrapping around a rectangular parcel of land to the north of the lane. To the west, the sites boundary runs along the access road to Hollybank Farm, and the adjacent stables and then wraps its way around the edge of the wooded areas to the west adjacent to Hollybank House, then cutting diagonally along a field boundary to join the northern woodland boundary.
- 4.5 In addition to the two areas of woodland noted above, within the site, there are a number of clusters of trees and copses with some hedgerows forming field boundaries.

Topography and Drainage

- 4.6 The landform gently rises from Long Copse Lane to a higher, shallow ridge that runs east – west through the site. Whilst the highest point of the site is located to the west and north-west of the site, the land then drops away to the south and to the north-east, down to a watercourse that runs along the boundary of the woodland, before feeding into the River Ems to the east, beyond the site boundary.

Built form and Nearby Settlement

- 4.7 The site, as noted lies to the north of Long Copse Lane. The lane comprises a mix of residential properties ranging from detached houses and cottages in a range of more traditional building

Land to the North of Long Copse Lane, Emsworth - LVA

styles to more modern buildings including a three-storey block of flats and terrace of houses dating back to the 1960s and 70s. The majority of properties are located on the southern side of the lane, though a few properties are located to the north, generally set back from the lane.

- 4.8 Land to the south of Long Copse Lane is the residential area of New Brighton and includes a recently completed residential development to the east of Redlands Lane. The village of Westbourne lies approximately 0.5km from the east of the site.
- 4.9 Hollybank House, a Grade II listed building, dating back to the early 19th Century, is located to the west of the site. Although not a statutory designated heritage asset, the gardens of this house have been recognised on Hampshire's Register of Historic Parks and Gardens (compiled by the Hampshire Garden Trust).

Designations (Appendix B - Fig 6)

- 4.10 As noted in the introduction, the site does not fall within any local or nationally designated landscapes, however the site is located approximately 0.5km from the South Downs National Park and approximately 2km to the north of Chichester Harbour AONB. These designations are afforded high levels of protection and accordingly, the proximity of the site to these is considered further in the assessments below. The site and its contribution to the setting of the National Park is discussed in further detail below.
- 4.11 It is noted that the site does not fall within a Conservation Area, however Hollybank House is a Grade II listed building and is located to the west of the western boundary of the site. A separately Grade II listed building 'The Creamery' lies to the east of the main house.
- 4.12 Part of the woodland to the north is identified as Ancient Woodland, including some areas of replanted Ancient Woodland.

Public Rights of Way (Appendix B – Fig 6)

- 4.13 There are no public rights of way crossing or bounding the site, however a National Trail 'The Sussex Boarder Path' runs close to the site, including a short stretch along Long Copse Lane. The effects of the proposed developments on the visual amenity of those using the route is addressed below.
- 4.14 There are a series of informal tracks within the Hollybank Woods woodland area to the north of the site, while not definitive rights of way, they are publicly accessible and freely accessed.

Historic Landscape Development

- 4.15 The site can be identified on historic mapping dating back to 1791 when it formed part of Emsworth Common. The lane to the south (now Long Copse Lane) is clearly identifiable as is the woodland that wraps around the west and northern parts of the site and the village of Westbourne

Land to the North of Long Copse Lane, Emsworth - LVA

to the east. The woodland is considered to be a remnant of the Forest of Bere, created by Norman Kings and as a Royal hunting forest in the 13th and 14th Centuries.

- 4.16 The Hampshire Historic Landscape Assessment notes that the majority of the site comprises ‘Small regular fields with straight boundaries (parliamentary type enclosure)’ (HER 4555). Such enclosures being typically formed by Parliamentary Enclosure Acts of in the late 18th - 19th Centuries.
- 4.17 The early edition Ordnance Survey maps shows the site in further detail with field boundaries and the properties of Hollybank Farm, Hollybank, Long Copse and Holly Bank Cottage also visible on mapping from the mid-late 1800s.
- 4.18 The field boundaries remain largely unchanged on the mapping and it is not until the 1970s-1990s that the development of New Brighton is evident.
- 4.19 In summary the woodland to the site boundaries and Long Copse Lane appear to be the primary historic landscape features of the site with the main changes over time being the development of neighbouring settlement to the south of Long Copse Lane and some development within Westbourne to the east.

Baseline Landscape Character

- 4.20 This following section considers the landscape character in respect of published assessments from the national through to the local level. The value of the landscape is considered in respect of the site’s contribution to the Character Area.

National Landscape Character – Natural England Character Area

- 4.21 The site falls along the northern edge of National Character Area Profile 126 – South Coast Plain. This covers a much wider area and whilst it serves to provide useful background and context to the wider area, the scale is such that there would be no notable effect resulting from the proposed development and accordingly no further reference will be made within this study.

County Landscape Character Assessments

- 4.22 Hampshire County Council published and Integrated Character Assessment in May 2012. The site falls within the landscape character area identified as 2f – The Forest of Bere. This area covers a large tract of land within the Hampshire Basin, bounded by the Hampshire Downs to the north, Portsdown Hill in the south-west and the Coastal Plain in the south-east. The Meon Valley forms the western boundary and the County boundary forms the eastern boundary.
- 4.23 The site sits on the eastern edge of this Character Area, and again whilst providing useful context in respect of the wider landscape setting it is more appropriate for a development of this scale to consider the site in relation to the local level landscape character.

Land to the North of Long Copse Lane, Emsworth - LVA

Local Landscape Character Assessments (Appendix B – Fig 7)

- 4.24 The site is located within Havant Borough Council and adjacent to Chichester District Council.
- 4.25 In 2007 Havant Borough Council published the **'Havant Borough Townscape, Landscape and Seascape Character Assessment'**. The site falls within Landscape Character Area 21 'Southleigh Forest' and adjacent to Area 23 – 'New Brighton' which covers the residential area to the south of Long Copse Lane.
- 4.26 It is noted that since publication of the LCA in 2007 the residential development to the east of Redlands Lane has been built out and which, in effect reduces the area covered by LCA21 and increases the area of LCA23 (this is annotated on the accompanying Fig 7). The larger arable fields to the south-east (refer to quote in para 4.18) having become a public open space (Hampshire Farm Meadow, described above) associated with the development and add a new landscape typology and 'sub-character' to the LCA.
- 4.27 The LCA makes specific reference to the woodland found within the area (including Hollybank Wood) as well as referring to the remnants of the designed landscape of Southleigh which is located to the west of the LCA. The land within which the site is located is described as follows:
- "The open area of farmland to the east, consists of medium sized fields of pasture in the north predominantly used for horse grazing with some hedgerow division leading to larger open arable fields to the south".*
- 4.28 And in the section describing 'Visual: openness/enclosure the following is of relevance. *"The woodland provides an enclosed landscape with a variety of vegetation types, including a high density of holly, areas of coppice and yew"*. Specific Local Key Issues are listed as:
- *Loss of boundary hedgerows leading to large fields and poor edge treatment adjacent New Brighton*
 - *Encroachment of urban character into adjacent rural areas*
 - *Increased use of farmland for horse grazing*
 - *Views eastwards from Eastleigh Road are now dominated by the industrial area of LCA18*
 - *Potential loss of settings of historic buildings*
- 4.29 The *'Landscape Strategy'* for the LCA is to *'conserve and enhance the local character'*. The relevant land management guidelines are as follows:
- *Maintain robust woodland edge adjacent New Brighton*
 - *Continue to manage a variety of vegetation types within Hollybank Wood*

Land to the North of Long Copse Lane, Emsworth - LVA

- *Retain and manage the treed hedgerow character along Redlands Lane and Westbourne Road to maintain a vegetated buffer to New Brighton as seen from the open landscape of this LCA.*
- *Maintain and enhance the broadleaved woodland, replacing coniferous woodland when appropriate with broadleaved species*
- *The woodland resource needs to be protected from loss through development*
- *Encourage the use of field margins for ecological benefits by providing habitat through hedgerows and land that is not cultivated for farming*
- *Retain and manage characteristic small hedged paddocks.*
- *Protect the character and public enjoyment of the Ems Valley.*

4.30 In considering the sensitivity of the site itself it is useful to consider how it relates to the wider character area along with the Landscape Condition and Value assessed for each. As the Borough's Landscape Character Assessment, considers the area at a 'finer grain' it seems most appropriate to consider how the site sits within the LCAs described and accordingly the following aspects are assessed.

4.31 In respect of LCA23 – New Brighton, this area covers the residential land to the south of Long Copse Lane and east of Horndean Road. Since the publication of the Character Assessment in 2007, further residential development has been implemented to the east of Redlands Lane, and accordingly the character area is deemed to have extended east.

4.32 Whilst much of the assessment relates to the residential area itself, the concluding 'Landscape strategy' is to 'enhance and restore the local character'. The relevant land management guidelines are :

- *Maintain and improve wooded character to the north of Southleigh Road, with management of existing trees and replanting of new trees*
- *Improve areas of grassland with native tree planting providing links with Hollybank Wood*
- *Improve the central recreation ground with new tree and shrub planting around periphery and provide a link to Hollybank Wood*
- *Encourage the use of field margins for ecological benefits, and plant new hedgerow habitat*
- *Manage neglected rough grassland for the benefit of biodiversity*

4.33 And for 'Built form and development' the guidelines state

- *Any further development in this area should be carefully designed to ensure an appropriate physical and visual relationship with its essentially rural context*
- *Avoid development within the rear gardens to the south of Horndean Road which would have an impact on the adjacent open rural character of LCA22*
- *Redevelopment and new development should not encroach on the wooded skyline as provided by Hollybank Wood.*

Land to the North of Long Copse Lane, Emsworth - LVA

- 4.34 In May 2015, as part of the evidence base for the emerging Local Plan, Havant Borough Council commissioned a ***'Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in Havant Borough'***. (Appendix B Fig 6) This study identified the south part of the site as sitting within Land Parcel 21.3 and the north and eastern part within Land Parcel 21.4.
- 4.35 With reference to Land Parcel 21.3, the site comprises approximately 20% of the parcel with the majority of the land comprising the woodland to the west of the site and a smaller area of houses, to the east, located to the south of Long Copse Lane. The Capacity Study concludes that the site has a 'Low' Landscape Capacity which is drawn from an assessment of a 'High' Visual Sensitivity and a 'High' Landscape Sensitivity, leading to an overall Landscape Sensitivity of 'High' and a 'Medium' Landscape Value.
- 4.36 As noted, the part of the site which falls within the Land Parcel makes up only 20% of the area and it is the woodland, that is the most prominent feature referred to throughout the description and assessment and in reference to the parcel being 'visible from many sensitive receptors', it is noted that unlike the woodland, the site is not visually prominent. Notwithstanding this, the overall conclusion and recommendations in the Havant Study are *'that no part of land parcel LCA21.3 is taken forward for potential growth'*.
- 4.37 Within Land Parcel 21.4, the site covers approximately 50% of the land with the remaining land forming the Hampshire Farm Meadow (described within the study as the Country Park). The parcel is assessed as having a lower overall Landscape Sensitivity of Medium/High and a Landscape Value of Medium. This results in the Landscape Capacity being assessed as Medium/Low with the overall Conclusions and Recommendations are that *"Although the capacity of the land parcel is medium/low, it is recommended that no part of land parcel LCA21.4 is taken forward for potential growth as the open landscape remaining outside of the 'country park' is particularly sensitive as part of the pasture landscape to the Forest of Bere in the north and the riverine landscape of River Ems in the south"*.
- 4.38 It is noted that despite these recommendations land within both parcels has been identified within the emerging local plan for development (policy H8) and that whilst acknowledging the conflict with the Capacity Study, the Council, when questioned by the Inspector at the Local Plan examination in July 2021, referred to the lack of other alternative sites and the level of mitigation being proposed as part of the overall development.

Landscape Character - The Site

- 4.39 The site as described comprises open paddocks adjacent to the larger woodland to the north and east and accordingly contributes to LCA21 and to a lesser degree, the setting of LCA23. Field

Land to the North of Long Copse Lane, Emsworth - LVA

boundaries and immediate wooded context contribute to the site's character which has remain largely unchanged since the 19th century.

Landscape Value

4.40 Notwithstanding the proximity of the site to two designated landscapes (which is described in further below), it does not fall within either. The assessment of a sites landscape value can be drawn from consideration of a range of factors. GLVIA3 includes 'Box 5.1' which sets out a range of factors that can be used to assess value and the supporting document, recently published by the Landscape Institute TGN 05/21 'Assessing Landscape Value' provides further guidance on assessing value outside designated landscapes. The following table draws on Table 1 of TGN 05/21 to considers the value of the site.

Factor	Description of indicators found within the site	value
Natural Heritage	Part of the site contains trees and woodland which have been found to support a range of species of bats, including Bechstein Bats. Elsewhere tree groups and hedgerows provide habitat for a range of other species.	High
Cultural Heritage	The site is in close proximity to two listed buildings. Woodland adjacent to the site is a remnant of the Forest of Bere.	Medium
Landscape Condition	Parts of the site are in use as pasture, with other areas of woodland and hedgerow.	Medium
Associations	The site itself is not noted for any specific cultural associations	Low
Distinctiveness	The site makes some contribution to the setting of the settlement and has a moderate sense of character. The site itself has no rate or distinctive features, though the wooded boundaries do make a contribution to the overall character.	Medium
Recreational	The site itself does not provide any direct recreational function and the limited visibility means that it does not form part of the view from nearby recreational activities (eg walking). Public access does exist within the adjacent woodland and nearby public rights of way network.	Low
Perceptual (scenic)	The site, whilst largely out of view from public routes, comprises land which is of generally good scenic qualities assisted by the framing effects of the woodland at the edge of the northern and western boundaries and the views out to the east towards rising land.	Medium
Perceptual (Wildness and tranquillity)	The area has a moderate to good level of tranquillity however whilst separated from the main area of settlement to the south, due to the current uses on site and proximity to buildings to the north of Long Copse Lane, it is not considered to have any sense of 'wildness' or natural qualities associated with such areas. The site does not fall within the near Dark Sky Reserve.	Low/Medium
Functional	The site functions as pasture for grazing and as such this is not considered to contribute to any major way to specific landscape related functions. It does not form part of a multi-functional landscape; however, it does form a small part of the setting of the South Downs National Park (see below).	Low/Medium.

Table 1 – Landscape Value Factors

4.41 In considering each of the above factors it is concluded that the site has an overall **baseline value of Medium.**

Land to the North of Long Copse Lane, Emsworth - LVA

4.42 It is noted that the ***“Study into The Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in Havant Borough”*** referred to above, and whilst applying a slightly different methodology, concluded that for both land parcels 21.3 and 21.4. (Appendix B Fig 6) the ‘Landscape Value’ assessed for both land parcels were found to be ‘medium’.

Contribution to the Setting of the South Downs National Park

4.43 Due to the proximity of the site to the South Downs National Park (SDNP) it is necessary to consider what contribution the site makes to the setting of the National Park. In doing so, a combination of landscape related elements, such as land-use, landscape character and the inter-visibility between the site and the National Park are considered. The anticipated effects resulting from the proposed development, on the South Downs National Park are discussed in Chapter 5 below.

4.44 The SDNP publishes a five year management plan, the current being the ‘Partnership Management Plan 2020-2025. It also publishes a Local Plan (Adopted in July 2019) which includes policies covering the whole of the National Park.

4.45 The South Downs National Park has identified seven ‘Special Qualities’ that are associated with the National Park, these are:

- *Diverse, inspirational landscapes and breathtaking views;*
- *A rich variety of wildlife and habitats including rare and internationally important species;*
- *Tranquil and unspoilt places;*
- *An environment shaped by centuries of farming and embracing new enterprise;*
- *Great opportunities for recreational activities and learning experiences;*
- *Well-conserved historical features and a rich cultural heritage;*
- *Distinctive towns and villages, and communities with real pride in their area.*

4.46 The National Park was designated in 2011 and the extent of the park boundary was therefore the subject of extensive study. In noting the location of the National Park boundary approximately 0.5km to the north and east of the application site, it is reasonable to conclude that the site itself was not found to meet the criteria or to contain these qualities to any sufficient degree to include the site and intervening land within the National Park. Notwithstanding this, land around the National Park, forms part of its setting, which, as noted above is an important consideration and therefore it is important to understand this contribution when assessing the effects resulting from future development.

4.47 In acknowledging the proximity to the National Park, the following sets out a review of how the site contributes to the seven ‘special qualities’ associated with the National Park itself.

4.48 *Diverse, inspirational landscapes and breathtaking views;* - The site comprises paddocks, with some hedgerows and therefore must be seen to contribute to the diversity of the landscape,

Land to the North of Long Copse Lane, Emsworth - LVA

however on its own would not be considered 'inspirational'. There are views out towards the National Park but the site does not have 'breathtaking views' and does not form part of any identified views from within the National Park. It is concluded that the site makes a limited and negligible contribution to meeting this 'special quality'.

4.49 *A rich variety of wildlife and habitats including rare and internationally important species;* The site does include a range of habitats, including protected and rare species and therefore makes a positive contribution to achieving this 'Special Quality'.

4.50 *Tranquil and unspoilt places;* - The land within the site is used for stabling/paddocks etc and is adjacent to the built-up area of New Brighton is assessed by the SDNPA Tranquillity Assessment as making a low-medium contribution to tranquillity.

4.51 *An environment shaped by centuries of farming and embracing new enterprise;* The field patterns are believed to date to 18th/19th century enclosures and are now used as paddocks. The site makes a limited contribution to meeting this 'Special Quality'.

4.52 *Great opportunities for recreational activities and learning experiences;* Currently the site is used as paddocks and therefore as horse riding is a recreational activity, there is no public access and no rights of way within the site, it therefore makes a limited contribution to meeting this 'Special Quality'.

4.53 *Well-conserved historical features and a rich cultural heritage;* With the exception of field boundaries, and neighbouring listed buildings, there are no historical features remaining within the site and therefore it is concluded that the site makes only a very limited contribution to the cultural heritage of the area.

4.54 *Distinctive towns and villages, and communities with real pride in their area.* This quality is not relevant to the site itself or the immediate settlement.

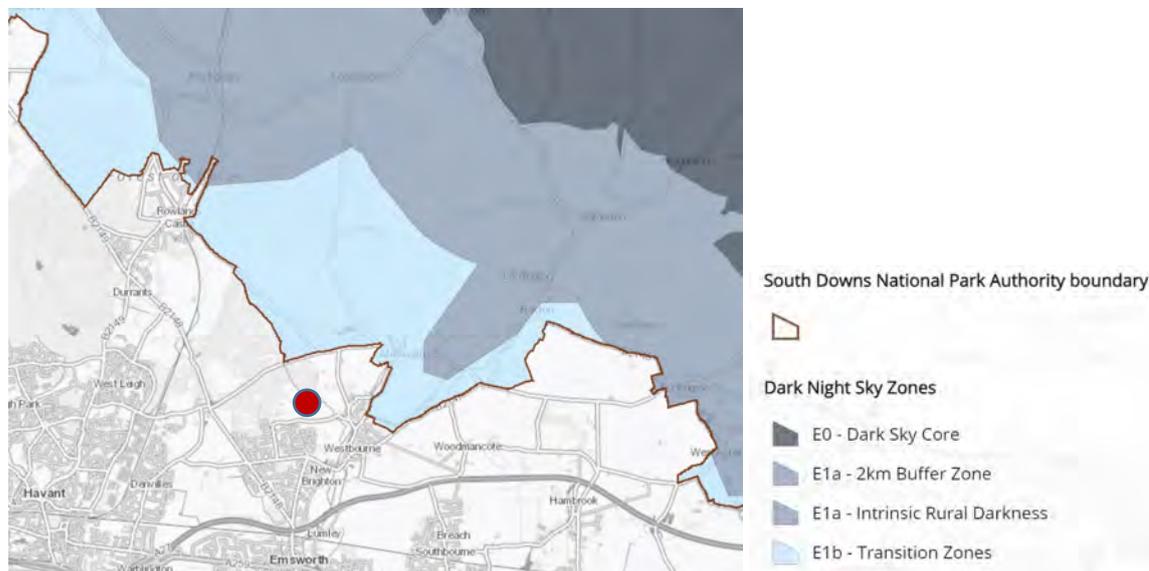
4.55 In conclusion, whilst the site does make a very limited contribution to some of the 'Special Qualities', with the exception of number 2, the qualities that are found are those commonly found in many rural, edge of settlement, sites. It is concluded that whilst the site does include some qualities, that these are not to a sufficient level to meet the threshold of being 'special' either when taken individually or when considered in combination. The conclusion in this regard, therefore, is that the site makes only a limited contribution to the setting of the National Park.

4.56 A number of publications relating to the landscape of National Park exist which also assist in understanding the site in relation to the National Park, these are considered below.

4.57 *South Downs Dark Night Skies;* In May 2016 the South Downs National Park became an International Dark Sky Reserve (IDSR). A Technical Advice Note was published in 2018 that sets out

Land to the North of Long Copse Lane, Emsworth - LVA

guidance on lighting within the National Park. The extract map below identifies the site beyond the transition zone for Dark Sky Reserve, however as noted above, a separate lighting strategy has been prepared to ensure light emitted from the proposed development is kept to a minimum.



Extract (not to scale) from the South Downs Dark Night Skies mapping showing Dark Zones with approximate location of the site highlighted by the red dot.

4.58 As highlighted in the map extract, the site is located some distance away from the 2km buffer which includes areas of ‘Intrinsic Rural Darkness’, that surrounds the Dark Sky Core, and is also located beyond the ‘Transition Zones’. Whilst the site itself, sits outside the National Park, and therefore not included on the mapping above, it is reasonable to conclude that the site makes no contribution to the Dark Sky Core or its Buffer Zone, though it may make a limited and localised contributing to the outer Transition Zone.

4.59 South Downs National Park: View Characterisation and Analysis was published in 2015 as part of the evidence base for the then, emerging Local Plan. This document includes an assessment of the visibility towards a series of ‘representative views’ which include different locations within the National Park that were deemed to represent:

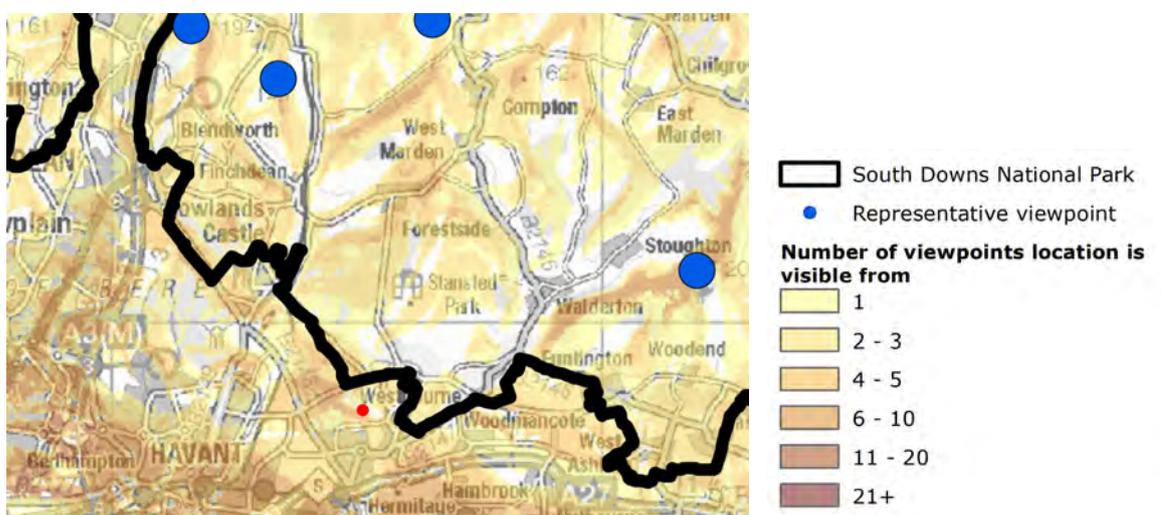
“Iconic/ promoted views from specific viewpoints such as one of more of the following:

- *viewpoints marked as such on Ordnance Survey maps;*
- *viewpoints where facilities for the enjoyment of the view have been provided;*
- *viewpoints noted in the SDLCA as being natural observation points from which to appreciate the landscape;*
- *views that have been painted and now form an ‘iconic’ representation of the South Downs in people’s minds.*

4.60 Other views assessed included *“Extensive and/or repeating views that may represent certain special qualities or characteristics of the South Downs, or represent sequential views from routes”.*

Land to the North of Long Copse Lane, Emsworth - LVA

- 4.61 Due, in part, to the elevated locations of much of the South Downs many of the viewpoints have visibility that extends well beyond the National Park boundary. Having reviewed the published report, there are no assessed views within close proximity to the site, the nearest being some 7-8km away.
- 4.62 The Cumulative Viewshed Map (Figure 2.2) set out within the report is presented at a scale that does not allow for a field by field analysis and it is assumed that small areas of woodland such as that which lies to the north of the site, have not been fully mapped, however the map does indicate that there are either no viewpoints or a small number of viewpoints that might be visible from the site.



Extract (not to scale) from Figure 2.2 of the View Characterisation and Analysis report with approximate location of the site highlighted by the red dot.

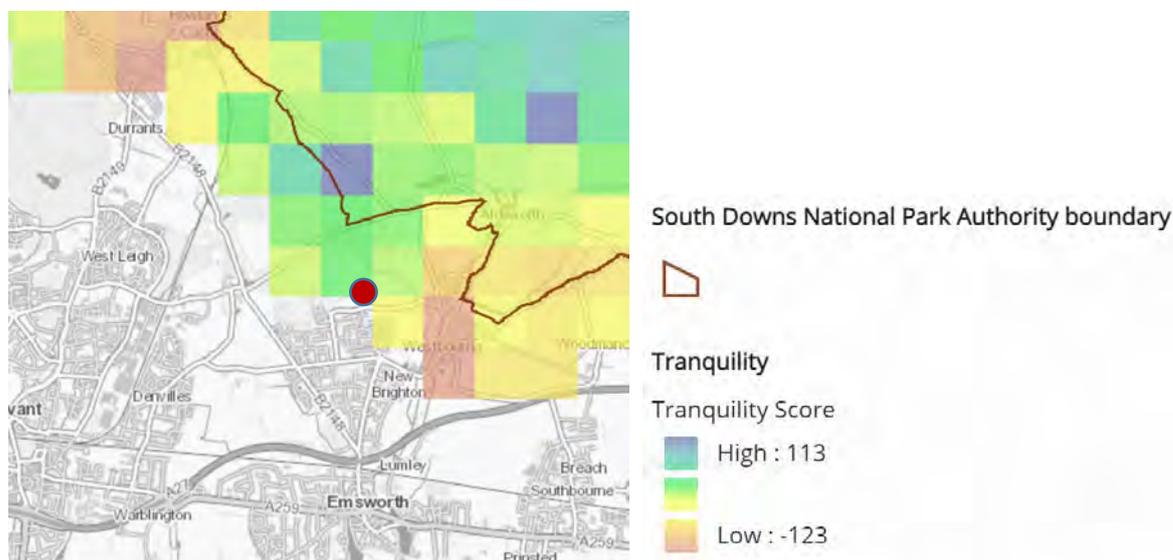
- 4.63 This analysis largely concurs with the baseline visual assessment, set out below, which concluded that whilst there was some intervisibility between the application site and the National Park, that there were no public vantage points from the National Park looking back to the site. In considering the findings of both the baseline study and the View Characterisation and Analysis it is concluded that the application site makes only a very localised and limited contribution to the visual setting of the National Park.
- 4.64 The South Downs National Park Authority Tranquillity Study was published in 2017 and mapped the tranquillity of the National Park. The study states that :

‘Tranquil and unspoilt places’ are one of seven special qualities of the National Park. They are the key characteristics that help make this place special. As a special quality of the National Park, it is something that visitors and residents greatly value”.

- 4.65 It goes on to state that the characteristics that contribute to tranquillity are not found uniformly across the National Park, noting that area of lowest tranquillity often occur near settlements. The study covered the whole of the National Park along with a buffer of approximately 1km around the edge, which includes the application site.

Land to the North of Long Copse Lane, Emsworth - LVA

- 4.66 Again, the mapping that illustrates the Tranquillity Score is presented at a scale that that does not allow for a detailed analysis, however it is clear that the village of Westbourne has a low tranquillity value and that the area that the site is located in has a medium tranquillity value, with the wooded areas to the north having higher levels of tranquillity.



Extract (not to scale) – Relative Tranquillity Scores for the South Downs National Park Area with approximate location of the site highlighted by the red dot.

- 4.67 Having observed conditions on the site a number of times the site, the assessment of tranquillity set out above is considered to be appropriate. There are a number of positive ‘Tranquillity Factors’ as defined in the Study, found within the site, however these are not outweighed by the negative influence on tranquillity, which include proximity to existing development to the south, Westborne to the east along with the uses found within the site and it is therefore concluded that the site makes a low to medium contribution to the tranquillity within the setting of the National Park.
- 4.68 Taking into consideration the observations made during field work along with the factors set out above, it is concluded that despite the relatively close proximity of the site to the National Park, the site is not characteristics of the land within the National Park.
- 4.69 Whilst the site is comprises an area of largely undeveloped land, currently used as paddocks, it sits adjacent to an area of residential development. The site is separated from the National Park by fields and the village of Westbourne to the east and a large area of woodland to the north. When standing within the site, there are some views in easterly directions out across the intervening land and above the eastern boundary trees towards higher ground within the National Park, however as assessed within the baseline visual assessment below, there are no public vantage points back towards the site.
- 4.70 In considering all the above factors including the very limited inter-visibility, the location between Long Copse Lane and the settlement of New Brighton to the south, and the woodland to the north, and the separation from the National Park boundary, along with the lack of characteristics or

Land to the North of Long Copse Lane, Emsworth - LVA

qualities found within the National Park the conclusion drawn is that the site makes a minor-/negligible contribution to the overall setting of the National Park.

Baseline Visual Assessment

4.71 The first stage of the baseline visual assessment is to establish the zone of theoretical visibility or visual envelope of the site, in other words, the extent of the area from which the site is visible. This is done through a combination of desk-based work, assessing the surrounding topography from maps and surveys and site visits where the visual receptors are confirmed.

4.72 The second stage considers the visual sensitivity through an appraisal of the each identified receptor to establish the nature of the view and to what extent the site contributes to the view.

Stage 1 – Site visibility

4.73 Following the desk based review of local OS mapping, a number of site visits were undertaken in. The latter established the visibility of the site and a number of receptors were identified (refer to stage 2). Due to a combination of the surrounding undulating topography and extensive areas of woodland, views towards the site are limited.

Stage 2 – Appraisal of views (Appendix B Fig 8)

4.74 The visual receptors identified can be sub-divided into the following groups with relevant abbreviations referred to in subsequent sections of this report.

- Users of Public Rights of Way (PROW) e.g. walkers and horse riders.
- Road Users e.g. those travelling in cars, commercial vehicles or on public transport.
- Residents – e.g. those within residential properties.
- Visitors to local recreation facilities eg guest houses, stables, etc.

4.75 The following table provides a list of all receptors considered as part of the appraisal. Prior to completion of the LVIA, the Landscape Officer at Havant District Council was consulted on the visual receptors which resulted in two additional locations being added, namely the stables at the eastern end of Long Copse Lane, and the open space associated with the new development at Hampshire Farm Meadows.

4.76 The table below identifies those visual receptors, where it is anticipated that the proposed development may be visible, and which are then described further within the appraisal. Those receptors which are unlikely to be affected i.e. those where the development will not be seen or be barely perceptible, are not discussed further in this report. To avoid repetition, where appropriate receptors are grouped together.

Land to the North of Long Copse Lane, Emsworth - LVA

REF.	Receptor description	Distance	Nature of existing view	View affected?
VR1	Properties to the south of Long Copse Lane	<0.3km	Glimpsed view across Long Copse Lane, through boundary vegetation into the southern edge of the site	Yes
VR2	White Lodge (North of Long Copse Lane)	<0.3km	View from property likely to be screened by existing garden vegetation.	Construction Only
VR3	Properties at Longacre, Long Copse and Hollybank Cottage (North of Long Copse Lane)	<0.3km	Views from the rear of properties through boundary vegetation, into the adjacent fields within the site.	Yes
VR4	Hollybank House (Bed and Breakfast)	<0.3km	No views from the hotel to the site due to boundary vegetation but possible glimpsed views from the grounds.	Yes
VR5	The Coach House	<0.3km	Views out from the properties into adjacent fields within the site.	Yes
VR6	Long Copse Lane (road / long distance path)	<0.3km	Glimpsed views from the Lane, through boundary vegetation into the southern edge of the site	Yes
VR7	Redlands Lane (Public Footpath 67)	<0.3km	Glimpsed view looking north across Long Copse Lane, through boundary vegetation into the southern edge of the site	Yes
VR8a	Bridleway to west end of Long Copse Lane (66a and 66b) and paths within woodland.	0.2 -1km	No views from this bridleway or paths within the woodland. Views towards site screened by existing garden vegetation. Construction associated with road works may be visible at southern end only.	No/ Construction Only
VR8b	Informal paths/tracks at woodland edge with site boundary, Hollybank Woods	<0.1-0.2km	Glimpse and partial views along the woodland edge intersperse with vegetation	Yes / possible
VR9	Westbourne Village	<0.3km	No views of the site due to topography and intervening woodland vegetation.	No
VR10	Emsworth Common Road	0.4-1km	No views of the site due to topography and intervening woodland vegetation.	No
VR11	Footpath (512) at Aldsworth Common	<1.2-1.5km	No views of the site due to topography and intervening woodland vegetation.	No
VR12	Footpaths (514, 515 and 516) Emsworth Common Road – Westbourne and Monks Hill	<0.6-0.9km	No views of the site due to topography and intervening woodland vegetation.	No
VR13	Park Lane PROW (Racton Monument)	2.5km	No views of the site due to distance topography and intervening woodland vegetation.	No
VR14	East end of Long Copse Lane adjacent to stables.	<0.3km	View from the road, towards the site is screened by vegetation along Long Copse Road, the stables and by mature vegetation along eastern site boundary.	Yes/ possible
VR15	Properties to the west of Westbourne	<0.5km	Possible view from the rear of properties along the western edge of Westbourne are towards the site but largely screened by mature vegetation along eastern site boundary.	Yes/ possible
VR16	Hampshire Farm Meadows Public Open Space south of Long Copse Lane.	<0.3km	View from open spaces likely to be screened by boundary by vegetation along Long Copse Road and by mature vegetation along eastern site boundary.	Yes/ possible

Table 2 – Summary of Visual Receptors

Land to the North of Long Copse Lane, Emsworth - LVA

VR1 – Properties to the south of Long Copse Lane

- 4.77 Due to proximity, the southern part of the site is visible from properties along Long Copse Lane. Where views exist, they are across the lane but restricted by the mature trees and hedges that grow along the lane and within the site. The scenic quality of the overall view from these properties are assessed as medium and the baseline **value** is assessed as **medium**.

VR2 - White Lodge (North of Long Copse Lane)

- 4.78 It is unlikely that the site is visible from this one and a half storey property or from its garden which is surrounded by a trees and a hedgerow. There are views out from the drive to Long Copse Lane. The views, being limited to the garden only, reduces the baseline **value** to **low/medium**.

VR3 - Properties at Longacre, Long Copse and Hollybank Cottage (North of Long Copse Lane)

- 4.79 These properties sit to the north of Long Copse Lane, with gardens backing onto the site. It is likely, therefore that views out to the site will exist from upper floors. The scenic quality of the overall view is medium/high, and the baseline **value** is assessed as **medium/high**.

VR4 - Hollybank House (Bed and Breakfast)

- 4.80 Hollybank House (Grade II Listed) is a private house with bed and breakfast. The house is set within a woodland setting and the site is largely screened by intervening vegetation. It is likely that there are some glimpsed views of the western part of the site, from the grounds to the north and west. The views are largely restricted by vegetation however, and the baseline **value** is assessed as **high/medium**.

VR5 - The Coach House

- 4.81 The Coach House is a private property that is also home to a sailing boat storage/delivery business. Views out to the site are limited by boundary vegetation though it is likely that the site is partially visible. Areas of hardstanding, out-houses and boat storage reduce the scenic quality of the view from this location and the baseline **value** is assessed as **medium/low**.

VR6 - Long Copse Lane (road / long distance path)

- 4.82 Long Copse Lane runs along the southern boundary of the site. A short stretch of the 150 mile, Sussex Boarder Path, runs along the road from the west through to Redlands Lane. Due to the proximity of the site, there are views into the southern part of the site through the hedgerow and woodland vegetation. The views from Long Copse Lane include the road and houses to the south. the and the baseline **value** is assessed as **medium**.

Land to the North of Long Copse Lane, Emsworth - LVA

VR7 – Redlands Lane (Public Footpath 67)

- 4.83 For those travelling north along Redlands Lane, a small part of the site is visible through the hedgerow along Long Copse Lane. The view is also limited by the vegetation either side of the lane and by the flats to the west. The scenic quality of the view is reasonably good and the baseline **value** is assessed as **medium**.

VR8a - Bridleway to west of Long Copse Lane (66a and 66b)

- 4.84 Views to the site remain largely unseen along this stretch of bridleway due to a combination of distance and woodland vegetation, however the western end of Long Copse Lane and the properties along Hollybank Lane are visible from the southern stretch of the bridleway; the baseline **value** is assessed as **medium**.

VR8b – Informal paths/tracks at woodland edge with site boundary, Hollybank Woods

- 4.85 There are glimpsed and some partial views to the site along paths along the southern woodland edge. The glimpse views are of the northern fields that slope towards the stream valley along the northern boundary. Views are interspersed by the mature woodland and ground cover. The baseline **value** is assessed as **medium/high**.

VR14 – East end of Long Copse Lane (adjacent to stables)

- 4.86 No access was made into the stables and it is noted that there are no residential properties within this complex of stable blocks. There are however limited oblique views through the boundary vegetation along Long Copse Lane. The site is largely indiscernible beyond the intervening vegetation, including the eastern site boundary hedge. The view takes in the lane and the buildings within the stables which detract from the overall visual amenity and the **value** is assessed as **medium**.

VR15 – Properties to the west of Westbourne

- 4.87 The village of Westbourne sits beyond the National Park and runs generally north-south along the River Ems, within approximately 0.5km of the eastern site boundary. The majority of people and properties within the village have no visual connection to the site, however there are a number of properties located on the western side of Monks Hill, that may have glimpses of the site from the rear of the properties or from upper floor window, across the intervening paddocks and through boundary vegetation. The overall visual amenity from these is good, and the baseline **value** for these receptors is assessed as **high/medium**.

Land to the North of Long Copse Lane, Emsworth - LVA

VR16 – Hampshire Farm Meadows Public Open Space – south of Long Copse Lane.

- 4.88 The view looking north from the open space takes in a wider panorama which includes the elevated land of the National Park to the north-east and properties within Westbourne to the east. The open space has been recently opened and is a result of the adjacent residential development off Redlands Lane, to the south of Long Copse Lane and recently completed properties frame the view to the west.
- 4.89 The open space comprises areas of scrubland along with formal mown grassland areas and play facilities. Whilst generally flat, the open space includes some higher ground to the south. The land within the site is not visible from the open space, however boundary vegetation including trees along the eastern boundary and along Long Copse Lane form part of the views looking north. The overall **value** of the visual amenity is assessed as **high/medium**.

5. Appraisal of the Effects of Development

Introduction

- 5.1 This section considers how the proposed development (described in section 1) will affect the receptors identified in the baseline study. The first part of this section describes the anticipated effects relating to the site and the surrounding landscape character. The second part describes the effects on the visual receptors.
- 5.2 To assist in defining the effects, the sensitivity of the landscape character and visual receptors are considered. As outlined in the methodology, sensitivity is determined by combining assessments of baseline value (set out above), and an appraisal of the susceptibility of the receptors to the proposed development. The findings for each are set out in Table 3.
- 5.3 For each receptor, the magnitude of change resulting from the development is then described. The magnitude of change, upon completion of the development, considers the effects in terms of duration, reversibility, geographical extent and size or scale. The proposed development is considered to be long term and permanent and therefore to avoid unnecessary duplication, duration and reversibility are not discussed.
- 5.4 It is understood that the construction will take place over 5-6 years and that any new planting associated with the development will occur within the first planting season following completion of the associated construction works. It is anticipated, however planting associated with the wildlife mitigation is anticipated to take place in the planting season following start on site.
- 5.5 All retained trees and vegetation will be protected in line with BS5837 and any works that potentially effect protected species will be undertaken in accordance with best practice and the necessary licenses. Working hours and construction traffic will be controlled through a Construction Environmental Management Plan which advocates best practice in the management of the site and its access during the construction period. It is assumed that if approved, relevant planning conditions will be in place to address such matters.

Effects on Landscape Character and the Setting of the National Park

Effects on Landscape Character Area 21 'Southleigh Forest'

Description of Landscape Effects

- 5.6 The proposed residential development would alter a small proportion of the wider character area, however as noted above, the LCA has, due to recent development, in effect reduced in size. The proposed development would, further reduce LCA21 (resulting in an increase in LCA23) and due to its boundary along the woodland to the north, either the existing LCA21 would be divided in two; or the country park would become a further extension of LCA23.

Land to the North of Long Copse Lane, Emsworth - LVA

Landscape Character Sensitivity

- 5.7 The published character assessments acknowledge that the site is not within a designated area, however, it sets out a landscape objective to ‘conserve and enhance the local character’. As a greenfield site that contributes to the local landscape character area, the susceptibility to change resulting from the proposed residential development, is assessed as medium/high. This combined with the medium value of the LCA, results in the **sensitivity** being **medium/high**.

Magnitude of Change

- 5.8 The proposals will result in a change of use for the site. As noted, the land to be developed makes a contribution to the LCA and the development (and in combination with other recent development) will, in effect, reduce the size or divide the LCA and therefore the magnitude of change is assessed as high.

Effects of the Proposals

- 5.9 Following completion of the new development, the site itself would undergo a change in use, character and appearance. In combining the medium/high sensitivity of the LCA with the high magnitude of change, the resultant effects are **major**. Notwithstanding the application of best practice urban design proposals and the benefits afforded by the comprehensive landscape and green infrastructure proposals, due to the extent of the change the development is assessed as adverse, however it is noted that the effects are confined to the eastern half of the LCA and that land to the west including the extensive area of woodland and land to the west of Horndean Road, will remain intact and unaffected by the proposals.
- 5.10 In considering the adjacent LCAs. Area 110, to the north-east, it is considered that the effects of the proposed development will be limited largely due to the retained separation resulting from the existing woodland. In respect of the LCA 23 to the south, as noted above the development would, in effect, result in an extension to this LCA. There would, however, be a limited negative effect on the existing LCA due to the loss of part of the rural setting of this LCA.

Effects on the Landscape Character of the Site

Description of Landscape Effects

- 5.11 The proposed residential development would alter the site’s land-use and character. The proposed landscape and green infrastructure strategy would see the introduction of large belts of new tree planting along with areas of open space.

Landscape Sensitivity

- 5.12 As stated, the site is not within a designated area, though it does make some contribution to the setting of the South Downs National Park – this is addressed separately below and as a greenfield

Land to the North of Long Copse Lane, Emsworth - LVA

site, the susceptibility to change resulting from the proposed residential development, is assessed as medium/high. This combined with the medium value of the site, results in the **sensitivity** being **medium/high**.

Magnitude of Change

- 5.13 The proposals will result in a change of use for the site and therefore the magnitude of change is assessed as high.

Effects of the Proposals

- 5.14 Following completion of the new development, the site itself would undergo a change in use, character and appearance. In combining the medium/high sensitivity of the site with the high magnitude of change, the resultant effects on the site are **major**. Notwithstanding the application of best practice urban design proposals and the comprehensive landscape and green infrastructure strategy, the proposed change is assessed as adverse in respect of the site. Over time, once the proposals have assimilated with the adjacent area and the landscape buffers etc have established, the effects will reduce to moderate with the effects of the open spaces and ecological enhancements providing benefits to the wider landscape. It is however, acknowledged that in comparison with the existing baseline condition, on balance the overall effects on the site will remain negative however mitigation will be sufficient to result in site wide benefits.

Effects of Development on the Setting of the South Downs National Park

- 5.15 As has been already described, the site will undergo a change in land use and visual appearance as a result of the introduction of a new residential development. In reviewing the baseline situation, the site was found to make a minor-negligible contribution to the overall setting of the National Park. Sitting outside the National Park boundary, it retains none of the 'seven special qualities' or any of the characteristics found with National Park.

Visual Amenity

- 5.16 In considering matters relating to the visual amenity and intervisibility of the site and land within the National Park, it was concluded that the site is not visibly discernible from any public vantage point within the National Park. Whilst there is some intervisibility between the site and the National Park, it was not found to make any significant contribution to the visual amenity in the views from the National Park as assessed by the Viewpoint and Characterisation Analysis.
- 5.17 Notwithstanding the introduction of built form onto the site, the proposed development is unlikely to result in any increase in the visibility of the site from public vantage points within the National Park. Whilst it is possible that some roof tops may be glimpsed above intervening vegetation in much longer distance views (beyond the study area), this would reduce over time and be largely

Land to the North of Long Copse Lane, Emsworth - LVA

mitigated by the new woodland buffer (some 25m width) to the eastern boundary. Furthermore, any new built form would be seen in the context of the existing nearby residential areas, a characteristic of the existing panoramic views, and due to the distances away, the actual change in the existing view is, therefore, likely to be indiscernible.

- 5.18 Field work has confirmed that the new development will not restrict or interrupt any existing views towards the National Park from public vantage points and in conclusion the visual effects resulting from the development on the National Park will be negligible and the proposed development would not result in any harm to the visual amenity of those enjoying views to or from within the National Park.

Tranquillity

- 5.19 In considering tranquillity, (one of the seven special qualities of the National Park), the site makes only a localised and limited contribution to the preservation of tranquillity within the National Park. The proposed development would result in a change to an area which has a medium level of tranquillity to one which will extend the residential area to the south and therefore result in a reduction in tranquillity on the site itself. It is therefore not considered that this would result in any harm to the tranquillity of the National Park itself or to its wider setting beyond the site.

Night-Time Effects

- 5.20 The introduction of development on the site will introduce additional light sources onto the site and accordingly it is important to consider this within the context of the National Park, however as established in the baseline appraisal, the site is approximately 0.5km way from the National Park and does not contribute to the Dark Sky Zone or its 2km buffer.
- 5.21 As identified in the visual appraisal, there is very limited inter-visibility between areas of public access within the National Park. The proposed development includes the introduction of a 25m woodland buffer to the east of the site, which will further reduce the likelihood of the development being visible from the National Park after dark.
- 5.22 As noted in section 2, the detail design of any street lighting will be subject to planning conditions and best practice will be adopted that addresses local policy and guidance with regards to bats; therefore the effects resulting from the proposed development will have no effect on the International Dark Sky Reserve and only a very localised and limited effect on the immediate site resulting in a minor-negligible effect on the overall setting of the National Park in this location.

Conclusion

- 5.23 In overall conclusion it is accepted that due to its relative proximity that the site in its current condition makes a very limited and localised contribution to the setting of the National Park. The introduction of new houses and loss of paddocks, will, result in a change in use, however in reference to the surrounding character, houses are characteristic of the area and the effects on the landscape setting, will, in part, be mitigated by the introduction on a comprehensive landscape and green infrastructure strategy that will introduce positive landscape features as well as providing additional screening of views from within the National Park as well as more immediate locations.
- 5.24 Whilst the residential development results in a change of use within site, the introduction of residential properties will not introduce a new land-use or one which is out of keeping with the surrounding area and therefore in conclusion, there will be no material harm to the National Park itself, and the overall effect on the setting of the National Park is considered to be very limited and would not result in any loss of enjoyment or appreciation of the National Park for those visiting or living in or near to it.

Effects on Visual Receptors

- 5.25 Table 3 at the end of this section provides a summary of the findings relating to the nature of the views including the sensitivity of the receptors and the magnitude of change resulting from the development. The following describes the anticipated effects for the key visual receptors / receptor groups.

Effects During Construction

- 5.26 There will be temporary, localised effects, resulting from the construction phase of the development, on the visual amenity for receptors within close proximity to the site. Whilst the demolition and construction will result in additional larger vehicles, deliveries and removal of materials, cranes and plant on site, there are no ab-normal construction methods or plant being proposed and whilst the effects are considered to be negative, they are short-lived, localised and temporary in nature.

VR1 – Properties to the south of Long Copse Lane

Description of Visual Effects

- 5.27 Due to proximity, the development, it is anticipated that the roof tops of some buildings will be visible. The views will however be largely screened by either existing mature trees or by new woodland planting. Furthermore, the buildings will be generally set back some 25-40 from the road. It is however acknowledged that the road improvements will be visible to residents.

Land to the North of Long Copse Lane, Emsworth - LVA

Assessment of Sensitivity

- 5.28 Due to the residential nature of the properties, the susceptibility to change is assessed as high. This combined with the medium baseline value of the view, the **sensitivity** is therefore judged to be **high**.

Magnitude of Change

- 5.29 As noted, the views from these properties will undergo a degree of change, though as described above, the change in view resulting from the new houses, will to a large degree be limited by existing and proposed vegetation, the **magnitude of change** in the view is therefore assessed as **medium/low**.

Effects of Proposals

- 5.30 On completion, at year 1 there will be some limited visibility of the new houses. Combining the medium magnitude of change with the high sensitivity of this receptor results in a **moderate/major** effect on this receptor. Due to the nature of the change, and notwithstanding the set back from the road and existing vegetation, the effect is considered to be adverse. At year 15 however, as a result of new planting establishing, the visibility will be further reduced and the effects will reduce to moderate/minor.

VR2 - White Lodge (North of Long Copse Lane)

Description of Visual Effects

- 5.31 This property, as noted in the baseline assessment is set some distance away from the application site and has a limited visibility towards the site due to surrounding vegetation . It is likely that the road improvements will be visible from the driveway and it is possible that roof tops may be glimpsed from the upper floor (noting it is a one and a half storey property) in winter months.

Assessment of Sensitivity

- 5.32 Due to the residential nature of the property, the susceptibility to change is assessed as high. This combined with the low/medium baseline value of the view, the **sensitivity** is therefore judged to be **high**.

Magnitude of Change

- 5.33 The **magnitude of change** in the view is assessed as **low/negligible**. This is largely due to the separation of the property from the new development, it is acknowledged however that the road improvement works will result in a limited change in the view.

Effects of Proposals

- 5.34 As noted, at year one the changes in the view will largely comprise the works associated with the road improvements. Combining the low/negligible, magnitude of change with the high sensitivity results in a **low** effect on this receptor. Due to the limited nature of the change from the baseline, it is not considered that the proposed change will result in any negative impacts on the visual amenity from this property. At year 15, once the additional woodland proposed to west of the site is established, any possible glimpsed views of the housing will be further reduced.

VR3 - Properties at Longacre, Long Copse and Hollybank Cottage (North of Long Copse Lane)

Description of Visual Effects

- 5.35 Due to proximity, the development, it is anticipated that some new buildings will be visible. The views will however be largely screened by either existing mature trees or by new woodland planting. The road improvements will be visible to residents.

Assessment of Sensitivity

- 5.36 Due to the residential nature of the properties, the susceptibility to change is assessed as high. Combining this with the medium/high baseline value of the view, the **sensitivity** is therefore judged to be **high**.

Magnitude of Change

- 5.37 As noted, the views from these properties will undergo a degree of change, though as described above, the change in view resulting from the new houses, will be reduced by existing and proposed vegetation. Due to proximity and the nature of the change, the **magnitude of change** in the view is therefore assessed as high.

Effects of Proposals

- 5.38 On completion, at year 1 there will be some visibility towards the new houses. Combining the high magnitude of change with the high sensitivity of this receptor results in a **major** effect on these receptors. Due to the nature of the change, and notwithstanding the existing vegetation, the effect is considered to be adverse. At year 15 however, as a result of new planting establishing, the visibility will be further reduced, and the effects will reduce to moderate.

VR4 - Hollybank House

Description of Visual Effects

- 5.39 As described in the baseline, this property is set within a mature wooded garden setting with limited visibility to the site beyond. It is however, possible that the rooftops of some of the new houses located on higher ground to the east may be visible from the house and its grounds.

Land to the North of Long Copse Lane, Emsworth - LVA

Assessment of Sensitivity

- 5.40 The susceptibility to change is assessed as high due to the residential (and guest house) use of the property. This combined with the medium/high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.41 It is anticipated that the roof tops are likely to be visible in views looking east, though these will be limited by existing vegetation and further reduced by proposed vegetation along the site's western boundary. Due to the nature of change and proximity to the proposed development the **magnitude of change** in the view is assessed as **high**.

Effects of Proposals

- 5.42 On completion, at year 1 there will be some visibility towards the new houses in views to the east. Combining the high magnitude of change with the high sensitivity of this receptor results in a **major** effect on these receptors. Due to the nature of the change, the effect is considered to be adverse. At year 15 however, as a result of new planting establishing, the visibility will be further reduced, and the effects will reduce to moderate.

VR5 - The Coach House

Description of Visual Effects

- 5.43 As described in the baseline, this property combines a residential house and a boat storage business and is set within a mature wooded setting to the north of Hollybank House. There is limited visibility to the site though it is anticipated that the rooftops of some of the new houses to the east may be visible through the boundary planting. from the house and its grounds.

Assessment of Sensitivity

- 5.44 The susceptibility to change is assessed as high/medium due to the residential and business use of the property. This combined with the medium value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.45 It is anticipated that the roof tops are likely to be visible in views looking east, though these will be limited by existing vegetation and further reduced by proposed vegetation along the site's western boundary. Due to the nature of change and proximity to the proposed development the **magnitude of change** in the view is assessed as **high**.

Effects of Proposals

- 5.46 On completion, at year 1 there will be some visibility towards the new houses in views to the east. Combining the high magnitude of change with the high sensitivity of this receptor results in a **major**

Land to the North of Long Copse Lane, Emsworth - LVA

effect on these receptors. Due to the nature of the change, the effect is considered to be adverse. At year 15 however, as a result of new planting establishing, the visibility will be further reduced, and the effects will reduce to moderate.

VR6 - Long Copse Lane (road / long distance path)

Description of Visual Effects

- 5.47 Those using the road and long distance path will see the change resulting to the highway improvements along Long Copse Lane. Due to proximity, the development, it is anticipated that the roof tops of some buildings will be visible. The views will however be largely screened by either existing mature trees or by new woodland planting. Furthermore, the buildings will be generally set back some 25-40 from the road.

Assessment of Sensitivity

- 5.48 Due to the nature of the lane, part of which includes a short stretch of the Long Distance Sussex Boarder Path, the susceptibility to change is assessed as high. This combined with the high baseline value of the view, results in the sensitivity therefore, being judged to be high.

Magnitude of Change

- 5.49 As noted above, the views from the Lane will undergo a degree of change, though as described, the change in view resulting from the new houses, will, to a large degree be limited by existing and proposed vegetation, the magnitude of change in the view is therefore assessed as medium.

Effects of Proposals

- 5.50 On completion, at year 1 there will be some limited visibility of the new houses for those travelling along the Long Copse Lane. Combining the medium magnitude of change with the high sensitivity of this receptor results in a major effect on this receptor. Due to the nature of the change, and notwithstanding the set back from the road and existing vegetation, the effect is considered to be adverse. At year 15 however, as a result of new planting establishing, the visibility will be further reduced and the effects will reduce to moderate/minor.

VR7 – Redlands Lane (Public Footpath 67)

Description of Visual Effects

- 5.51 Those travelling north on the footpath will see the change resulting to the highway improvements and new road junction along Long Copse Lane. Due to proximity, the development, it is anticipated that a small number of roof tops of some buildings to the south-west of the development will be visible. The views will however be largely screened by either existing mature trees or by new woodland planting. Furthermore, the buildings will be generally set back some 25-40 from the road.

Land to the North of Long Copse Lane, Emsworth - LVA

Assessment of Sensitivity

- 5.52 Due to the route being a public right of way and part of the longer distance Sussex Boarder Path, the susceptibility to change is assessed as high. This combined with the medium baseline value of the view, results in the sensitivity, being judged to be high.

Magnitude of Change

- 5.53 As noted above, the views from the northern end of the path will undergo a degree of change, though as described, the change in view resulting from the new houses, will, to a large degree be limited by existing and proposed vegetation, the magnitude of change in the view is therefore assessed as low.

Effects of Proposals

- 5.54 On completion, at year 1 there will be some limited visibility of the new houses for those travelling north towards the site. Combining the low magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. Due to the nature of the change, and notwithstanding the set back from the road and existing vegetation, the effect is considered to be adverse. At year 15 however, as a result of new planting establishing, the visibility will be further reduced and the effects will reduce to minor.

VR8a – Bridleway to west of Long Copse Lane (66a and 66b)

Description of Visual Effects

- 5.55 This bridleway is located to the west end of Long Copse Lane, set within mature woodland. The development will remain un-seen from the bridleway (and other paths within the woodland) however it is anticipated that the change to the highway on Long Copse Lane, will be visible, however, only at the point where the bridleway meets Long Copse Lane .

Assessment of Sensitivity

- 5.56 As a public right of way, the susceptibility to change is assessed as high. This, combined with the medium value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.57 As noted only the highways works will be visible and therefore the **magnitude of change** in the views from the bridleway is assessed as **low/negligible**.

Effects of Proposals

- 5.58 Combining the low/negligible, magnitude of change with the high sensitivity of this receptor results in, this instance in a **minor** effect on this receptor. In terms of visual amenity, the limited

Land to the North of Long Copse Lane, Emsworth - LVA

nature of the change in the road is unlikely to harm the visual amenity and is therefore assessed as being neutral.

VR8b – Informal paths/tracks at woodland edge with site boundary, Hollybank Woods

Description of Visual Effects

- 5.59 The paths in closest proximity to the east of the woods may potentially glimpse development, however from the majority of locations, vegetation will filter or screen views out towards the site.

Assessment of Sensitivity

- 5.60 As a publicly accessible paths (though not rights of way), the susceptibility to change is assessed as high. This, combined with the medium/high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.61 Some houses to the east of the development will become visible from some paths and the **magnitude of change** in the views from the bridleway is assessed as **low/medium**.

Effects of Proposals

- 5.62 Combining the low/medium, magnitude of change with the high sensitivity of this receptor results in, this instance in a **moderate** effect on this receptor. Whilst existing properties form part of some views the effects are assessed as adverse. Over time these will reduce as planting around the periphery establishes at which point the effects will be greatly reduced and revert to neutral.

VR14 – East end of Long Copse Lane (adjacent to stables)

Description of Visual Effects

- 5.63 It is anticipated that when standing on the Lane, there may be glimpsed, filtered views of roof tops, seen through the hedgerow along Long Copse Lane, however it is likely that the development will be more visible when standing at the gate (on higher ground) and from within the stables.

Assessment of Sensitivity

- 5.64 Due to the nature of the road at this location and the use of the land as stabling, the susceptibility to change is assessed as medium/high. This combined with the medium value, results in the **sensitivity** being judged as **medium/high**.

Magnitude of Change

- 5.65 In views looking west, the site will be partially visible from the stables, though it will be seen through both existing hedgerows and trees along with the new planted buffer along the eastern side of the development. The magnitude of change in the view is therefore assessed as **medium**.

Effects of Proposals

- 5.66 Combining the medium magnitude of change with the medium/high sensitivity of this receptor results in, this instance in a **moderate** effect on this receptor and that as a result of the introduction of additional built form within the view will have a negative effect. In terms of visual amenity, it is anticipated however, that once the new planting along the buffer and within the development starts to mature that this will, over time, assist in screening the view resulting in a reduction in the overall effect.

VR15 – Properties to the west of Westbourne

Description of Visual Effects

- 5.67 It is anticipated that once completed, the roof tops of the new development may be visible in the middle distance from the rear of some properties along Monks Hill. The new houses would be seen across the intervening paddocks and seen through existing and proposed boundary vegetation along the eastern side of the site.

Assessment of Sensitivity

- 5.68 As residential receptors, the susceptibility to change is assessed as high. This combined with the medium/high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.69 In views looking west, the site will be partially visible across the paddocks, though it will be seen in the context of the stables and through both existing hedgerows and trees along with the new planted buffer along the eastern side of the development. The magnitude of change in the view is therefore assessed as **low**.

Effects of Proposals

- 5.70 Combining the low magnitude of change with the high sensitivity of this receptor results in, this instance in a **moderate** effect on this receptor and that as a result of the introduction of additional built form within the view will have a negative effect. In terms of visual amenity, it is anticipated however, that once the new planting along the buffer and within the development starts to mature that this will, over time, assist in screening the view resulting in a reduction in the overall effect.

VR16 – Hampshire Farm Meadows Public Open Space - south of Long Copse Lane.

Description of Visual Effects

- 5.71 It is anticipated that once completed, the new development would not be visible in most views from the open space, though the roof tops of some new properties may be visible above

Land to the North of Long Copse Lane, Emsworth - LVA

intervening trees from some locations within the open space. These would be seen as part of a wider panorama which would include surrounding development and the national park beyond.

Assessment of Sensitivity

- 5.72 As a recreational public open space, the susceptibility to change is assessed as high. This combined with the medium/high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.73 As noted the change in view is likely to be limited and the magnitude of change in the view is therefore assessed as **low/negligible**.

Effects of Proposals

- 5.74 Combining the low magnitude of change with the high sensitivity of this receptor results in a moderate effect on this receptor, however noting the context and limited change the effect is reduced to **minor**. In the context of the existing view and the limited nature of the change the effects are assessed as neutral.

	Receptor description	Value	Susceptibility to change	Sensitivity	Magnitude of Change	Anticipated Effects
VR1	Properties to the south of Long Copse Lane	Medium	High	High	Medium	Major
VR2	White Lodge (North of Long Copse Lane)	Low/Medium	High	High	Low/negligible	Minor
VR3	Properties at Longacre, Long Copse and Hollybank Cottage (North of Long Copse Lane)	Medium/High	High	High	High	Major
VR4	Hollybank House (Bed and Breakfast)	Medium/High	High	High	High	Major
VR5	The Coach House	Medium	Medium	Medium	High	Major
VR6	Long Copse Lane (road / long distance path)	High	Medium/High	High	Medium/High	Major
VR7	Redlands Lane (Public Footpath 67)	Medium	High	High	Low	Moderate
VR8a	Bridleway to west of Long Copse Lane (66a and 66b)	Medium	High	High	Low/negligible	Minor
VR8b	Informal paths/tracks at woodland edge with site boundary, Hollybank Woods	Medium/High	High	High	Low/Medium	Moderate
VR14	East end of Long Copse Lane adjacent to stables.	Medium	Medium/high	Medium/high	Medium	Moderate
VR15	Properties to the west of Westbourne	Medium/High	High	High	Low	Moderate
VR16	Hampshire Farm Meadows Public Open Space south of Long Copse Lane.	Medium/High	High	Medium/High	Low / negligible	Minor

Table 3 – Summary of Effects on Visual Receptors

6. Summary and Conclusions

- 6.1 This final section provides a summary of the findings of the appraisal.
- 6.2 The application site is located within an area currently comprising pasture to the south and east of a larger mature woodland and to the north of the residential area of New Brighton, north of Emsworth. It lies approximately 0.5km to the west of the village of Westbourne.
- 6.3 The site is not located within any designated landscape however it is approximately 0.5km away from the South Downs National Park and 2km from Chichester Harbour AONB to the south. There are two listed buildings (Hollybank House and its former Coach House) adjacent to the western boundary of the site.
- 6.4 The application is being made in outline with an illustrative masterplan for up to 210 houses ranging from one and a-half to two and a half storey in height. Access will be from Long Copse Lane and highway improvements are proposed along the lane designed to provide both pedestrian and vehicular access whilst limiting the effects on existing trees. A comprehensive Landscape and Green Infrastructure Strategy is proposed that will provide a variety of functions, including mitigation and enhancement proposals for wildlife, and in particular bats as well as woodland planting to the periphery and the introduction of SUDs and amenity features. The majority of trees and hedgerows within the site and along its boundaries will be retained.
- 6.5 The assessment considered the effects on landscape character and visual amenity. The visibility of the application site, notwithstanding its size, was found (following a number of visits), to be very limited with no longer distance views from public vantage points. The site is, however, visible in winter months, in views from Long Copse Lane and properties along it.
- 6.6 The assessment concludes that due to the change in use from predominantly pasture to a new residential neighbourhood, that there will be an adverse effect on the landscape character within which the site is located. Similarly, whilst views are limited to the immediate surroundings, and new properties will generally only be visible in views filtered through existing and proposed vegetation, the change to a residential development results in a localised negative effect on visual amenity from some receptor locations, when compared with the existing baseline. The change will, however, be reduced over time as new planting, in particular the denser belts of tree planting, establishes throughout the site and along its boundaries.
- 6.7 In considering the positive additions that the development will deliver through the landscape and green infrastructure, the proposals seek to create a comprehensive and multi-functional landscape that draws on the distinctive, local wooded character as well as seeking to enhance the habitats for protected bat species currently known to use the site.

Land to the North of Long Copse Lane, Emsworth - LVA

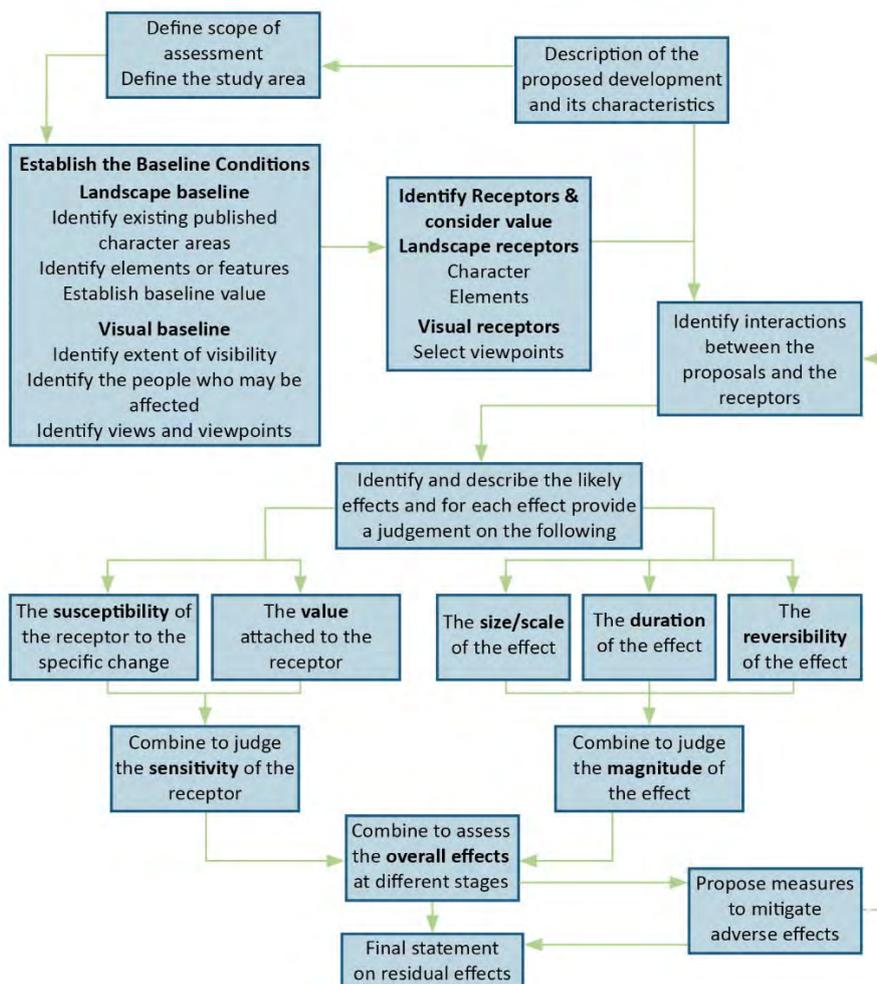
- 6.8 The increased woodland cover will strengthen the exiting character as well as promoting bio-diversity which will provide enhancement to the site compared with the existing conditions. Over time, the extensive tree planting, in combination with existing, retained vegetation will assist in integrating the development into its setting both within the immediate context of Long Copse Lane as well as complementing the surrounding context including the setting of the South Downs National Park.
- 6.9 The green infrastructure strategy will also provide recreational amenity providing access for both new and neighbouring residents to land and facilities currently not available. The introduction of an equipped play area and playable spaces throughout will go some way to addressing identified shortfalls of play space within this part of Havant (a requirement of emerging policy H8). The drainage design adopts sustainable drainage features throughout the open spaces and areas of attenuation along with areas of permanent wetland will assist in delivering a sustainable development with manages stormwater on site, and enhances the biodiversity of the area.
- 6.10 The location of the site, approximately 0.5km from the South Downs National Park has been considered in respect of both how the site contributes to the setting of the National Park and what effects the development will have on enjoyment of those using the National Park. The site was found to make only a very limited and localised contribution to the setting of the National Park. It is concluded that the new development will not result in any harm to either the enjoyment of those visiting the National Park or effect views from public rights of way, when looking towards the National Park and therefore there will be no material harm caused to the South Downs National Park.
- 6.11 Whilst the development will change the site itself, and notwithstanding the localised adverse landscape effects as assessed for the character area within which it sits, it is considered that the substantial landscape and green infrastructure enhancements, will mean the overall development, when considered as a whole, on balance will provide landscape enhancements to the wider setting and that the landscape and green infrastructure proposals will mitigate against the landscape effects resulting from the reduction in the area of largely undeveloped land to the north of Emsworth.

APPENDIX A

ARC Methodology for Landscape/Townscape & Visual Impact Appraisal

1. Introduction

- 1.1 This document sets out the methodology applied when undertaking the accompanying Landscape and Visual Impact Appraisal (LVIA/LVA). The appraisal is undertaken as an independent assessment of the effects of a proposed development on both the landscape and visual amenity and is undertaken by experienced and suitably qualified Chartered Landscape Architects.
- 1.2 The appraisal has been undertaken in accordance the methodology set out below which draws on best practice guidance as published in the following documents:
- *Guidelines for Landscape and Visual Impact Assessment (3rd edition); Landscape Institute/ Institute of Environmental Management and Assessment (2013). Also, referred to as GLVIA3.*
 - *GLVIA3 Statement of Clarification 1/13 10-06-13 (Use of the term 'Significance') – Landscape Institute (2013)*
 - *Technical Guidance Note 1/20: Reviewing LVIAs and LVAs – Landscape Institute (2020)*
 - *Technical Guidance Note 06/19 Visual Representation of development proposals (and associated appendices) – Landscape Institute (2019)*
 - *An Approach to Landscape Character Assessment; Christine Tudor, Natural England (2014)*
- 1.3 A Landscape and Visual Appraisal are generally undertaken for developments that are either not required to prepare environmental impact assessments (EIA) or where landscape and visual matters have been 'scoped out' through the EIA process. In line with the LI guidance noted above, the appraisals do not assess the 'significance of effects'.
- 1.4 The LVIA is undertaken with a prior understanding of the nature of the development being proposed and the purpose is to assess how the particular proposals may affect the landscape and visual amenity of identified receptors or in other words the landscape as a resource and those who experience the landscape.
- 1.5 In line with best practice, whilst interrelated, landscape and visual effects are considered separately. The figure below, is adapted from those published in GLVIA3 and summarises the process.



- 1.6 The first stage of the assessment is to gain a detailed understanding of the existing conditions and a baseline study is undertaken which reviews the existing landscape elements and features, characteristics, including reference to published character assessments. Visual receptors are identified along with specific viewpoints to establish the visibility of the existing site. The next stage considers the value of a particular landscape or view. This information is then used along with an assessment of the susceptibility to the proposed change to form a judgement about the landscape or visual sensitivity.
- 1.7 The development proposals are considered, and the effects are described in relation to the landscape character, feature, or view etc. The magnitude of change is established on each landscape or visual receptor and combining an assessment of this with the established sensitivity, a conclusion is reached about any likely effects. This assessment considers the proposals at different stages, from construction through to establishment of any landscape mitigation and for certain proposals, decommissioning. The effects can be either positive or negative or at times neutral.

2. Methodology for Appraisal of Landscape Effects

ESTABLISHING LANDSCAPE SENSITIVITY

- 2.1 To assess the likely effects on the landscape the Landscape Sensitivity is established through a consideration of the *Landscape Value* and the *Susceptibility to Change*.

The Landscape Value

- 2.2 Landscape Value is determined through an assessment of the character of the landscape, its scenic qualities and condition, the elements and features that it contains, and any specific value attached to the landscape whether formally eg through a designation; or informally eg local connections historic or artistic connections or a local landmark. Landscape Value is categorised as follows.

Value	Typical criteria	Typical scale of importance/rarity	Typical examples
<i>Exceptional</i>	A landscape in excellent condition; of high importance, rarity and high scenic quality. No potential for substitution	International	World Heritage Site
<i>High</i>	A landscape in very good condition; of high importance with good scenic quality and rarity. Limited potential for substitution	National, Regional, Local	National Park, AONB, SLA Conservation Area
<i>Medium</i>	A landscape in generally good condition; with moderate importance and scenic quality. Some potential for substitution.	Regional, Local	Undesignated but valued perhaps expressed through non-official publications or demonstrable use
<i>Low</i>	A landscape in poor condition or with low scenic quality and importance. Considerable potential for substitution.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
<i>Poor</i>	A degraded landscape in poor condition and no scenic quality and low importance	Local	Areas identified for improvement / recovery.

Landscape Susceptibility to Change

- 2.3 The susceptibility of the landscape is concerned with establishing whether or not the landscape, be it a particular character area, landscape type or element can accommodate the proposed development without unacceptable negative consequences. The levels of susceptibility are assessed using the following criteria.

Level of Susceptibility	Criteria
<i>High</i>	An area possessing particularly distinctive landscape elements, characteristics or sense of place, and few landscape detractors. A landscape with limited tolerance to change of the type proposed. Or where the proposed development would be in direct conflict with specific landscape management or planning policies.
<i>Medium</i>	An area with some distinctive landscape elements, characteristics, or clearly defined sense of place, but with some landscape detractors. A landscape which is partially tolerant to change of the type proposed.
<i>Low</i>	An area with recognisable landscape character, but few distinctive landscape elements, characteristics, and some, or a number of landscape detractors. The landscape is tolerant of some change of the type proposed. Or Where the character area is separated by distance or features so as to have little or no direct relationship with the site/and or proposed development.
<i>Very Low</i>	An area with limited or no distinctive landscape elements, characteristics, or weak sense of place, and many landscape detractors. An area that is tolerant of substantial change of the type proposed. OR Where the character area is separated by distance or features so as to have no direct relationship with the site/and or proposed development.

Landscape Sensitivity

2.4 The sensitivity of the landscape is derived by combining the judgements on Landscape Value and Susceptibility to Change described above as follows –

Value	LANDSCAPE SENSITIVITY		
<i>Exceptional / High</i>	High	High	Medium
<i>Medium</i>	High	Medium	Low
<i>Low to poor</i>	Medium	Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low / Very Low</i>
	Susceptibility to Change		

ESTABLISHING MAGNITUDE OF CHANGE

2.5 In order to establish the magnitude of change of the proposed development, including both the loss of existing features and replacement with new elements, an assessment is made which considers the size, scale, duration and reversibility of the effect on the landscape. For developments that are permanent these are generally not considered reversible and therefore to avoid unnecessary repetition, an overall statement is provided on this.

Magnitude of Change of the Landscape Effect is assessed as follows

Magnitude	Criteria
<i>High</i>	Where the proposals (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the character of the baseline landscape. Where the introduction of elements is considered to be wholly uncharacteristic in the particular setting. Where the effects of the proposals would be experienced over a large scale and/or influence more than one landscape type/character area.
<i>Medium</i>	Where the proposals (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the character of the baseline landscape. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting. Where the effects of the proposals would be largely experienced within the landscape type/character area within which they will sit.
<i>Low</i>	Where the proposals (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the character of the baseline landscape. Where the introduction of elements would not generally be considered uncharacteristic in the particular setting and/or Where the proposal occur within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area.
<i>Negligible / None</i>	Where the proposed scheme (or works to facilitate it) would result in very minor loss or alteration of one or more of the key elements that make up the character of the baseline and / or the introduction of elements that may not be uncharacteristic in the particular setting and/or Where the proposal occur within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area.

ESTABLISHING THE OVERALL ASSESSMENT OF LANDSCAPE EFFECTS

- 2.6 To establish the overall landscape effects, the assessments of ‘sensitivity’ and ‘the magnitude of change’ are combined. At times, it may be judged that the effects are negligible or neutral or, as a result of professional judgement, may be varied from a strict application of the matrix below, where this is the case, justification is provided within the main text of the LVIA.
- 2.7 Subject to the nature of the proposed development, the assessment of effects is usually considered in three phases namely effects during construction, at year 1 following completion and at year 15. Subject to the nature and scale of development and/or construction methods, and to avoid unnecessary repetition, a summary statement may be provided regarding the construction phases.
- 2.8 At year 15, if tree planting is included as part of the development (either as mitigation or as an integral part of the scheme) an assessment on the nature of the effects on the receptors is considered based on the assumption that planting has established. The effects at year 15 are considered to be the residual effects.
- 2.9 The effects can be positive/beneficial, negative/adverse or neutral. The criteria applied are as follows.

Beneficial Criteria – Where the proposals
Fits well with scale / landform and/or pattern of landscape Increases characteristic features or enhances the contribution to the wider setting Enhances balance of landscape elements Improves the sense of tranquillity Provides ability to include adequate or appropriate mitigation Complements local/national planning policies or guidance to protect landscape character
Adverse Criteria – Where the proposals
Is out of scale with surrounding landscape / landform and/or pattern of landscape Results in a loss of key landscape features or characteristics or a deterioration in contribution to setting Disrupts the balance of landscape elements Reduces the sense of tranquillity Lacks ability to include adequate or appropriate mitigation Conflicts with local/national planning policies or guidance to protect /manage landscape character
Neutral Criteria
Where the change (whatever the scale) resulting from the proposals will have an indiscernible effect on the character or characteristics of an area Where any change will see one or more elements replaced with another of similar form/extent so as to result in an effect that on balance is neither positive nor negative Neutral effects may, in some circumstances, result from a professional judgement which requires weighing up a combination of both adverse and beneficial criteria.

Sensitivity	Overall Assessment of Landscape Effects			
	<i>High</i>	Major	Major /to moderate	Moderate
<i>Medium</i>	Major /to moderate	Moderate	Moderate to / minor	None
<i>Low</i>	Moderate	Moderate to / minor	Minor	None
	<i>High</i>	<i>Medium</i>	<i>Low / Very Low</i>	<i>Negligible/None</i>
	Magnitude Change			

3. Methodology for Appraisal of Visual Effects

ESTABLISHING VISUAL SENSITIVITY

3.1 To assess the likely effects on views / visual amenity the sensitivity of the receptors (ie those looking at the view) is established through a consideration of the *Value* and the *Susceptibility to Change* of a particular viewer or viewpoint.

Value

3.2 Value of a particular view is determined through an assessment of the location, the nature of the view, its scenic qualities and condition, the elements and features that it contains and is categorised as follows.

Value	Typical criteria
<i>Exceptional</i>	Where views are of a highly exceptional nature, of high scenic value, often within, towards or across a landscape with a national designation or heritage assets.
<i>High</i>	Where the views have a generally high scenic value. The view point may be within or looking towards a designated area but there may be some incongruous features or elements within the view.
<i>Medium</i>	Where the views are across or towards a landscape in generally good condition; with moderate local importance and/or scenic quality. Limited potential for substitution of some elements within the view.
<i>Low</i>	Where the views are across or towards landscape in poor condition with low to moderate local scenic quality and/or importance. Considerable potential for substitution of some elements in the view.
<i>Poor</i>	Where views are across or towards a degraded landscape in poor condition with limited or no scenic quality and low importance. Considerable potential for substitution of some or all elements in the view.

Visual Susceptibility to Change

3.3 The assessment of susceptibility is concerned with establishing to what extent the visual receptor can accommodate the change in the nature of the view or the visual amenity of the view resulting from proposed development. In establishing susceptibility, the circumstances in which the view is experienced eg does the view form part of the reason for being in a particular location (visiting a local landmark), or is it secondary to the reason for the person being in a particular location (eg a daily commute to work by car). Each visual receptor is described within the assessment and typical viewpoints are selected and photographed to provide a representation of the views.

3.4 The levels of susceptibility are assessed using the following criteria.

Level of Susceptibility	Typical Criteria
<i>High</i>	Where the receptor is engaged in outdoor recreation including public rights of way and their attention is likely to be focused on the landscape or particular views. Visitors to heritage assets or visitor attractions where the views to the landscape or surroundings are an important part of the experience. Residents at home where views contribute to the setting of a residential area.
<i>Medium</i>	People visiting retail outlets or other destinations as a leisure activity, or at a place of work, where the views to the landscape or surroundings are part of the experience OR where the receptor, normally categorised as High is located in an area of poor scenic value where the views to the surrounding area are unlikely to be the main focus of attention (eg walking routes to work).
<i>Low</i>	People engaged in outdoor sport or recreation that does not depend on an appreciation of the view. People travelling by road or rail (unless the route is specifically identified for its views). People at work or in a workplace or a place of education where the views to the landscape or surroundings are not important

LVIA Methodology

- 3.5 It should be noted that the susceptibility of the receptors may be reduced if the quality nature of the view is lower.

Visual Sensitivity

- 3.6 The sensitive of the receptor is derived by combining the judgements on Value and Susceptibility to Change described above as follows.

Value	VISUAL SENSITIVITY		
<i>Exceptional / High</i>	High	High	Medium
<i>Medium</i>	High	Medium	Low
<i>Low to poor</i>	Medium	Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low</i>
	Susceptibility to Change		

VISUAL EFFECTS

- 3.7 The proposals are described within the report and their effects on the receptor and their visual amenity are assessed.

ESTABLISHING MAGNITUDE OF CHANGE

- 3.8 In order to establish the magnitude of change of the proposed development an assessment is made on the size and scale of the effect, the geographical extent of the effect and its reversibility or otherwise. The proposed scheme is considered based on the nature of the proposals, and a professional interpretation is made in respect of each receptor. For developments that are permanent these are generally not considered reversible and therefore to avoid unnecessary repetition, an overall statement is provided on this.

Magnitude of Change of the Effect on the Visual Receptor is assessed as follows

Magnitude	Criteria
<i>High</i>	Where the proposals (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the view from a particular location. Where the introduction of elements is considered to be totally uncharacteristic in the particular setting. Where the effects of the proposals would be visible over a large scale and / or at close range
<i>Medium</i>	Where the proposals (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting. Where the effects of the proposals would be largely seen from further afield or as only part of a view.
<i>Low</i>	Where the proposals (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of elements would not generally be considered uncharacteristic in the particular setting.
<i>Negligible / None</i>	Where the proposed scheme (or works to facilitate it) would result in a very minor loss or alteration to the view and / or the introduction of elements would not be uncharacteristic in the particular setting. Where the effects of the proposals would only be seen from a distance and be imperceptible within the context of the wider view.

ESTABLISHING THE OVERALL ASSESSMENT OF VISUAL EFFECTS

- 3.9 To establish the overall assessment or otherwise of the visual effects, the sensitivity of the visual receptor and the magnitude of change are combined. The results can either be positive/beneficial or negative/adverse. It may also be the case that there are no effects or that effects are judged to be neutral in such instances this will be explained within the text.
- 3.10 Subject to the nature of the proposed development, the assessment of effects is usually considered in three phases namely effects during construction, at year 1 following completion and at year 15. Subject to the nature and scale of development and/or construction methods, and to avoid unnecessary repetition, a summary statement may be provided regarding the construction phases.
- 3.11 At year 15, if tree planting is included as part of the development (either as mitigation or as an integral part of the scheme) an assessment on the nature of the effects on the receptors is considered based on the assumption that planting has established. The effects at year 15 are considered to be the residual effects.

Sensitivity	Overall Assessment of Visual Effects			
<i>High</i>	Major	Major /to moderate	Moderate	Minor to/ Negligible
<i>Medium</i>	Major /to moderate	Moderate	Moderate to / minor	None
<i>Low</i>	Moderate	Moderate to / minor	Minor	None
	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Negligible/*None</i>
	Magnitude of Change			

- 3.12 The effects can be positive/beneficial, negative/adverse or neutral. The criteria applied are as follows.

<p>Beneficial Criteria – Where the proposals</p> <p>Fit comfortably within the view Improves the view or an element within the view Do not result in an incongruous feature within the prevailing pattern of landscape Do not obstruct views towards a high quality or scenic landscape Do not obstruct views or detracts from the visual amenity of a view towards a heritage asset. Offers the ability to provide mitigation that will enhance the view or visual amenity. Complements local/national planning policies or guidance on visual amenity or specific views.</p>
<p>Adverse Criteria – Where the proposals</p> <p>Result in a change to the view or visual amenity that out of scale with surrounding landscape / landform and/or pattern of landscape Results in a loss of positive landscape feature or characteristics within a particular view Results in incongruous features within the prevailing pattern of landscape Obstructs a view towards a high quality or scenic landscape. Obstructs views or detracts from the visual amenity of a view towards a heritage asset. Lacks ability to include adequate or appropriate mitigation Conflicts with local/national planning policies or guidance to protect /manage visual amenity or specific views.</p>
<p>Neutral Criteria</p> <p>Where the change (whatever the scale) in the view resulting from the proposals neither improves or damages the view or existing visual amenity of a view. Neutral effects may, in some circumstances, result from a professional judgement which requires weighing up a combination of both adverse and beneficial criteria.</p>

The ARC logo is positioned in the upper left quadrant of the page, set against a dark teal background. The letters 'arc' are rendered in a white, lowercase, sans-serif font.

LAND NORTH OF LONG COPSE
LANE, EMSWORTH

**LANDSCAPE AND VISUAL IMPACT
ASSESSMENT**
Appendix B - FIGURES

Prepared for

LAND AND PARTNERS
AUGUST 2021
Ref: A141-AS-02Rev B APP B

ARC LANDSCAPE DESIGN AND PLANNING LTD.

CONTENTS

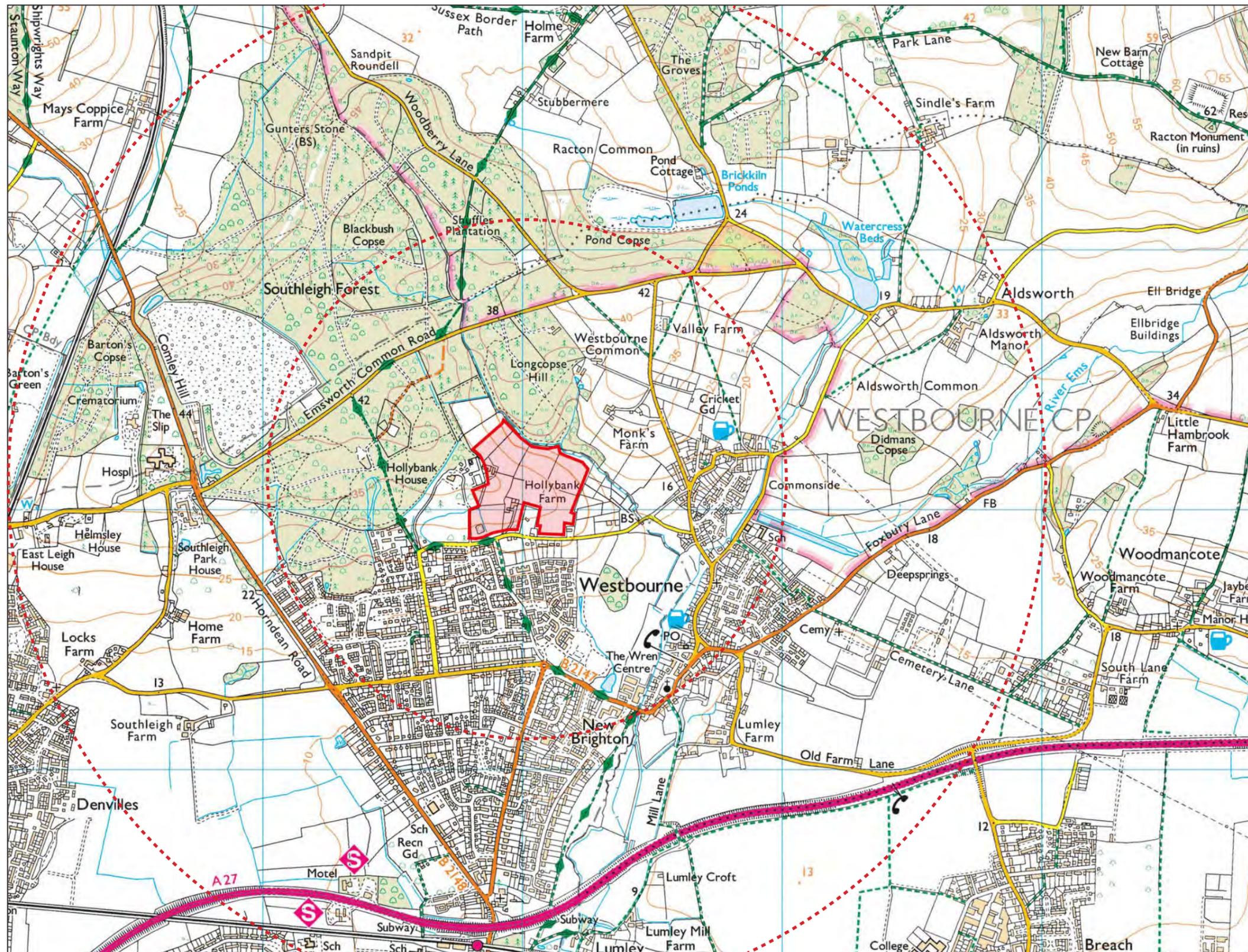
FIG NO.	DRAWING TITLE
1	Site Location and Study Area
2	Aerial Photo with Site Photo Locations
3	Site Photos
4	Site Photos
5	Site Photos
6	Designations and Heritage Assets
7	Landscape Character Areas
8	Visual Receptor Locations
9	Photographic Viewpoint Locations
10	Representative Photograph Sheets 1
11	Representative Photograph Sheets 2
12	Representative Photograph Sheets 3
13	Representative Photograph Sheets 4

Prepared by
Arc Landscape Design and Planning Ltd.
Engravers House, 35 Wick Road,
Teddington, Middlesex TW11 9DN

Tel - 020 3538 8980 Email - admin@arcldp.co.uk
www.arcldp.co.uk

A Registered Practice of the Landscape Institute and the Urban Design Group

© Arc Landscape Design and Planning Ltd.
Base mapping produced using Ordnance Survey © Crown copyright and database
rights 2021/22 Ordnance Survey (100055512)



LEGEND

- Application Boundary (refer to architects plan for definitive boundary)
- 1km and 2km radii from approx centre of site



ARC LANDSCAPE DESIGN AND PLANNING LTD.

Engravers House, 35 Wick Road, Teddington, Middx TW11 9DN T - 020 8123 0953 E - admin@arclpd.co.uk
 www.arclpd.co.uk - A registered practice of the Landscape Institute and The Urban Design Group

© Arc Landscape Design and Planning Ltd.
 Base mapping produced using Ordnance Survey © Crown copyright and database rights 2021/22 Ordnance Survey (100055512)



**LAND NORTH OF LONG COPSE LANE, EMSWORTH
 FIG 1 - SITE LOCATION AND STUDY AREA**

CLIENT - LAND AND PARTNERS LTD.
 Dwg No. - A141-AS02-FIG 1 Scale - AS SHOWN @ A3 Date - AUGUST 2021



LEGEND

-  **Application Boundary** (refer to architects plan for definitive boundary)
-  **Site Photo Locations** - Refer to Photo Sheet



ARC LANDSCAPE DESIGN AND PLANNING LTD.

Engravers House, 35 Wick Road, Teddington, Middx TW11 9DN T - 020 8123 0953 E - admin@arclpd.co.uk
www.arclpd.co.uk - A registered practice of the Landscape Institute and The Urban Design Group

© Arc Landscape Design and Planning Ltd.
Base mapping produced using Ordnance Survey © Crown copyright and database rights 2021/22 Ordnance Survey (100055512)
AERIAL IMAGE © GOOGLE PLC

**LAND NORTH OF LONG COPSE LANE, EMSWORTH
FIG 2 - SITE LOCATION - AERIAL PHOTOGRAPH**

CLIENT - LAND AND PARTNERS LTD.
Dwg No. - A141-AS02-FIG 2 Scale - AS SHOWN @ A3 Date - AUGUST 2021



Site View 1 - View looking north east across paddocks at Hollybank Farm.



Site View 2 - View looking east across paddocks at Hollybank Farm.



Site View 3 - View looking north across paddocks at Hollybank Farm.



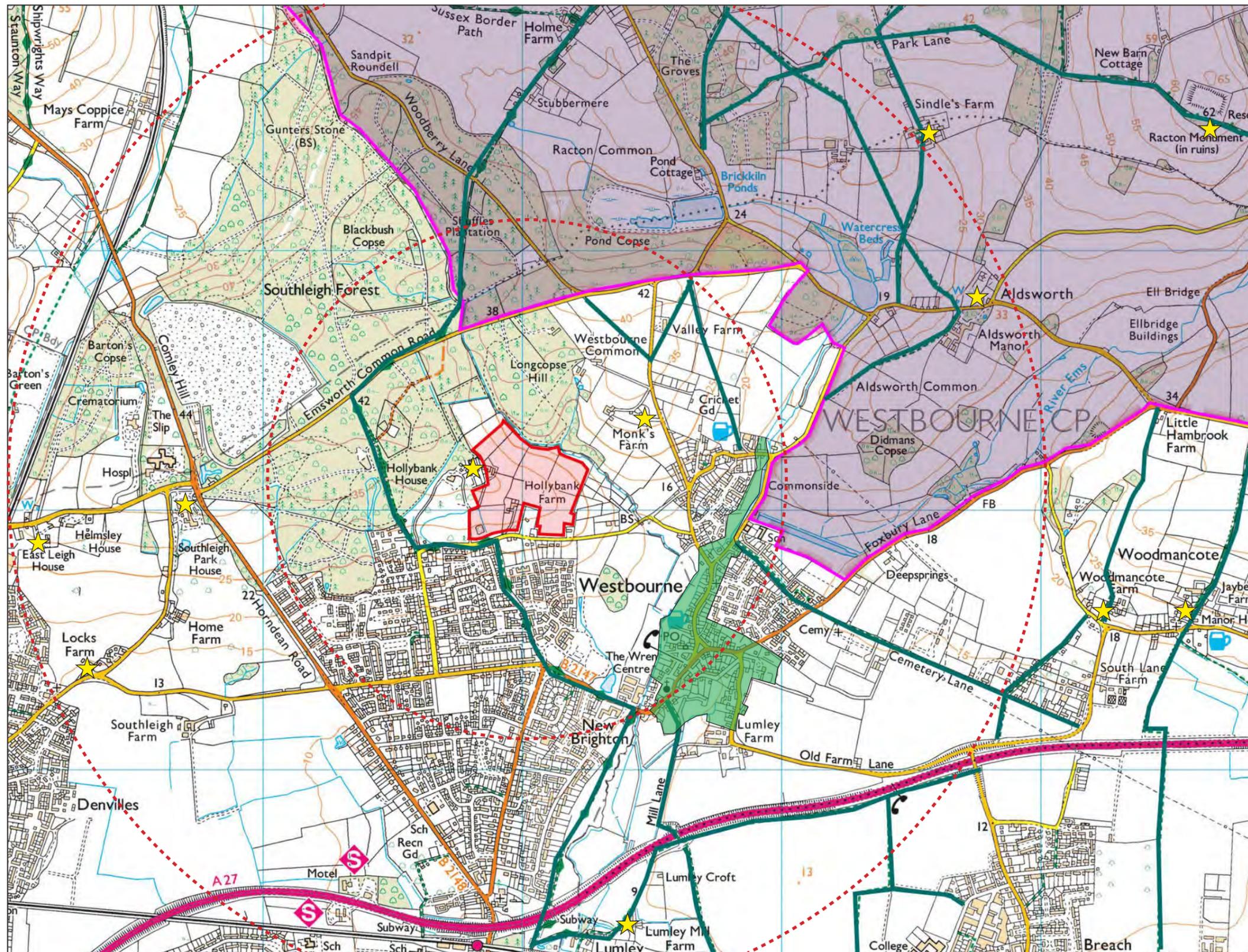
Site View 4 - View looking east across paddocks towards woodland (forming the northern boundary).



Site View 5 - View looking west across paddocks from eastern site boundary.



Site View 6 - View looking east paddocks from western site boundary.



LEGEND

- Application Boundary** (refer to architects plan for definitive boundary)
- 1km and 2km radii from approx centre of site
- ★ Listed Buildings
- South Downs National Park
- Westbourne Conservation Area
- Public Right of Way / Long Distance Leisure Routes



ARC LANDSCAPE DESIGN AND PLANNING LTD.

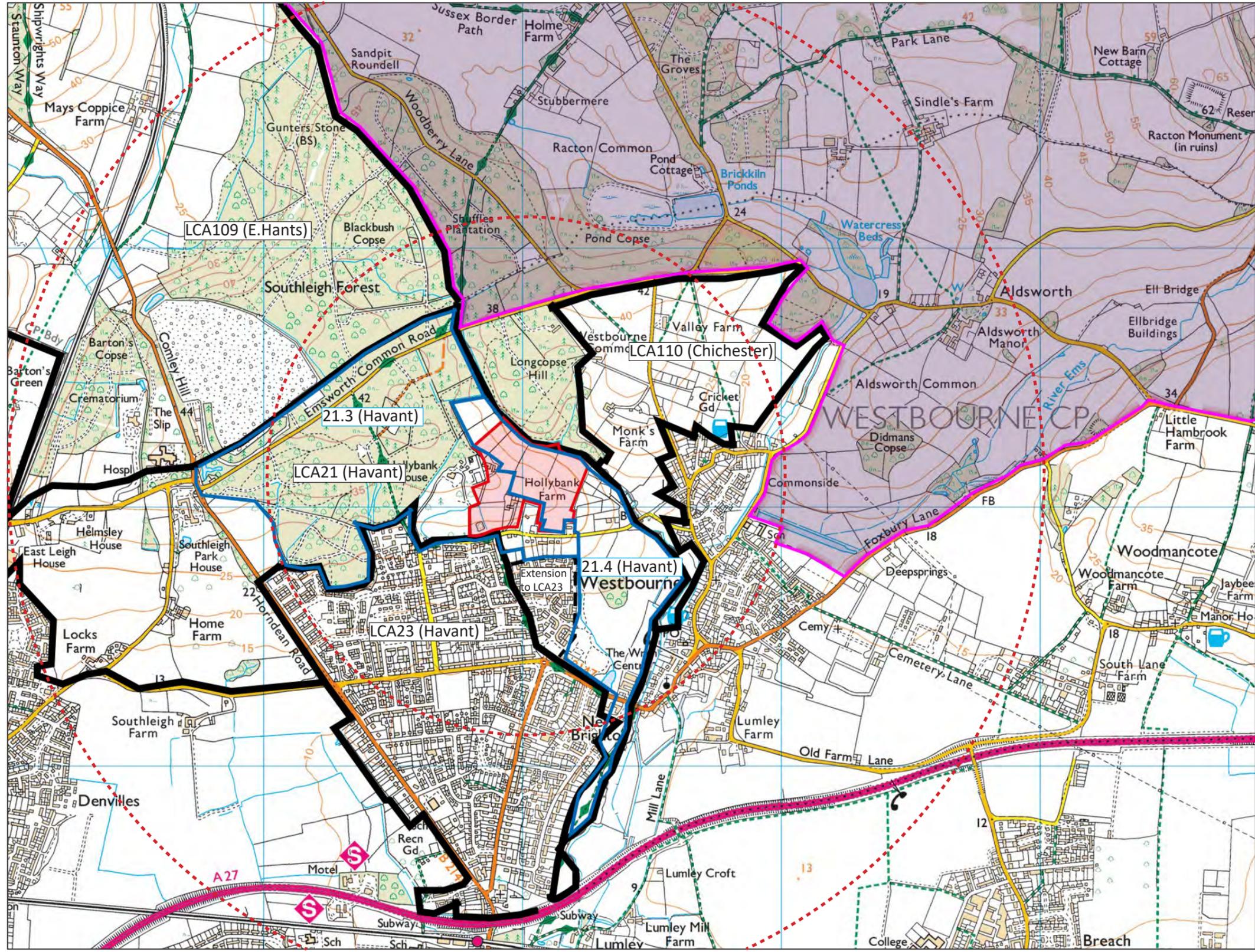
Engravers House, 35 Wick Road, Teddington, Middx TW11 9DN T - 020 8123 0953 E - admin@arcldp.co.uk
www.arcldp.co.uk - A registered practice of the Landscape Institute and The Urban Design Group

© Arc Landscape Design and Planning Ltd.
Base mapping produced using Ordnance Survey © Crown copyright and database rights 2021/22 Ordnance Survey (100055512)



**LAND NORTH OF LONG COPSE LANE, EMSWORTH
FIG 6 - DESIGNATIONS**

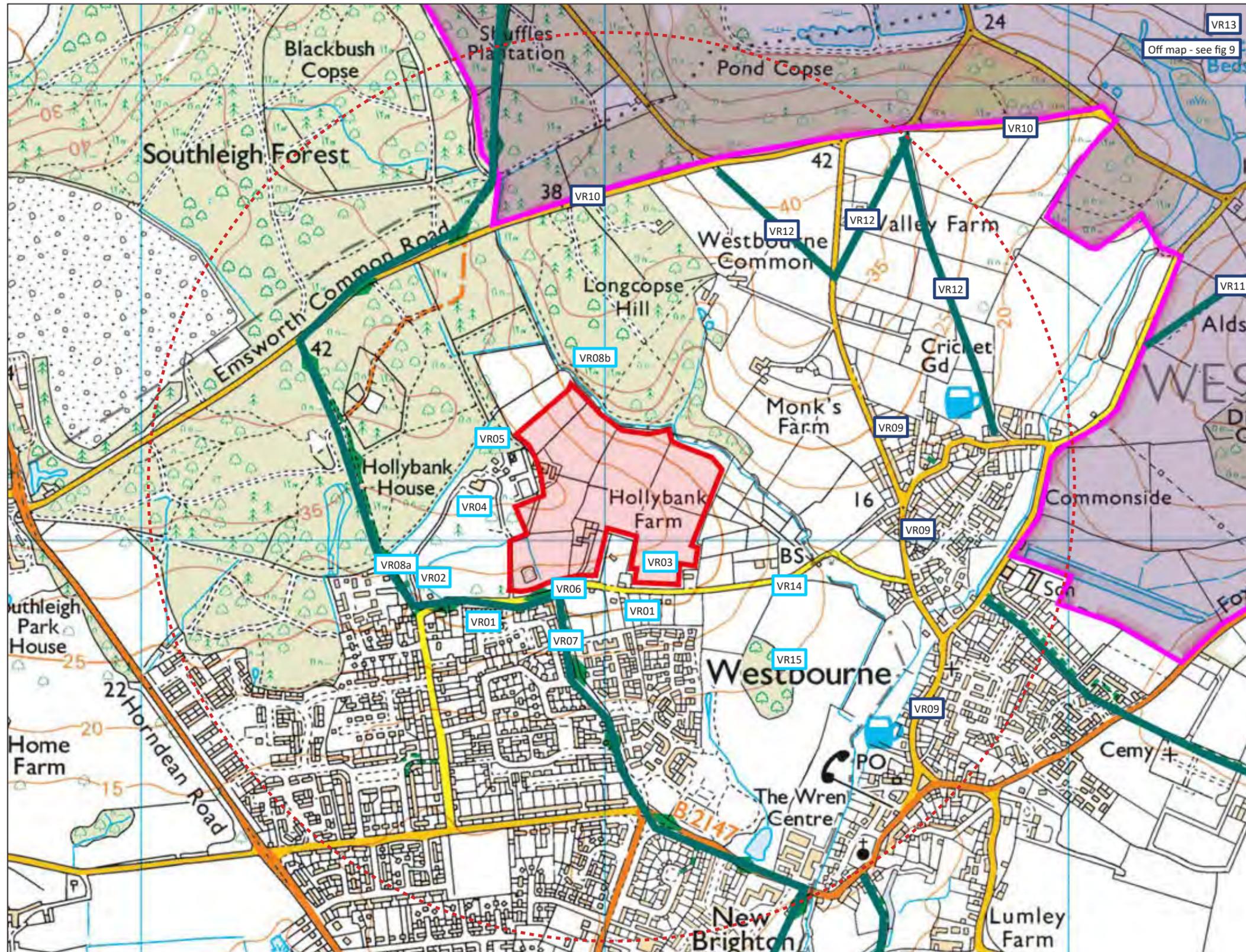
CLIENT - LAND AND PARTNERS LTD.
Dwg No. - A141-AS02-FIG 6 Scale - AS SHOWN @ A3 Date - AUGUST 21



LEGEND

- Application Boundary (refer to architects plan for definitive boundary)
- 1km and 2km radii from approx centre of site
- South Downs National Park
- Landscape Character Areas within 1km study area**
- LCA boundaries - refer to main report for descriptions
- Havant Landscape Sensitivity and Capacity Study boundaries - refer to main report for descriptions





LEGEND

 **Application Boundary** (refer to architects plan for definitive boundary)
 1km radii from approx centre of site

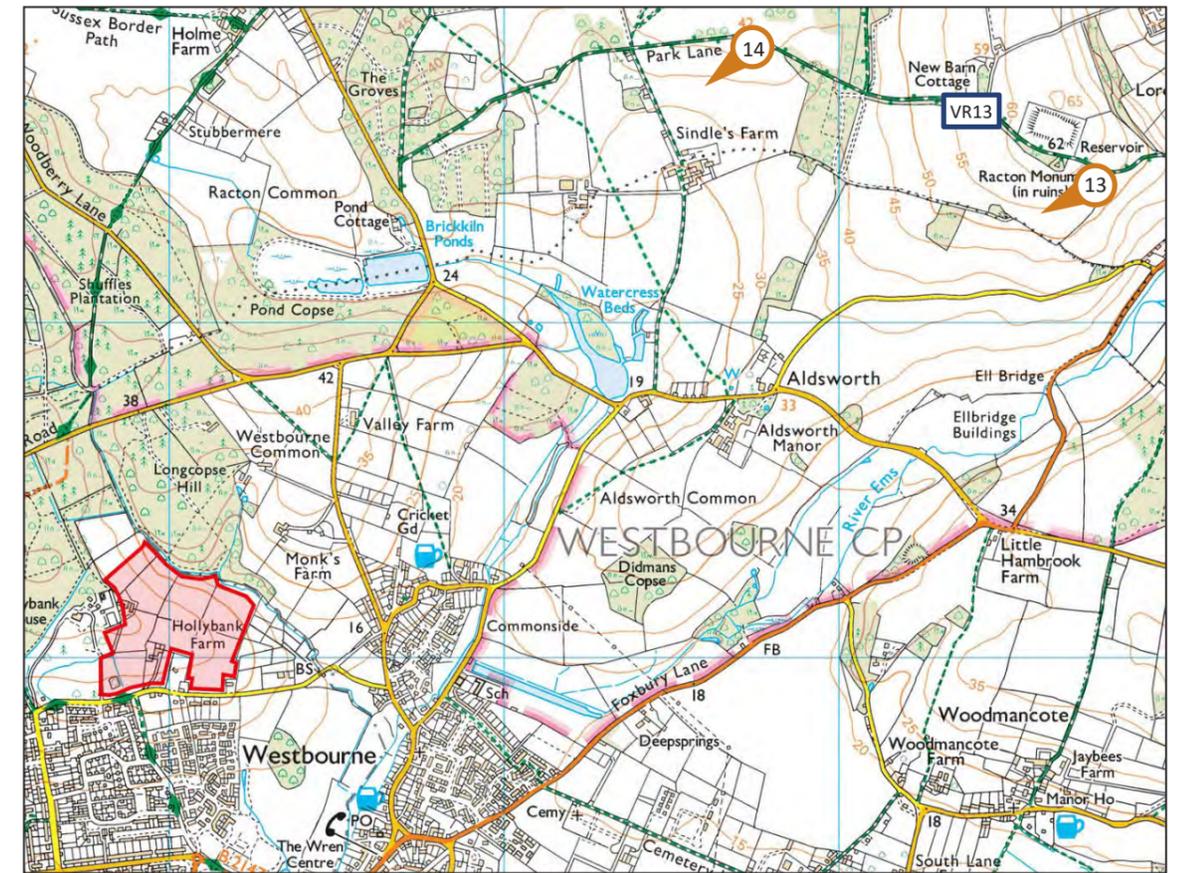
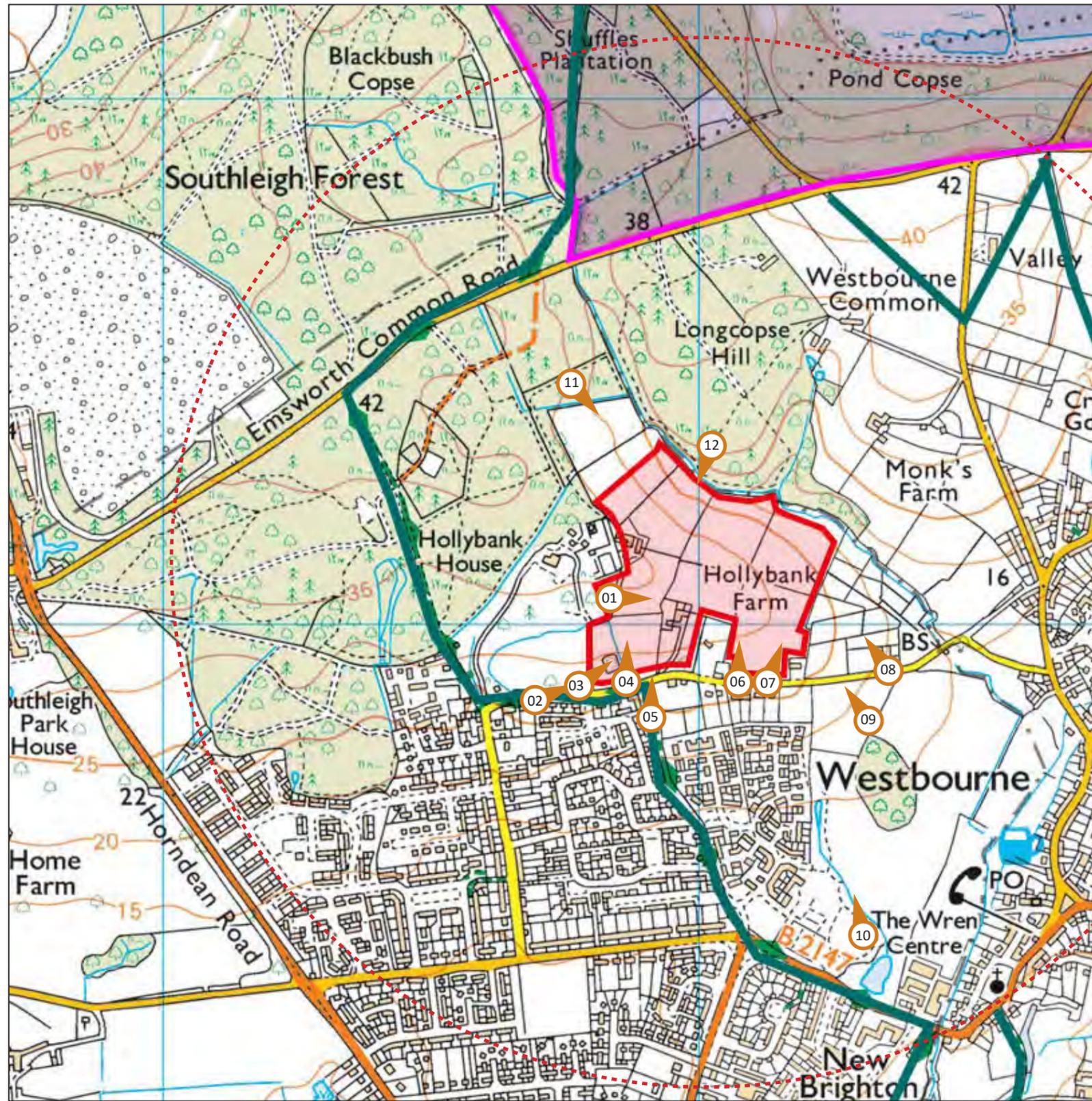
 South Downs National Park
 Public Right of Way / Long Distance Leisure Routes

Visual Receptors

 **VR01** Visual receptors with views of the proposed development
 **VR09** Visual receptors with no view of the proposed development

For photograph / representative viewpoint locations refer to Fig 09

0 100m 500m



LEGEND

- Application Boundary** (refer to architects plan for definitive boundary)
- 1km radii from approx centre of site
- South Downs National Park
- Public Right of Way /Long Distance Leisure Routes
- 04 Representative View Locations - Refer to Photo Sheet





View 1 - View looking east across paddocks into the western part of the sites from western site boundary - taken from the access drive to the Old Dairy.



View 2 - View from western end of Long Copse Lane looking north-east into paddock adjacent to the site with glimpsed views into the stie beyond within the central part of the photo..



View 3 - View looking north into the south western woodland within the site from Long Copse Lane



View 4 - View from Long Copse Lane looking into the site through boundary vegetation - southern fields are glimpsed through the hedge



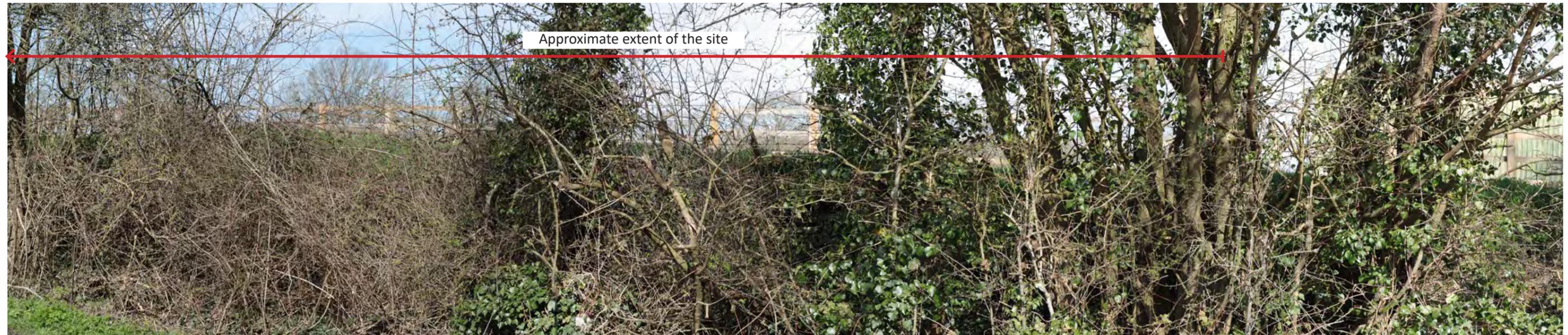
View 5 - View looking north from Redlands Lane towards southern site boundary at junction with Long Copse Lane.



View 6 - View looking north into southern part of the site through boundary vegetation along Long Copse Lane.



View 7 - View looking north and north east into the south-eastern part of the site from Long Copse Lane (With Hollybank Cottage to the right hand side of the photo)



View 8 - View looking north-north west from Long Copse Lane the easter gate into paddocks associated with adjacent stables (to the east not seen within this photo). Note the access gate is on raised ground above Long Copse Lane so this view is only seen when accessing the stables. Hollybank Cottage is visible to the left of the photo with the eastern site boundary vegetation visible within the middle distance.





View 9 - View looking north and north east from within the northern area of Hampshire Farm Meadows Public Open Space. Hollybank Cottage along Long Copse Lane, is visible to the centre of the photo.



View 10 - View looking north-west from the southern end of the public open space of Hampshire Farm Meadows. The recent development to the west is south of Long Copse Lane and the site. The distant tree line is combination of the vegetation along Long Copse Lane and the woodland beyond. Distance views of the South Downs National Park can be seen to the east.





View 11 - View looking east from informal track withing Hollybank Woods on to paddocks adjacent to sites western boundary



View 12 - View looking south from informal track within Hollybank Woods through woodland to northern fields in the site



View 13 - View looking south west from Park Lane Public Right of way (near Racton Monument). The site is not visible from this location.



View 14 - View looking south west from Park Lane Public Right of way. The site is not visible from this location.



Prepared by
Arc Landscape Design and Planning Ltd.
Engravers House, 35 Wick Road,
Teddington, Middlesex TW11 9DN

Tel - 020 3538 8980 Email - admin@arcldp.co.uk
www.arcldp.co.uk

A Registered Practice of the Landscape Institute

© Arc Landscape Design and Planning Ltd.
Base mapping produced using Ordnance Survey © Crown copyright and
database rights 2021/22 Ordnance Survey (100055512)

ARC LANDSCAPE DESIGN AND PLANNING LTD.