



AQUIND Limited

AQUIND INTERCONNECTOR

Environmental Statement – Volume 3 – Appendix 15.2 National and Local Policy Review

The Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 – Regulation 5(2)(a)

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

Document Ref: 6.3.15.2

PINS Ref.: EN020022

AQUIND Limited

AQUIND INTERCONNECTOR

Environmental Statement – Volume 3 –
Appendix 15.2 National and Local Policy
Review

PINS REF.: EN020022

DOCUMENT: 6.3.15.2

DATE: 14 NOVEMBER 2019

WSP

WSP House

70 Chancery Lane

London

WC2A 1AF

+44 20 7314 5000

www.wsp.com

DOCUMENT

Document	6.3.15.2 Environmental Statement – Volume 3 – Appendix 15.2 National and Local Policy Review
Revision	001
Document Owner	WSP UK Limited
Prepared By	M. Boden
Date	9 October 2019
Approved By	A. Follis
Date	31 October 2019

CONTENTS

APPENDIX 15.2 NATIONAL AND LOCAL POLICY REVIEW 1

1.1.	INTRODUCTION	1
1.2.	LEGISLATION	1
1.3.	NATIONAL POLICY	3
1.4.	LOCAL POLICY	8

REFERENCES

TABLES

Table 1 – National Planning Policy Framework – Landscape and Visual Amenity Policies	3
Table 2 – East Hampshire District Council – Landscape and Visual Amenity Policies	9
Table 3 – Havant Borough Council – Landscape and Visual Amenity Policies	17
Table 4 – Winchester City Council – Landscape and Visual Amenity Policies	24
Table 5 – Portsmouth City Council – Landscape and Visual Amenity Policies	41
Table 6 – South Downs National Park – Landscape and Visual Amenity Policies	51

APPENDIX 15.2 NATIONAL AND LOCAL POLICY REVIEW

1.1. INTRODUCTION

- 1.1.1.1. Legislation and policies of relevance to the Landscape and Visual Impact Assessment ('LVIA') at a national and local level are outlined below. Refer to Chapter 15 (Landscape and Visual Amenity) of the Environmental Statement ('ES') Volume 1 (document reference 6.1.15) for details on the overarching National Planning Policy Statement for Energy ('EN-1'), (Department for Energy and Climate Change (DECC), 2011).

1.2. LEGISLATION

1.2.1. COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

- 1.2.1.1. The Countryside and Rights of Way Act, ((CRoW) HM Government, 2000) provides a statutory framework for protected landscapes and introduced an additional right of access requiring the identification of "open access land".

1.2.2. EUROPEAN LANDSCAPE CONVENTION

- 1.2.2.1. The European Landscape Convention, (('ELC') Council of Europe, 2000) which was ratified in the UK on the 21 November 2006 became binding on 1 March 2007 and provides a basis for closer co-operation on landscape issues across Europe. The Convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.

- 1.2.2.2. The ELC defines landscapes as:

"An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."

- 1.2.2.3. The ELC applies to natural, rural, urban and peri-urban areas including land, inland water and marine areas. Its purpose is to promote landscape protection, management and planning in relation to all landscapes regardless of whether their quality and condition is considered outstanding, ordinary or degraded. The UK is recognised as already putting many of the principles of the ELC into practice. The importance of landscapes in contributing to local identity and in reflecting local

cultural influences and ecological diversity is shown through the use of Landscape Character Assessments and Natural England's National Character Areas project.

1.3. NATIONAL POLICY

1.3.1. NATIONAL PLANNING POLICY AND GUIDANCE

Table 1 – National Planning Policy Framework – Landscape and Visual Amenity Policies

Policy	Significance of Impact of the Proposed Development on Policy Objective
National Planning Policy Framework (Ministry of Housing, Communities and Government, February 2019)	
<p>Paragraph 20 of the NPPF requires that strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaption.</p>	<p>Inherent mitigation measures have been considered to integrate the Converter Station into its landscape setting and mitigate against visual impact. Opportunities were explored for “initially “off-site” mitigation and enhancement now included within the Order Limits. Further detail on the design of the Converter Station are covered in the Design Principles and Design and Access Statement.</p>
<p>Section 9 Promoting health and safe communities emphasises under open space and recreation the need to protect and enhance public rights of way and access through for instance additional links to existing rights of way including National Trails.</p>	<p>Consideration has been given to the protection or diversion of Public Rights of Way (‘PRoW’) in Chapter 25 (Socio-Economics) of the ES Volume 1 (document reference 6.1.25). Specific mitigation measures to protect the visual amenity of the Monarch’s Trail to the north of the Converter Station and PRoWs to the south of the access track to the Converter Station are referred to under embedded mitigation. It is assumed other PRoW affected by the cable routing would be closed.</p>
<p>Section 12 of the NPPF paragraphs 124 to 132</p>	<p>Inherent mitigation measures have been considered to integrate the</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>address well designed places and seek to encourage good design. It states that the level of design detail and prescription should be tailored to each place. Policies should seek to ensure that the development is functions well and adds to the overall quality of the area, is visually attractive as a result of good architecture layout with appropriate and effective landscaping and sympathetic to local character and history including the surrounding built environment and landscape setting and establish or maintain a strong sense of place.</p>	<p>Converter Station into its landscape setting and mitigation against visual impact. Opportunities were explored for “initially” off-site mitigation and enhancement now included within the Order Limits. Further detail on the design of the Converter Station are covered in the Design Principles and Design and Access Statement.</p>
<p>Section 15 of the NPPF, para 170 to 177 addresses the importance of the natural environment through the protection and enhancement of valued landscapes; recognising the intrinsic character and beauty of the countryside; maintain the character of the undeveloped coast, while improving public access to it where appropriate; minimising impacts on and providing net gains for biodiversity.</p> <p>Paragraph 170, contained within Chapter 15 “<i>Conserving and enhancing the natural environment</i>” sets out how planning policies and decisions should contribute to and enhance the</p>	<p>A review of the existing landscape character was carried out in order to identify those features that contribute to the current sense of place. This has been used to inform the indicative landscape mitigation plans (Figure 15.48 and 15.49 of the ES Volume 2 (document references 6.2.15.48 and 6.2.15.49)) reinstating landscape elements in keeping with the existing environment.</p> <p>The mitigation proposals have been developed to reduce impacts on landscape and develop mitigation and enhancement measures in keeping with the existing setting.</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>natural and local environment. Of relevance to the consideration of landscape and visual amenity impacts, this includes by:</p> <ul style="list-style-type: none"> 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); and 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. 	
<p>Section 15, para 172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within these designated areas should be limited. Planning</p>	<p>Careful consideration has been given in the LVIA to the impact on the setting of the National Park, particularly its Special Qualities, inter visibility and key views identified through the South Downs National Park View Characterisation and Analysis report.</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:</p> <ul style="list-style-type: none"> a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. 	
<p>Section 15, para 175 (c) addressed the importance of ancient woodland, development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.</p>	<p>There is no legislation specific to the preservation of Ancient Woodland, however, current guidance, as produced by Natural England and the Forestry Commission, November 2018 (https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#history) is considered as a material consideration when determining planning applications. As such Ancient Woodlands are offered protection under the National Planning Policy Framework. Policies relating directly to Ancient Woodland, and habitat loss are covered within Chapter 16 (Onshore Ecology) of the ES Volume</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
	1 (document reference 6.1.16). Policies relating to the cultural heritage, and setting of assets, is covered within Chapter 21 (Heritage and Archaeology) of the ES Volume 1 (document reference 6.1.21).
<p>Section 15 para 180 notes the importance of tranquillity and requires that planning policies and decisions aim to identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason. In addition consideration should be given to the impact of light pollution on dark landscapes and nature conservation.</p>	<p>Whilst the Converter Station Area is considered to fall within an intermediate to low value for tranquillity, values increase within the South Downs National Park. Tranquillity levels associated with the Converter Station Area are considered as being mixed - relatively tranquil given the absence of significant built form and mix of countryside - arable, pasture and woodland versus the presence of overhead lines immediately adjacent to Lovedean Substation.</p>

1.4. LOCAL POLICY

1.4.1.1. Policies of relevance to the LVIA at a local district, borough and city level and for the South Downs National Park, and covering all administrative areas within the Study Area, including:

- East Hampshire District Council;
- Havant Borough Council;
- Winchester City Council;
- Portsmouth City Council; and
- South Downs National Park.

1.4.2. EAST HAMPSHIRE DISTRICT COUNCIL

1.4.2.1. Policies which are relevant to the assessment of potential landscape and visual effects within EHDC's Local Plan (Part 1) Joint Core Strategy (2014) include:

- Policy CP19 Development in the Countryside;
- Policy CP20 Landscape;
- Policy CP21 Biodiversity;
- Policy CP28 Green Infrastructure; and
- Policy CP29 Design.

1.4.2.2. Policies which are relevant to the assessment of potential landscape and visual effects within EHDC's The Local Plan: Second Review (2006) Saved Policies include:

- Policy C6 Tree Preservation, Forestry Operations and Management Plans; and
- Policy UI1 New Utility Infrastructure in the Countryside.

Table 2 – East Hampshire District Council – Landscape and Visual Amenity Policies

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>East Hampshire District Local Plan: Joint Core Strategy, adopted June 2014, (East Hampshire District Council and South Downs National Park Authority, 2014)</p>	
<p>CP19 DEVELOPMENT IN THE COUNTRYSIDE</p> <p>The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6). Within the South Downs National Park the pursuit of National Park purposes will be paramount.</p>	<p>The Proposed Development would seek to protect the surrounding landscape character where feasible and reflect this through mitigation measures (refer to Figure 15.48 and Figure 15.49: Indicative landscape mitigation plans.).</p>
<p>CP20 LANDSCAPE</p> <p>The special characteristics of the district’s natural environment will be conserved and enhanced. New development will be required to:</p> <ul style="list-style-type: none"> a) conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan; b) protect and enhance local distinctiveness sense of place and 	<p>The Proposed Development would seek to protect the surrounding landscape character where feasible and reflect this through mitigation measures (refer to Figure 15.48 and Figure 15.49: Indicative landscape mitigation plans.).</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>tranquillity by applying the principles set out in the district’s Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;</p> <p>c) protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;</p> <p>d) protect and enhance natural and historic features which contribute to the distinctive character of the district’s landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;</p> <p>e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;</p> <p>f) maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure).</p> <p>Priority will be given to working with landowners and others in order to ensure that land management practices improve public access to the countryside, conserve and enhance valued landscapes of major importance for wild flora and fauna, and restore landscapes where valued features have been lost or degraded.</p>	
<p>CP21 BIODIVERSITY</p> <p>Development proposals must maintain, enhance and protect the District’s biodiversity and its surrounding environment.</p>	<p>Landscape mitigation measures will seek to improve connectivity and introduce complementary habitats within the immediate vicinity of the Converter Station (refer to Figure 15.48 and Figure</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>New development will be required to:</p> <p>b) extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees, rivers, river corridors and hedgerows, but which are not included in designated sites.</p> <p>c) contribute towards maintaining a district-wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. This will help to prevent the fragmentation of existing habitats and allow species to respond to the impacts of climate change by making provision for habitat adaptation and species migration. This is supported by Policy CP28 (Green Infrastructure) and the District's Green Infrastructure work.</p> <p>d) ensure wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided where possible or, if unavoidable, they are appropriately mitigated for, with compensatory measures only used as a last resort.</p> <p>e) protect and, where appropriate, strengthen populations of protected species;</p> <p>f) protect and enhance open spaces in accordance with the District's 'Open Space, Sports and Built Facilities Study', Policy CP17 (Protection of open space, sport & recreation) and Policy CP28 (Green Infrastructure). The provision of open space should be in advance of the relevant new developments being occupied.</p>	<p>15.49 indicative landscape mitigation plans.)</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>CP28 GREEN INFRASTRUCTURE</p> <p>Development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure. Development will need to take forward the objectives and priorities presented in the District’s Green Infrastructure Study and Strategy, the South Hampshire Green Infrastructure Strategy and its Implementation Framework and the avoidance and mitigation measures set out in the Joint Core Strategy’s Habitats Regulations Assessment. Account will also need to be taken of other relevant joint core strategy policies such as landscape, historic environment, biodiversity, flood risk and design. New green infrastructure must be provided either through on-site provision or financial contributions. The size of contribution will be linked to the scale of the development and the resulting new green infrastructure must be located as close as possible to the development it is intended to serve.</p>	<p>Landscape mitigation measures will seek to improve connectivity and introduce complementary habitats within the immediate vicinity of the Converter Station (refer to Figure 15.48 and Figure 15.49 indicative landscape mitigation plans).</p>
<p>CP29 DESIGN</p> <p>The District’s built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district’s towns, villages and countryside and must help to create places where people want to live, work and visit.</p> <p>New development will be required to:</p> <p>a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area’s particular</p>	<p>Inherent mitigation measures have been considered to integrate the Converter Station into its landscape setting and mitigate against visual impacts. Opportunities were explored initially for “off-site” mitigation and enhancement which has now been included within the Order Limits. Further detail on the design of the Converter Station is covered in the Design Principles and Design and Access Statement.</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>characteristics;</p> <p>b) take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park’s setting is affected;</p> <p>c) reflect national policies in respect of design, landscape, townscape and historic heritage;</p> <p>d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;</p> <p>e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;</p> <p>h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;</p> <p>j) embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;</p>	
<p>East Hampshire Local Plan, Second Review, Adopted 2006, (East Hampshire District Council, 2006)</p>	

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>POLICY C6 TREE PRESERVATION, FORESTRY OPERATIONS AND MANAGEMENT PLANS</p> <p>Planning permission will not be granted for development that would damage or destroy one or more trees protected by a tree preservation order or in a conservation area unless removal would be in the interests of good arboricultural practice.</p>	<p>Where feasible trees would be protected and in specific locations Horizontal Directional Drilling / Trenchless Techniques would be introduced refer to Appendix 16.3 (Arboriculture Report) of the ES Volume 3 (document reference 6.3.16.3).</p>
<p>POLICY U11 NEW UTILITY INFRASTRUCTURE IN THE COUNTRYSIDE</p> <p>The development of new utility infrastructure, including an extension to facilities or works, will be permitted if:</p> <ol style="list-style-type: none"> the proposal is an environmentally acceptable way of achieving the purpose of the development; the amenity of nearby occupiers is not harmed; measures to ameliorate the environmental impact of the development are incorporated in the proposal; and the traffic generated is of a type or amount appropriate to rural roads, and will not lead to unsustainable travel patterns nor require improvements which would harm the character of rural roads in the area. <p>If a countryside location is necessary or preferable for new facilities or works, then, wherever possible, use should be made of existing buildings and previously developed land. Where this is not possible, applicants may be requested to enter into a legal agreement requiring</p>	<p>Measures have been taken to mitigate against landscape and visual effects (refer to Figure 15.48 and Figure 15.49 indicative landscape mitigation plans.)</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
the removal of plant and equipment and the restoration of the site should the utility become surplus to requirements.	

1.4.3. HAVANT BOROUGH COUNCIL

- 1.4.3.1. Policies which are relevant to the assessment of potential landscape and visual effects within HBC's Core Strategy (2011) include:
- Policy CS13 Green Infrastructure;
 - Policy CS16 High Quality Design;
 - Policy CS21 Developer Requirements; and
 - Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features.
- 1.4.3.2. Policies which are relevant to the assessment of potential landscape and visual effects within HBC's Local Plan (Allocations) (2014) include:
- Policy AL2 Urban Area Boundaries & Undeveloped Gaps between Settlements; and
 - Policy AL8 Local Green Spaces.
- 1.4.3.3. Reference is also made to Havant Borough Council, Borough Design Guide SPD, December 2011.

Table 3 – Havant Borough Council – Landscape and Visual Amenity Policies

Policy	Significance of Impact of the Proposed Development on Policy Objective
Havant Borough Council Core Strategy, March 2011 Local Development Framework, (Havant Borough Council, 2011)	
<p>POLICY CS13 GREEN INFRASTRUCTURE</p> <p>Development will be permitted that:</p> <ol style="list-style-type: none"> 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. <p>Development proposals that adversely affect green infrastructure will not be permitted unless superior alternative provision can be provided or where it is part of a service provider's plans to provide improved local services in equally accessible locations. Green infrastructure sites will be allocated in the Development Delivery (Allocations) Plan.</p>	<p>It is assumed that there would only be phased temporary closure of PRoWs severed or intersected as a consequence of Onshore Cable Route installations.</p>
<p>POLICY CS16 HIGH QUALITY DESIGN</p>	<p>It is assumed all land would be reinstated following the</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:</p> <ol style="list-style-type: none"> 1. Responds to, draws inspiration from and respects local context and: <ol style="list-style-type: none"> a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site; b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest; c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors; d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking. 	<p>Onshore Cable Route installation, and vegetation replaced where feasible.</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>POLICY CS21 DEVELOPER REQUIREMENTS</p> <p>Development will be permitted if on-site and/or off-site infrastructure requirements are met.</p> <p>Where new or improved infrastructure is essential for planning permission to be granted the council will require the on-site or off site provision and/or contributions through planning obligations, agreements or tariffs in accordance with the relevant legislation for off-site provision. The need for contributions will depend on information and advice from infrastructure providers on the expected impacts of the development on all the infrastructure types.</p> <p>Where appropriate the council will seek on-site provision or financial contributions to ensure the timely off-site or on-site delivery of all types of infrastructure as detailed in Table 9.1 under the following headings:</p> <p>6. Green Infrastructure</p> <p>10. Public Realm</p> <p>Where on-site provision or financial contributions are made, arrangements for the ongoing maintenance of facilities will be required.</p> <p>Where the necessary contributions are not agreed by the developer, planning permission will be refused.</p>	<p>Initially “on and off-site” mitigation was proposed associated with the Converter Station this has now all been included within the Order Limits, elsewhere vegetation would be replaced (where feasible) where it has been lost as a consequence of the Onshore Cable Route installation (refer to Figure 15.48 and Figure 15.49: indicative landscape mitigation plans.)</p>
<p>POLICY DM8 CONSERVATION, PROTECTION AND</p>	<p>Initially “on and off-site” mitigation was proposed</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>ENHANCEMENT OF EXISTING NATURAL FEATURES</p> <p>Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:</p> <ol style="list-style-type: none"> 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality. 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival. 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments. 4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough. 	<p>associated with the Converter Station this has now all been included within the Order Limits, elsewhere vegetation would be replaced (where feasible) where it has been lost as a consequence of the Onshore Cable Route installation (refer to Figure 15.48 and Figure 15.49: indicative landscape mitigation plans.)</p>
<p>Havant Borough Local Plan (Allocations) Adopted Version, (Havant Borough Council, 2014)</p>	
<p>POLICY AL2 URBAN AREA BOUNDARIES AND UNDEVELOPED GAPS BETWEEN SETTLEMENTS</p> <p>The urban area boundaries for Emsworth, Havant and Bedhampton,</p>	<p>The gaps between settlements sits outside of the Proposed Development including the Onshore Cable Route.</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>Hayling Island, Leigh Park and Waterlooville are defined on the Policies Map.</p> <p>The Borough's undeveloped gaps are those areas between the urban area boundaries of Waterlooville, Leigh Park, Havant, Emsworth; together with the undeveloped gaps between them and neighbouring boundaries with Portsmouth, Winchester, East Hampshire and Chichester.</p> <p>Planning permissions will be granted for developments within the undeveloped gaps that help to define the separate identity of settlements and prevent their coalescence, and meets any of the following:</p> <ol style="list-style-type: none"> 1. Relates to small scale householder development. 2. Meets an overriding public need e.g. For community or recreation use, that cannot be accommodated elsewhere in the Borough. 3. Meets the policies for exceptional development in 'rural areas', set out in the NPPF. <p>Land outside the defined urban area on Hayling Island is 'non-urban' rather than undeveloped gap. Development of exceptional affordable housing in the non-urban areas of Hayling Island is not considered appropriate or necessary and is likely to be refused planning permission.</p>	
<p>POLICY AL8 LOCAL GREEN SPACES</p>	<p>It is assumed all land would be reinstated following the Onshore Cable Route installation, and vegetation</p>

Policy	Significance of Impact of the Proposed Development on Policy Objective
<p>Planning permission will be granted for development proposals that protect or enhance the Local Green Spaces, as shown on the Policies Map.</p> <p>Development proposals that would be harmful to these Local Green Spaces will not be permitted other than in very special circumstances.</p>	<p>replaced where feasible.</p>
<p>Havant Borough Council, Borough Design Guide SPD, (Havant Borough Council, December 2011)</p>	
<p>The Design Guide provides further detail to support Policy CS13; outlining seven principles of good design:</p> <ul style="list-style-type: none"> • Distinctive character • Ease of movement • Good legibility • Good continuity and enclosure • Good quality public realm • Diversity and detailing • Adaptability and sustainability <p>The document is aimed at development in urban areas.</p>	<p>It is assumed all land would be reinstated following the Onshore Cable Route installation, and vegetation replaced where feasible.</p>

1.4.4. WINCHESTER CITY COUNCIL

- 1.4.4.1. Policies which are relevant to the assessment of potential landscape and visual effects within WCC's Local Plan Part 1 Joint Core Strategy (2013) include:
- Policy MTRA4 Development in the Countryside;
 - Policy CP13 High Quality Design;
 - Policy CP15 Green Infrastructure;
 - Policy CP16 Biodiversity;
 - Policy CP18 Settlement Gaps
 - Policy CP19 South Down National Park – Heritage and Landscape Character;
 - Policy CP20 Heritage and Landscape Character; and
- 1.4.4.2. Policies which are relevant to the assessment of potential landscape and visual effects within WCC's Local Plan Part 2 Development Management and Site Allocations (2017) include:
- Policy DM15 Local Distinctiveness;
 - Policy DM17 Site Development Principles;
 - Policy DM23 Rural Character;
 - Policy DM 24 Special Trees, Important Hedgerows and Ancient Woodlands; and
 - Policy DM25 Historic Parks and Gardens.
- 1.4.4.3. Policies which are relevant to the assessment of potential landscape and visual effects within WCC's Local Plan Review (2006) include:
- Policy DP4 Landscape and the Built Environment;
 - Policy DP11 Un-Neighbourly Uses;
 - Policy DP14 Public Utilities;
 - Policy CE2 Local Gaps; and
 - Policy HE4 Development in Conservation Areas.
- 1.4.4.4. High Quality Places SPDs, adopted 2015 seeks to outline principles of good design in urban areas. Whilst the Proposed Development falls outside an urban environment, some of the principles referred to in the Table below are beneficial.

Table 4 – Winchester City Council – Landscape and Visual Amenity Policies

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>Winchester District Local Plan Part 1 Joint Core Strategy, adopted March 2013, (Winchester City Council and South Downs National Park, 2013)</p>	
<p>POLICY MTRA 4 - DEVELOPMENT IN THE COUNTRYSIDE</p> <p>In the countryside, defined as land outside the built-up areas of Winchester, Whiteley and Waterlooville and the settlements covered by MTRA 2 and 3 above, the Local Planning Authority will only permit the following types of development:</p> <ul style="list-style-type: none"> • development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or <ul style="list-style-type: none"> ○ proposals for the reuse of existing rural buildings for employment, ○ tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or ○ expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting 	<p>The Converter Station /part of the Converter Station Area and part of the Onshore Cable Route would lie within WCC, careful consideration will be given to the impact on landscape character of the area through the design and mitigation proposed. Land associated with the Onshore Cable Route would be reinstated after installation and where feasible affected vegetation replaced. In specific locations Horizontal Directional Drilling ('HDD') is proposed.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>and countryside location; or</p> <ul style="list-style-type: none"> o small scale sites for low key tourist accommodation appropriate to the site, location and the setting. <p>Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.</p>	
<p>POLICY CP13 - HIGH QUALITY DESIGN</p> <p>New development will be expected to meet the highest standards of design. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) should demonstrate that:</p> <ul style="list-style-type: none"> • an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context; • the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character; • the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and 	<p>Consideration has been given to the constraints and opportunities of the Converter Station / Converter Station Area and its immediate surroundings and these have informed a set of Parameter Plans (document reference 2.6), Design Principles and landscape design principles as well as indicative landscape mitigation plans (Figures 15.48 and 15.49).</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>within the development, to encourage their use;</p> <ul style="list-style-type: none"> the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity; measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions. 	
<p>POLICY CP15 - GREEN INFRASTRUCTURE</p> <p>The Local Planning Authority will support development proposals which:</p> <ul style="list-style-type: none"> maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a District and sub regional level, including strategic blue and green corridors and spaces, as illustrated on Map 9 particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area; provide a net gain of well managed, multifunctional green infrastructure, in accordance with the categories and standards specified in Policy CP7 and appropriate for the scale of development, through on-site provision which: addresses deficits in local green infrastructure provision where 	<p>The Proposed Development would result in temporary effects on PRow through diversions resulting from construction works associated with the trenching of cables. Mitigation measures would reduce the visual impact of the Access Road and Converter Station on visual receptors utilising routes.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>appropriate;</p> <ul style="list-style-type: none"> • integrates with the green network/grid identified at the District and sub-regional level (as illustrated on Map 9); provides a high quality public realm for the local community; • encourages public access to and within the natural environment where appropriate; • allows for adaptation to climate change; • is well planned to allow cost effective ongoing management of the GI; • links areas of biodiversity; • is provided at the earliest feasible stage. <p>Where on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site by site basis.</p>	
<p>Policy CP16 - Biodiversity</p> <p>The Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following:</p> <ul style="list-style-type: none"> • protecting sites of international, European, and national importance, and local nature conservation sites, from 	<p>The Proposed Development seeks to enhance biodiversity through a number of landscape mitigation measures introducing a variety of habitats adjacent to and around the Converter Station (refer to Figure 15.48 and Figure 15.49 indicative landscape mitigation plans.</p> <p>Measures would be taken to protect existing</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>inappropriate development.</p> <ul style="list-style-type: none"> • supporting habitats that are important to maintain the integrity of European sites. • new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas. • new development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species. • maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change. • supporting and contributing to the targets set out in the District’s Biodiversity Action Plan (BAP) for priority habitats and species. 	<p>woodland, ancient woodland and hedgerows from construction activities.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to take account of evidence and relevant assessments or surveys.</p>	
<p>POLICY CP18 - SETTLEMENT GAPS</p> <p>The Local Planning Authority will retain the generally open and undeveloped nature of the following defined settlement gaps:</p> <p>Denmead – Waterlooille</p> <p>Within these areas only development that does not physically or visually diminish the gap will be allowed.</p>	<p>There would be temporary impacts on the Local Gap between Denmead – Waterlooille resulting from the construction of the Onshore Cable Route.</p> <p>Land associated with the Onshore Cable Route would be reinstated after installation and where feasible affected vegetation replaced. In specific locations HDD is proposed.</p>
<p>POLICY CP19 - SOUTH DOWNS NATIONAL PARK</p> <p>New development should be in keeping with the context and the setting of the landscape and settlements of the South Downs National Park. The emphasis should be on small-scale proposals that are in a sustainable location and well designed. Proposals which support the economic and social well being of the National Park and its communities will be encouraged, provided that they do not conflict with the National Park’s purposes.</p> <p>Development within and adjoining the South Downs National Park which would have a significant detrimental impact to the rural character and setting of settlements and the landscape should not be permitted unless it can be demonstrated that the proposal is of overriding national importance, or its impact can be mitigated.</p>	<p>The Proposed Development would conflict with small scale developments in terms of its size. Mitigation measures seek to reduce its impact on visual amenity and landscape character.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>POLICY CP20 - HERITAGE AND LANDSCAPE CHARACTER</p> <p>The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings. These may be designated or undesignated and include natural and man-made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and archaeology. Particular emphasis should be given to conserving:</p> <ul style="list-style-type: none"> • recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance; • local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting. 	<p>It is not considered in the context of surrounding topography that the character and visual amenity of Conservation Areas would be affected. The LVIA considers the impact of the Proposed Development on landscape character and has drawn on heritage assets within the defined study areas to inform landscape value.</p>
<p>Winchester District Local Plan Part 2 Development Management and Site Allocations, adopted March 2017 (Winchester City Council and South Downs National Park, 2017)</p>	
<p>POLICY DM15 – LOCAL DISTINCTIVENESS</p> <p>Developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals which</p>	<p>Through the LVIA, the Proposed Development considers the landscape character and visual amenity which contribute to the local area.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>accord with the Development Plan will be permitted where they conserve or enhance:</p> <ul style="list-style-type: none"> i. the landscape and townscape framework, including the 'key characteristics' identified in local Character Assessments and adopted Design Statements; ii. open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets; iii. recognised public views, features or skylines; iv. the special qualities of Conservation Areas and historic landscapes; v. trees, hedgerows, water features and corridors which contribute to local distinctiveness. <p>Regard will be had to the cumulative effects of development on the character of an area.</p>	
<p>POLICY DM17 – SITE DEVELOPMENT PRINCIPLES</p> <p>New development, alterations and changes of use should be satisfactory in terms of their impact, both on and off site. Development which accords with the Development Plan will be permitted where it:</p> <ul style="list-style-type: none"> ii. does not have unacceptable effects on ecosystems services, key townscape or landscape characteristics, or on heritage assets; vi. provides sufficient amenity and recreational space for users; vii. does not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being 	<p>The LVIA considers landscape characteristics and visual impact on adjacent properties within a 1.2 km study area. In terms of lighting, the visual impact of the Converter Station on the South Downs National Park ('SDNP') was not assessed as agreed. Proposals are for an unmanned unlit Converter Station where lights would only be used in the event of an emergency.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>overbearing;</p> <p>ix. provides only for lighting that is not visually intrusive on the surrounding area.</p>	
<p>POLICY DM23 – RURAL CHARACTER</p> <p>Outside defined settlement boundaries, development proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.</p> <p>The following factors will be taken into account when considering the effect on the rural character and sense of place:</p> <p>Visual - intrusion should be minimised, including the effect on the setting of settlements, key features in the landscape, or heritage assets. The cumulative impact of developments will be considered, including any ancillary or minor development that may occur as a result of the main proposal.</p> <p>Physical – developments will be encouraged to protect and enhance the key characteristics of the landscape and should avoid the loss of key features or the introduction of elements that detract from the special qualities of the place. Any re-modelling of the landscape will also be taken into account.</p> <p>Tranquillity – developments should not have an unacceptable effect on</p>	<p>The Proposed Development would generate an impact on the rural character of the area and sense of place which has been considered as part of the LVIA. Inherent mitigation measures associated with the Converter Station Area seek to minimise visual intrusion and protect (where feasible) and enhance local landscape character. Impacts on tranquillity associated with noise are considered in Chapter 24 (Noise and Vibration) of the ES Volume 1 (document reference 6.1.24).</p> <p>Land associated with the Onshore Cable Route would be reinstated after installation and where feasible, affected vegetation replaced. In specific locations HDD is proposed.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>the rural tranquillity of the area, including the introduction of lighting or noise occurring as a result of the development, taking account of the relative remoteness and tranquillity of the location. New lighting will generally not be permitted in unlit areas and the type, size, design and operation of any lighting may be controlled where necessary by the use of conditions.</p> <p>Developments should not detract from the enjoyment of the countryside from the public realm or public rights of way.</p> <p>The volume and type of traffic generated by the development will be assessed along with the ability of rural roads to accept increased levels of traffic without alterations that would harm their rural character.</p> <p>Domestic extensions should be proportionate in size to the existing dwelling and generally be subordinate to it, as should annexes and other ancillary development. Extensions should generally reflect the character of the existing dwelling unless the existing character is not considered worthy of retention. Replacement dwellings should not be disproportionately larger than the one being replaced.</p>	
<p>Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands</p> <p>Development should not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term.</p> <p>Management schemes should be developed, as appropriate, to ensure</p>	<p>Proposals seek to protect ancient woodland on site and hedgerows (where feasible) in order to accommodate the Converter Station.</p> <p>Land associated with the Onshore Cable Route would be reinstated after installation and where feasible affected vegetation replaced. In specific locations HDD is proposed to protect existing</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
the long term protection of these special features and their setting.	vegetation.
<p>Policy DM25 – Historic Parks and Gardens</p> <p>Development which accords with the Development Plan will be permitted provided it does not have a detrimental impact on the historic significance or distinctive character and appearance of a park, garden, cemetery or battlefield of special historic interest or its setting (as identified on National or Local Registers) or results in the loss or deterioration of associated designated and undesignated heritage assets.</p>	<p>The LVIA considers that the Proposed Development would not impact on any historic parks or gardens.</p>
Winchester City Council Local Plan Review, adopted 2006, (Winchester City Council, 2006)	
<p>Policy DP4 Landscape and the Built Environment</p> <p>In order to maintain or enhance the District’s townscape and landscape, development will not be permitted where it would detract from, or result in the loss of:</p> <ul style="list-style-type: none"> (i) important public views and skyline features, both in the immediate vicinity and long-range, where site analysis identifies these as being of recognised importance; (ii) slopes; (iii) trees and hedgerows; (iv) open areas important to the townscape or the setting of buildings, including Listed Buildings; 	<p>The Converter Station lies within WCC. Careful consideration has been given to the impact on visual amenity and landscape character of the area including specific features as well as experiential and perceptual characteristics. Mitigation measures seek to minimise landscape and visual impacts refer to Figures 15.48 and 15.49.</p> <p>Land associated with the Onshore Cable Route would be reinstated after installation and where feasible affected vegetation replaced. In specific locations HDD is proposed.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>(v) the landscape framework, including those ‘key characteristics’, landscape and built form strategies listed at Appendix 2;</p> <p>(vi) water features, river corridors and other waterside areas;</p> <p>(vii) areas of ecological importance.</p> <p>Proposals in areas with special landscape designations, such as the East Hampshire Area of Outstanding Natural Beauty should, in particular, avoid harm to, and be in sympathy with, both the immediate and wider landscape setting.</p>	
<p>POLICY DP11 UN-NEIGHBOURLY USES</p> <p>Development which would create, consolidate or expand noisy or noxious uses, or which would generate volumes or types of traffic unsuited to the local area will not be permitted. Exceptionally, if such development needs to be provided in a local area, it may be permitted where it can be designed to the satisfaction of the Local Planning Authority, and is:</p> <p>(i) remote from existing housing or other pollution-sensitive development;</p> <p>(ii) well screened by landform or vegetation that will withstand the pollution;</p> <p>(iii) accessed by a means suitable for heavy vehicles;</p> <p>(iv) capable of containing the land use within a defined area.</p>	<p>Mitigation measures associated with the Converter Station seek to provide screening through a combination of reprofiling landforms and planting refer to Figure 15.48 and Figure 15.49.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>POLICY DP14 PUBLIC UTILITIES</p> <p>Public utilities or radio and telecommunications development will be permitted (where planning permission or ‘prior approval’ is required), provided that:</p> <ul style="list-style-type: none"> (i) alternative sites have been examined and there is evidence that these are not suitable or not available; (ii) where technically possible, existing buildings, structures, apparatus and/or sites are shared; (iii) having regard to essential operational requirements, the impact is minimised by appropriate routing, siting, materials and colour, particularly where development would affect listed buildings, Conservation Areas, the East Hampshire Area of Outstanding Natural Beauty, or sites of archaeological or ecological importance. Proposals that harm sensitive environments or the amenities of a residential area will not be permitted; (iv) where viable, all cables and pipelines are placed underground, having regard to any archaeological or ecological constraints; (v) where appropriate, a satisfactory landscaping/restoration scheme is included, including provision for management. 	<p>Mitigation measures associated with the Converter Station seek to provide screening through a combination of reprofiling landforms and planting in the form of indicative landscape mitigation plans and an Outline Landscape and Biodiversity Strategy (document reference 6.10).</p>
<p>POLICY CE2 LOCAL GAPS</p> <p>Development that would physically or visually diminish a Local Gap and thus undermine its function will not be permitted. The following Local</p>	<p>There would be temporary impacts on the Local Gap between Denmead – Waterlooville resulting from the construction of the Onshore Cable Route.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>Gaps are defined on the Proposals and Inset Maps:</p> <ul style="list-style-type: none"> • Denmead – Waterloooville 	<p>Land associated with the Onshore Cable Route would be reinstated after installation and where affected vegetation replaced. In specific locations HDD is proposed.</p>
<p>POLICY HE4 DEVELOPMENT IN CONSERVATION AREAS</p> <p>New development which would detract from the immediate or wider landscape setting of any part of a Conservation Area will not be permitted. Particular attention should be paid to conserving attractive views out of and into the area, including those from more distant/higher vantage points. Opportunities should be taken to improve views that detract from the appearance of the area.</p>	<p>It is not considered in the context of surrounding topography that the character and visual amenity of Conservation Areas would be affected. The LVIA considers the impact of the Proposed Development on landscape character and has drawn on heritage assets within the defined study areas to inform landscape value.</p>
<p>High Quality Places, SPD, adopted March 2015, (Winchester City Council, 2015)</p>	
<p>The High Quality Places SPD applies to the area of Winchester District which lies outside the South Downs National Park and identifies design criteria against which planning applications in the area will be assessed and provides further detailed design guidance to encourage high quality design which takes into account local distinctiveness and sustainable design principles.</p> <p>Part 6 of the High Quality Places SPD outlines the criteria for creating High Quality Building with summary of guidelines listed as below:</p> <ul style="list-style-type: none"> • HQB1 – be high quality and well designed • HQB2 – respond positively to the character of the area in 	<p>Mitigation measures detailing the design of the Converter Station are covered in the Parameter Plans, Design Principles and Design and Access Statement supporting the Application.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>terms of scale and massing</p> <ul style="list-style-type: none"> HQB8 – ensure that the roof design, including the roof shape, roofline, and scale and massing of the roof, is well related to the design and character of the building, and sensitively related to the context. <p>Part 7 of the High Quality Places SPD outlines the criteria for external finishing materials and detailing with summary of guidelines listed as below:</p> <ul style="list-style-type: none"> MD1 – utilise high quality materials and detailing, which should be well related to the context and reinforce the overall design concept for the development MD2 – have regard to the sustainability credentials of the materials used, and utilise sustainable options wherever possible MD5 – where contemporary materials are used, ensure these are high quality and sensitively related to the context MD6 – in relation to roofing materials, high quality external finishing materials should be utilised MD7 – in the case of boundary structures, the materials or planting used should accord with the overall design for the development and create a successful interface with the public 	

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>realm</p> <ul style="list-style-type: none"> MD8 – in relation to hard surfaces, the materials used should be high quality, consistent with the overall design of the development and facilitate sustainable drainage. 	

1.4.5. PORTSMOUTH CITY COUNCIL

- 1.4.5.1. Policies which are relevant to the assessment of potential landscape and visual effects within PCC's The Portsmouth Plan Core Strategy (2012) include:
- Policy PCS9 The Seafront;
 - Policy PCS13 A Greener Portsmouth; and
 - Policy PCS23 Design and Conservation.
- 1.4.5.2. Saved policies which are relevant to the assessment of potential landscape and visual effects within PCC's Portsmouth City Local Plan 2001 – 2011 (2006) include:
- Policy LH2 Langstone Harbour Coastal Zone.
- 1.4.5.3. In addition, Supplementary Planning Documents ('SPD') of relevance include Eastney Beach Habitat Restoration and Management Plan, SPD (2014) and Seafront Masterplan, SPD (2013). The latter is under review and consultations took place between February to March 2019.

Table 5 – Portsmouth City Council – Landscape and Visual Amenity Policies

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
The Portsmouth Plan – Portsmouth’s Core Strategy, adopted January 2012, (Portsmouth City Council, 2012)	
<p>POLICY PCS9 THE SEAFRONT</p> <p>New development will contribute to the revitalisation of the seafront, tourism and the wider regeneration strategy for Portsmouth. This will be achieved by:</p> <ul style="list-style-type: none"> • Protecting the open nature of the area around the Common and other undeveloped areas, and improving the quality of the open spaces • Protecting the nature conservation value at Eastney Beach • Improving the quality of the promenade including enhanced maintenance, reducing clutter and physical barriers where appropriate and ensuring that any new or enhanced sea defences integrate sensitively with the local environment • Using CIL to part fund environmental improvements 	<p>The Proposed Development at Eastney would result in construction, operational and decommissioning impacts associated with two ORS refer to Parameter Plans (document reference 2.11) and landscape mitigation measures Figure 15.50 of the ES Volume 2 (document reference 6.2.15.50) indicative landscape mitigation plan for the Landfall.</p> <p>Based on an agreed study area it is considered that whilst the study area covers a 300 m radius from the Landfall consideration of seascape effects was not required on the basis impacts would be localised and concentrated within the Fort Cumberland car park at Eastney and surrounding roads impacted by the installation of the Onshore Cable Route.</p>
<p>POLICY PCS13 A GREENER PORTSMOUTH</p> <p>The city council will work collaboratively to protect, enhance and develop the green infrastructure network in the following ways:</p> <p>Protect green infrastructure by:</p>	<p>The Proposed Development at Eastney would result in construction, operational and decommissioning impacts associated with two ORS refer to Parameter Plans and landscape mitigation measures Figure</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<ul style="list-style-type: none"> Refusing planning permission for proposals which would result in the net loss of existing areas of open space, as shown on map 21, and those which would compromise the overall integrity of the green infrastructure network in the city, unless there are wider public benefits from the development which outweigh the harm. Ensuring that development retains and protects the biodiversity value of the development site and produces a net gain in biodiversity wherever possible. Any unavoidable negative impacts on biodiversity as a result of development should be appropriately mitigated. Ensuring that development is informed and influenced by the presence of trees on site, particularly those protected by a TPO or within a conservation area. If the removal of any tree is unavoidable because it would be in best arboricultural practice a replacement tree of at least equal value to that lost should be planted on site unless it is shown to be impractical to do so. <p>Enhance green infrastructure by:</p>	<p>15.50 indicative landscape mitigation plan for the Landfall.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<ul style="list-style-type: none"> • Improving the quality and multifunctionality of the city’s green infrastructure assets, particularly those of low value, so that they cater for the needs of wildlife and a broad section of the community; • Working to improve linkages in the green grid wherever possible by improving accessibility to parks and gardens by foot, cycle and public transport and providing wildlife corridors; • Ensuring the highest play value of sites, whether they are designed specifically for play or whether they are shared open space for the whole community; • Encouraging the provision of green roofs and green walls where appropriate as part of meeting the requirements of PCS15 Sustainable Design and Construction; and • Improving Southsea seafront for recreational users, visitors and wildlife. 	
<p>POLICY PCS23 DESIGN AND CONSERVATION</p> <p>All new development must be well designed and, in particular, respect the character of the city.</p> <p>The following will be sought in new development:</p>	<p>The Proposed Development at Eastney would result in construction, operational and decommissioning impacts associated with two ORS refer to Parameter Plans and landscape mitigation measures Figure 15.50 indicative landscape mitigation plan for the</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<ul style="list-style-type: none"> • Excellent architectural quality in new buildings and changes to existing buildings • Delight and innovation • Public and private spaces that are clearly defined, as well as being safe, vibrant and attractive • Development that relates well to the geography and history of Portsmouth, particularly the city's conservation areas (see map 26), listed buildings, locally listed buildings and scheduled ancient monuments • Protection and enhancement of the city's historic townscape and its cultural and natural heritage, in particular its links to the sea • Appropriate scale, density, layout, appearance and materials in relation to the particular context • Protection and enhancement of the city's important views and settings of key buildings across the sea, harbours and from Portsdown Hill • Creation of new views and juxtapositions that add to the variety and texture of a setting • Flexibility to respond to future changes in use, lifestyle and 	<p>Landfall.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>demography</p> <ul style="list-style-type: none"> • Promotion and encouragement of public art • Car parking and cycle storage should be secure, well designed, integral to the scheme and convenient to users • Active street frontages in town centre uses • Consideration of how to reduce crime through design • Accessibility to all users • Protection of amenity and the provision of a good standard of living environment for neighbouring and local occupiers as well as future residents and users of the development. 	
<p>Portsmouth Local Plan 2001-2011, adopted July 2006 and amended July 2007, July 2009 and January 2012, (Portsmouth City Council)</p>	
<p>POLICY LH2 LANGSTONE HARBOUR COASTAL ZONE</p> <p>Proposals for development within the defined Langstone Harbour Coastal Zone must have regard to the following:</p>	<p>The Proposed Development at Eastney would result in construction, operational and decommissioning impacts associated with two ORS refer to Parameter Plans and landscape mitigation measures Figure 15.50 indicative landscape mitigation plan for the Landfall.</p> <p>Based on an agreed study area it is considered that whilst the study area covers a 300 m radius from the</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<ul style="list-style-type: none"> • • coastal setting and landscape; • • public access to the waterfront; • • navigation within the harbour; • • nature conservation interests. 	<p>Landfall impacts would be localised and concentrated within the Fort Cumberland car park at Eastney and surrounding roads impacted by the installation of the Onshore Cable Route, therefore no assessment has been undertaken of the impacts on Langstone Harbour coastal zone and the impact on construction works associated with the Onshore Cable Route would be temporary in nature.</p>
<p>Eastney Beach Habitat Restoration and Management Plan SPD, adopted 2 December 2014, (Portsmouth City Council, 2014)</p>	
<p>Eastney Beach is a designated Local Wildlife Site, home to vegetated shingle, a priority habitat. The SPD seek to protect and enhance the seafront and links with proposals in the Seafront Masterplan.</p>	<p>The Onshore Cable Route would be HDD under Eastney Beach and in this area there would be no above ground features after construction has been completed.</p>
<p>Seafront Masterplan SPD, adopted 2013, (Portsmouth City Council, 2013)</p>	
<p>The Seafront Masterplan seeks to guide improvements to the area and contains a number of proposals as well as further guidance on how PCS 9 should be implemented. The extent of the seafront masterplan includes the site red line boundary to the east. Overall aims of relevance include:</p> <ul style="list-style-type: none"> • <i>“undertake high quality improvements to the public realm, including clearer signage and information, lighting and public</i> 	<p>The Onshore Cable Route would be HDD under Eastney Beach and in this area there would be no above ground features after construction has been completed.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p><i>art;</i></p> <ul style="list-style-type: none"> • <i>improve connections between the Seafront and other parts of the city and increase the number of people using public transport, walking and cycling to access the Seafront;</i> • <i>reinforce the individual roles of the different character areas that make up the Seafront, and</i> • <i>raise awareness of the rare and valuable habitat located at Eastney Beach and protect and manage this important natural resource.”</i> <p>Objectives of relevance within the masterplan include:</p>	

- *“ensuring that the design of new attractions and public spaces is distinctive and of a high quality, and that it is sensitive to, and enhances, the character of the area;*
- *conserving and enhancing the Seafront’s historic environment and heritage assets;*
- *strengthening routes between Old Portsmouth and Eastney Beach, and to other parts of the city;*
- *protecting the open nature of Southsea Common and other public spaces, and the valuable wildlife habitat at Eastney Beach”*

The Seafront is divided into a number of character areas. The site boundary falls within Eastney Beach. The character area is described as “quieter and less developed than the other five character areas that make up the Seafront, and provides an opportunity for visitors to ‘escape’. New development and public realm improvements in this area must not detract from the ‘informal’ and tranquil atmosphere that visitors so highly value.

Other than the opportunities relating to the following, additional proposals for kiosks / concessions in this area would not be supported.

- St George Road gateway,
- Royal Marines Museum,
- Eco Café / Watersports Hub and surrounds,
- Eastney beach huts and boardwalks

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<ul style="list-style-type: none"> • Eastney swimming pool • Fort Cumberland and surrounds • Ferry Road <p>This document is now under review.</p>	

1.4.6. SOUTH DOWNS NATIONAL PARK

1.4.6.1. Although the Proposed Development is not located within South Downs National Park, but it lies in close proximity of SDNP. The Policies which are relevant to the assessment of potential landscape and visual effects within SDNP Local Plan Adopted (2019) include:

- Strategic Policy SD4 Landscape Character;
- Strategic Policy SD5 Design;
- Strategic Policy SD6 Safeguarding Views;
- Strategic Policy SD7 Relative Tranquillity;
- Strategic Policy SD8 Dark Night Skies; and
- Strategic Policy SD45: Green Infrastructure.

Table 6 – South Downs National Park – Landscape and Visual Amenity Policies

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
South Downs National Park Local Plan, adopted 2019, (South Downs National Park Authority, 2019)	
<p>STRATEGIC POLICY SD4: LANDSCAPE CHARACTER</p> <p>1. Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:</p> <ul style="list-style-type: none"> a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located; b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape; c) They will safeguard the experiential and amenity qualities of the landscape; d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of green infrastructure and uses native species, unless there are appropriate and justified reasons to select non-native species. <p>3. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.</p> <p>4. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.</p>	<p>Whilst the Proposed Development does not sit within the SDNP measures would be taken through mitigation to reflect and enhance the local landscape character where feasible and improve its landscape condition refer to indicative landscape mitigation plans Figure 15.48 and 15.49 and associated landscape design principles. Parameter Plans, Design Principles and the Design and Access Statement provide further details on the siting and design of the Converter Station.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>5. The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.</p>	
<p>STRATEGIC POLICY SD5: DESIGN</p> <p>1. Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:</p> <ul style="list-style-type: none"> a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context; b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect green infrastructure; c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern. d) Create high-quality, clearly defined public and private spaces within the public realm; e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances green infrastructure, and is consistent with local character; f) Utilise architectural design which is appropriate and sympathetic to its 	<p>Whilst the Proposed Development does not sit within the SDNP a landscape led approach has been taken to integrate the Converter Station into its surroundings considering connectivity to surrounding landscapes and sense of place refer to indicative landscape mitigation plans mitigation plans Mitigation Plans - Figure 15.48 and 15.49 and associated landscape design principles as well as Parameter Plans, Design Principles and the Design and Access Statement which provide further details on the siting and design of the Converter Station.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;</p> <p>g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;</p> <p>h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;</p> <p>i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;</p> <p>j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and</p> <p>k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.</p>	
<p>STRATEGIC POLICY SD6: SAFEGUARDING VIEWS</p> <p>1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.</p> <p>2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed</p>	<p>Whilst the Proposed Development lies outside the SDNP, the LVIA, landscape mitigation measures and the design of the Converter Station have been mindful of the impacts on visual amenity and specific views long, middle and short distance views including from the Monarch's Way to the north of the Converter Station refer to indicative landscape mitigation plans - Figure 15.48 and</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>Characterisation Study:</p> <ul style="list-style-type: none"> a) Landmark views to and from viewpoints and tourism and recreational destinations; b) Views from publically accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park; c) Views from public rights of way, open access land and other publically accessible areas; and d) Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation and Analysis Study, heritage assets (either in view or the view from) and biodiversity features. <p>3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.</p>	<p>15.49, landscape design principles as well as Parameter Plans, Design Principles and the Design and Access Statement which provide further details on the siting and design of the Converter Station.</p>
<p>STRATEGIC POLICY SD7: RELATIVE TRANQUILLITY</p> <p>1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts:</p> <ul style="list-style-type: none"> a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals; 	<p>Whilst the Proposed Development sits outside the SDNP mitigation measures have sought to minimise noise through internal design measures covered by Chapter 24 (Noise and Vibration). Levels of tranquillity are mixed and findings detailed in Appendix 15.5 (South Downs National Park) of the ES Volume 3 (document reference 6.3.15.5).</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and</p> <p>c) Experience of users of the Public Right of Way network and other publicly accessible locations.</p> <p>2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.</p> <p>3. Development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist.</p>	
<p>STRATEGIC POLICY SD8: DARK NIGHT SKIES</p> <p>1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.</p> <p>2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:</p> <p>a) The installation of lighting is avoided;</p> <p>b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:</p> <p>i. any adverse impacts are avoided; or</p>	<p>The Converter Station and Converter Station Area would be a dark site, with emergency lighting that would only be used in exceptional circumstances. Whilst reference is made to Dark Night Skies it is considered that the effect would be negligible and this has been scoped out of the assessment.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>ii. if that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.’</p> <p>3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below.</p>	
<p>STRATEGIC POLICY SD45: GREEN INFRASTRUCTURE</p> <p>1. Development proposals will be permitted where they demonstrate that they:</p> <ul style="list-style-type: none"> a) Maintain or enhance green infrastructure assets, green infrastructure links and the overall green infrastructure network; and b) Provide new green infrastructure, or improvements to existing green assets and green linkages, which are integrated into the development design, that meets the needs of communities both within and beyond the site’s boundaries. <p>2. Green Infrastructure proposals must contribute to multifunctional landscapes which:</p> <ul style="list-style-type: none"> a) Strengthen connectivity and resilience of ecological networks; b) Incorporate green infrastructure measures that are appropriate to the type and context of the development proposal as part of an overall landscape design; c) Maximise opportunities to mitigate, adapt and improve resilience to climate change; 	<p>Whilst not in the SDNP the Proposed Development seeks to protect the visual amenity of PRoW close to the site through the retention (where feasible) of existing hedgerows and enhancement of hedgerows in specific locations.</p>

Policy and relevant clauses	Significance of Impact of the Proposed Development on Policy Objective
<p>d) Maximise opportunities for cycling and walking, including multi user routes and, where possible, facilitate circular routes; and</p> <p>e) Support health and wellbeing and improve opportunities for understanding and enjoyment of the National Park and its special qualities.</p> <p>3. Development proposals that will harm the green infrastructure network must incorporate measures that sufficiently mitigate or offset their effects.</p> <p>4. Where appropriate, the Authority will seek to secure via planning condition or legal agreement provision for the future management and/or maintenance of green infrastructure.</p>	

REFERENCES

- (‘ELC’) Council of Europe. (2000). European Landscape Convention .
- (CRoW) HM Government. (2000). Countryside and Rights of Way Act.
- Department for Energy and Climate Change (DECC). (2011). National Planning Policy Statement for Energy (‘EN-1’).
- East Hampshire District Council. (2006). East Hampshire Local Plan, Second Review.
- East Hampshire District Council and South Downs National Park Authority. (2014). East Hampshire District Local Plan: Joint Core Strategy.
- Havant Borough Council. (2011). Core Strategy, March 2011 Local Development Framework.
- Havant Borough Council. (2014). Havant Borough Local Plan (Allocations) Adopted Version.
- Havant Borough Council. (December 2011). Borough Design Guide SPD.
- Ministry of Housing, Communities and Government. (February 2019). National Planning Policy Framework .
- Portsmouth City Council. (2012). The Portsmouth Plan – Portsmouth’s Core Strategy.
- Portsmouth City Council. (2013). Seafront Masterplan SPD.
- Portsmouth City Council. (2014). Eastney Beach Habitat Restoration and Management Plan SPD.
- Portsmouth City Council. (n.d.). Portsmouth Local Plan 2001-2011.
- South Downs National Park Authority. (2019). South Downs National Park Local Plan.
- Winchester City Council. (2006). Winchester City Council Local Plan Review.
- Winchester City Council. (2015). High Quality Places, SPD.
- Winchester City Council and South Downs National Park. (2013). Winchester District Local Plan Part 1 Joint Core Strategy.
- Winchester City Council and South Downs National Park. (2017). Winchester District Local Plan Part 2 Development Management and Site Allocations .

