

LAND EAST OF POSBROOK LANE, TITCHFIELD

**Landscape and Visual Impact Assessment of a
Proposed Outline Application for up to 57 Dwellings**
Prepared for: Foreman Homes

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1.0 INTRODUCTION

SLR Consulting Ltd (SLR) was instructed by Foreman Homes to undertake a Landscape and Visual Impact Assessment (LVIA) of a proposed development of up to 57 homes, together with associated parking, landscaping and access from Posbrook Lane, Titchfield. The purpose of this report is to identify the potential landscape and visual effects of the proposed development. In addition, this report also considers the potential effects of the development upon the functionality of the Strategic Gap designation.

The findings of this assessment have been based upon the masterplan produced by HGP Architects (Drawing No. Ref: 16.092.02 revision J) which accompanies the outline application.

1.1 Methodology

This assessment has been carried out by experienced Chartered Landscape Architects in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment). A full method statement is included at Appendix A. Judgements have been discussed and agreed with other experienced Landscape Architects in accordance with best practice.

The assessment is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as site assessments carried out in January, February and November 2018, as well as September 2019. Assessments have therefore been carried out in both summer and winter seasons, with deciduous shrubs and trees with and without foliage.

In accordance with the methodology in Appendix A this is not an EIA development and consequently significant effects are not identified. However, substantial and substantial/medium effects can be considered to have additional weight in the planning balance.

1.2 Study Area

The study area (which is larger than the potential area of visibility for the purposes of providing landscape context) is illustrated on drawing PLR1. The study area was identified through desk top analysis and by field survey.

2.0 PLANNING CONTEXT

2.1 National Policy: National Planning Policy Framework (NPPF)

Paragraph 7 of the NPPF states that the purpose of the planning system is to “contribute to the achievement of sustainable development”. Paragraph 8 states that in order to achieve sustainable development the planning system has economic, social and environmental objectives. At paragraph 8(c), under environmental objective, it is stated that the planning system should “contribute to protecting and enhancing or natural, built and historic environment”.

NPPF paragraph 10 states that “*at the heart of the Framework is a **presumption in favour of sustainable development***” (bold text as per NPPF).

In relation to the design of development proposals paragraph 124 of the Framework states that “*the creation of high quality 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 states that planning policies and decisions should ensure that developments:

- “are visually attractive” (point (b));
- “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change” (point (c));
- “establish or maintain a strong sense of place” (point (d)).

The NPPF states at paragraph 170 that “*planning policies and decisions should contribute to and enhance the natural and local environment by: (a) protecting and enhancing valued landscapes ... in a manner commensurate with their statutory status or identified quality in the development plan*” and (b) *recognising the intrinsic character and beauty of the countryside...*”

Paragraph 171 states that plans should “*distinguish between the hierarchy of international, national and locally designated sites*”. Paragraph 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*”.

2.2 Designations

Relevant planning designations are shown on drawing PLR1. The site is not located within any formal designations for the most valued landscapes, such as AONBs or National Parks.

The proposed housing area is located over 320 metres to the south of the nearest border of the Titchfield Conservation Area. The proposed housing area is also approximately 500 metres to the west of the nearest boundary of the Titchfield Haven National Nature Reserve.

There are two Grade II* listed buildings at Great Posbrooke Farm, to the south of the application site: Southern Barn, and Great Posbrook house itself.

The site is also included within a Strategic Gap designation.

2.3 The Development Plan

The site is located outside of the settlement boundary and within the Meon Strategic Gap. It is also within an “Uncertain Brent Geese and Wader Site”.

2.3.1 Adopted Fareham Borough Core Strategy 2011

Policy CS4 protects habitats which are important to the biodiversity of the Borough, and also states that *“networks of accessible multi-functional Green Infrastructure will be planned around existing green spaces in urban, urban fringe and rural areas”*.

Policy CS6 notes that new development will be focused in a number of named locations, which include Titchfield. Policy CS11 states that small scale development will be permitted within the settlement boundaries at Titchfield where it (*inter alia*) *“contributes to the provision of green infrastructure”* and *“protects their natural, biodiversity and cultural resources”*.

Policy CS14 states that development outside settlements will be strictly controlled *“to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function”*.

Policy CS17 states that all new development will be of high quality design, and will *“respond positively to and be respectful of the key characteristics of the area”*.

CS21 requires the protection and enhancement of existing open spaces and established networks of Green Infrastructure.

CS22 states that development will not be permitted within a strategic gap *“where it significantly affects the integrity of the gap and the physical and visual separation of settlements”*.

2.3.2 Adopted Local Plan Part 2: Development Sites and Policies Plan (June 2015)

Policy DSP6 states there will be a presumption against new residential development outside of the defined settlement boundaries.

Policy DSP13 aims to protect designated sites of nature conservation importance, and also to provide a net gain in biodiversity where possible. The policy notes that enhancements which contribute to local habitat restoration or other initiatives set out in the Hampshire Biodiversity Action Plan will be supported.

DSP14 relates to development on “uncertain” sites for Brent Geese and/or Waders, which can only be developed where there is no adverse impact on these sites.

Finally, DSP40 addresses housing allocations, and states that *“where it can be demonstrated that the Council does not have a five year supply of land for housing ... additional housing sites, outside the urban area boundary, may be permitted”* where they meet a number of criteria. These criteria include suitable scale in relation to the shortfall in housing land supply, sustainable location, and the proposal should be *“sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the countryside and, if relevant, Strategic Gaps”*. Other criteria include the need to demonstrate that the proposal can be delivered in the short term, and that it would not have unacceptable environmental, amenity or traffic implications.

2.3.3 Titchfield Neighbourhood Development Plan

The Titchfield Neighbourhood Plan has been independently examined and was progressed to referendum on 18th July 2019. In the referendum the Plan was voted down, and as a result it is not made. The Titchfield neighbourhood Plan does not, therefore, form part of the development plan.

2.4 Planning History

2.4.1 The 2017 Application for 150 homes

Foreman Homes have previously applied for outline permission for up to 150 homes on the application site, with access from Posbrook Lane, (reference P/17/0681/OA). The Committee Report, (Committee date 13th December

2017), recommended refusal of the application and the Decision Notice includes ten reasons for refusal, of which reason (a) is most relevant to this report:

“The application site lies outside of the defined urban settlement boundary on land which is considered to form part of a ‘valued landscape’. As a result the proposed development would result in a range of significant landscape and visual effects, harmful to the landscape character, appearance and function of the countryside and failing to respect or respond positively to the key characteristics of the surrounding area. In addition the proposed development would adversely affect the integrity of the strategic gap and the physical and visual separation of settlements”.

In the Committee Report the internal response from the Council’s Conservation Planner states that *“the encroachment of further development into the open rural land south of the village and partly down the valley side, which would be particularly noticeable in views across it from the east, would be harmful to the surviving rural character of the landscape of the valley as a whole and consequently the wider setting of the historic village”.*

In relation to the effects of the proposed development upon on landscape character, the Committee Report states that *“Officers consider that there will be significant, long-term Moderate to Substantial adverse effects on the wider Meon Valley landscape character area, the character of the site itself and some of the features within it”.* In arriving at this conclusion, reference is made to the Fareham Landscape Assessment 2017, (referred to in section 4.0 of this report), which the Case Officer says acknowledges that *“the overall character of the valley as being one of a rural, intact landscape with a distinctive topographic unity and sense of place”* and which is therefore considered to be *“of high value as part of the Borough’s landscape resource”* and consequently a valued landscape for the purposes of assessment of paragraph 109 of the NPPF.

The Case Officer also stated that the proposed development would result in significant adverse visual effects upon the users of footpaths 34, 39 and also 48, alongside Titchfield Canal.

In relation to the effect of the proposal on the strategic gap, it was stated that *“Officers acknowledge that the physical separation between Titchfield and Fareham would not be diminished as a result of the proposed development but the distance between the built up area of Titchfield and Stubbington/Hill Head to the south east would”.* The Case Officer again refers to the Fareham Landscape Assessment, stating that the Lower Meon Valley *“retains a strongly rural character with few urban influences or ‘fringe’ characteristics, and has an important role in maintaining the distinction between urban and countryside areas”.* On this basis, the report concludes that *“the clear distinction between town and countryside, and the integrity of the valley landscape as a whole, would be compromised by significant development extending into the area beyond the existing urban edge”.*

However, in reviewing the planning considerations, the Case Officer noted that in the recent Appeal decision at Cranleigh Road, Portchester, (April 2017, APP/A1720/W/16/3156344), the Inspector concluded that the Council’s housing land supply position was *“little more than 2 years”.* The Planning Officer therefore concludes that *“finding that Fareham Borough Council does not have a 5YHLS represents a significant material change in planning circumstances. The most significant implication of the Council’s position on 5YHLS is that the approach that the Council must take in determining applications for residential development will have to be altered until the Council can robustly demonstrate that it has a 5YHLS”.* In a more recent assessment of housing land supply, the Council concluded that the current supply was still considerably short of the 5 year target, at 3.6 years.

In this context, the Officer cites paragraph 49 of the NPPF, which states that policies for the supply of housing cannot be considered up to date if the local authority cannot demonstrate a 5-year housing land supply. Thus, in accordance with paragraph 14 of the NPPF, *“where the plan is absent, silent or relevant policies are out of date”* permission should be granted for development unless the adverse impacts of doing so would *“significantly and demonstrably outweigh the benefits”.*

Despite this, the Officer concluded that the benefits of the proposed development would not outweigh the harm that would arise.

2.4.2 The 2018 Appeal

The appeal for up to 150 homes was dismissed at Appeal, with the Inspector's report being issued in April of 2019.

It was common ground between the parties that the Council did not have a 5 year housing land supply.

In relation to landscape and visual matters, the Inspector notes at paragraph 21 that the site abuts the settlement edge, and that *"the urban edge is open and harsh with little by way of softening landscape"*. However, the Inspector states at paragraph 23 that this settlement edge is also *"a distinct break with the open rural field which then flows to the open agricultural fields beyond the farmstead cluster and the lower valley floor below"*. The Inspector also notes that the Fareham 2017 character assessment, which classifies the western part of the appeal site as having fringe characteristics, was based upon historic data, perhaps when the site was divided by a now missing hedgerow. He concludes that the characteristics of the site are consistent with the Open Valley Side, with sloping landform, a lack of woodland, views across the valley floor and pastoral land use, (see paragraph 24).

The Inspector accepted that planting along the edge of the proposed development would provide benefits: *"whilst additional landscaping along the proposed urban edge would produce an edge that was more screened and in effect a softer edge than present is undeniable, and would of itself improve the appearance of the existing urban edge"* (paragraph 26). However, he notes that, notwithstanding these benefits, the proposed development would still result in the loss of an open field, changes to local views, as well as effects of illumination and noise.

The Inspector states at paragraph 28 that the Lower Meon Valley is a valued landscape (in the NPPF paragraph 170 sense), and that the appeal site forms part of the same *"landscape compartment"* as the valley, as well as the *"broad visual envelope of the Lower Meon Valley"* and therefore *"should be considered part of the valued landscape"*.

In relation to the strategic gap, the Inspector states at paragraph 30 that the proposed development would cause *"no perception of coalescence or indeed any visual reduction of the separate settlements...there would be no demonstrable reduction in the physical separation and the gap's integrity would not be significantly affected"*. He therefore concludes that the proposed development would cause no significant effect on the strategic gap.

The Inspector concluded that the proposed development *"would result in material harm to the character and appearance of the area. This would result in material harm to a valued landscape. There would however be no significant effect on the strategic Meon Gap"*, (paragraph 31).

2.5 Summary of Planning Context

The site is not located within any formal designations for the most valued landscapes. It is, however, adjacent to two listed buildings at Great Posbrooke Farm, and is within the Meon strategic gap.

A previous application for up to 150 homes on this site was refused, with one reason being that the proposed development would be on a valued landscape, would cause significant landscape and visual effects, would be harmful to landscape character and would affect the integrity of the strategic gap. However, the Officer recommended approval as the Council did not have a 5 year housing land supply.

The subsequent appeal was also dismissed, with the Inspector concluding that the site was part of the valued landscape of the Meon Valley and that the proposals would result in material harm to this landscape and views. He did, however, conclude that the proposal would result in no significant effect on the Meon strategic gap. It was common ground between the parties that the Council did not have a 5 year housing land supply.

3.0 ASPECTS OF THE DEVELOPMENT WHICH HAVE THE POTENTIAL TO CAUSE LANDSCAPE AND VISUAL EFFECTS

Foreman Homes is submitting an outline planning application for residential development for up to 57 units. The masterplan prepared by HGP (drawing reference 16.092.02, October 19) is thus illustrative; however, the plan provides a clear idea of how the site could be laid out.

SLR has provided input into this masterplan, which has resulted in the following changes to the original, refused design for 150 homes:

- The total number of dwellings has been reduced by 93 (to 38% of the original number), with proposed new homes now only being located immediately adjacent to the existing settlement edge at Bellfield;
- An area of retained, open grassland would be located between the proposed development and the existing housing and listed buildings at Great Posbrooke;
- A thick (approximately 20 metres wide) native tree and shrub belt has been placed around the southern and eastern edges of the proposed development.
- A native tree and shrub buffer approximately 10 metres wide would also extend along the eastern edge of the existing settlement at Bellfield;
- The existing evergreen trees north of Great Posbrooke would also be supplemented by a native tree and shrub belt approximately 10 metres wide.

The following attributes of the proposed development are those which are the most likely to result in landscape and visual effects.

3.1 Location

The proposed new homes would occupy one section of a pasture field, currently grazed by horses, and covering a total area of approximately 1.8 hectares. New tree and shrub planting would be provided outside of this development area as indicated on drawing reference 16.092.02 revision J and described above.

The proposed housing is located immediately to the south of the settlement edge at Bellfield, which also has an equipped play area. To the west of the site is Posbrook Lane, with a small number of residential properties on the western side of this road. Posbrook Lane does not have a formal footpath. To the south of the site, beyond a retained area of grassland, is Great Posbrooke Farm: as has been noted in section 2.0 of this report, Great Posbrooke includes listed buildings, as well as some more recent and unlisted buildings. Great Posbrooke is contained by a belt of mature, evergreen Holm Oaks along its to the eastern and northern edges. To the east of the site are the Titchfield Canal and the Titchfield Haven National Nature Reserve.

The application site is crossed by two public rights of way, numbers 34 and 39. To the east of the site, along the canal, is footpath 48, which provides access between Titchfield and the Nature Reserve as well as to the south coast along the River Meon. The eastern flank of the Lower Meon Valley contains a few residential properties as well as a public right of way which provides access to the Nature Reserve.

The application site is therefore bordered by existing settlement to the north and west, and consequently the character of this area, particularly at its northern edge, has potential to be influenced by existing urban fringe elements.

However, the presence of the footpaths across the site, as well as the proximity of existing residential properties to the north and west, means that these areas have the potential to be more sensitive in visual terms.

3.2 Height and Density

The development proposals are in outline, but it is proposed to include up to 57 homes to a height of two storeys. The net density would therefore be approximately 31 dwellings per hectare. This density and height is similar to the existing building heights and densities found to the north of the site, at Bellfield (there are buildings up to three storeys on the edge of Bellfield).

3.3 Loss of Landscape Elements

It would be necessary to remove a short length of the existing hedgerow along Posbrook Lane in order to provide the new access, but all other hedgerows around the edges of the site would be retained and enhanced with further native tree and shrub planting.

The only other element which would be lost as a result of the development is approximately 1.8 hectares of gently sloping pasture, which would be replaced by new homes, gardens, roads and public open space.

The existing rights of way which cross the site would be incorporated within proposed new housing, as shown on the illustrative masterplan.

3.4 Proposed Mitigation

As has been noted above, it is proposed to add significant areas of new native tree and shrub planting around the edges of the proposed housing, as well as thickening of the existing tree screen around Great Posbrooke Farm and providing a landscape buffer along the existing settlement edge at Bellfield.

As has been noted in section 2.0 of this report, in the Inspector's report for the Appeal he accepts that woodland on the settlement edge would have beneficial effects (see paragraph 26): *"additional landscaping along the proposed urban edge would produce an edge that was more screened and in effect a softer edge than present is undeniable and would of itself improve the appearance of the existing urban edge"*.

4.0 Potential Landscape Effects

4.1 Introduction

The following landscape assessment is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the potential for significant landscape effects has been assessed.

Detailed aspects of the landscape impact assessment are included in Appendix B, but the key themes and overall results are explained within this section of the report.

4.2 Existing Landscape Character Assessments

There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing PLR2A and PLR2B summarise the classification provided by these assessments, but further details of each are set out below.

4.2.1 National Landscape Character: Natural England

At a national scale the site is included on the edge of Natural England's National Character Area (NCA) 126: South Coast Plain. The key characteristics of NCA 126 of relevance to the application site include the following:

- *The plain slopes gently southwards towards the coast;*
- *In places, streams and rivers flow south from the higher land of the Downs to the sea;*
- *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches;*
- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns... linked by major road and rail systems.*

4.2.2 County Landscape Character: Hampshire Landscape Character Assessment

At this level the application site is included within the Meon Valley character area (3E), and in the Coastal Plain Open landscape type. Key characteristics of this character area of relevance to the application site and its context include the following:

- *A fairly narrow major river valley with a relatively narrow valley floor;*
- *Increasing proportion of grazing and improved grassland on the valley sides;*
- *Woodland common on the steeper slopes and is a particular feature where the Meon passes through the lowland mosaic and coastal plain landscapes;*
- *The canal and associated features between the Solent and Titchfield are thought to be the second oldest waterway in the country;*

- *Strong pattern of nucleated settlements within the valley at strategic crossing points with relatively little 20th century expansion.*

4.2.3 District Landscape Character: Fareham Landscape Assessment 2017

In the Fareham Landscape Character Assessment (LDA, 2017) the application site is included within Local Landscape Character Area 6.1, the Lower Meon Valley. This area is described as a gentle valley form, which *“nevertheless forms a distinct landscape feature that cuts through the coastal plain between Titchfield and the coast”*. Area 6.1 is further sub-divided for assessment purposes, and the site is included in area 6.1b, which is described as being *“characterised predominantly by open, large-scale farmland and horticultural uses that are typical of the coastal plain, with some minor variation within pockets of more enclosed pasture land bounded by strong vegetation, a couple of woodland blocks and a small scale enclosed tributary valley”*.

It is noted that built development is *“very sparse”* within area 6.1 overall, *“and is limited to scattered farmsteads on either side of the valley and a handful of residential properties in the small villages of Meon and Little Posbrook. The larger settlements of Titchfield and Stubbington are located to the north and east respectively, but these have very little influence on the landscape character within the area itself largely because of the screening/filtering effects of boundary vegetation along the edges of these settlements”*.

The assessment notes that this landscape character area is not covered by any landscape designation, but that it was formerly designated as part of the Meon Valley Area of Special Landscape Character in the former Fareham Local Plan. It is noted that *“the valley ... was designated on the basis that it is generally of high scenic quality ... with a pleasing combination of wetland and woodland habitats and small-scale floodplain pasture”*. The area is therefore assessed as being of *“high value as part of the Borough’s landscape resource”*.

The landscape assessment also provides a detailed analysis of landscape types within each character area, and these are also reproduced on drawing PLR3a. It is notable that the application is classified as being in the Open Coastal Plain: Fringe Character, which is described as *“parts of the coastal plain that are influenced by adjacent urban development”* (page 42). This is the only landscape parcel within the Lower Meon Valley which is classified as having a fringe character.

With regards to visual sensitivity, the assessment notes that there are extensive internal views from public rights of way in the Lower Meon Valley, and users of these rights of way will be focused on views of the countryside. The assessment concludes that there is, overall, limited potential for development in this character area.

As has been noted in section 2.0 of this report, the Inspector stated in his Appeal decision that the 2017 Fareham Landscape Assessment was based on historic data, at a time when the fields to the south of Bellfield were divided from the open valley side by a hedgerow which now no longer exists. He concluded that the whole site exhibits the attributes of the Open Valley Side.

4.2.4 District Landscape Character: Fareham Landscape Character 1996

The LDA assessment supersedes this earlier assessment, although given that the LDA report refers to Areas of Special Landscape Character in the previous Local Plan it is useful to briefly refer to this, since it was the 1996 assessment that defined the extent of these areas. Drawing PLR2 reproduces the extent of what was originally termed *“Areas of Special Landscape Quality”*, and it is notable that this excludes the part of the application site which is classified as being within the Open Coastal Plain: Fringe Character.

4.3 The Landscape of the Site and its Context

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity);

- Aesthetic and perceptual aspects; and
- The overall character of the area.

An assessment of the landscape baseline is set out in the following paragraphs.

4.3.1 Individual Elements and Features

The application site comprises what is shown on the OS as a number of open fields bounded by the settlement edge of Bellfield to the north, Posbrook Lane to the west, and Great Posbrooke Farm to the south. As has been noted above, the field boundaries which separated these open fields have been removed, and consequently the area within the applicant's control (see for example the blue line on drawing PLR5) appears as one large, sloping field. The site is currently grassland and is used as grazing land for horses. There are two footpaths crossing the site, numbers 34 and 39, and also a line of wooden telegraph poles crossing the western and central fields.

The topography of the site (see drawing PLT04) gently falls to the east, from an elevation of approximately 18m AOD at the western boundary on Posbrook Lane to around 10m AOD at the eastern edge of the proposed area of new housing. The site is much more gently sloping at its western edge, and steepens at its eastern edge.

The northern part of the application site is most strongly influenced by visibility of the existing settlement edge at Bellfield.

4.3.2 Aesthetic and Perceptual Aspects

The application site is medium-scale and semi-enclosed by a combination of hedgerows and houses along Posbrook Lane to the west, the existing settlement edge at Bellfield to the north, the Holm Oak shelterbelt and by the Great Posbrooke Farm to the south. The eastern edge of the application site is not marked with a field boundary, and there is thus potential for open views across the Meon Valley from the eastern part of this area.

In general the application site is simple in form, texture and colour, although the northern part of the site in particular is influenced by the diversity and complexity of the existing settlement edge.

Similarly, the application site is generally quiet and still, but there is intermittent noise from Posbrook Lane, to the west, and from Bellfield, to the north.

4.3.3 Overall Character

The site assessment supports the inclusion of this site within the Lower Meon Valley Character Area. The loss of the hedgerows which previously sub-divided the site means that the application site now falls within the Open Valley Side landscape type. More specifically, the northern part of the application site is influenced the settlement edge, a fact which was acknowledged in the Fareham Landscape Assessment and in the Inspector's report. Consequently, the application site can be classified as Open Valley Side, but it is important to note that fringe characteristics are found at the northern edge of the site, grading to Open Valley Side to the south and east.

4.3.4 The Changing Landscape

For the purpose of this assessment it has been assumed that the site would continue in its current use in the absence of the proposed development.

However, as noted in section 2 of this assessment the Council acknowledged in their committee report, and at the subsequent appeal, that they did not have a five year housing land supply, and there will therefore be a requirement for them to find additional, sustainable sites.

4.4 Landscape Receptors

The main landscape receptors which are likely to be affected by the development include the following individual elements and features:

- Open, gently sloping grassland;
- Prominent settlement edge to the north;
- Network of hedgerows and tree belts;

As well as the following aesthetic and perceptual aspects:

- Medium scale, semi-enclosed;
- Generally simple forms and colours with some diversity and complexity from adjacent settlement edge;
- Generally quiet and still, but with some movement and noise from Posbrook Lane and Bellfield.

The following character areas will be assessed for the site and its immediate context:

- Lower Meon Valley, Open Valley Side (with fringe characteristics at the northern end of the application site, in the proposed development area, and more rural to the east and south of this);

In addition, it is necessary to consider indirect effects on character areas in the Meon Valley as a whole as follows:

- Lower Meon Valley, Open Valley Side Character Area;
- Lower Meon Valley, Open Coastal Plain Weak Structure;
- Lower Meon Valley, Open Floodland Farmland;
- Lower Meon Valley, Overall Character.

4.5 Sensitivity of Landscape Receptors

In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

4.5.1 Value of the Landscape

In determining the value of landscapes it is helpful to start with landscape and landscape-related designations. In this context it is important to note that neither the site nor its immediate vicinity is included within a statutory or non-statutory landscape designation. However, there are landscape-related designations – two listed buildings – at Great Posbrooke Farm, and also the Titchfield Haven National Nature Reserve to the south east of the site.

The question of the value of the landscape in this location was discussed extensively at the Appeal. All parties agreed that the Lower Meon Valley had demonstrable physical attributes and was of high scenic quality and good condition, and therefore should be considered as a valued landscape in the sense of paragraph 170 of the NPPF. In relation to the proposed development area for the original 150 homes the Inspector acknowledged that this was partially influenced by the existing settlement edge (*“the urban edge is open and harsh with little by way of softening landscape”*), but he also concluded that the original SLR LVIA overstated the influence of this edge by stating that *“the westernmost two fields of the application site are visually influenced by the exposed settlement edge at Bellfield”* (see table D1, Appendices, page 51 of the February 2018 SLR LVIA).

In this context the value of the site has been reassessed and it is recognised that the visual effects of the existing settlement edge are much more localised, affecting only the northern end of the application site. Consequently, this area has been assessed as being of community value, whereas other parts of the Lower Meon Valley,

including the southern and eastern edges of the application site, are assessed as being of Local Authority Value (see table B1, Appendix B, which applies the box 5.1 criteria from GLVIA3).

4.5.2 Susceptibility of Landscape Receptors to the Proposed Development

The susceptibility of the landscape receptors is assessed within Table B2, Appendix B.

As has been noted, the northern edge of the application site is influenced by the existing prominent settlement edge at Bellfield. The clear visibility of existing two storey houses on this part of the site, combined with intermittent noise from Posbrook Lane and roads and homes at Bellfield, means that landscape receptors in this part of the application site often have a reduced susceptibility to the proposed development. However, further away from the existing settlement edge, to the south and east of the application site and in the wider Lower Meon valley, susceptibility increases.

The prominent settlement edge itself has a low susceptibility to the proposed development, since this is of similar scale and character to the proposed development. The network of hedgerows and tree belts around the site has a high inherent susceptibility to built development, but a low susceptibility to the specific development proposals, since only a small length of hedgerow would need to be removed to gain access to the site, and it is proposed to provide a significant new woodland belt along the south and east of both the proposed new homes and the existing edge of Bellfield.

The Lower Meon Valley, Open Valley Side Character landscape type in the vicinity of the proposed new homes has a medium susceptibility to the proposed development, but further from this area susceptibility increases to high, since the landscape is more open and rural in character, with better scenic quality and condition.

The Lower Meon Valley, Open Coastal Plain Weak Structure is characterised by scattered farmsteads and small settlements set within open landscape with a sometimes degraded structure. Furthermore, there is little potential for the proposed development to be visible from this landscape type. For these reasons this landscape type has been assessed as having medium susceptibility to the proposed development.

The Open Floodland Farmland, and the Lower Meon Valley as a whole, have a high susceptibility to the proposed development, since this is generally a tranquil, rural location of high scenic quality and in good condition.

4.5.3 Sensitivity of Landscape Receptors

The overall sensitivity of landscape receptors is assessed in Table B2 of Appendix B.

In relation to the individual elements of the site and its immediate context, the open, sloping grassland of the proposed development area has a medium sensitivity to the proposed development, but this increases to high/medium further from the settlement edge. The existing prominent settlement edge has a low sensitivity to the proposed development, and the network of hedgerows and tree belts has a medium/low sensitivity.

The perceptual aspects of the site have a medium sensitivity to the proposed development close to the existing settlement edge, but this increases to high/medium further from the settlement edge, in more open, rural areas. Similarly, the Open Valley Side character type in the locality of the application site has medium sensitivity to the proposed development at its northern end, close to Bellfield, but this becomes high/medium sensitivity further from the settlement edge.

The Open Floodland Farmland landscape type has a high/medium sensitivity to the proposed development, whereas the Open Coastal Plain Weak Structure has a medium sensitivity.

The Lower Meon Valley as a whole has a high/medium sensitivity to the proposed development.

4.6 Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to (see also Table B3 in Appendix B):

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

4.6.1 Size and Scale of Change for Landscape Receptors

There would be a medium scale of change to the open, gently sloping grassland at the northern edge of the application site due to the introduction of two storey built form into an area of grassland which is already strongly influenced by the settlement edge. This would reduce to a small change to the south and east of the proposed development area, where new homes would be seen in the context of the existing prominent settlement edge. Effects on the open grassland outside of the proposed development area would continue to decrease as the proposed planting becomes established. There would be a small scale of change to the existing settlement edge, which would, following construction, result from more visible built form, but would become a positive nature of change once the proposed planting has established and starts to screen views of the settlement edge. The network of tree belts and hedgerows would also experience only a small change, and again the nature of this change would be initially negative (as a short length of hedgerow is removed along Posbrook Lane to afford access), and would then become positive once new woodland planting has established.

As for the open, gently sloping grassland receptor, the scale of effects on aesthetic and perceptual receptors in the application site and its context would vary. There would be a medium scale of change in the areas close to the settlement edge, but this would reduce to small with distance from the proposed new housing.

The scale of change to the Open Valley Side landscape type in the locality of the application site would also vary across the site, from medium on the proposed development area to small further from this area. For Open Valley Side areas further from the application site there would be limited opportunities for visibility of the new development, and consequently the scale of effect would be negligible.

For all other character areas in the Lower Meon Valley the scale of effect would be negligible, due to the localised visibility of the new homes. This scale of change would decrease further once proposed mitigation planting has reached semi-maturity, and there would again be some benefits from screening of the existing settlement edge.

The scale of effect for the Lower Meon Valley as a whole would also be negligible, with very little direct change and little visibility of the development in the wider valley. Where the proposed development is seen it will be viewed in the context of the existing settlement edge.

4.6.2 Geographical Extent of Change for Landscape Receptors

The geographical extent of landscape change to most landscape receptors is small, since the extent of change is largely limited to the development site itself, with limited potential for visibility from other areas

4.6.3 Duration/Reversibility of Change for Landscape Receptors

The development would be permanent.

4.6.4 Magnitude of Change for Landscape Receptors

Having assessed the size and scale, geographical extent and duration of potential landscape effects it is then possible to determine the overall magnitude of landscape change which would be experienced by each of the landscape receptors (see Table B3, Appendix B).

There would be a medium magnitude of change to the open, gently sloping grassland on the proposed development site, and this would reduce to slight further from the proposed new houses. All other elements and features on the application site and its immediate context would experience a slight magnitude of change.

All of the aesthetic and perceptual aspects would experience a medium magnitude of change in the proposed development area, reducing to slight to the south and east of this area.

For the character areas, the Open Valley Side in the vicinity of the proposed development area would experience a medium magnitude of change, becoming small further from this area. Open Valley side areas elsewhere in the valley would experience a negligible magnitude of change. The Open Coastal Plain Weak Structure and Open Floodland Farmland would also experience a negligible magnitude of change.

Overall, the Lower Meon Valley would experience a negligible magnitude of change as a result of the proposed development.

4.7 Assessment of Landscape Effects

Table B4 in Appendix B summarises the landscape effects, by combining the sensitivity of each receptor with the potential magnitude of effect.

The open, gently sloping grassland would be negatively affected to a moderate degree on the proposed development site itself, since this area is already strongly influenced by the settlement edge. The effects on this receptor would also be negative and moderate elsewhere on the application site and its immediate context in the short term, although these effects would reduce, and become positive, once the proposed new woodland planting on the settlement edge is established.

The prominent settlement edge and network of hedgerows and tree belts would experience a minor effect, and the nature of these effects would change from negative to positive once the proposed new planting has reached semi-maturity.

For the aesthetic and perceptual receptors there would be moderate negative effects for the proposed development site, and there would also be moderate effects elsewhere on the application site in the short term. Once the proposed planting has established the effects outside of the development site would reduce and become positive in nature.

Similarly, the character of the Open Valley Side landscape type in the proposed development area would experience moderate and negative effects, and in the short term areas in the immediate context of the application site would also experience moderate effects. Again, once the proposed planting has established the effects outside of the development site would reduce and would change from negative to positive. For Open Valley Side areas elsewhere in the Lower Meon Valley the effects would be minor and would change from negative to positive once planting has established.

For all other affected landscape types within the Lower Meon valley, and for the Lower Meon Valley as a whole, the effects would be Minor or Minor/Negligible and the nature of these effects would initially be negative, but would become largely positive once both the proposed housing, and the existing settlement edge, become progressively screened by the proposed planting.

In summary, the proposed development would result in moderate landscape effects on the development site itself and its immediate context, but these effects would be localised and limited to an area which is already characterised by urban fringe influence. Further from the proposed development site, and for the wider Lower

Meon Valley as a whole, the effects would be minor, and the nature of effect would usually change from negative to positive once proposed new planting has established.

5.0 POTENTIAL VISUAL EFFECTS

5.1 Introduction

The following visual assessment is based upon desk top review and site-based assessments undertaken in both winter and summer months by an experienced landscape architect.

Fourteen viewpoint locations have been identified within the LVIA. These are the mostly the same as the viewpoints used by SLR in the February 2018 LVIA for the 150 home proposal, with the exception that one viewpoint (view west from Titchfield Road, Northernmost edge of Stubbington) has been removed as it had no view of the 150 home proposal and would certainly have no view of this, far smaller proposal.

The objective in selecting these locations was to represent the range of views of the proposed development which would be available. One viewpoint (viewpoint 14) has been selected in order to illustrate the potential for intervisibility between the settlement edges of Titchfield and Stubbington. Each viewpoint location has been visited, photographed and assessed against the masterplan proposals.

The location of all viewpoints is illustrated on drawing PLR5. For each of the viewpoints photographs of the existing views have been included, both in winter 2018 and summer 2019 (see drawings PLR6 to PLR23).

In accordance with the recommendations of GLVIA3 the sensitivity of the potential visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect. Full details of the assessment are included in Appendix C, but the results are summarised within this chapter.

5.2 Overall Visibility

As has been noted, the visibility of the proposed development has been determined by desk top assessment and site-based survey. There would be clear views of the proposed development within the application site itself, but very little visibility further to the south, beyond Great Posbrooke Farm, due to the screening effect of existing buildings and vegetation. To the east there is potential for glimpsed views from the eastern edge of the valley and the valley floor, although the proposed development would often be seen in close association with the existing settlement edge. To the north there would be some clear views from the existing settlement edge, but views from houses and rights of way behind the settlement edge would be limited. To the west the majority of views of the proposed development would be screened by existing vegetation on Posbrook Lane, with only roof planes being glimpsed from locations to the west of the lane.

In summary, visibility of the proposed development would be highly localised, and views of the new home would also include the existing settlement edge.

5.3 Potential Visual Receptors

Within the visual envelope of the proposed development the following types of visual receptors have the potential to experience changes in their views:

- Residential receptors, including houses on the settlement edge at Bellfield, houses to the west of Posbrook Lane, and Hollam Hill Farm.
- Walkers on local footpaths, in particular footpaths 34 and 39 across the application site, footpath 34 to the south of the site, footpath 48 to the east of the site, and footpaths on the eastern flank of the valley between the Newgate Lane Industrial estate and the northern edge of the Titchfield Haven Nature Reserve.
- Vehicle users in Bellfield, on Posbrook Lane south of Titchfield, and on Titchfield Road.

5.4 Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint

Tables C1 and C2 in Appendix C summarise the sensitivity of the receptors at each of the viewpoints, and the magnitude of potential visual effects. The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.

5.5 Assessment of Visual Effects

The assessment of visual effects is addressed in Table C3 of Appendix C.

Major/Moderate and moderate effects would be concentrated on a small number of receptors either within or very close to the proposed development site. There would be little visibility to the south of the application site (moderate/minor effects for viewpoint 7, (footpath 34 south of Great Posbrooke), but no effects at either viewpoint 6 (Posbrook Lane north of Singledge House) or viewpoint 8 (footpath 34 north of Upper Farm). Views to the east would be limited to moderate/minor effects for walkers at viewpoint 10 (Titchfield Canal), and minor effects for walkers at viewpoints 11, 12 and 13 on the eastern valley side. Visibility from the north of the application site would be limited to views from houses on the settlement edge itself, with views behind these houses limited to glimpses between existing houses (see for example viewpoint 9, Hewett Close). Views from the west would be largely limited to those from Posbrook Lane, including viewpoint 3 (Posbrook Lane at junction with footpath 34): the effects from this viewpoint would be moderate, as the proposed new houses would be seen wholly in the context of the existing, prominent settlement edge at Bellfield.

For many viewpoints to the south and east of the development the nature of effects caused by the proposed development would change once the proposed new woodland planting has established: following construction there would be negative effects caused by an increase in the visibility of built development, but once the planting has established these effects would become positive, since not only the new homes would be screened, but also the existing settlement edge.

The effects on the main visual receptor groups are discussed below.

5.5.1 Effects on Residential Receptors

At viewpoint 1, which represents properties on the existing settlement edge at Bellfield, the proposed development would result in clear views of new homes in the foreground, set behind a landscape buffer with some car parking spaces. The proximity of this viewpoint to the site, and the increased prominence of residential properties within this view, means that the nature of change is negative and the change would be major.

Viewpoint 9 (PLR17) illustrates existing views from Lower Bellfield, at Hewett Close. Here, proposed housing would be visible between existing houses, and from the rear of houses, although views to the south east would not contain any additional houses. The effects for residents in this location would be moderate and negative in nature.

Views from Great Posbrooke Farm would largely be screened by the existing evergreen Holm Oaks, and these, in addition to the proposed new woodland planted both adjacent to Great Posbrooke and around the southern and eastern edges of the proposed new homes, would ensure that there would be no views in the medium to long term. There is, however, potential for clear views from two properties to the west of Posbrook Lane, both of which would experience views similar to those illustrated on viewpoint 3 (see PLR10). From this perspective the new homes would be clearly visible, but would be seen against the backdrop of the existing settlement edge. Once the proposed planting has established both the new homes and the existing settlement edge would be screened. The effects on this view would therefore be moderate and negative immediately following construction, and then moderate and positive once the proposed new mitigation has become fully established.

Housing to the south of the application site, at Little Posbrook and south of Great Posbrooke Farm, (for example at Upper Farm) would have views of the proposed development entirely screened by intervening vegetation, buildings and landform. Viewpoint 6 (see PLR14) illustrates the existing view from the northern edge of Little Posbrook, which would experience no change as a result of the proposed development.

To the east of the application site, views from Hollam House and Hollam Hill Farm are represented by viewpoint 11 (see PLR20). The settlement edge at Bellfield is already prominent in these views, but the proposed development would increase the visibility of housing, resulting in moderate and negative effects.

5.5.2 Effects on Walkers/Pedestrians

Views from the footpaths which cross the application site are represented by viewpoints 1, 2 and 3. For all of these viewpoints, whilst existing houses are an existing characteristic of views the proposed development would increase the visibility of housing. As a result, the visual effects of development for walkers using these footpaths would be major, major/moderate or moderate. The nature of these effects would be negative for viewpoint 1, but for viewpoints 2 and 3, which are located to the south of the proposed development area, the medium to long term effects would be positive once the proposed new woodland planting screens both the new homes and the existing settlement edge.

The effects on walkers using footpath 34, to the south of the site, are illustrated by viewpoints 7 and 8. Viewpoint 7, which is close to the southern edge of the application site, already has a clear view of the existing settlement edge at Bellfield, and the proposed development would increase the visibility of housing in the short term, albeit that this would be seen in the context of the existing settlement edge. Once the proposed mitigation planting has established both the proposed homes and the new settlement edge would be screened, thus enhancing the setting of Great Posbrooke. Effects at viewpoint 7 would therefore moderate/minor and negative in the short term, becoming moderate/minor and positive once proposed planting has reached semi-maturity. Further from the application site, at viewpoint 8, (see PLT13), views towards the proposed new homes would be screened by the existing hedgerow running parallel to the path, as well as vegetation and buildings at Great Posbrooke. There would therefore be no change to the views from this part of the footpath.

For walkers using footpath 48, which runs parallel to the canal and to the east of the application site, there is the potential for glimpsed and oblique views towards the proposed development, especially in the winter months. Viewpoint 10 (see drawing PLR19) illustrates the existing views experienced by walkers, which would see only a slight increase in the visibility of housing as a result of the proposed development. Once the proposed planting has established the existing housing, and much of the existing settlement edge, would be screened, and consequently the moderate/minor negative effects experienced after construction would become moderate/minor positive effects in the medium to long term.

There is the potential for oblique views from the footpath which crosses the valley at the northern edge of the Nature Reserve, as represented by viewpoint 13 (see drawing PLR22). The existing settlement edge at Bellfield is again prominent in these views, and the proposed development would be visible in front of this existing settlement edge, marginally increasing the visibility of the settlement edge in the overall view. Again, once the proposed new planting has established the views of both the new homes and the existing settlement edge would be largely screened, resulting in a minor positive effect.

There is some potential for glimpsed views from the footpath to the west of Posbrook lane, as illustrated by viewpoint 4 (see drawing PLR11). Existing homes are already a feature of this view, but it is possible that proposed roof planes may be partially visible. These effects would therefore be minor and negative.

5.5.3 Effects on Vehicle Users

Viewpoints 3 (PLR10) illustrates views from Posbrook Lane, immediately to the west of the site. For vehicle users, these changes would be transitional, and therefore moderate/minor. The nature of these effects would change from negative to positive once the proposed mitigation planting has established.

For vehicle users to the south of Titchfield on Posbrook Lane (see viewpoints 5 and 6, drawings PL12 to 14) the proposed development would be entirely screened by existing vegetation and buildings at Great Posbrooke.

For travellers on the Titchfield Road, views are largely screened by existing roadside vegetation. However, there are glimpsed and oblique views in a few locations, as illustrated by viewpoint 11 (see PLR20). Effects for vehicle users would be transitional and minor/negligible.

5.6 Summary of Visual Effects

The visual effects of the proposed development would be localised, with walkers on footpaths crossing the application site, and residents on the existing settlement edge, experiencing major, major/moderate or moderate effects. There would be no effects of moderate or greater further from the application site.

For many viewpoints the nature of visual effects would change once the proposed new planting has established. Many views to the south and east of the site would see the new homes in short term, albeit set within the context of the existing settlement edge. Once the proposed new woodland planting has reached semi-maturity both the new homes and the existing settlement edge would be screened, resulting in a positive change to views.

6.0 EFFECTS OF THE PROPOSED DEVELOPMENT UPON THE STRATEGIC GAP

The application site is located within the Meon strategic gap, and in the previous application one of the reasons for refusal noted that development of this site would adversely affect the “integrity” of this gap. Policy DSP40 states that where there is no five year housing land supply housing may be permitted outside of the settlement boundary but that this must seek to “*minimise any adverse impact on the countryside and, if relevant, Strategic Gaps*”.

In the Inspector’s report, the Inspector states at paragraph 30 that whilst the proposal for up to 150 homes “*would extend the urban edge of Titchfield further into the gap than it presently is... there would however be no perception of coalescence or indeed any visual reduction of the separate settlements*”. He also did not accept the Council’s point that policy CS22 seeks to protect the setting of settlements, stating at paragraph 29 that the objective of the policy is “*to prevent development that significantly affects the integrity of the gap and the physical or visual separation of settlements*”, and therefore “*to go beyond these factors in assessing the development against policy would be introducing test that are not within the development plan*”. He concluded that “*whilst there would be a minor outward extension in the context of the settlement pattern and separation of settlements the proposed development would be minor and would not result in a significant effect.*”

This particular application significantly includes proposals for up to 57 homes on a greatly reduced development footprint. The proposed new settlement edge would be within the strategic gap area, but importantly would not extend the south eastern corner of Titchfield any further than the existing settlement edge at Bellfield.

As was noted in the original SLR LVIA for the 150 home proposal, (February 2018), and as noted by the Inspector in his report, the integrity and effectiveness of a gap is not only a question of its physical extent, but also how it is perceived. In the 2018 LVIA the perception of separation was tested using the Eastleigh criteria, (used in the Inspector’s report for the Eastleigh Local Plan Inquiry in 1998, which were then reproduced within an ODPM report on Strategic Gaps and Green Wedges (“Strategic Gap and Green Wedge Policies in Structure Plans, Main Report”, ODPM, 2003). These criteria have been applied on numerous Applications and Appeals to determine the effectiveness of an existing strategic gap or wedge, and how this effectiveness would be impacted were the development to be allowed. The criteria are as follows (see paragraph 4.15 of the ODPM report):

- Distance;
- Topography;
- Landscape character/type;
- Vegetation;
- Existing uses and density of buildings;
- Nature of urban edges;
- Inter-visibility (the ability to see one edge from another);
- Intra-visibility (the ability to see both edges from a single point);
- The sense of leaving a place [and arriving somewhere else].

For each of these criteria an assessment of how the strategic gap currently functions, and how this functionality would be affected should the proposed development be permitted, is set out below.

6.1 Distance

This particular proposal would not diminish the physical gap between Fareham and Stubbington, which would remain at just over 1.5km at its narrowest point.

6.2 Topography

As drawing PLR4 illustrates, Titchfield and Stubbington are on opposite sides of the Meon Valley, which is 10 to 20 metres lower than the valley sides.

The two settlements would therefore continue to be separated by a marked topographical feature if the proposed development were to proceed.

6.3 Landscape Character

There is a very clear change in character across the gap between Titchfield and Stubbington, as illustrated by drawing PLR3a. As has been noted, site and its context is within an area which has the characteristics of open valley side, with the proposed development area being influenced by the settlement edge. To the east of this is the very distinctive open Floodplain Farmland and Marsh, Reedswamp and Brackish Lagoon. On the eastern valley side there is then a mosaic of open and enclosed valley side, before the edge of Stubbington is reached.

There is therefore a very clear change in character in the gap between the settlements which therefore provides a clear sense of separation. This sequence of characters would not be significantly impacted by the proposals, since the proposed development area is within an area which is already strongly influenced by the urban fringe, and all of the more intact, rural, intervening character areas would remain in place.

6.4 Vegetation

As PLR3a illustrates, the eastern side of the Meon Valley includes areas of enclosed character, with strong hedgerows and small woodlands. Even the open valley side, to the west of the Meon, includes mature hedgerows and woodlands. The valley itself also includes a number of mature tree groups. Viewpoint 13 (PLT17) provides an example of these layers of mature vegetation, both on the valley floor and on the valley sides.

The development would not impact upon these existing mature hedgerows and tree groups. Indeed, as the illustrative masterplan shows, the proposed development would provide further structural vegetation not only along the southern and eastern edge of the proposed development but also along the existing eastern edge of Bellfield.

6.5 Existing Uses

There is a clear difference in land use between the settlement edges, and the land between the two settlements, with agricultural land and farmsteads predominating on the valley sides, and floodplain meadows, reedbeds and marsh on the valley floor. There are some areas of built development within the gap, most notably the Newgate Lane Industrial Estate, but these are isolated and often enclosed by mature vegetation.

The proposed development would have no effect on these intervening land uses, and there would therefore remain a clear difference between the settlements and the strategic gap.

6.6 Nature of Urban Edges

Both settlement edges are well vegetated, and offer only glimpsed views of the settlements. The proposed development would not remove vegetation on the settlement edge, but would in fact increase this vegetation, providing a more enclosed, and even less prominent settlement edge.

6.7 Intervisibility

As the photograph for viewpoint 14 illustrates (PLR23), the combination of distance, gently sloping topography, and mature vegetation on the valley sides and floor means that visibility between the two settlement edges is almost entirely screened in summer, and limited to only glimpses in winter.

The proposed development would therefore have no significant effect on the intervisibility of the settlements, and would actually decrease intervisibility once the proposed planting starts to mature.

6.8 Intravisibility

Publicly accessible locations between the two settlements are limited to Titchfield Road and the footpaths through and alongside the Titchfield Haven Nature Reserve. Titchfield Road provides no locations from which both settlement edges are visible: indeed, the Titchfield settlement edge only becomes visible from this road at viewpoint 11 (PLR20), and this around a kilometre from the edge of Stubbington, with views of that edge screened by intervening vegetation. For footpaths across the valley there are glimpses of either edge as walkers move between the settlements, but there is no one location which provides clear visibility of both.

6.9 The Sense of Leaving a Place

The most frequently used method of travelling between the two settlements is along Titchfield Road. Leaving Titchfield on this road, views of the settlement edge are, as has been noted, lost at viewpoint 11, and the first view of buildings close to the Stubbington is the Crofton Manor Equestrian Centre on the right. The intervening road has open countryside on the left, and hedgerow enclosed fields, houses and green houses to the right. There is thus a very clear sense of leaving one settlement, travelling for a noticeable distance, and then arriving somewhere else.

Moving between the two settlements by the footpaths which cross the valley offers an even stronger sense of leaving one place and arriving somewhere else. Whilst crossing the valley views of Titchfield are lost early on – close to viewpoint 13 – and from here the path is enclosed by woodland and hedgerows on the eastern valley side. This is a long, winding path, which offers a sequence of rural views in between the two settlements, and thus once again provides a clear sense of leaving one settlement and arriving somewhere else.

6.10 Conclusions of the Strategic Gap Analysis

The Inspector for the Appeal concluded that the proposal for up to 150 homes would have had no significant effect on the strategic gap, even though it would have resulted in a slight reduction of the size of the gap. The proposed development would not result in a physical reduction of the gap between Titchfield and Stubbington. Having applied the Eastleigh Inspector's tests, it is clear that the existing gap functions well and that the proposed development would not affect the perception of separation. Indeed, the proposed mitigation planting would serve to further reduce inter and intra visibility between the settlements once it has started to mature.

In accordance with DSP40 the proposed development therefore minimises the impact of development upon the strategic gap. Similarly, in accordance with Policy CS22 the proposed development would not significantly affect the integrity of the gap.

7.0 DISCUSSION AND CONCLUSIONS

7.1 Introduction

SLR was instructed to carry out a landscape and visual impact assessment of an outline proposal for up to 57 homes on land to the east of Posbrook Lane, Titchfield. The assessment was carried out by an experienced landscape architect using a method which follows the guidance of GLVIA3.

The assessment is based upon site visits carried out in winter and summer in 2018 and 2019 and a desk top assessment of all relevant character assessments, maps and policies.

7.2 Changes to the Previous Proposal

The proposed development offers significant differences to the scheme that was dismissed at Appeal. There are only 38% of the housing numbers that were proposed in the Appeal, over a much smaller area. Open grassland would be maintained between Great Posbrooke and the new settlement edge, maintaining the sense of separation between the two and allowing continued open views towards the valley from the footpaths crossing the site. Proposed homes have been focused on the area at the northern end of the application site, which is most influenced by the existing prominent settlement edge.

However, the proposal maintains the proposed thick woodland planting to the south and east of the new homes, and also to the east of the existing settlement edge at Bellfield. As a result, there is potential to not only screen the proposed houses, but also to enhance the existing settlement edge at Bellfield.

7.3 Planning Context

The site is not located within any formal designations for the most valued landscapes. It is, however, adjacent to two listed buildings at Great Posbrooke Farm, and is within the Meon strategic gap.

A previous application for up to 150 homes on this site was refused, with one reason being that the proposed development would be on a valued landscape, would cause significant landscape and visual effects, would be harmful to landscape character and would affect the integrity of the strategic gap. However the Officers recommended approval as the Council did not have a 5 year housing land supply.

The subsequent appeal was also dismissed, with the Inspector concluding that the site was part of the valued landscape of the Meon Valley and that the proposals would result in material harm to this landscape and views. He did, however, conclude that the proposal would result in no significant effect on the Meon strategic gap. It was common ground between the parties that the Council did not have a 5 year housing land supply.

7.4 Landscape Effects

The proposed housing development is located within an area which has been classified within the Fareham Landscape Assessment as being within an Open Coastal Plain: Fringe Character landscape type within the Lower Meon Valley character area. However, the Inspector concluded that, because some historic field boundaries had been lost, the application site now exhibited the characteristics of the Open Valley Side. He also acknowledged that the existing settlement edge at Bellfield was *“open and harsh with little by way of softening landscape”*.

In the context of the Appeal decision the classification for the application site and its context has been revisited, and it is now considered to be part of the Lower Meon Valley: Open Valley Side landscape type. However, the assessment also acknowledges that the existing settlement edge influences the character of the northern end of the site, introducing fringe characteristics.

The landscape assessment concluded that the proposed development would result in moderate landscape effects on the development site itself and its immediate context, but these effects would be localised and limited to an area which is already characterised by urban fringe influence. Further from the proposed development site, and for the wider Lower Meon Valley as a whole, the effects would be minor, and the nature of effect would usually change from negative to positive once proposed new planting has established.

7.5 Visual Effects

The visual effects of the proposed development would be localised, with walkers on footpaths crossing the application site, and residents on the existing settlement edge, experiencing major, major/moderate or moderate effects. There would be no effects of moderate or greater further from the application site.

For many viewpoints the nature of visual effects would change once the proposed new planting has established. Many views to the south and east of the site would see the new homes in short term, albeit set within the context of the existing settlement edge. Once the proposed new woodland planting has reached semi-maturity both the new homes and the existing settlement edge would be screened, resulting in a positive change to views.

7.6 Effects on the Strategic Gap

The Inspector for the Appeal concluded that the proposal for up to 150 homes would have had no significant effect on the strategic gap, even though it would have resulted in a slight reduction of the size of the gap. The proposed development would not result in a physical reduction of the gap between Titchfield and Stubbington. Having applied the Eastleigh Inspector's tests, it is clear that the existing gap functions well and that the proposed development would not affect the perception of separation. Indeed, the proposed mitigation planting would serve to further reduce intervisibility between the settlements once it has started to mature.

In accordance with DSP40 the proposed development therefore minimises the impact of development upon the strategic gap. Similarly, in accordance with Policy CS22 the proposed development would not significantly affect the integrity of the gap.

APPENDIX A

Criteria and Definitions Used in Assessing Landscape and Visual Effects

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on *“landscape as an environmental resource in its own right and on people’s views and visual amenity”* (GLVIA3, paragraph 1.1). GLVIA3¹ (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view

In LVIA's which form part of an EIA, it is necessary to identify significant and non-significant effects. In non-EIA LVIA's, also known as appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

¹ Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)

Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	International

National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation but which are assessed as having value to local communities on the basis of demonstrable physical attributes which elevate it above ordinary countryside.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures. Landscapes with no demonstrable physical attributes which elevate it above ordinary countryside.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Box 5.1 in GLVIA3 which in turn is based on the Landscape Character Assessment Guidance of 2002². Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

² Swanwick C and Land Use Consultants (2002), Landscape Character Assessment for England and Scotland, Countryside Agency and Scottish Natural Heritage

An overall assessment is made for each receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value. In accordance with the judgement of Justice Ouseley,³ the landscape and visual attributes of the site as a whole are also reviewed to determine whether the site has demonstrable physical attributes which elevate it above ordinary countryside.

Table A2: Factors Considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Landscape Quality	Intactness of the landscape demonstrated by, for example: presence of characteristic natural and man-made elements, which are generally in good condition; absence of significant incongruous elements (or elements having only localised or temporary effects).
Scenic Quality	General appeal of the landscape to the senses through, for example, combinations of some of the following: a clear and recognisable sense of place; striking landform or patterns of land cover; strong aesthetic qualities which appeal to the senses, such as scale, form, colour and texture, simplicity or diversity, presence of ephemeral or seasonal interest, or notable sensory stimuli such as sounds and smells, qualities of light, or weather patterns.
Rarity	Presence of landscape character areas, types or features that are relatively rare in the local area.
Representativeness	Includes elements, features or characteristics which are seen as particularly distinctive and representative of the local character area.
Conservation Interests	Presence of some of the following where they contribute positively to experience of the landscape: natural heritage features, including geological or geomorphological features, wildlife, and habitats, including those that are designated or notified as SSSIs and features such as veteran trees or trees covered by Tree Preservation Orders; cultural heritage features, including buildings, especially listed buildings, settlements including conservation areas, gardens, parkland and other designed landscapes not on the register, and historic landscape types which demonstrate the time depth of the landscape.
Recreation Value	The extent to which experience of the landscape makes an important contribution to recreational use and enjoyment of an area.
Perceptual Aspects	Opportunities to experience a sense of relative wildness and/or relative tranquillity in comparison with other local landscapes in the vicinity.
Associations	Evidence that the landscape is associated with locally important written descriptions of the landscape, or artistic representation of it in any media, or events in history, or notable people or important cultural traditions or beliefs.

³ CO/4082/2014 Neutral Citation Number: [2015] EWHC 488 (Admin) In the High Court of Justice Queen's Bench Division the Administrative Court Before: Mr Justice Ouseley Between: Stroud District Council, Claimant V Secretary of State for Communities and Local Government, Defendant

Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “*accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies*”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

Figure A1: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

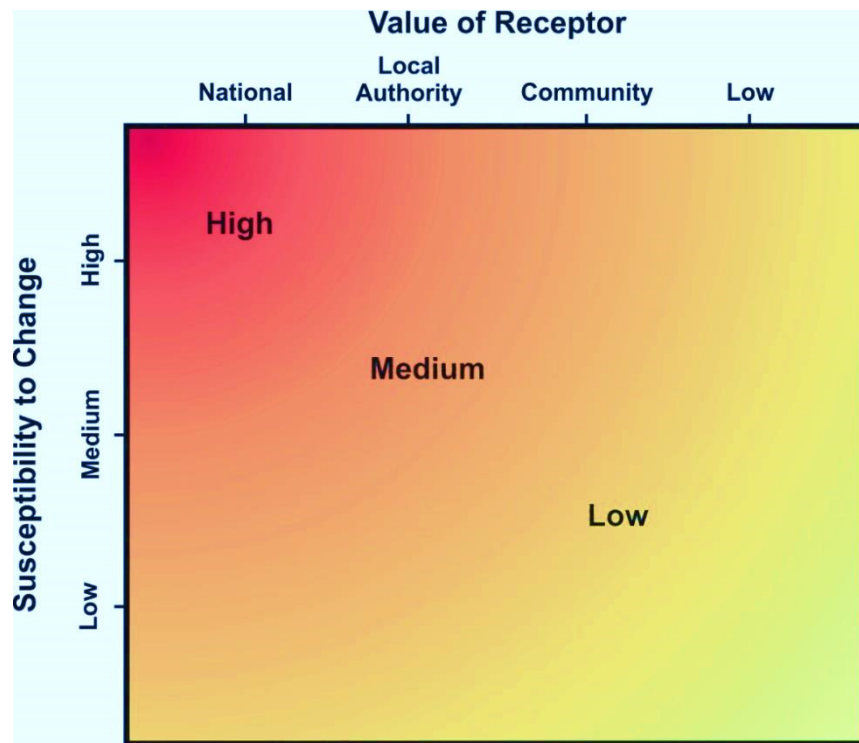


Table A4: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Criteria
High	<p>The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.</p>
Medium	<p>The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development.</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development</p>
Low	<p>The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.</p>

Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.

Table A5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	<p>There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development:</p> <ul style="list-style-type: none"> • becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or • would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	<p>There would be a medium level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> • the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or • key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	<p>There would be a small level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> • there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	<p>There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.</p>

Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table A6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	The change will affect all, or a large proportion of, the landscape receptor under consideration.
Medium extent of landscape change	The change will affect a moderate proportion of the landscape receptor under consideration.
Small extent of landscape change	The change will affect a small extent of the landscape receptor under consideration. A localised change.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.

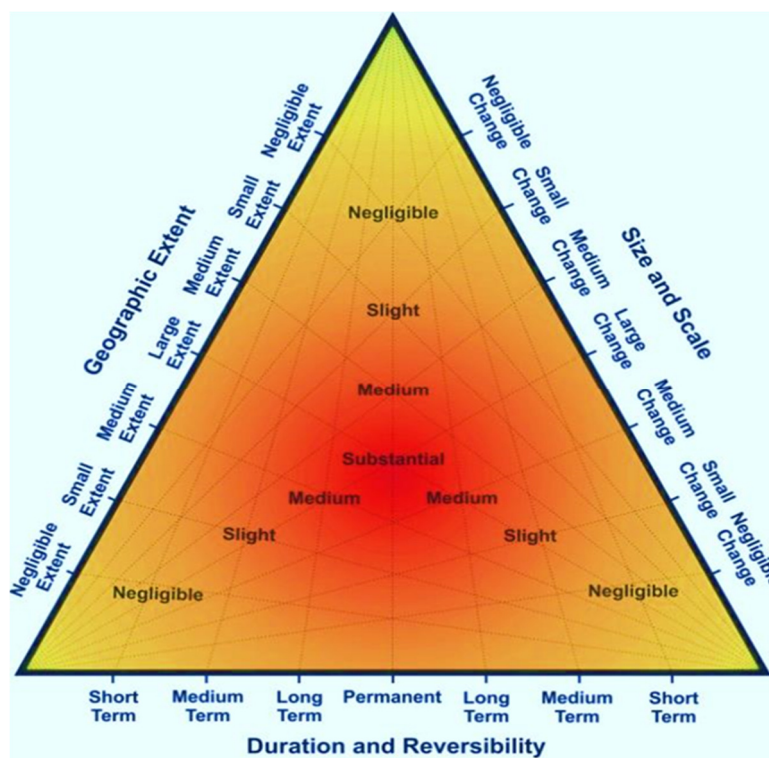
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Magnitude of change that will last for 25 years or more is deemed permanent or irreversible.
Long term reversible	Effects that are theoretically reversible but will endure for between 10 and 25 years.
Medium term reversible	Effects that are reversible and/or will last for between 5 and 10 years.
Temporary/Short term reversible	As above that are reversible and will last from 0 to 5 years - includes construction effects.

Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Diagram A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

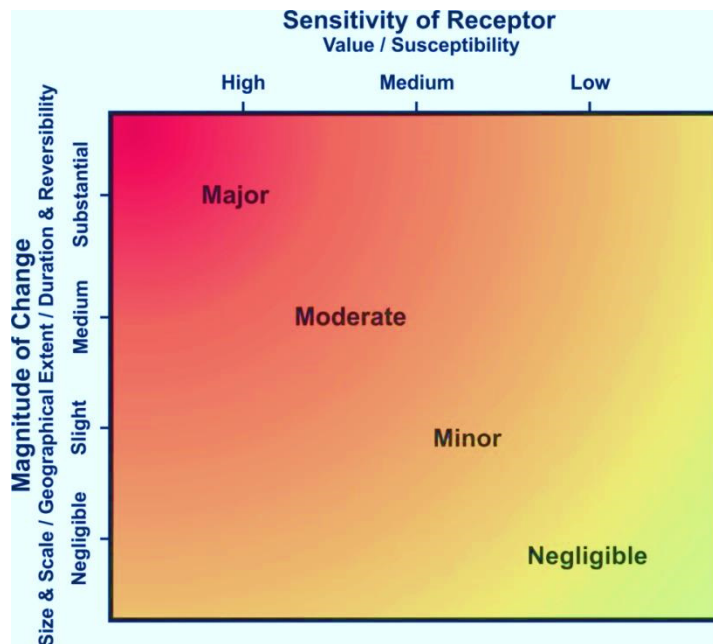
Figure A2: Determining the magnitude of landscape change



Assessment of Landscape Effects

The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Fig A3: Assessment of Landscape Effects



Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A9 below. These criteria are provided for guidance only.

Table A9: Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	<p>Views from nationally (and in some cases internationally) known viewpoints, which:</p> <ul style="list-style-type: none"> • have some form of planning designation; or • are associated with internationally or nationally designated landscapes or important heritage assets; or • are promoted in sources such as maps and tourist literature; or • are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important cultural associations. <p>Also may include views judged by assessors to be of high value.</p>
Medium	<p>Views from viewpoints of some importance at regional or local levels, which:</p> <ul style="list-style-type: none"> • have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or • are promoted in local sources; or • are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important local cultural associations. <p>Also may include views judged by the assessors to be of medium value.</p>
Low	<p>Views from viewpoints which, although they may have value to local people:</p> <ul style="list-style-type: none"> • have no formal planning status; or • are not associated with designated or otherwise high quality landscapes; or • are not linked with popular visitor attractions; or • have no known cultural associations. <p>Also may include views judged by the assessors to be of low value.</p>

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A10 below. However, as noted in GLVIA3 *“this division is not black and white and in reality there will be a gradation in susceptibility to change”*. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A10: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

Defining Sensitivity

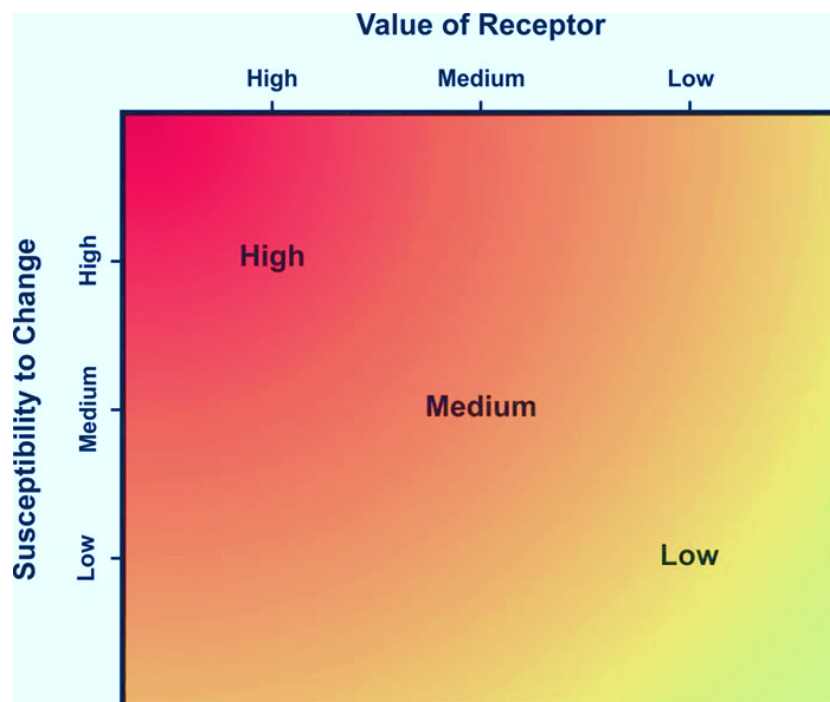
The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure XX below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A11 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

Table A11: Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value.

Sensitivity	Criteria
Medium	<p>The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level</p> <p>OR</p> <p>The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level</p> <p>OR</p> <p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.</p>
Low	<p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.</p>

Figure A4 Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups



Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A12 below.

Table A12: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A13 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

The following factors are considered for each representative viewpoint:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

Table A13: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A14 below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A14: Magnitude of Visual Change: Duration and Reversibility

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

Figure A5: Determining the magnitude of visual change

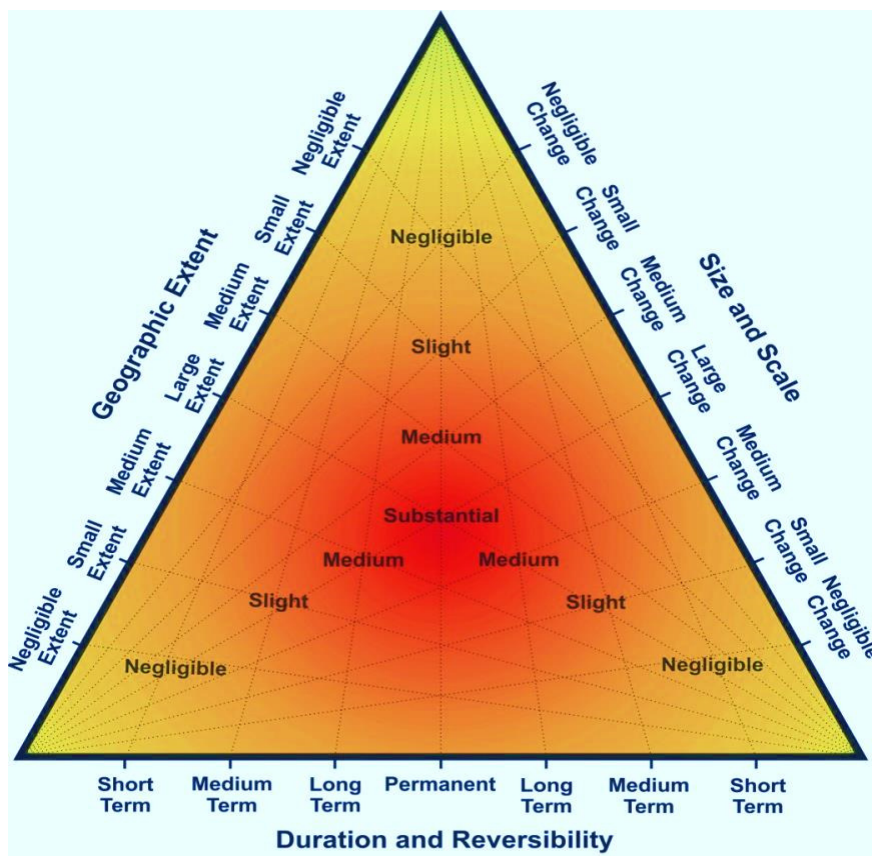
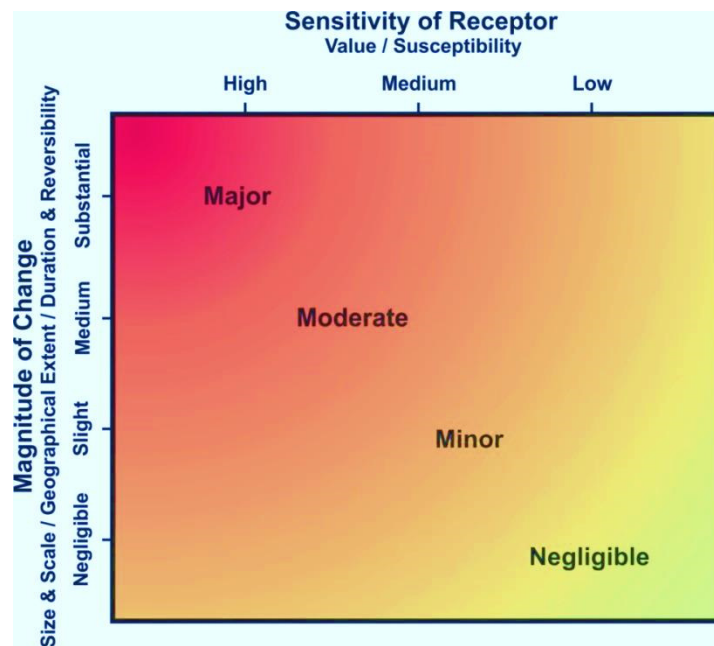


Table A15: Assessment of Magnitude of Visual Change

Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (Figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Figure A6: Assessment of Visual Effects



APPENDIX B

Assessment of Potential Landscape Effects

The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development. A commentary on the significance of landscape effects is also included in this section.

These tables should be read in conjunction with section 4.0 of the report, which provides a full explanation of the potential landscape effects of the development.

Table B1: EVALUATION OF THE VALUE OF THE SITE AND ITS IMMEDIATE CONTEXT IN ACCORDANCE WITH BOX 5.1 OF GLVIA3

Factor	Assessment	Notes
Landscape Quality (Condition)	Community within the proposed development area, becoming Local Authority to the east and south of the proposed homes. Local Authority in the wider valley	As the Inspector for the Appeal noted, the existing settlement edge is “harsh”, and the character of this influences the condition of the landscape close to the settlement edge. Further from the settlement edge the condition of the landscape improves, being less influenced by the settlement edge and more influenced by open views towards the valley. The condition of the Meon valley itself is largely intact, with a characteristic range of hedgerow enclosed fields, open water and marginal habitats.
Scenic Quality	Community in the proposed development area, becoming Local Authority to the east and south of this area. Local Authority in the wider valley	The scenic quality of the proposed development area is partly influenced by prominent housing to the north. The influences of the settlement edge reduce to the south and east of the proposed development area. The wider Meon Valley is of high scenic quality, providing attractive long views across floodplain farmland, reedbeds and open water towards a patchwork of woods and hedgerow lined fields on the valley sides.
Rarity	Community within the proposed development area, becoming Local Authority to the east and south of the proposed development	The landscape of the proposed development area is typical or settlement fringe landscapes throughout the UK, with hedgerows removed and non-native planting and housing prominent. However, there are some long views towards the Lower Meon Valley. To the east and south of the proposed development area the site becomes more rural in character, with visual connections to the valley floor. The wider valley includes a landform, scale and range of land uses which is distinctive of the Lower Meon Valley.

	Local Authority in the wider valley	
Representativeness	<p>Community on the proposed development area.</p> <p>Local Authority to the east and south of the proposed development area.</p> <p>Local Authority in the wider valley</p>	<p>The proposed development area is an open, sloping pasture field and thus partly representative of the open valley side. However it is also influenced by the abrupt settlement edge to the north, and consequently has urban fringe characteristics.</p> <p>Areas to the east and south of the proposed development area are less influenced by views of the settlement edge and thus more representative of the open valley side.</p> <p>The wider valley is wholly representative of the Lower Meon Valley landscape character area.</p>
Conservation Interests	<p>Community on the application site.</p> <p>Local Authority in the wider valley.</p>	<p>The application site is close to two listed buildings at Great Posbrooke Farm, but separated from these both by existing new residential development, a shelterbelt of non-native Holm Oak, and by retained open pasture land.</p> <p>The wider Lower Meon Valley is centred around the Titchfield Haven National Nature Reserve, which is characterised by wetland habitats and valued and dynamic bird populations.</p>
Recreation Value	<p>Community on the application site</p> <p>Local Authority in the wider Lower Meon Valley</p>	<p>The application site is traversed by two public rights of way.</p> <p>The wider valley is crossed by a network of well-used rights of way providing access to the nature reserve and towards the south coast.</p>
Perceptual aspects	<p>Community on the proposed development area.</p> <p>Local Authority to the east and south of the proposed development area.</p>	<p>The proposed development area affords open views of houses on the settlement edge at Bellfield and for users of the paths which cross the site. This area is, however, of fringe character and is neither tranquil nor remote.</p> <p>Areas to the east and south of the proposed development area are more open and rural in character, and offer clear views to the Lower Meon Valley</p> <p>The Lower Meon Valley is quiet and remote, and provides an opportunity to experience contact with nature.</p>

	Local Authority in the wider valley	
Associations	Community	The Meon Valley contains a number of villages of Saxon origin. The valley is also said to have been the route of a pilgrimage trail.

In summary the value of the proposed development area is assessed as being **Community**, becoming **Local Authority to the east and south of the proposed development area**. The wider Lower Meon Valley has a **Local Authority value**.

Table B2: Assessment of Sensitivity of Landscape Receptors on the Application Site and its Context

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features on the Site and its Immediate Context				
Open, gently sloping grassland	Community to the north of the application site, becoming Local Authority to the south and east	Medium on the proposed development site, becoming high to the south and east	Medium on the proposed development site, becoming High/Medium to the south and east	The openness and simplicity of the sloping grassed fields is susceptible to residential development, although the degree of susceptibility is reduced by the visibility of existing housing at the north of the application site.
Prominent settlement edge to the north	Low	Low	Low	The existing settlement edge has a low susceptibility to development of a similar character and scale.
Network of hedgerows and tree belts	Local Authority	Low	Medium/Low	Hedgerows are an important part of the local landscape, but there is little vegetation on the settlement edge to the north of the proposed development site. Hedgerows would be largely retained in the proposed development and augmented with further planting.
Aesthetic and Perceptual Aspects of the Site and its Immediate Context				
Medium scale, semi-enclosed;	Community to the north of the application site, becoming Local Authority to the south and east	Medium at the north of the application site, high to the south and east	Medium at the north of the application site (in the proposed development area), high/medium to south and east	Further from the proposed development site the enclosure introduced by the settlement edge decreases, and there are more extensive views over the Lower Meon valley.
Generally simple forms and colours with some diversity and complexity from adjacent settlement edge;				Further from the proposed development site the diversity introduced by the settlement edge decreases, and colours and textures become simpler.
Generally quiet and still, but with some movement and noise from Posbrook Lane and Bellfield.				Existing noise and movement from Bellfield and Posbrook Lane influences to northern edge of the site, but this influence decreases with distance from the settlement edge.
Overall Character for the Site and the Wider Context				

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Lower Meon Valley, Open Valley Side Character (application site and its context)	Community at the northern end of the application site, Local Authority to the south and east	Medium at the north of the application site, high to the south and east	Medium at the north of the application site (in the proposed development area), high/medium to south and east.	The proposed development area and is an area which is partly characterised by the strong visual influence of the adjacent settlement edge. It therefore has a reduced sensitivity to the proposed residential use. Further from the existing settlement edge the visibility of existing buildings decreases and characteristics become more rural.
Lower Meon Valley: Open Valley Side (in the wider Meon Valley)	Local Authority	High	High/Medium	Open and rural land further from the application site, including both western and eastern valley sides. Has some potential to be visually influenced by the proposed development
Lower Meon Valley: Open Coastal Plain Weak Structure	Local Authority	Medium	Medium	This area, further from the application site, already includes some farmsteads and small settlements, and has a partially degraded landscape structure. It is, however, often open with long views.
Lower Meon Valley: Open Floodland Farmland	Local Authority	High	High/Medium	This area is free from buildings and has a remote and rural character. It is therefore highly susceptible to the proposed development and there is some potential the area to be visually influenced by the development.
Lower Meon Valley Character Area as a Whole	Local Authority	High	High/Medium	In general the Lower Meon Valley is a high scenic quality landscape which is largely rural in character.

Table B3: Assessment of Magnitude of Landscape Change

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Individual Elements and Features on the Site and its Immediate Context					
Open, gently sloping grassland	Small	Small	Permanent	Medium on the proposed development site, reducing to Slight to the south and east	The proposed development would introduce new buildings to an area which is currently open grassland, but which is already influenced by the adjacent settlement edge to the north. Open grassland to the south and east would remain unchanged.
Prominent settlement edge to the north	Small	Small	Permanent	Slight	In the short term the existing settlement edge would be extended further to the south and would remain prominent. Once the proposed mitigation planting has established the nature of change would become positive, with both the proposed and existing homes being almost entirely screened.
Network of hedgerows and tree belts	Small	Small	Permanent	Slight	The proposed development would provide additional tree and shrub planting within the application site. One section of existing hedgerow on Posbrook Lane would be removed to provide a new access. A 20m wide woodland belt would be added to the east and south of the proposed housing, and also along the eastern edge of existing housing at Bellfield.
Aesthetic and Perceptual Aspects of the Site and Its Immediate Context					

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Medium scale, semi-enclosed;	Medium on the proposed development site, reducing to Small to the south and east	Small	Permanent	Medium on the proposed development site, reducing to Slight to the south and east	The proposed development would increase the degree of enclosure in the proposed new housing area by introducing more boundary features and more vertical structures. However, this change would be localised and would affect only the area adjacent to the existing settlement edge. The remaining section of the application site and land to the east would remain as at present.
Generally simple forms and colours with some diversity and complexity from adjacent settlement edge;					New homes would increase diversity in forms and colours in the short term, but only within an area which is already visually influenced by the existing settlement edge. Once the proposed planting has established, the extent of change caused by the development would become more localised.
Generally quiet and still, but with some movement and noise from Posbrook Lane and Bellfield.					The proposed development would introduce further diversity in colours and forms, as well as further noise, but only within an area which is already influenced by the existing settlement edge.
Overall Character for the Site and the Wider Context					
Lower Meon Valley, Open Valley Side Character (application site and its context)	Medium on the proposed development site, small to the south and east of this	Small	Permanent	Medium on the proposed development site, Slight to the south and east.	The proposed area of new homes is already influenced by existing housing, and there would therefore be only a small change to the composition of the landscape. The visual influence of the proposed development would reduce once the proposed planting has established.
Lower Meon Valley: Open Valley Side (in the wider Meon Valley)	Negligible	Negligible	Permanent	Negligible	The visibility of the proposed development from other parts of the Open Valley Side would be limited, and where it is seen (for example from the eastern valley side) it would be viewed in the context of the existing settlement edge.

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Lower Meon Valley: Open Coastal Plain Weak Structure	Negligible	Negligible	Permanent	Negligible	There would be limited potential for visibility of the proposed development from this landscape type, and the potential for visibility would reduce further once the proposed mitigation planting has established.
Lower Meon Valley: Open Floodland Farmland	Negligible	Negligible	Permanent	Negligible	There would be limited potential for visibility of the proposed development from this landscape type, and where it is seen (for example from the northern edge of the Nature Reserve) it would be viewed in the context of the existing settlement edge.
Lower Meon Valley Character Area as a Whole	Negligible	Negligible	Permanent	Negligible	The proposed development would add new buildings to an area which is already influenced by the settlement edge. Landscapes in the wider valley would be negatively affected to only a negligible degree in the short term, and this would become a positive change once the proposed planting has started to establish and screens both the proposed housing and the existing settlement edge.

Table B4: Assessment of Landscape Effects

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features on the Site and its Immediate Context				
Open, gently sloping grassland	Medium on the proposed development site, becoming High/Medium to the south and east	Medium on the proposed development site, reducing to Slight to the south and east	Moderate on the proposed development site, remaining moderate to the south and east. Landscape effects outside of the development site would reduce once planting establishes.	Negative
Prominent settlement edge to the north	Low	Slight	Minor	Negative, becoming Positive
Network of hedgerows and tree belts	Medium/Low	Slight	Minor	Positive
Aesthetic and Perceptual Aspects of the Site and Its Immediate Context				
Medium scale, semi-enclosed;	Medium at the north of the application site (in the proposed development area), high/medium to south and east	Medium on the proposed development site, reducing to Slight to the south and east	Moderate on the proposed development site, remaining moderate to the south and east. Landscape effects outside of the development site would reduce once planting establishes.	Negative becoming Positive outside of the new housing
Generally simple forms and colours with some diversity and complexity from adjacent settlement edge;				
Generally quiet and still, but with some movement and noise from Posbrook Lane and Bellfield.				
Overall Character for the Site and the Wider Context				

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)
Lower Meon Valley, Open Valley Side Character (application site and its context)	Medium at the north of the application site (in the proposed development area), high/medium to south and east.	Medium on the proposed development site, Slight to the south and east.	Moderate on the proposed development site, remaining moderate to the south and east of this in the short term. Effects outside of the proposed new housing would reduce once planting has established	Negative, becoming positive outside of the new housing
Lower Meon Valley: Open Valley Side (in the wider Meon Valley)	High/Medium	Negligible	Minor	Negative, becoming Positive
Lower Meon Valley: Open Coastal Plain Weak Structure	High/Medium	Negligible	Minor	Negative, becoming Neutral
Lower Meon Valley: Open Floodland Farmland	High/Medium	Negligible	Minor,	Negative, becoming Positive
Lower Meon Valley Character Area as a Whole	High/Medium	Negligible	Minor	Negative, becoming Positive

APPENDIX C

Assessment of Potential Visual Effects

The following tables set out the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development. A commentary on the significance of visual effects is also included in this section.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects 15 years after completion, once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with section 5.0 of this report, which provides a full explanation of the potential visual effects of the development.

Table C1: Analysis of Sensitivity of Viewpoints/Visual Receptors

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
1. Footpaths 39 and 34, edge of Bellfield	Medium	Walkers Residents Users of play equipment, Bellfield play area	High High Medium	Medium/High Medium/High Medium	Located at the junction of two footpaths, at the edge of the Bellfield play area and to the rear of 14 two storey properties. The paths are well-used, and the play area is equipped. Views from the first floor and gardens of properties is largely screened by vegetation within gardens, but there are clear views from first floor windows. Walkers are more likely to be focused on views of the countryside, and residents are also likely to experience views on a regular basis, particularly from living room windows on the ground floor.
2. Footpath 34, centre of Site	Medium	Walkers	High	Medium/High	Well-used footpaths providing access to Great Posbrooke and Little Posbrooke. Walkers are more likely to be focused on views of the countryside.
3. Posbrooke Lane at Junction with Footpath 39	Medium	Walkers Vehicle Users	High Low	Medium/High Low/Medium	Junction between well-used footpath providing access to Bellfield, and Posbrooke Lane, a frequently used lane without pavements. The lane is partially enclosed by an established hedgerow to the east of Posbrooke Lane. Walkers are more likely to be focused on views of the countryside, whereas vehicle users experience transitional views and are therefore less susceptible to changes in the landscape.
4. Footpath west of Posbrooke Lane	Medium	Walkers Vehicle Users	High Low	Medium/High Low/Medium	Minor road providing access to private properties, but also a public footpath providing links to Hookgate Coppice and Bromwich Lane to the west. Walkers are more likely to be focused on views of the countryside.

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
5. Posbrook Lane at southern gateway to Titchfield	Low	Pedestrians/Walkers Vehicle Users	Medium Low	Low/Medium Low	There is no formal footpath or pavement at this point, and consequently pedestrians will be partially focused on on-coming traffic. Vehicle users are less susceptible to change due to the transitional nature of views. Vehicle users are less susceptible to changes in the landscape due to the transitional nature of views.
6. Posbrook Lane north of Singledge House	Low	Pedestrians/Walkers Vehicle Users	Medium Low	Low/Medium Low	There is no formal footpath or pavement at this point, and consequently pedestrians will be partially focused on on-coming traffic. Vehicle users are less susceptible to change due to the transitional nature of views.
7. Footpath 34 south of Great Posbrooke Farm	Medium	Walkers	High	Medium/High	Well-used footpath providing access between Bellfield and Little Posbrook. Walkers are more likely to be focused on views of the countryside.
8. Footpath 34 north of Upper Farm	Medium	Walkers	High	Medium/High	Well-used footpath providing access between Bellfield and Little Posbrook. Walkers are more likely to be focused on views of the countryside.
9. Hewett Close, Titchfield	Low	Residents Pedestrians Vehicle Users	High Medium Low	Medium Low/Medium Low	Residents are likely to experience views on a regular basis, particularly from living rooms on the ground floor. Pedestrians within a housing estate are less susceptible to views of additional houses. Vehicle users experience transitional views and therefore have a low susceptibility to changes in views.
10. Footpath 48, east of site	Medium	Walkers	High	Medium/High	Well-used surface footpath providing access between Titchfield and Titchfield Haven Nature Reserve. Walkers are more likely to be focused on views of the countryside.

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
11. Titchfield Road, north of Hollam House	Medium	Pedestrians Residents Vehicle Users	Medium High Low	Medium Medium/High Low/Medium	Representative of glimpsed views between trees from the pavement along Titchfield Road. Views are oblique to the direction of travel and the road is busy. Also represents views from Hollam House, which is a listed building and has windows facing the site. Residents are likely to experience views on a regular basis, particularly from living rooms on the ground floor.
12. Footpath north of Newgate Lane Estate	Medium	Walkers	High	Medium/High	Well-used footpath providing access between Titchfield Road and the Titchfield Haven Nature Reserve. Walkers are more likely to be focused on views of the countryside.
13. Footpath crossing River Meon, within National Nature Reserve	Medium	Walkers	High	Medium/High	Well-used footpath providing access between Titchfield Road and Titchfield, via the northern edge of the Titchfield Haven Nature Reserve. Walkers are more likely to be focused on views of the countryside.
14. Footpath on northwestern edge of Stubbington	Medium	Walkers Residents	High High	Medium/High Medium/High	Well-used footpath on the western edge of Stubbington which also represents views from a number of properties on the settlement edge. Walkers are more likely to be focused on views of the countryside, and residents may experience views for prolonged periods, particularly from living room windows.

Table C2: Analysis of Magnitude of Visual Change

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Notes
1. Footpaths 39 and 34, edge of Bellfield	Large	Medium	Permanent	Substantial	Substantial	Due to the proximity of the site, the development proposals would be clearly visible in the foreground. Houses would be clearly visible fronting this viewpoint, both to the right and left, set back behind a small number of parking spaces and new trees. Some existing houses are already visible in this view, but housing would become a dominant element in the view.
2. Footpath 34, centre of Site	Medium	Medium	Permanent	Medium	Medium	In the short term new homes would be clearly visible in this view, but would appear in front of the existing settlement edge at Bellfield. Consequently no new elements would be added to the view, but views of the settlement edge would be foreshortened. Once proposed planting has established views of both the existing settlement edge and the proposed new homes would be screened, changing the nature of change from negative to positive. Views to the south and east (see for example view 2C, PLR8), would remain open.

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Notes
3. Posbrook Lane at Junction with Footpath 39	Medium	Medium	Permanent	Medium	Medium	In the short term the proposed new homes would be clearly visible. However, these would be seen in the context of the existing prominent settlement edge, and consequently the overall composition of the view would not change. Once proposed planting has established views of both the existing settlement edge and the proposed new homes would be screened, changing the nature of change from negative to positive.
4. Footpath west of Posbrook Lane	Negligible	Small	Permanent	Slight/Negligible	Slight/Negligible	There would be glimpsed views of proposed roof planes, mainly in winter, beyond existing houses on Posbrook Lane, although these would be visible from only a short section of this path.
5. Posbrook Lane at southern gateway to Titchfield	No change	No change	No change	No change	No change	The proposed development would be completely screened by the intervening buildings and vegetation at Great Posbrooke Farm.
6. Posbrook Lane north of Singledge House	No change	No change	No change	No change	No change	The proposed development would be completely screened by the intervening buildings and vegetation at Great Posbrooke Farm.

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Notes
7. Footpath 34 south of Great Posbrooke Farm	Small	Small	Permanent	Slight	Slight	In the short term the proposed new homes would be visible in front of the existing settlement edge at bellfield and to the right (and behind) Great Posbrooke Farm. Once proposed planting has achieved semi-maturity views of the proposed homes, and the existing settlement edge would be entirely screened, creating a more rural setting for Great Posbrooke.
8. Footpath 34 north of Upper Farm	No change	No change	No change	No change	No change	The proposed development would be completely screened by the intervening buildings and vegetation at Great Posbrooke Farm combined with the hedgerow and the foreground.
9. Hewett Close, Titchfield	Medium	Medium	Permanent	Medium	Medium	In the short term new houses would be visible to the south west, between existing houses and on the skyline (see view 9B, drawing PLR17). No houses would be visible to the left of the view (see 9A, PLR17). Once proposed planting has established the new homes to the south west would be partially screened, and new woodland would be visible to the left of the view, on the settlement edge.

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Notes
10. Footpath 48, east of site	Small	Small	Permanent	Slight	Slight	Oblique view, through trees, particularly in winter months. New homes would be visible in the short term, to the left of the existing settlement edge at Bellfield. There would remain a clear gap between the new homes and Great Posbrooke. Once the proposed planting has established both the proposed new homes and the existing settlement edge would be completed screened, changing the nature of effect from negative to positive.
11. Titchfield Road, north of Hollam House	Negligible	Negligible	Permanent	Negligible	Negligible	An oblique, glimpsed view between trees. The existing settlement edge at Bellfield is already visible, and the proposed homes would only be partially visible behind these existing houses. Trees around Great Posbrooke would remain clearly visible. Once the proposed mitigation planting has achieved semi-maturity the visibility of the proposed new homes, and the existing homes at Bellfield, would be reduced.

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Notes
12. Footpath north of Newgate Lane Estate	Negligible	Small	Permanent	Slight/Negligible	Slight/Negligible	A direct, open view experienced over a short length of the footpath. Existing housing at Bellfield is already clearly visible, but the proposed development would marginally increase the visibility of housing within the view, albeit below the skyline, in the short term. There would remain clear space between the proposed new homes and Great Posbrooke Farm. Once proposed mitigation planting has achieved semi-maturity the visibility of the proposed new homes, and the existing settlement edge, would be reduced.
13. Footpath crossing River Meon, within National Nature Reserve	Negligible	Small	Permanent	Slight/Negligible	Slight/Negligible	The existing settlement edge at Bellfield is clearly visible, but the proposed development would marginally increase the visibility of houses below the skyline. Once proposed planting has achieved semi-maturity the visibility of proposed housing, and the existing settlement edge, would reduce, changing the nature of effect from negative to positive.
14. Footpath on north western edge of Stubbington	Negligible	Negligible	Permanent	Negligible	Negligible	Oblique, distant and glimpsed views of the existing settlement edge at Titchfield are just possible in winter, but these views would be almost entirely screened in summer. The proposed new homes would occupy a very small proportion of the total view and would be screened once proposed new planting has established.

Table C3: Assessment of Visual Effects

Viewpoint	Sensitivity	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Visual Effects (After Construction)	Visual Effects (Year 15)	Nature of Effect (Negative, Positive, Neutral)
1. Footpaths 39 and 34, edge of Bellfield	Medium/High Medium/High Medium	Substantial	Substantial	Major for residents and walkers Major/Moderate for users of the play area	Major for residents and walkers Major/Moderate for users of the play area	Negative
2. Footpath 34, centre of Site	Medium/High	Medium	Medium	Major/Moderate for walkers	Major/Moderate for walkers	Negative, becoming positive
3. Posbrook Lane at Junction with Footpath 39	Medium/High Low/Medium	Medium	Medium	Moderate for Walkers Moderate/Minor for Vehicle Users	Moderate for Walkers Moderate/Minor for Vehicle Users	Negative, becoming positive Negative, becoming positive
4. Footpath west of Posbrook Lane	Medium/High Low/Medium	Slight/Negligible	Slight/Negligible	Minor for Walkers Minor/Negligible for Vehicle Users	Minor for Walkers Minor/Negligible for Vehicle Users	Negative Negative
5. Posbrook Lane at southern gateway to Titchfield	Low/Medium Low	No change	No change	No change	No change	Neutral
6. Posbrook Lane north of Singledge House	Low/Medium Low	No change	No change	No change	No change	Neutral

Viewpoint	Sensitivity	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Visual Effects (After Construction)	Visual Effects (Year 15)	Nature of Effect (Negative, Positive, Neutral)
7. Footpath 34 south of Great Posbrooke Farm	Medium/High	Slight	Slight	Moderate/Minor for Walkers	Moderate/Minor for Walkers	Negative, becoming Positive
8. Footpath 34 north of Upper Farm	Medium/High	No change	No change	No change	No change	Neutral
9. Hewett Close, Titchfield	Medium Low/Medium Low	Medium	Medium	Moderate for Residents Moderate/Minor for Pedestrians Moderate/Minor for Vehicle Users	Moderate for Residents Moderate/Minor for Pedestrians Moderate/Minor for Vehicle Users	Negative Negative Negative
10. Footpath 48, east of site	Medium/High	Slight	Slight	Moderate/Minor for Walkers	Moderate/Minor for Walkers	Negative, becoming Positive
11. Titchfield Road, north of Hollam House	Medium Medium/High Low/Medium	Negligible	Negligible	Minor for Pedestrians Moderate/Minor for Residents Minor/Negligible for Vehicle Users	Minor for Pedestrians Moderate/Minor for Residents Minor/Negligible for Vehicle Users	Negative
12. Footpath north of Newgate Lane Estate	Medium/High	Slight/Negligible	Slight/Negligible	Minor for Walkers	Minor for Walkers	Negative
13. Footpath crossing River Meon, within National Nature Reserve	Medium/High	Slight/Negligible	Slight/Negligible	Minor for Walkers	Minor for Walkers	Negative, becoming Positive
14. Footpath on north western edge of Stubbington	Medium/High Medium/High	Negligible	Negligible	Minor/Negligible for Residents Minor/Negligible for Walkers	Minor/Negligible for Residents Minor/Negligible for Walkers	Neutral

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