

Landscape and Visual Proof of Evidence

Fareham Borough Council

Land South of Funtley Road, Funtley



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Author: Ian Dudley
Position: Director

Arboriculture

Ecology

Forestry & Woodland Management

Landscape & Green Infrastructure

Minerals & Waste Restoration

Northamptonshire Office

7-8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire
NN17 5JG

01536 408 840
info@lgluk.com

www.lgluk.com



Oxfordshire Office

Greystones House
Burford Road
Chipping Norton
Oxfordshire
OX7 5UY

01608 648 657
info@lgluk.com

www.lgluk.com



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DOCUMENT CONTROL SHEET

Landscape & Green Infrastructure Team	
Ian Dudley BSc(Hons) MICFor CEnv CMLI	Director & Principal Landscape Consultant
Richard Fox BA(Hons) PG Dip LA CMLI	Principal Landscape Architect
Richard Heath BSc(Hons) PG Dip LA CMLI	Senior Landscape Architect
Alison Barrett BSc(Hons)	Senior Mapping Specialist & Landscape Consultant
Julie Hutton-Attenborough PG Dip LA RIBA	Landscape Architect/Chartered Architect
Simon Muddiman BA(Hons) Grad Dip LA	Landscape Architect
Jade Tomlinson BSc(Hons)	Project Administrator

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TABLE OF CONTENTS

1. INTRODUCTION	5
2. POLICY BACKGROUND AND DESCRIPTION OF PROPOSED DEVELOPMENTS	8
3. LANDSCAPE BASELINE APPRAISAL	14
4. APPRAISAL OF LANDSCAPE EFFECTS	21
5. VISUAL BASELINE APPRAISAL	30
6. APPRAISAL OF VISUAL EFFECTS	36
7. SUMMARY AND CONCLUSIONS	42
8. APPENDICES.....	46

1. INTRODUCTION

Personal Details

- 1.1 My name is Ian Dudley and I am a Director of Lockhart Garratt Ltd, an environmental consultancy and Landscape Institute Registered Practice with its headquarters in Northamptonshire.
- 1.2 I hold a Bachelor of Science honours degree in Forestry from Bangor University. I am a Chartered Member of the Landscape Institute, a Chartered Member of the Institute of Chartered Foresters, and a Chartered Member of the Society for the Environment.
- 1.3 I am the Director and Principal Consultant of the Landscape and Green Infrastructure Business Unit within Lockhart Garratt, which provides professional advice in the areas of landscape architecture, green infrastructure and environmental planning.
- 1.4 My professional experience over the last 20 years has included land management, management planning, green infrastructure planning and assessment, landscape and visual impact assessment, landscape character assessment, landscape design and landscape planning. I currently contribute to the landscape sector at regional and national levels, sitting on panels and committees for the Landscape Institute, Natural England and Defra.
- 1.5 I am an experienced landscape witness, having acted on behalf of both public and private sector bodies for a number of years and for a range of development types including residential, leisure and industrial developments. I am familiar with the landscape in question, having reviewed all relevant background information and undertaken field surveys in April and December 2021.

Project Involvement

- 1.6 I was originally appointed by Fareham Borough Council (the 'Council') in January 2021 to undertake an independent review of the landscape and visual implications of a planning application (LPA ref P/20/1168/OA) for 125 dwellings and associated development that is now the subject of Appeal 1 (PINS ref APP/A1720/W/21/3283643), upon land to the south of Funtley Road, Funtley (the 'Site').
- 1.7 I submitted an initial Consultation Response (Ref. 20-4842 – CDB.12) to the Council in March 2021 based upon desktop information due to Coronavirus restrictions upon travel at the time, and a subsequent Supplementary Consultation Response (Ref. 20-5655 – CDB.13) in May 2021 following the completion of a site visit, and in response to feedback from the Appellant.
- 1.8 Following the submission of this Appeal against the non-determination, I was instructed by the Council to prepare evidence based upon my previous findings and to present this at a Public Inquiry scheduled to open on 8th February 2022.

Recent Planning Context

- 1.9 In January 2018, an application (Ref. P/18/0067/OA) was submitted by the Appellant for the demolition of existing buildings and construction of up to 55 residential dwellings and

associated development within part of the Appeal 1 site, with all matters reserved except access. Following a collaborative design process with the Local Planning Authority, which resulted in the agreement of a Parameter Plan setting out the broad layout of the scheme, planning permission was granted in September 2020. None of the reserved matters or conditions associated with this application have been discharged.

- 1.10 In parallel with the above application, an application (Ref. P/18/0066/CU) was submitted for the conversion of the remainder of the Appeal 1 site and the Appeal 2 site into a new community park, including the demolition of existing equestrian buildings. This was also granted permission (in October 2018, with a section 106 agreement executed in September 2020).
- 1.11 The application for the Appeal 1 scheme, for up to 125 residential dwellings and associated development with all matters reserved except access was submitted in October 2020. Appeal 1 was lodged by the Appellant against the non-determination of this application on 24th September 2021, and the Council subsequently resolved on 2nd November 2021 that, had members been able to determine the application, they would have refused planning permission on the following grounds:

The development would be contrary to Policies CS2, CS4, CS5, CS6, CS14, CS16, CS17, CS18, CS20 and CS21 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13, DSP15 & DSP40 of the Adopted Local Plan Part 2: Development Sites and Policies Plan, paragraphs 130 and 174 of the NPPF and is unacceptable in that:

- a) The proposed development is not sensitively designed to reflect the character of the neighbouring settlement of Funtley and fails to respond positively to and be respectful of the key characteristics of the area harmful to the character and appearance of the countryside;*
- b) The proposal would not be sustainably located;*
- c) The proposal would have likely adverse effects on the integrity of European Protected Sites in combination with other developments due to the additional generation of nutrients entering the water environment and lack of appropriately secured mitigation;*
- d) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of European Protected Sites which, in combination with other developments, would arise due to the impacts of recreational disturbance;*
- e) In the absence of a legal agreement to secure the provision of open space and facilities and contributions toward the associated management and maintenance, the recreational needs of residents of the proposed development would not be met;*
- f) In the absence of a legal agreement to secure such, the proposal fails to make on-site provision of affordable housing at a level in accordance with the requirements of the local plan;*
- g) In the absence of a legal agreement to secure contributions to education, the needs of residents of the proposed development would not be met;*
- h) In the absence of a legal agreement to secure the submission and implementation of a full Travel Plan, payment of the Travel Plan approval and monitoring fees and the provision of a surety mechanism to ensure implementation of the Travel Plan, the proposed*

development would not make the necessary provision to ensure measures are in place to assist in reducing the dependency on the use of the private motorcar.

- 1.12 A similar non-determination appeal (Appeal 2) was lodged on 8th October 2021 against the application for the conversion of the Appeal 2 site to a community park following the demolition of the existing buildings. The Planning Committee resolved on 2nd November 2021 that had they been able to determine this application, they would have granted permission.

Scope of Evidence

- 1.13 This Proof of Evidence covers matters relating to the anticipated landscape and visual impacts of the proposed residential development upon the Site and its setting, to inform the Inspector's consideration of Appeal 1. As explained in its Statement of Case, the Council does not oppose Appeal 2 and this Proof provides evidence on that appeal only as necessary in connection with Appeal 1.
- 1.14 It will set out my independent appraisal of the Site and its landscape and visual characteristics, and the anticipated impacts of the proposed development, based upon the assessment framework within the Lockhart Garratt Landscape and Visual Impact Assessment Methodology presented at **Appendix 2**. This has been prepared in line with the nationally accepted guidance presented within Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute and Institute of Environmental Management & Assessment, 2013).
- 1.15 This evidence has been found to support the Council's putative Reason for Refusal (a) for the proposed residential development (Application Reference P/20/1168/OA), which reads as follows:
- The proposed development is not sensitively designed to reflect the character of the neighbouring settlement of Funtley and fails to respond positively to and be respectful of the key characteristics of the area harmful to the character and appearance of the countryside.*
- 1.16 The evidence which I have prepared and provide for these appeals in this Proof is true and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.

2. POLICY BACKGROUND AND DESCRIPTION OF PROPOSED DEVELOPMENTS

Relevant National Planning Policy

National Planning Policy Framework (2021)

- 2.1 Paragraph 130 of the National Planning Policy Framework relates to the achievement of well-designed places, and reads as follows:

Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 2.2 Paragraph 174 of the National Planning Policy Framework relates to the conservation and enhancement of the natural environment, and reads as follows:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

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

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

- 2.3 As set out in detail in Section 4 below and previously within the Council's Statement of Case, it is my professional opinion that the landscape in which the Site is located is a 'valued landscape' for the purposes of the application of Paragraph 174(a) of the National Planning Policy Framework.

Relevant Local Planning Policy

Adopted Local Plan Part 1: Core Strategy

- 2.4 Of those Core Strategy policies listed above in the reasons for refusal, the following are considered to be of relevance to landscape and visual matters:
- 2.5 *Policy CS14: Development Outside Settlements* requires built development on land outside the defined settlements to be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function.
- 2.6 *Policy CS17: High Quality Design* requires all development, buildings and spaces to be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places. This includes responding positively to and being respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials, and creating a sense of identity and distinctiveness and one that is legible.

Adopted Local Plan Part 2: Development Sites & Policies

- 2.7 Of those policies within this document listed above in the reasons for refusal, the following are considered to be of relevance to landscape and visual matters:
- 2.8 *Policy DSP6: New Residential Development Outside of the Defined Urban Settlement Boundaries* establishes a presumption against new residential development outside of the defined urban settlement boundaries (subject to exceptions that are not applicable in this case). It states that proposals should avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts, or detrimental impact on the character or landscape of the surrounding area.
- 2.9 *Policy DSP40: Housing Allocations* states that where (as in this case) it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:
- i. The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;
 - ii. The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;

- iii. The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;
- iv. It can be demonstrated that the proposal is deliverable in the short term; and
- v. The proposal would not have any unacceptable environmental, amenity or traffic implications.

2.10 As Mr Jupp explains in his Proof, the use of the word “minimise” in Policy DSP40(iii) means that the policy does not require adverse landscape and visual impacts to be *entirely* avoided, but rather than such impacts are minimised and reduced to levels that would not constitute unacceptable implications. What is unacceptable will depend on the context, including whether the landscape is a valued landscape, where (all other things being equal) adverse landscape and visual effects are more likely to be unacceptable and in breach of DSP40.

Relevant Emerging Local Planning Policy

- 2.11 The Fareham Local Plan 2037 is at an advanced stage of preparation, with a Revised Publication Local Plan having been submitted to the Planning Inspectorate for examination on 30th September 2021. A Planning Inspector was appointed to carry out the examination on 15th October 2021.
- 2.12 The following draft policies within the emerging Local Plan are considered to be of relevance to landscape and visual matters:
- 2.13 *Draft Strategic Policy DS1: Development in the Countryside* supports development outside defined urban area boundaries where it meets a number of conditions, including requiring a location outside of the urban area, the conservation and enhancement of landscapes and recognition of the intrinsic character and beauty of the countryside.
- 2.14 *Draft Strategic Policy DS3* specifically relates to the landscape, and reads as follows:

Areas of Special Landscape Quality have been identified in the Borough and are shown on the Policies map. Development proposals shall only be permitted in these areas where the landscape will be protected and enhanced.

Development in the countryside shall recognise the intrinsic character and beauty of the countryside, paying particular regard to:

- a) Intrinsic landscape character, quality and important features;*
- b) Visual setting, including to/from key views;*
- c) The landscape as a setting for settlements, including important views to, across, within and out of settlements;*
- d) The landscape’s role as part of the existing Local Ecological network;*
- e) The local character and setting of buildings and settlements, including their historic significance;*
- f) Natural landscape features, such as trees, ancient woodland, hedgerows, water features and their function as ecological networks; and*
- g) The character of the Borough’s rivers and coastline, which should be safeguarded.*

Major development proposals must include a comprehensive landscaping mitigation and enhancement scheme to ensure that the development is able to successfully integrate with the landscape and surroundings. The landscaping scheme shall be proportionate to the scale and nature of the development proposed and shall be in accordance with the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment

2.15 In the context of draft Strategic Policy DS3, the draft Proposals Map shows the southern part of the Appeal 1 site and the Appeal 2 site to be washed over with an Area of Special Landscape Quality designation, which is part of the designation covering the Meon Valley. This was based upon the results of an evidence-based technical review – see below.

2.16 Draft Housing Allocation Policy HA10 specifically relates to the part of the Appeal 1 site that currently has planning permission. It shows an indicative yield of 55 dwellings, in line with the extant permission, and it states that proposals should meet a number of site-specific requirements, including the following:

The quantum of housing proposed should be broadly consistent with the indicative site Capacity; and

Proposals shall take account of the site's landscape context by incorporating view corridors from Funtley Road through to the public open space allocation to the south of the residential allocation. The view corridors should form part of the on-site open space and should incorporate pedestrian and cycle links, whilst vehicular crossing of links should be limited.

2.17 *Draft Policy HP4: Five-Year Housing Land Supply* relates to the provision of housing in circumstances in which the Council cannot demonstrate a five-year housing land supply (providing an equivalent approach to Policy DSP40).

Relevant Technical Landscape Study

2.18 In September 2020, the Council published a document titled 'Technical Review of Areas of Special Landscape Quality and Strategic Gaps' (CDG.4). This was undertaken by Hampshire County Council's landscape team to inform the preparation of the emerging Local Plan. In terms of Areas of Special Landscape Quality, it sought to review recent relevant documents and to develop a concise methodology for determining Areas of Special Landscape Quality based upon current guidance.

2.19 One of the areas considered was the Meon Valley Area of Special Landscape Quality, considered on pages 66-68 of the Technical Review. A map on page 68 shows the designated area under a previous Local Plan, which includes the land between Honey Lane and the Deviation Line, and it proposed that the designation be extended eastwards to cover the land to the south of the Site and west of the railway line.

2.20 The assessment of the area at paragraph 6 on page 66 states that the river valley has clearly demonstrable physical attributes, and that it forms part of a wider 'valued landscape' of the Meon Valley, which extends outside of the borough.

- 2.21 The recommendations given on page 66 conclude that the area satisfies the criteria to qualify as a 'valued landscape' and recommends that the boundary be extended to match those of the Meon Valley Landscape Character Area, which includes the aforementioned land to the south of the Site. It notes that the designation should exclude the 'built and allocated parts of Funtley', which includes the emerging Policy HA10 allocation, and this is shown on the map on page 68.

Description of the Proposed Development

- 2.22 The submitted planning application is an outline application for up to 125 dwellings and associated development, with all matters except access held in reserve. Access is proposed via the existing Site entrance in its eastern part, in a similar manner to the consented scheme.
- 2.23 An Illustrative Masterplan and Parameter Plan have been submitted with the planning application. These show a broadly similar layout to the consented application, but with development extending approximately 30m further to the south, with its southern boundary sitting approximately 5m above the consented development edge in the landscape. A central spine road serves the development and whilst two green corridors are shown through the scheme perpendicular to the prevailing contours, these are notably narrower than those in the consented scheme, representing straight corridors as opposed to wedges that present a wide opening to the surrounding landscape. It is also notable that the alignment of the corridors differs from the consented scheme, in which sight lines from the green wedges enabled a clear perception of the valley form and terminated in the upper valley slopes. The plans include the provision of a Locally Equipped Area for Play (LEAP) on the southern edge of the development, a community shop and hall close to the Site entrance and a belt of 'rural edge green space' around the boundary of the development. A cycle track is proposed through the Site, presumably offering an alternative alignment to the current permissive path that connects Funtley Road with the bridge crossing over the M27.

Description of the proposed Community Park

- 2.24 The Appeal 2 scheme, for a new community park on the land to the south and east of the Site, is to be connected to the Appeal 1 scheme via a Section 106 obligation. The only committed parameter of the community park is the realignment of the pedestrian and cycle route that currently passes through Great Beamond Coppice, which is shown on the Appeal 1 Parameter Plan as a 'cycle track' passing through open land to the west of the wood. This alignment differs from the two illustrative alignments for this route that appear in the Illustrative Masterplan and Design and Access Statement associated with the Community Park application, but it most closely resembles the route within the Illustrative Masterplan, which is a resubmission of the plan submitted for the permitted Community Park (Application Ref. P/18/0066/CU).
- 2.25 The Illustrative Masterplan for the community park shows the park to mostly comprise open grassland, with some connecting routes (specification not given) and some scattered tree planting. No other planting or visitor infrastructure is proposed.

Review of Submitted Landscape Appraisals

- 2.26 The Appellant submitted an 'LVA Addendum' in support of the planning application, prepared by a different author to that of the consented scheme, although the original LVA is appended to the document. This Addendum makes the case¹ that the Site is located within a discrete landscape (the 'Funtley Triangle') and has been degraded over many years through the introduction of urban fringe uses such as residential development and equestrian activity².
- 2.27 The Addendum refers to a 'landscape-led' approach to the design of the proposed development³, although it does not offer a clear explanation as to the difference between the two schemes other than referring to it occupying a 'slightly increased area'⁴, which in itself is a questionable statement given that the proposed developable area has increased by an estimated 50 per cent and the number of dwellings has more than doubled. Rather, the Addendum seeks to make a case that the proposed scheme is acceptable in its own right. In particular, a detailed analysis of why development further up the hill is acceptable is notably absent.
- 2.28 The Addendum references the findings of the previous LVA, although it appears to suggest that the short-term landscape effects of 125 dwellings over a greater site area would be 'Moderate adverse', reducing to 'Minor adverse' in the long term with the potential to be beneficial⁵, when the assessed long-term effect of the original, smaller scheme is 'Moderate-Major negative'⁶ with no explanation of this difference.
- 2.29 In terms of visual impacts, the Addendum generally agrees with the original LVA that visual receptors are largely restricted to the contained landscape in which the Site is located⁷. There is a notable difference in results, however, in that the LVA Addendum implies that a greater volume of development extending higher uphill has the potential for long term benefits, in comparison to Minor negative effects arising from the smaller scheme in the original LVA⁸.
- 2.30 It is notable that the Addendum states that a key benefit of the scheme is that public access will be available to the upper valley slopes to appreciate the panoramic views⁹. The opening of the permissive path between Funtley Road and the motorway bridge renders this statement no longer relevant, and the Appeal 1 scheme would in fact now introduce a large number of residential dwellings into these panoramic views (see Section 6 below).

¹ Page 5, 1st paragraph

² Page 11, 1st paragraph

³ Page 11, 2nd paragraph

⁴ Page 11, 5th paragraph

⁵ Page 11, 8th paragraph

⁶ Page 11, 6th paragraph

⁷ Page 11, 9th paragraph

⁸ Page 11, 11th paragraph

⁹ Page 11, 12th paragraph

3. LANDSCAPE BASELINE APPRAISAL

Introduction

- 3.1 This section will present the results of my independent analysis of the landscape characteristics of the Site and its landscape setting.
- 3.2 It will set out the baseline context against which I have reviewed the development design as presented within the Appellant's planning application, and will conclude with a list of those characteristics of the Site and its setting that I consider to be relevant landscape receptors of the proposed development.

National Landscape Character Assessment

- 3.3 Natural England's National Character Assessment places the Site and its wider landscape setting within the southern part of the South Hampshire Lowlands National Character Area (NCA 128). The M27 motorway broadly follows the boundary between this NCA and the South Coast Plain NCA, although the intervening topographical ridge prevents any significant perceptual relationship between the Site and the South Coast Plain.
- 3.4 The South Hampshire Lowlands NCA is broadly described as a low-lying plain between the chalk hills of the Hampshire and South Downs, and the coastal plain and Southampton Water. Its composition is noted as being approximately 30% urban, with the open countryside comprising predominantly pastoral farmland and woodland.
- 3.5 The key characteristics of this NCA are listed to be as follows, with those considered to be representative of the Site and its setting highlighted in bold text:
- Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.
 - Fast-flowing chalk rivers in wide, open valleys with water meadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole, Atlantic salmon, brown trout and the endangered, native white clawed crayfish.
 - **Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere.**
 - **Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.**
 - **An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.**
 - **In parts, a very urban NCA dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant. The more rural hinterland is**

characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.

- **Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA.**

3.6 The Site and its setting are therefore considered to be strongly representative of the South Hampshire Lowlands NCA.

County Level Landscape Character Assessment

3.7 The Hampshire Integrated Character Assessment, undertaken in 2012, places the Site on the eastern edge of the Meon Valley (3e) Landscape Character Area, which is associated with the Lowland Mosaic Medium Scale Landscape Character Type. The Portsdown Hill Open Downs (8i) Landscape Character Area is located to the east, although the woodland presence within the landscape largely limits the relationship between the Site and this area, as does the Site's northerly aspect.

3.8 The key characteristics of the Meon Valley Landscape Character Area are stated to be as follows, with those considered to be representative of the Site and its setting highlighted in bold text:

- A fairly narrow major river valley with a relatively narrow valley floor, which passes through downland, lowland mosaic and coastal plain landscapes.
- Southern valley sides are indented by dry valleys and scarp faces in the downland section.
- **Increasing proportion of grazing and improved grassland land on the valley sides from the downland to the lowland landscapes.**
- **Woodland is common on the steeper slopes and is a particular feature where the Meon passes through the lowland mosaic and coastal plain landscapes.**
- Internationally significant coastal habitats in its lower reaches and other nationally valued woodland and chalk grassland sites.
- The canal and associated features between the Solent and Titchfield are thought to be the second oldest waterway in the country.
- **Major communication links follow close above the valley floor, e.g. A32, B3334 and the disused Meon Valley railway (now a recreational route).**
- **Extensive informal enclosure field patterns and significant water meadow (fairly simple layout) survive in the downs section while assarts and formal parliamentary enclosures dominate the lowland mosaic section.**
- Strong pattern of nucleated settlements within the valley at strategic river crossing points with relatively little 20th century expansion.

3.9 The Site and its setting are therefore considered to be moderately representative of the Meon Valley (3e) Landscape Character Area.

3.10 The key characteristics of the Lowland Mosaic Medium Scale Landscape Character Type are stated to be as follows, with those considered to be representative of the Site and its setting highlighted in bold text:

- Undulating predominantly clay soils with sandy gravely outcrops.
- Clay soils low lying - seasonally wet and not particularly good agricultural grade.
- High biomass and moderately high heathland creation opportunity.
- Associated with small chalk fed streams.
- Large Ancient woodlands, blocky shaped woodland and thick hedgerows.
- **Proportion of grazing land slightly more than arable but less permanent pasture than most other Lowland Mosaic Types.**
- Low built up percentage compared with other Lowland Mosaic Types
- Significant association with common land and open access.
- Surprising sense of remoteness as often close to large centres of population.
- Rich in wildlife designations and BAP priority habitats particularly ancient semi natural woodlands, hedgerows, neutral and acid grassland, heath associated habitats, freshwater associated and wet woodland.
- **High proportion of assarting.**
- Numerous cultural associations from the medieval period and Royal hunting forests, including deer parks and lodges and wood pasture. Little intensive exploitation pre Saxon period and less intensively post disafforestation than most lowland mosaic types.
- Few settlements and development.
- Particular association with Common Edge settlement type.
- Low density dispersed settlement pattern where this type occurs in North and South.
- Hampshire and South of New Forest National Park.

3.11 The Site and its setting are therefore considered to be slightly representative of the Lowland Mosaic Medium Scale Landscape Character Type.

Local Level Landscape Character Assessment

3.12 The Fareham Landscape Assessment, originally published in 1996 (CDG.1), places the Site within the Meon Valley (6) Landscape Character Area, associated with the 'Mixed Farmland and Woodland: Small-Scale' Landscape Type. As with the county level assessment, the railway line divides the Meon Valley Landscape Character Area from the North Fareham Downs Landscape Character Area to the east, although the primary association is with the former.

- 3.13 The summary description of the character of the Meon Valley Landscape Character Area reads as follows:

“The Meon Valley character area embraces the whole length of the valley within the Borough, from Funtley in the north to the coast at Titchfield Haven. Although the immediate floor and valley sides are quite narrow in places, the character area embraces a wider swathe of landscape on either side of the valley that broadly defines the extent of open countryside within the corridor between the urban edges of Stubbington, Hill Head and Fareham to the east and Titchfield Village and Titchfield Park to the west.”

- 3.14 The Meon Valley Landscape Character Area is characterised as follows, with those characteristics considered to be representative of the Site and its setting highlighted in bold text:

- **A relatively gentle but distinctive valley landform, running through the Borough from Funtley in the north to the coast at Hill Head.**
- Distinct valley floor characterised by small-scale pasture and variable cover of trees (typically willow and alder) in the narrower, upper reaches and broadening into open floodplain pasture and complex of wetland communities to the south at Titchfield Haven, where the natural qualities of the valley and maritime influences are most strongly evident.
- Restricted vehicular access to the valley floor resulting in a generally quiet and intimate character in the northern and southern sections of the valley, making it attractive for quiet recreation and for wildlife.
- **A mosaic of open farmland (part of the wider coastal plain farmland), minor wooded valleys and smaller, enclosed pastures bordering the valley to the south of Titchfield, the latter helping to buffer the intrusion of adjacent urban development and fringe farmland to the east on the setting of Titchfield Haven.**
- A more fragmented character and stronger influences of urban development and roads within the central section of the valley, resulting in some damage to the integrity of the valley form and a more suburban character.
- Garden centre and horticultural activity around Titchfield Abbey which detract from the setting of the historic Abbey and associated buildings (a Conservation Area).
- **Dense mosaic of wooded farmland mainly to the north of the railway which provides an intimate, rural context for the river valley, but with localised intrusion of the M27 motorway bridge.**

- 3.15 The Site and its setting are therefore considered to be moderately representative of the Meon Valley Landscape Character Area.

- 3.16 A further local level landscape character assessment, also titled ‘Fareham Landscape Assessment’ was undertaken in 2017 (CDG.2) and this also placed the Site within the Meon Valley Landscape Character Area, with the same key characteristics, indicating a continuity of character over the intervening period.

- 3.17 Collectively, these assessments demonstrate that the tributary valley landscape in which the Site is located is associated with the Meon Valley instead of the more open downland to the east, with the railway line noted in both local level assessments as marking a 'sharp change in character'. This is also expressed in the association of the Site with a small-scale landscape type of mixed woodland and farmland.
- 3.18 It is also noted, however, that the central part of the Meon Valley, in which the Site is located, is the most disturbed by a range of urbanising influences such as the M27 motorway and settlements, which serves to reduce its overall sensitivity in comparison with less developed parts of the valley.

Appraisal of Site and Context Character

Overview of the Site

- 3.19 The Site comprises an area of open pastoral grassland, with a number of associated buildings and hard standing areas. It extends to an approximate area of 6.09 hectares and its central grid reference is approximately SU 558 083.
- 3.20 It has a pronounced northerly aspect, with its northern boundary sitting at approximately 19m AOD and its southern boundary at approximately 30m AOD. The current openness of the Site means that the upper parts experience a high level of exposure to the surrounding landscape, as demonstrated by the photographs submitted with the Landscape and Visual Appraisal supporting the planning application.
- 3.21 The pastoral land is used for horse grazing, and carries the typical character of this land use, with individual paddocks divided by post and rail fencing, and access tracks between them. A main group of agricultural buildings are present in the eastern part of the Site, accessed from Funtley Road, and these structures surround a central yard. This group is surrounded by areas of tall broadleaved vegetation, and the section of this vegetation between the buildings and Funtley Road is designated as a Site of Importance for Nature Conservation. To the west of the group of buildings lies a surfaced equestrian exercise yard.
- 3.22 A section of permissive path runs through the Site directly to the east of the main group of buildings, connecting with Funtley Road to the north and continuing through Great Beamond Coppice to the south.
- 3.23 Two further agricultural buildings are also present in the Site. These comprise a timber stable block in the centre of the Site and a barn constructed with sheet materials close to the eastern Site boundary.
- 3.24 With the exception of the vegetation surrounding the main group of buildings, the Site is largely devoid of trees, permitting open views across the sloping pastoral land.
- 3.25 The Site is bounded to the west and north by mature hedgerows, which are gappy in places permitting inward views, particularly in winter. The southern boundary is not delineated on the ground, whilst the eastern boundary is formed by the edge of Great Beamond Coppice, an area of ancient woodland.

Overview of the Setting of the Site

- 3.26 The immediate setting of the Site is largely defined by the combination of the prevailing topography and human influences. The Site's position on the southern slopes of a tributary valley to the Meon Valley defines its sloping character and exposure, whilst the historic linear earthworks associated with the embanked Deviation Line dismantled railway (now supporting Public Bridleway 515) separates it from the main alignment of the Meon Valley. The settlement within the valley bottom is an additional influence, introducing a suburban character to the low-lying land, whilst views to the elevated land of the mid and upper valley slopes and embankment are heavily wooded.
- 3.27 To the south, the Site is separated from the M27 corridor by a continuation of rising pastoral land, up to a maximum elevation of approximately 55m AOD, bound to the south by the M27 motorway corridor, the boundary of which is defined by a continuous belt of vegetation to the extent that there is no visual interaction, with the motorway located in a cutting. Several 'wedges' of woodland extend from the motorway corridor northwards into the pastoral land, and part of one of these is locally designated as a Site of Importance for Nature Conservation. A group of agricultural buildings is located within the central part of this area, accessed via an agricultural track from Honey Lane to the west.
- 3.28 The Site is immediately bounded to the west by Honey Lane, which is a quiet rural lane providing access to a farmstead and two individual properties. Beyond this lies the heavily wooded and embanked corridor of the Deviation Line, a dismantled railway corridor that separates the Site from the predominantly rural Meon Valley further to the west.
- 3.29 The northern boundary of the Site is formed by Funtley Road, a minor public highway. Opposite the Site across the public highway lies areas of existing and under construction residential dwellings associated with the village of Funtley, located on the valley bottom below the 20m contour. Beyond these dwellings lies a triangle of publicly accessible rough grassland locally known as Funtley Meadow up to the point at which the Deviation Line and existing railway line intersect. Further beyond this intersection lies the village of Knowle, set within an open countryside context comprising mixed farmland.
- 3.30 Directly to the east of the Site lies an area of ancient replanted woodland named Great Beamond Coppice, which is also a locally designated Site of Importance for Nature Conservation.
- 3.31 A surfaced permissive footpath and cycleway provides public access to the east of the Site, connecting to Funtley Road via the Site. Its northern half runs through Great Beamond Coppice, whilst its southern half passes west of the existing agricultural buildings before connecting to a bridge crossing over the M27 to provide access to the town of Fareham to the south. This southern section of the route provides panoramic views over the surrounding countryside via the Community Park and Site, towards a large area of woodland on the western slopes of the Meon Valley.
- 3.32 The main railway line lies immediately beyond Great Beamond Coppice within a vegetated corridor, and beyond this is the remainder of the village of Funtley, a linear settlement arranged along Funtley Road. The setting of the village is currently open arable land,

although much of this is subject to a resolution to grant planning permission for a new garden village, which will fundamentally alter the prevailing character.

Relevant Landscape Receptors

3.33 Based upon the above analysis, I conclude that the landscape receptors of the proposed development are as follows:

- Pastoral land use, surrounded by woodland;
- Location within tributary valley;
- Prevailing settlement pattern located at valley bottom;
- Overall character of the Site; and
- Overall character of the Site and its wider landscape setting.

4. APPRAISAL OF LANDSCAPE EFFECTS

Introduction

- 4.1 This section will present my appraisal of the anticipated effects of the proposed development upon the defining characteristics of the Site and its setting, based upon the design information submitted by the Appellant, my own observations and the assessment framework presented at **Appendix 2**. For the purposes of the assessment, I have considered the illustrative community park proposals as part of the submitted scheme given its requirement under a proposed Section 106 Agreement.
- 4.2 Each identified receptor will be considered in turn, with assessments made of their susceptibility to change, value and overall sensitivity. The magnitude of change upon each receptor will then be appraised based upon the submitted design information, and this will be compared with the sensitivity score to derive an overall level of impact significance.
- 4.3 It is important to note that this set of receptors is an examination of the interaction of the proposed scheme with its setting from a variety of facets, and therefore some degree of repetition and cross-over is inevitable. As such, the results of this appraisal should not be aggregated, but rather considered individually as a comprehensive examination of the potential impacts.

Appraisal of Landscape Effects in Relation to Identified Receptors

Pastoral land use, surrounded by woodland

- 4.4 The majority of the Site area currently comprises pastoral grassland and associated supporting structures, for the keeping of horses. This character is clearly apparent when perceived from the surrounding area and facilitates the openness of the Site, although the inherent character of equestrian land is 'busier' than other pastoral uses because of a greater intensity of fencing and structures. Fortunately, in this case, the white ribbon electric fencing that frequently detracts from the character of sites of this nature is absent, with timber post and rail fencing used instead.
- 4.5 The pastoral land of the Site is located within a discrete pocket of land, surrounded by native broadleaved woodland to the east, south and west, and by the existing built area of Funtley to the north with the elevated woodland of the Deviation Line behind it. This lends it a naturalistic and human-scale character, and the appearance of an area of assarted land (that is, land converted from forest to arable).
- 4.6 With regard to the susceptibility of this receptor to the type of change proposed, the character of this area is relatively intact, and the Appeal 1 scheme is likely to result in the complete loss of the pastoral elements of this characteristic through the conversion to residential development. Whilst a belt of 'rural edge green space' is shown on the submitted Parameter Plan, this is generally around 10-15m in width and is therefore likely to express the character of informal public open space as opposed to farmland. The introduction of 125 residential dwellings is also anticipated to fundamentally alter the sense of containment within the Site itself, although the potential exists for this characteristic to prevail through the open grassland proposals in the more elevated land to

the south. Taking these factors into account, the susceptibility of this receptor to the type of change proposed is judged to be **Medium**.

- 4.7 With regard to the value of this receptor, whilst equestrian land is inherently of lower tranquillity than other pastoral uses, this area does not possess the more detracting elements typically associated with this land use, and its character appears generally intact and in reasonable condition. Buildings are restricted to discrete areas and the pastoral land provides an open foreground to elevated woodland views beyond. The surrounding woodland is of some local conservation value, and the Site contains a number of dead or declining standing trees. The value of this receptor is therefore judged to be **Medium**.
- 4.8 Based upon the above analysis, the overall sensitivity of this receptor is judged to be **Medium**.
- 4.9 The proposed development would introduce 125 residential dwellings and associated development to the Site, which is anticipated to fundamentally alter its character through the complete loss of the pastoral land. The open character of the Site would also be lost, as would the sense of being within a discrete pocket of rural land. Whilst open space is included around the margin of the scheme, this is anticipated to be in demand for public access and within 15m of a dwelling, and therefore it would possess a peri-urban character as opposed to rural, and the use of the land above the Site is also anticipated to become less rural in character through its community park use. The magnitude of change upon this receptor is therefore judged to be **High**.
- 4.10 The proposed development is therefore considered to result in an adverse impact of **Major/Moderate** significance upon this receptor.

Location within tributary valley

- 4.11 The Site's position on the slopes of a tributary to the Meon Valley lends it a sense of exposure, with clear views across the pastoral land to the wooded upper slopes currently available from the valley bottom and facing slopes. The northern valley slopes are less pronounced, with a gentler slope up to a broad plateau at approximately 40m AOD, whilst the slopes on which the Site is located are notably steeper.
- 4.12 In terms of the susceptibility of this receptor to the type of change proposed, this is a relatively intact and representative landscape, with settlement on the southern slopes restricted to scattered dwellings along Honey Lane. There is a clear relationship between the valley bottom and ridgeline via the pastoral slopes, with the wooded backdrop providing seasonal variation. The introduction of residential development across the Site area is likely to fundamentally reduce the intactness of the landscape, and also to affect the perception of the valley form, as well as its tranquillity, and therefore the susceptibility of this receptor to the type of change proposed is judged to be **Medium**.
- 4.13 With regard to the value of this receptor, this is an extension to the Meon Valley, which is an attractive and naturalistic valley running through the borough from Funtley in the north to Titchfield Haven on the coast. The Site and its immediate setting are fairly typical of the published character and express a moderate degree of tranquillity and conservation value,

although some urbanising elements are present in the form of the existing development on the valley bottom. The currently undeveloped nature of the southern valley slopes means that they are in good condition, and the upper slopes are an important element in elevated views of the wider area. It is also notable that the land immediately to the south of the Site is proposed to be designated alongside the main body of the valley as an Area of Special Landscape Quality within the emerging Local Plan, as a result of the recently completed Technical Review (CDG.4). Taking these factors into account, the value of this receptor is judged to be **High**.

- 4.14 Based upon the above analysis, the overall sensitivity of this receptor is judged to be **Medium/High**.
- 4.15 The proposed development would introduce a large number of new residential dwellings on the southern side of Funtley Road, which would fundamentally alter the perception of the valley, restricting the relationship between the valley bottom and upper slopes. Whilst two open space corridors are proposed within the scheme to connect the lower and upper valley, they are aligned towards existing dwellings on the upper slopes as opposed to the treed ridgeline. The current tranquillity of the pastoral land would be lost, as would the sense of Funtley Road being a semi-rural public highway, and the community park proposals are anticipated to slightly reduce the tranquillity of the upper slopes. The magnitude of change upon this receptor is therefore judged to be **High**.
- 4.16 The proposed development is therefore considered to result in an adverse impact of **Major to Major/Moderate** significance upon this receptor.

Prevailing settlement pattern located at valley bottom

- 4.17 Existing residential dwellings are located to the north of Funtley Road, the majority being of relatively recent construction, although a small number at the western and eastern ends are of earlier character. The presence of a small stream and pond approximately 100m to the north of Funtley Road implies that this is where the valley bottom lies, and the vast majority of the existing dwellings lie below the 20m contour, the only exception being three detached dwellings near to the railway crossing. There is no pronounced slope in the area covered by the existing dwellings.
- 4.18 The consented scheme for 55 dwellings in part of the Site also follows this pattern, with all built structures located below the 25m contour, which is the point at which the land appears to noticeably rise to the south.
- 4.19 The effect of this prevailing settlement pattern is the reduction in exposure of the existing dwellings, and the clear delineation of the settled valley bottom and open, pastoral valley slopes. This is evident on Viewpoints 1, 4, 7, 8 and 9 at **Appendix 3**.
- 4.20 With regard to the susceptibility of this receptor to the type of change proposed, the construction of dwellings on the lower, flat part of the valley to the south of Funtley Road would generally be in keeping with the settlement to the north, but the construction of dwellings on more elevated land is likely to increase the exposure of the settlement within

the wider landscape and reduce the perception of a valley bottom settlement. The susceptibility of this receptor is therefore judged to be **Medium**.

- 4.21 With regard to the value of this receptor, the containment of the main settlement activity at the valley bottom with scattered individual dwellings on the slopes strongly supports the intactness of this landscape, enabling the tributary valley form to be appreciated and restricting the exposure of the built components. The value of this receptor is therefore judged to be **Medium**.
- 4.22 Based upon the above analysis, the overall sensitivity of this receptor is judged to be **Medium**.
- 4.23 The proposed development would introduce 125 new residential dwellings to the south of Funtley Road, greatly increasing the quantum of development within the valley and urbanising the southern side of Funtley Road. Whilst the original scheme proposed development up to the 35m contour, the Appellant has subsequently revised the Parameter Plan to limit this to the 30m contour and submitted a Building Height Parameter Plan that restricts the dwellings on the southern edge of the scheme to 1.5 storeys, which will assist in reducing the overall exposure. The quantity of dwellings has remained the same, however, indicating an increase in density within the scheme that would in turn increase the urbanising influence. Taking these factors into account, the magnitude of change upon this receptor is judged to be **High**.
- 4.24 The proposed development is therefore considered to result in an adverse impact of **Major/Moderate** significance upon this receptor.

Overall character of the Site

- 4.25 The Site is principally characterised by its open pastoral land use and its variation in topography from level ground in the north to moderately sloping ground at its southern extent. It currently provides the visual connection between Funtley Road at the valley bottom and the wooded upper slopes, facilitating the appreciation of the valley landscape.
- 4.26 With regard to the susceptibility of this receptor to the type of change proposed, the Site itself is currently entirely rural but there are immediate suburban influences from the dwellings on the opposite side of Funtley Road. Its character supports that of the overall valley landscape and this character is likely to be largely lost through conversion to a residential development of standard density. Taking these factors into account, the susceptibility of this receptor is judged to be **Medium**.
- 4.27 In terms of the value of the overall character of the Site, this is an area of open pastoral land that contributes to the aesthetic and conservation value of the valley landscape, and the undeveloped southern slopes. The recently published Technical Review (CDG.4) has placed a high value on the Meon Valley, including the tributary in which the Site is located. Whilst the Site is in equestrian use, it is generally free of the detracting elements associated with this use. The value of this receptor is therefore judged to be **Medium**.

- 4.28 Based upon the above analysis, the overall sensitivity of this receptor is judged to be **Medium**.
- 4.29 The proposed development would fundamentally alter the character of the Site, introducing residential dwellings at a far higher density than under the currently consented scheme. The Appeal 1 scheme lacks a number of the positive design measures that were embodied in the previous design and in particular extends further up the hillside and significantly reduces the relationship with the wooded upper valley slopes, with view corridors instead aligned towards existing dwellings on the hillside. The magnitude of change upon this receptor is therefore judged to be **High**.
- 4.30 The proposed development is therefore considered to result in an adverse impact of **Major/Moderate** significance upon this receptor.

Overall character of the Site and its wider landscape setting

- 4.31 The overall character of the Site and the landscape unit in which it sits is generally defined by the tributary valley landform in which it is located, including the rising pastoral land of the Site and wider community park land to the south, the settlement and meadow to the north with elevated downland beyond, and the wooded land to the east and west. In spite of the suburban influence of the existing valley bottom development, the valley generally possesses a rural character, particularly when perceived from its upper slopes.
- 4.32 With regard to the susceptibility of this receptor to the type of change proposed, the existing dwellings have demonstrated that some development in the lower valley can be achieved without substantial loss of the rural character, although this is partly because it is balanced by the open landscape of the Site on the more prominent and steep southern slopes. Higher density development that would more than double the existing quantity of housing within the valley landscape and extend up the steeper slopes is likely to profoundly affect its rural character, resulting in the suburban elements being dominant. The susceptibility of the Site and its setting to the type of change proposed is therefore judged to be **High**.
- 4.33 With regard to the value of the Site's landscape setting, the published Technical Review (CDG.4) is clear in its finding that the land directly to the south of the emerging HA10 allocation, as well as Funtley Meadow to the north, form part of a 'valued landscape' that is 'out of the ordinary', and it therefore recommends that these areas be covered by an Area of Special Landscape Quality designation within the emerging Local Plan.
- 4.34 The new Local Plan is an emerging document, although this should not affect the interpretation of the Technical Review, which reads as a standalone study.
- 4.35 Given the broad scale of the Technical Review, however, I consider it prudent to undertake my own appraisal of the value of the landscape unit in which the Site is located.
- 4.36 The most up to date and relevant guidance for the determination of landscape value is Landscape Institute Technical Guidance Note 02/21: Assessing landscape value outside national designations. Table 1 of the Technical Guidance Note sets out a range of factors

that can be considered when identifying landscape value, representing an evolution of the set of factors presented in Box 5.1 of Guidelines for Landscape and Visual Impact Assessment Third Edition based on High Court judgments and practitioner experience since the original list was published.

- 4.37 The following paragraphs therefore set out an appraisal of the landscape unit in which the site is located against the set of factors contained within Table 1. For ease of comparison, a relative score has been given for each criterion, based upon a scale of high/medium/low/not relevant.
- 4.38 **Natural heritage:** The landscape contains Great Beamond Coppice, an area of ancient woodland and a locally designated ecological asset, and a small area of vegetation adjacent to Funtley Road is also designated. The prevailing land use is predominantly pastoral grassland surrounded by woodland areas, and it is located within a clear tributary valley landform. The natural heritage value of this landscape is therefore considered to be medium.
- 4.39 **Cultural heritage:** There are no designated cultural assets within this landscape, although the presence of the ancient Great Beamond Coppice and other mature trees lends it some sense of time depth. The cultural heritage value of this landscape is therefore considered to be low.
- 4.40 **Landscape condition:** The existing woodland that is present on the peripheries of this landscape lend it a strong sense of structure and in particular separate it from the disturbance associated with the M27 motorway, which lies in a cutting beyond the trees. Long views can be gained from the upper valley slopes, which look over the existing settlement in the valley bottom to focal points in the wider landscape, such as Stonyfield Copse. Whilst the current use of the site is equestrian, it is largely free of those elements that often cause this use to be viewed negatively, such as scattered ramshackle structures and white tape electric fencing. The discrete valley landscape has a notable sense of character, partly engendered by the sense of arrival when passing through the railway tunnel on Funtley Road to immediately perceive the rising valley slopes. Whilst settlement activity is present, it is currently restricted to the flat valley bottom with the exception of a few scattered dwellings. The condition of this landscape is therefore considered to be high.
- 4.41 **Associations:** There are no known cultural associations with this landscape, and therefore this factor is not considered to be relevant.
- 4.42 **Distinctiveness:** The tributary valley in which this landscape occurs has a strong sense of place, partly due to the sense of arrival brought about by the railway lines that flank it. The vantage point provided by the permissive path at the upper valley slopes provides long views across the Meon Valley to the surrounding landscape and over Funtley to the downland beyond, with the pastoral and treed land in the foreground possessing a parkland character. The distinctiveness of this landscape is therefore considered to be high.

- 4.43 **Recreational:** The newly created permissive path that passes from Fareham in the south to Funtley in the north enables the valley landscape to be clearly experienced from its upper parts. This path combines with the bridleway that follows the Deviation Line and other local Public Rights of Way to provide attractive circular walking opportunities for the residents of Fareham and Funtley, to enable them to appreciate the character and variation of the local countryside. The recreational value of this landscape is therefore considered to be high.
- 4.44 **Perceptual (scenic):** The natural elements that form this landscape, including ancient woodland, mature tree groups, open pastoral grassland and long framed views come together within this discrete tributary valley to form a harmonious union, with the strong tree cover providing a sense of seasonal variation and time depth. The ridgeline to the south provides a strong sense of focus for those passing along Funtley Road, with the concave valley slopes producing an increasing gradient towards this point. Whilst modern settlement is present, it is generally confined to the valley floor and associated with Funtley Road, with features above it to draw the eye. The perceptual (scenic) value of this landscape is therefore considered to be medium.
- 4.45 **Perceptual (wildness and tranquillity):** The tranquillity of the valley in which this landscape is located is affected by the nearby presence of transport infrastructure, with both the railway and M27 motorway providing aural disturbance. The prevailing equestrian nature of the land use, as well as the presence of existing settlement activity means that this could not be considered to be a 'wild' landscape per se, although the significant presence of native trees (including ancient woodland) combines with the prevailing character to impart a degree of naturalness. The perceptual (wildness and tranquillity) value of this landscape is therefore considered to be medium.
- 4.46 **Functional:** This landscape forms part of a substantial habitat unit and green infrastructure network that includes the wooded Deviation Line, the Meon Valley, and a large area of woodland to the north-east of Whiteley. As a steeply sloping tributary of the Meon Valley, it is part of the hydrological system of the River Meon, and the trees, woodland and pasture within the landscape form a substantial carbon sink, both within the soils and vegetation. The Functional value of this landscape is therefore considered to be high.
- 4.47 Considering my own appraisal and the findings of the Technical Review, I consider the value of the Site and its wider landscape setting to be **High**.
- 4.48 The overall sensitivity of this receptor is therefore judged to be **High**.
- 4.49 The proposed development would more than double the quantity of housing within this landscape, and this is likely to fundamentally alter the character of the valley from a rural landscape to a suburban one. The design of the scheme is such that any meaningful relationship between the valley floor and upper slopes would be lost, particularly when entering the valley through the tunnel under the Deviation Line. The proposal to extend development to the 30m contour, whilst mitigated to some degree by the commitment to provide 1.5 storey homes on the southern edge, would nonetheless increase the exposure of the settlement within the landscape, and it would become a prominent element in views

from the permissive path close to the ridge line at the M27 crossing. The magnitude of change upon this receptor is therefore judged to be **High**.

- 4.50 The proposed development is therefore considered to result in an adverse impact of **Major** significance upon this receptor.

Summary of Landscape Impacts

- 4.51 The landscape impacts anticipated to arise from the proposed development are summarised as follows:

- Pastoral land use, surrounded by woodland: **Major/Moderate adverse**.
- Location within tributary valley: **Major to Major/Moderate adverse**.
- Prevailing settlement pattern located at valley bottom: **Major/Moderate adverse**.
- Overall character of the Site: **Major/Moderate adverse**.
- Overall character of the Site and its wider landscape setting: **Major adverse**.

- 4.52 It is also likely that the construction phase of the proposed development would result in a greater degree of impact upon the stated receptors through the presence of stripped ground and buildings under construction, the presence of machinery and site units, and the storage of construction materials. These impacts are anticipated to be temporary in nature, however.

Comparison with the Approved Development on the Site

- 4.53 As noted above, outline planning permission already exists on the Site for the construction of 55 dwellings and associated development, as well as a community park. The agreed layout for this development was the result of a collaborative design process with the Local Planning Authority, which resulted in a number of positive design measures to limit its impact upon the Site and the wider landscape, including the ability to build at a much lower density and incorporate greater internal open space because of the reduced number of dwellings.

- 4.54 In terms of the landscape impacts of the permitted scheme in comparison to the Appeal 1 scheme, the susceptibility to the approved development is less because of the greater alignment with the prevailing settlement pattern and the smaller development area. Similarly, the magnitude of change upon all of my identified receptors is anticipated to be at least one degree lower than the scores attributed to the Appeal 1 scheme in my appraisal, resulting in no impacts that I would consider to be significant.

Landscape Value for the Purposes of National Planning Policy

- 4.55 Paragraph 174(a) of the National Planning Policy Framework requires planning authorities to protect and enhance valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan.
- 4.56 The emerging Local Plan designates the Meon Valley, including this tributary, as an Area of Special Landscape Quality, and the recently completed Technical Review to support it

specifically extends the designation to include the land to the south of the emerging HA10 allocation, and states that it is a 'valued landscape'.

- 4.57 This published view is supported by my conclusion that this is a high value landscape when measured against a common set of criteria as presented within national guidance, and therefore I conclude that the landscape in which the Site is located is a 'valued landscape' for the purposes of applying national planning policy.

5. VISUAL BASELINE APPRAISAL

Introduction

- 5.1 This section will present the results of my independent visual appraisal of the Site and its visual envelope.
- 5.2 This is based upon my field assessment of the landscape surrounding the Site, from publicly accessible viewpoints, as well as desktop visibility modelling. Field surveys were undertaken in April and December 2021 and the majority of the presented views are from the latter date.
- 5.3 Photographs were taken using a Canon Eos 700D digital SLR camera with a 50mm focal length in line with the guidance published by the Landscape Institute to accurately represent the experience of the human eye.
- 5.4 The representative viewpoints for the proposed development are presented at **Appendix 3**, along with a plan showing the viewpoint locations.

Visual Envelope

- 5.5 The 'bare earth' Zone of Theoretical Visibility of the Site has been calculated using LSS Elite 3D digital terrain modelling software. This has generated a visibility model based upon a 1.5m receptor eye height and an average dwelling ridge height of 9m. For the purposes of the model, it has been assumed that beyond 2.5km distance visibility reduces to the extent that visibility is at a non-significant level. The Zone of Theoretical Visibility is presented on Plan Ref. 21-1855 at **Appendix 1**.
- 5.6 The digital model was used to generate a list of candidate visual receptors, which were then scoped out as part of the field survey, with representative or illustrative viewpoints taken of those that are considered to be relevant to this appraisal.

Summary of Visual Environment

- 5.7 As the Zone of Theoretical Visibility plan shows, the visual envelope of the Site is primarily influenced by the valley landscape in which it is located. In reality, the effect of the vegetated embankment along the Deviation Line and the presence of Great Beamond Coppice and the vegetation along the railway line corridor serve to limit visibility to the east and west, although distant views towards the Site are available from the north-east, on the northern valley slopes to the north of Funtley. Visibility to the north extends as far as the tip of Funtley Meadow before being obscured by vegetation, whilst to the south the ridgeline to the north of the M27 corridor is likely to prevent any intervisibility with the town of Fareham.

Description of Representative and Illustrative Viewpoints

Viewpoint 1: Permissive path, looking north-west across the Site

Grid Reference: SU 55907 08037

Distance from Site: 94m

Nature of Receptor: Users of permissive path

- 5.8 This view was taken from the permissive path that connects Funtley Road in the north with the M27 crossing in the south, at a point where clear elevated views across the Site are available. The elevated position is such that views are available over the Deviation Line to the western slopes of the Meon Valley, which rise up to a wooded horizon.
- 5.9 The view is framed by woodland, with part of the woodland that extends northwards into the Site to the left and the edge of Great Beamond Coppice to the right. Both of these woods are locally designated as Sites of Importance for Nature Conservation.
- 5.10 With regard to the users of the permissive path, these are likely to be enjoying the experience of this attractive route on account of its setting and therefore they are judged to be of **High** sensitivity.

Viewpoint 2: View south across the Site from Funtley Road

Grid Reference: SU 55780 08339

Distance from Site: 8m

Nature of Receptor: Users of Funtley Road, residents of dwellings on Funtley Road

- 5.11 This view was taken from the northern side of Funtley Road, and it represents the current experience of the Site for users of the public highway and residents of the new and existing dwellings to the north.
- 5.12 The sloping nature of the Site can be clearly appreciated from this viewpoint, with an agricultural track running directly upslope in the centre of the view, and the southern ridge line can be seen dipping to the right of the view. Directly beyond the track lies one of the characteristic fingers of woodland that extends down the slope from the ridge line.
- 5.13 The roadside hedgerow along Funtley Road is visible in the immediate foreground of the view and as the view shows, it is gappy with clear views through in winter months.
- 5.14 To the right of the view, a large individual dwelling on Honey Lane can be seen, although this is partially filtered by the roadside vegetation.
- 5.15 With regard to the users of Funtley Road, this is a minor public highway that passes along the bottom of the tributary valley, connecting the Meon Valley in the west with the village centre of Funtley in the east. Users currently experience open views across the Site from which they can appreciate the valley landscape, with filtered views of existing dwellings on the north side of the road. The sensitivity of this receptor is therefore judged to be **Medium**.

- 5.16 With regard to the residents of the existing dwellings on the northern side of Funtley Road, these are likely to experience filtered views of the Site from ground and first floor windows via the vegetation on the roadside and the road itself. The nature of the topography is such that the Site directly addresses these dwellings. The sensitivity of this receptor is therefore judged to be **Medium**.

Viewpoint 3: View south-east across the Site from the Funtley Road/Honey Lane junction

Grid Reference: SU 55682 08443

Distance from Site: 3m

Nature of Receptor: Users of Funtley Road, users of Honey Lane

- 5.17 This view was taken from the junction of Funtley Road and Honey Lane, just to the east of the point at which Funtley Road emerges from the tunnel under the Deviation Line, and it illustrates how the valley form can be clearly appreciated from these public highways.
- 5.18 The pastoral land of the Site is visible beyond the roadside hedgerow in the foreground of the view, ascending to the ridge line that forms the horizon. Just left of centre on the ridge line is a ground of agricultural buildings, which is the approximate location of Viewpoint 1.
- 5.19 Great Beamond Coppice can be seen at the left hand edge of the view, whilst the block of woodland that is also a Site of Importance for Nature Conservation can be seen descending the valley slope in the centre. To the right of the view is the belt of trees that flanks Honey Lane, with a set of low voltage overhead power lines running parallel to this.
- 5.20 With regard to the users of Funtley Road, this receptor has been judged above to be of **Medium** sensitivity and this view supports that conclusion.
- 5.21 With regard to the users of Honey Lane, these will be residents of the individual dwellings at the southern end of the lane and their visitors, as well as customers of the cattery located to the west of the lane. Honey Lane is an attractive rural public highway with filtered views of the Site and therefore this receptor is judged to be of **Medium** sensitivity.

Viewpoint 4: View north-east across the Site from Honey Lane

Grid Reference: SU 55715 08135

Distance from Site: 36m

Nature of Receptor: Users of Honey Lane, residents of dwellings on Honey Lane

- 5.22 This view was taken from Honey Lane as it passes one of the large individual dwellings to the south-west of the Site. It represents the experience of the users of the lane, and also illustrates the likely outlook of the properties along the lane.
- 5.23 As the view shows, this elevated position on the valley slope enables panoramic views of the valley to be experienced. In the centre of the view, the existing dwellings on Funtley Road can be seen behind the roadside vegetation, although the visibility of windows indicates the availability of views from these properties to the Site. Above the dwellings, the northern valley slopes can be seen to rise, terminating at a wooded horizon.

- 5.24 The pastoral land of the Site can be seen in the intervening space between the receptor and the existing dwellings, with the surfaced exercise yard located right of centre. The existing yard and buildings next to the Site entrance are located to the right of this but obscured by vegetation.
- 5.25 With regard to the users of Honey Lane, this receptor has been judged above to be of **Medium** sensitivity and this view supports that conclusion.
- 5.26 With regard to the occupants of the existing dwellings on Honey Lane, these are likely to experience clear primary views across the valley, including the Site, and therefore they are judged to be of **High** sensitivity.

Viewpoint 5: View across the Site from the Deviation Line at the Funtley Road crossing

Grid Reference: SU 55653 08451

Distance from Site: 34m

Nature of Receptor: Users of the Deviation Line (Public Bridleway 515)

- 5.27 This view was taken from the embanked Deviation Line, at the point at which it passes over Funtley Road.
- 5.28 As the view shows, users of this popular route travelling south experience filtered views of the southern valley slopes, including the Site. Great Beamond Coppice is clearly identifiable in the background of the view, and the stable block in the western part of the Site is also visible. To the left of the view, Funtley Road can be seen.
- 5.29 With regard to the users of the Deviation Line, they are likely to be doing this to appreciate the attractiveness and tranquillity of this naturalistic route and therefore they are judged to be of **High** sensitivity.

Viewpoint 6: View towards the Site from the Deviation Line north of Funtley

Grid Reference: SU 55752 08579

Distance from Site: 148m

Nature of Receptor: Users of the Deviation Line (Public Bridleway 515)

- 5.30 This view was taken from the Deviation Line at a point approximately level with the northern extent of the existing dwellings to the north of the Site, where a gap in the vegetation provides a view towards the Site via the existing dwellings. It illustrates the views available from a number of these gaps in winter, although they are likely to be largely obscured when leaves are present.
- 5.31 As the view shows, the Site is visible above the rear elevations and rooftops of the dwellings on Funtley Road, with the lower parts of the Site obscured. Great Beamond Coppice is present to the left of the view and the ridge line to the south of the Site is visible to the right of this.
- 5.32 With regard to the users of the Deviation Line, these have been judged above to be of **High** sensitivity and this view supports that conclusion.

Viewpoint 7: View towards the Site from Public Footpath 86

Grid Reference: SU 56518 08778

Distance from Site: 711m

Nature of Receptor: Users of Public Footpath 86

- 5.33 This view was taken from Public Footpath 86, which ascends open arable downland on the northern valley slopes, to the north of the core of Funtley village.
- 5.34 Users of this route travelling southwards towards Funtley experience panoramic views of the valley floor and southern slopes, including the uppermost parts of the Site, the remainder being screened by intervening vegetation even in winter. The existing individual dwelling on Honey Lane is visible above the Site as a point of reference.
- 5.35 To the left of the view, the existing dwellings within Funtley to the east of the railway line can be seen, and to the right of the view the uppermost parts of the dwellings to the north of the Site are present. This view presents a continuously wooded horizon, illustrating the presence of woodland surrounding the Site and characterising the southern valley slopes.
- 5.36 With regard to the users of Public Footpath 86, these are likely to be doing so for the appreciation of the attractiveness and tranquillity of the countryside and as such, they are judged to be of **High** sensitivity.

Viewpoint 8: View towards the Site from Public Footpath 15

Grid Reference: SU 56156 08338

Distance from Site: 604m

Nature of Receptor: Users of Public Footpath 15

- 5.37 This view was taken from a point on Public Footpath 15 at which the vegetation flanking this narrow green lane permits views towards the Site. It also represents the experience of users of the permissive route that runs parallel and south of the footpath, within the open field margin.
- 5.38 The ascending pastoral land of the Site and the land to the south of it can be seen to the right of the view, with Great Beamond Coppice occupying the centre ground. The foreground is occupied with the arable land of the valley bottom and gentle northern slopes, and the uppermost rooftops of the existing dwellings to the north of the Site are present above the vegetation associated with the railway line corridor.
- 5.39 With regard to the users of Public Footpath 15, these are likely to be seeking a recreational experience in the countryside and as such, they are judged to be of **High** sensitivity.

Viewpoint 9: View north towards the Site from Funtley Meadow

Grid Reference: SU 55887 08790

Distance from Site: 391m

Nature of Receptor: Users of Funtley Meadow

- 5.40 This view was taken from the northern tip of Funtley Meadow, a triangular area of accessible grassland bordered by the existing dwellings to the north of the Site, the Deviation Line and the railway line. Access to the meadow is provided from Roebuck Avenue to the south and from the Deviation Line to the north.
- 5.41 The existing dwellings on Roebuck Avenue are clearly visible in the centre of the view, beyond the meadow, with the sloping pastoral land of the Site and land to the south rising above the dwellings. Great Beamond Coppice is visible to the left of the Site and the view is framed by the vegetation along the current and former railway lines.
- 5.42 Users of the meadow currently experience views of the more elevated parts of the Site, with the lower parts obscured by the dwellings on Roebuck Avenue. Given the presence of dwellings in the foreground of these views, this receptor is judged to be of **Medium** sensitivity.

6. APPRAISAL OF VISUAL EFFECTS

Introduction

- 6.1 This section will present my appraisal of the anticipated effects of the proposed development upon specific groups of people identified as visual receptors, taking into account the design information submitted by the Appellant and the assessment framework presented at **Appendix 2**. For the purposes of the assessment, I have considered the illustrative community park proposals as part of the submitted scheme given its requirement under a proposed Section 106 Agreement.
- 6.2 Each identified receptor will be considered in turn, with assessments made of the anticipated magnitude of change arising from the proposed development. This will then be compared with the established sensitivity score to derive an overall level of impact significance.

Summary of Visual Receptors

- 6.3 Based upon the viewpoint analysis presented in Section 5 above, the list of confirmed visual receptors is as follows:
- Users of permissive path;
 - Users of Funtley Road;
 - Residents of dwellings on Funtley Road;
 - Users of Honey Lane;
 - Residents of dwellings on Honey Lane;
 - Users of The Deviation Line (Public Bridleway 515);
 - Users of Public Footpath 86;
 - Users of Public Footpath 15; and
 - Users of Funtley Meadow.

Appraisal of Visual Effects in Relation to Identified Receptors

Users of permissive path – Viewpoint 1

- 6.4 The baseline assessment in Section 5 above has identified this receptor to be of **High** sensitivity to change.
- 6.5 Users of this route currently experience clear views of the Site in the foreground of panoramic views towards the western slopes of the Meon Valley.
- 6.6 The proposed development would introduce a large number of residential dwellings into this view, filling the centre ground of the view and greatly increasing the visible settlement mass of Funtley. In addition, the realignment of the path through the community park as a result of the development proposals would mean that the receptor clearly views the development for a significantly longer stretch of the route, with the dwellings directly in

view. This would fundamentally alter this view by making settlement the dominant feature and therefore the magnitude of change upon this receptor is judged to be **High**.

6.7 It is therefore my opinion that the proposed development will result in an adverse impact of **Major** significance upon this receptor.

6.8 With regard to the potential to mitigate this significant impact, the introduction of features such as woodland belts within the foreground of the view to screen the proposed development would in itself alter the view, impeding the current panoramic views and therefore I do not consider it possible to reduce this impact to an acceptable level under the current proposals.

Users of Funtley Road – Viewpoints 2 & 3

6.9 The baseline assessment in Section 5 above has identified this receptor to be of **Medium** sensitivity to change.

6.10 Users of this public highway currently experience open views across the Site through the gappy boundary hedgerow, towards the elevated ridge line to the south. The openness of the southern side of the highway serves to preserve its semi-rural character in light of the development on the northern side of the highway.

6.11 The proposed development would introduce new residential dwellings, set back behind an open space buffer of approximately 10-20m. The presence of an area of settlement would sever the connection with the upper valley slopes and alter the character of the route to fully urban, through the presence of dwellings and open space frontage on both sides of the road. Taking these factors into account, the magnitude of change upon this receptor is judged to be **Medium**.

6.12 It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

Residents of dwellings on Funtley Road – Viewpoints 2 & 4

6.13 The baseline assessment in Section 5 above has identified this receptor to be of **Medium** sensitivity to change.

6.14 Residents of these existing dwellings currently experience partially filtered views across the Site to the elevated and wooded land at the top of the valley, with most views available from upper floor windows, and with Funtley Road in the foreground.

6.15 The proposed development would introduce new residential dwellings into this view, set back from the highway by an open space corridor of 10-20m width. It is possible that some views of the ridge line may still be possible above the proposed dwellings from upper floor windows on account of this set-back, but the new dwellings will still be prominent elements within the view. Taking these factors into account, the magnitude of change upon this receptor is judged to be **Medium**.

6.16 It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

Users of Honey Lane – Viewpoints 3 & 4

- 6.17 The baseline assessment in Section 5 above has identified this receptor to be of **Medium** sensitivity to change.
- 6.18 Users of this rural public highway currently experience views across the Site from the junction with Funtley Road and from the upper parts of this route, with glimpsed views through boundary vegetation as the route ascends the valley slopes.
- 6.19 The proposed development would fundamentally alter the context of this lane, introducing new residential dwellings along the majority of its length, set back behind an open space corridor of approximately 15m width. The views across the Site to the upper slopes from the northern junction would be entirely lost and the new dwellings would be prominent elements in the views across the wider landscape. The magnitude of change upon this receptor is therefore judged to be **High**.
- 6.20 It is therefore my opinion that the proposed development will result in an adverse impact of **Major/Moderate** significance upon this receptor.
- 6.21 With regard to the potential to mitigate this significant impact, the open space buffer against the lane is likely to be of insufficient width for the planting of sufficient vegetation to soften the impact and in any case, this would take a minimum of 10 years to establish. The quantity of development proposed is such that it is considered unlikely to be able to further set back the dwellings, and therefore I do not consider it possible to reduce the impact through secondary mitigation.

Residents of Dwellings on Honey Lane – Viewpoint 4

- 6.22 The baseline assessment in Section 5 above has identified this receptor to be of High sensitivity to change.
- 6.23 The occupants of these dwellings, and in particular the large dwelling at the location of Viewpoint 4, currently experience long panoramic views over the valley landscape, with the existing settlement present but filtered by vegetation at the valley bottom. It is clear from Viewpoint 4 that the hedge has been specifically trimmed in this location to facilitate this view.
- 6.24 The proposed development would introduce a large number of residential dwellings at an approximate distance of 100m from this property, more than doubling the number of visible dwellings and reducing the distance to the nearest dwelling by a factor of three. The new dwellings would therefore become the dominant feature within the view, and the proposals for public open space on the frontage of the scheme and within the community park would add an additional layer of activity. Taking these factors into account, the magnitude of change upon this receptor is judged to be **High**.
- 6.25 It is therefore my opinion that the proposed development will result in an adverse impact of **Major** significance upon this receptor.

- 6.26 With regard to the potential to mitigate this significant impact, the position of the Site within the view and the quantity of development proposed is such that it is unlikely that design changes could be achieved to reduce the impact of the dwellings. Any screening features introduced to soften the appearance of the dwellings is likely to interfere with the current panoramic character of the view, detracting from its overall value and therefore I do not consider it possible to add secondary mitigation measures to the current scheme to reduce the significance of this impact.

Users of The Deviation Line (Public Bridleway 515) – Viewpoints 5 & 6

- 6.27 The baseline assessment in Section 5 above has identified this receptor to be of **High** sensitivity to change.
- 6.28 Users of this public bridleway currently experience occasional filtered views of the Site and adjacent pastoral land and woodland as they pass along the section between the Funtley Road crossing in the south and the current extent of the settlement in the north. These views are clearer in winter when leaves are absent, and in most cases the Site is seen in context with the existing dwellings north of Funtley Road.
- 6.29 The proposed development would notably increase the extent of the settlement in these views, although the elevated position of the receptor is such that it is likely that the ridge line would still be visible in places. Given the generally low availability of views, particularly when passing the Site itself, the magnitude of change upon this receptor is judged to be **Low**.
- 6.30 It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

Users of Public Footpath 86 – Viewpoint 7

- 6.31 The baseline assessment in Section 5 above has identified this receptor to be of **High** sensitivity to change.
- 6.32 Walkers on this route currently experience views of the upper parts of the Site as part of a wider panorama of the valley bottom and southern slopes. Given the nature of the valley form, the south-facing Site directly faces the footpath, although a proportion of its area is obscured by the existing development north of Funtley Road and the vegetation along the railway line corridor.
- 6.33 The proposed development is anticipated to introduce a proportion of the new dwellings into these distant views, visible above the existing rooftops because of the proposal to build up to the 30m contour. Given the distance and context, however, the magnitude of change upon this receptor is judged to be **Low**.
- 6.34 It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

Users of Public Footpath 15 – Viewpoint 8

- 6.35 The baseline assessment in Section 5 above has identified this receptor to be of **High** sensitivity to change.
- 6.36 Walkers on this route experience occasional views towards the Site through gaps in the vegetation on the southern side of this narrow green lane, particularly in winter months. The Site is experienced in the context of the wider southern valley side, as well as the existing development along the valley bottom, and the lower parts of the Site are obscured by existing dwellings and vegetation.
- 6.37 The proposed development would introduce a block of residential dwellings higher up the valley side in this view, which are anticipated to be visible above the existing dwellings, reducing the visible open proportion of the Site. Given the distance and vegetation surrounding the Site, however, the magnitude of change upon this receptor is judged to be **Low**.
- 6.38 It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

Users of Funtley Meadow – Viewpoint 9

- 6.39 The baseline assessment in Section 5 above has identified this receptor to be of **Medium** sensitivity to change.
- 6.40 Users of this open meadow currently experience views of the southern valley slopes, including the upper parts of the Site, above the existing dwellings on Roebuck Avenue, which are prominent in the foreground, and which obscure the lower parts of the Site.
- 6.41 The proposed development is anticipated to introduce new residential dwellings into this view, above the dwellings on Roebuck Avenue given the proposal to build higher up the valley side. This would reduce the proportion of the Site that is perceived as pasture and bring the settlement closer to the ridge line, with the community park occupying the remainder of the slopes. Given the strong residential context in which this view is perceived, however, the magnitude of change upon this receptor is judged to be **Low**.
- 6.42 It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate/Minor** significance upon this receptor.

Summary of Visual Impacts

- 6.43 The visual impacts anticipated to arise from the proposed development are summarised as follows:
- Users of permissive path: **Major adverse**.
 - Users of Funtley Road: **Moderate adverse**.
 - Residents of dwellings on Funtley Road: **Moderate adverse**.
 - Users of Honey Lane: **Major/Moderate adverse**.

- Residents of dwellings on Honey Lane: **Major adverse**.
 - Users of The Deviation Line (Public Bridleway 515): **Moderate adverse**.
 - Users of Public Footpath 86: **Moderate adverse**.
 - Users of Public Footpath 15: **Moderate adverse**.
 - Users of Funtley Meadow: **Moderate/Minor adverse**.
- 6.44 It is also likely that the construction phase of the proposed development would result in a greater degree of impact upon the stated receptors through the presence of stripped ground and buildings under construction, the presence of machinery and site units, and the storage of construction materials. These impacts are anticipated to be temporary in nature, however.

Comparison with the Approved Development on the Site

- 6.45 As noted above, outline planning permission already exists on the Site for the construction of 55 dwellings and associated development, as well as a community park. The agreed layout for this development was the result of a collaborative design process with the Local Planning Authority, which resulted in a number of positive design measures to limit its impact upon the Site and the wider landscape, including the ability to build at a much lower density and incorporate greater internal open space because of the reduced number of dwellings.
- 6.46 When compared with the results of the above appraisal, the magnitude of change upon the most severely affected receptors, namely the users of the permissive path and the occupants of the dwellings on Honey Lane is anticipated to be less, because of the greater distance of the development edge from the receptor, the inclusion of a substantial view corridor and the ability to present a low-density development edge. It is therefore anticipated that the impact upon these receptors would reduce to Major/Moderate adverse.
- 6.47 With regard to the users of Honey Lane and the residents of the existing dwellings on Funtley Road, this impact is anticipated to be similar, because the set-back from this route is similar in both schemes, although the consented scheme is likely to present a lower density development edge.
- 6.48 With regard to the less-affected receptors, these may experience a reduced magnitude of change as a result of well-aligned open space corridors of sufficient width, and the reduced encroachment of development up the hillside.
- 6.49 It is therefore my opinion that the original consented scheme would benefit in a number of ways from its reduced area and density, and the positive design measures enshrined in the layout, to the extent that the overall effect upon the Site's visual environment would not be unacceptable in the context of DSP40(iii) (i.e. the harms are minimised).

7. SUMMARY AND CONCLUSIONS

Baseline Context

- 7.1 The Site is located on the southern slopes of a tributary of the Meon Valley, and therefore has a north-facing aspect. The Site is currently in pastoral use for the keeping of horses and is divided into a number of paddocks with post and rail fencing, with tracks in between. Three groups of buildings are present within the Site, with the main group arranged around a yard next to the Site entrance.
- 7.2 The setting of the Site is largely defined by the combination of its valley side location, the strong presence of woodland in the landscape, and the presence of settlement activity in the valley bottom. The Site is contained to the east, south and west by the combination of rising land and woodland, although longer views are available to the north-east, towards open arable downland. The M27 corridor is located to the south of the Site over the ridge line, although this is within a cutting and not visually perceptible. To the west of the Site, an embanked dismantled railway (The Deviation Line) is heavily wooded and separates the Site visually from the main alignment of the Meon Valley, and a popular public bridleway follows this route.
- 7.3 The valley landscape in which the Site is located is separated from the traditional core of Funtley village by the combination of Great Beamond Coppice, an area of ancient woodland locally designated for its ecological value, and the vegetated corridor of an active railway line. Funtley Road is a minor public highway bounding the Site to the north, and recent residential development is located to the north of the highway on the level valley bottom, some of which is currently under construction.
- 7.4 Part of the Site is subject to an existing outline planning permission for up to 55 dwellings, a parameter plan for which was developed collaboratively with the Local Planning Authority. In determining this scheme, the Council found the scale and extent of development, based upon an agreed layout, to be acceptable in landscape and visual terms in the context of Policy DSP40(iii) (i.e. that the landscape and visual harms had been minimised). This was informed by a landscape appraisal submitted with the application, which concluded that the scheme would result in some long-term landscape and visual harm, but that this would not be substantial.
- 7.5 The landscape in which the Site is located has been determined to be a 'valued landscape' by the Council's published Technical Study of Areas of Special Landscape Quality and Strategic Gaps (CDG.4), which also recommends that the land to the south of the emerging HA10 allocation be designated as an Area of Special Landscape Quality in the emerging Local Plan alongside the rest of the Meon Valley. I have also undertaken my own appraisal against the latest set of published value criteria (CDH.23) and have concluded that the Site is located within a 'valued landscape' for the purposes of the application of national planning policy.

Proposed Development

- 7.6 The Appeal 1 scheme comprises the demolition of the existing structures within the Site and the construction of up to 125 residential dwellings. A parameter plan has been submitted as part of the application, which shows the retention of a relatively narrow belt (less than 10m in places) of 'rural edge green space' around the boundary of the scheme and two 'green links' running parallel to the contours through the scheme. The green links are shown to encompass 'views to hillside trees', although at least one of these points to an existing dwelling. Out of necessity, both 'green links' are truncated by access corridors. To the south of the scheme, an equipped play area is shown, and the existing permissive path is proposed to be realigned through open ground to the south of the Site.
- 7.7 In addition, a building height parameter plan was submitted with the application, which commits to the restriction of dwellings on the southern boundary of the scheme to 1.5 storeys.
- 7.8 An 'LVA Addendum' was submitted with the application, with the Landscape and Visual Appraisal appended to it. This does not present a clear case for more than doubling the quantity of development within the Site and increasing the developed area by approximately 50%, but rather seeks to imply that the original assessment underestimated the level of harm that has already occurred in this landscape and suggests that the proposed scheme could in fact result in positive change to the character of the valley, despite a number of the positive design measures associated with the previous scheme being absent. It is also notable that there is no evidence-based assessment of the increased visibility of up-slope development, such as a Zone of Theoretical Visibility comparison, or visualisations from key points in the surrounding landscape.

Landscape Appraisal Results

- 7.9 To assist the Inspector in understanding the full scale of impact of the proposed development, I have undertaken my own landscape appraisal. In this, I have considered a number of defining physical and perceptual characteristics of the Site and its setting as receptors, as well as the combined character of the Site and its setting.
- 7.10 The results of my landscape appraisal are as follows:
- Pastoral land use, surrounded by woodland: **Major/Moderate adverse.**
 - Location within tributary valley: **Major to Major/Moderate adverse.**
 - Prevailing settlement pattern located at valley bottom: **Major/Moderate adverse.**
 - Overall character of the Site: **Major/Moderate adverse.**
 - Overall character of the Site and its wider landscape setting: **Major adverse.**
- 7.11 These findings represent the long-term effects of the proposed development and I also anticipate that more severe temporary effects upon these receptors will occur during the construction phase.

Landscape Appraisal Conclusion

- 7.12 It is the conclusion of my landscape appraisal that the proposed development would result in significant harm in comparison to the existing consented scheme. The substantial increase in the number of dwellings, the development density and developed area, and the reduction and realignment of open space within the scheme is anticipated to fundamentally alter the character of the valley, particularly when perceived from Funtley Road and the permissive path that connects Funtley with Fareham.
- 7.13 The prevailing settlement pattern of dwellings located at the valley bottom would be lost through development up to the 30m contour, and the sense of visual connection that was preserved through the consented scheme would be lost.
- 7.14 In my own appraisal and that of the Council's published evidence base, the Site is located within a 'valued landscape', which national planning policy requires to be protected and enhanced. In my opinion the Appeal 1 scheme fails to do this, instead resulting in significant harm, which has not been minimised for the purposes of policy DSP40(iii).
- 7.15 I therefore conclude that the proposed developments are inappropriate on landscape grounds, and that my evidence supports the Council's putative Reason for Refusal (a).

Visual Appraisal Results

- 7.16 In addition to the landscape appraisal outlined above, I have also undertaken my own appraisal of the visual impacts of the proposed development.
- 7.17 My fieldwork indicated that the visual environment of the Site is defined by the tributary valley in which it is located, and the strong presence of woodland on elevated ground that contains and filters views to the east, south and west, whilst longer views are available across the valley to the north. The Site is present in a number of key views across the valley, however, from the permissive path to the south and public footpaths crossing arable downland to the north-east.
- 7.18 The principal visual receptors were found to be the users of Public Rights of Way, permissive paths and public open space, as well as the users of Funtley Road and Honey Lane and the occupants of private dwellings on these routes.
- 7.19 The results of my visual appraisal are as follows:
- Users of permissive path: **Major adverse.**
 - Users of Funtley Road: **Moderate adverse.**
 - Residents of dwellings on Funtley Road: **Moderate adverse.**
 - Users of Honey Lane: **Major/Moderate adverse.**
 - Residents of dwellings on Honey Lane: **Major adverse.**
 - Users of The Deviation Line (Public Bridleway 515): **Moderate adverse.**
 - Users of Public Footpath 86: **Moderate adverse.**

- Users of Public Footpath 15: **Moderate adverse.**
 - Users of Funtley Meadow: **Moderate/Minor adverse.**
- 7.20 These findings represent the long-term effects of the proposed development and I also anticipate that more severe temporary effects upon these receptors are likely to occur during the construction phase.

Visual Appraisal Conclusion

- 7.21 Based upon my appraisal, I anticipate that the proposed development would result in significant adverse visual impacts upon a number of sensitive receptors in the immediate vicinity of the Site that cannot be reasonably mitigated. Furthermore, the scheme is anticipated to result in a range of adverse impacts of Moderate significance, both within its immediate vicinity and within the wider valley landscape and these are likely to be collectively significant. By comparison, the permitted scheme on the Site is anticipated to result in lesser impacts across the majority of receptors, on account of its inherently lower density and extent, and the positive design measures that have been agreed with the Local Planning Authority in the development of its layout.
- 7.22 I therefore conclude that the proposed development is inappropriate on visual grounds, and that my evidence supports the Council's putative Reason for Refusal (a).

8. APPENDICES

Appendix 1: Plans

Baseline Study Map Ref. 21-1849

Zone of Theoretical Visibility Map Ref. 21-1855



Legend:

- Site Boundary
- Study Area
- Conservation Area
- Local Nature Reserve
- Scheduled Monument
- Site of Special Scientific Interest

Listed Building:

- Grade I
- Grade II*
- Grade II

Public Rights of Way:

- Bridleway
- Footpath

REVISIONS:		
DATE:	VERSION:	INITIALS:



TITLE: **Baseline Study Map**

PROJECT/SITE: **Land South of Funtley Road, Funtley**

CLIENT: **Fareham Borough Council**

MAP REF: **4693/02/21-1849**

VERSION: **v1**

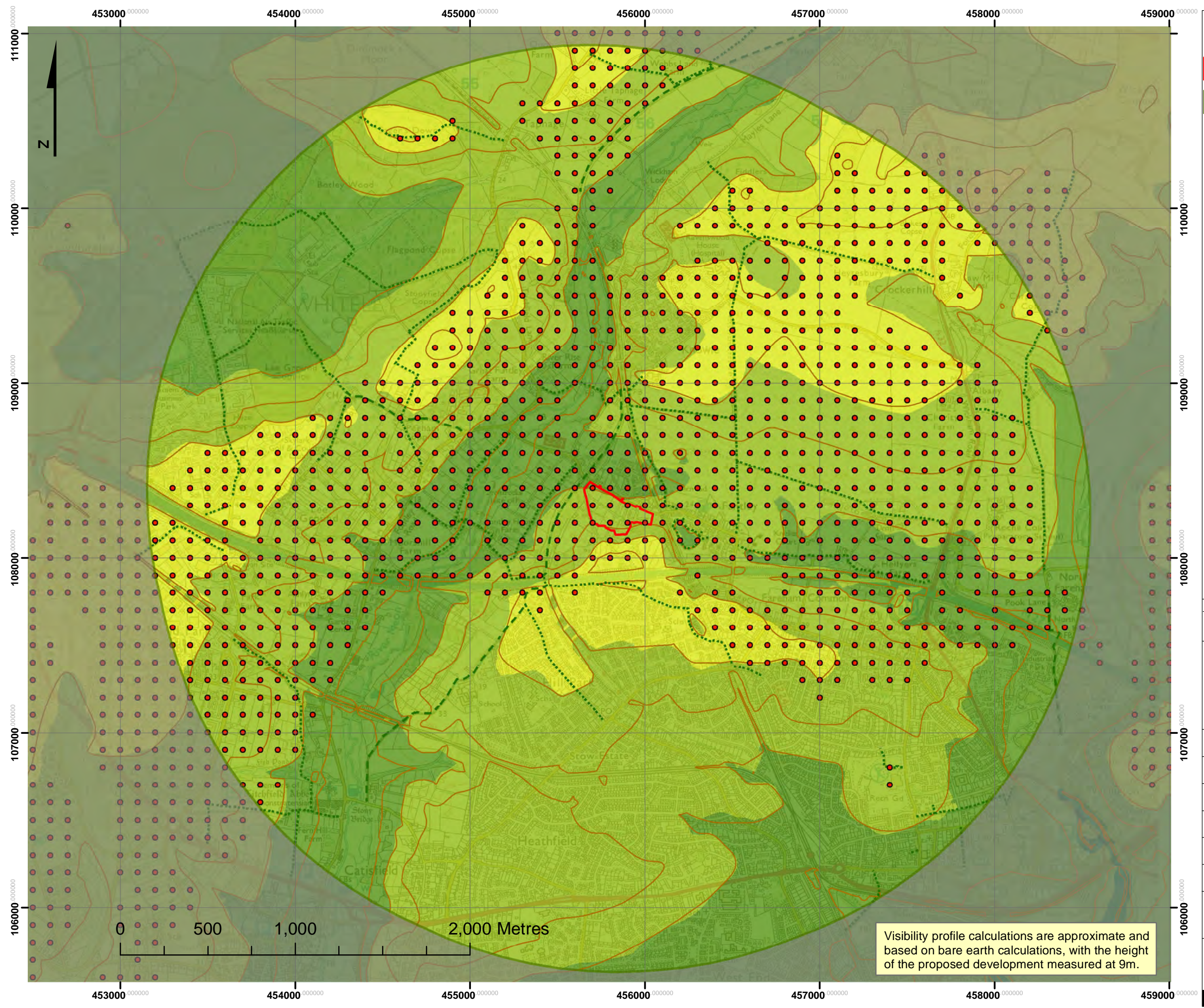
DATE: **05/01/22** SCALE: **1:20,000 @A3**

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Legend:

- Site Boundary
- Study Area

Public Rights of Way:

- Bridleway
- Footpath
- Footpath
- Site (all or partial) potentially visible - (1.5m eye height)

Height (m)

- 10m
- 50m

REVISIONS:		
DATE:	VERSION:	INITIALS:

LOCKHART GARRATT

TITLE: Zone of Theoretical Visibility

PROJECT/SITE: Land South of Funtley Road, Funtley

CLIENT: Fareham Borough Council

MAP REF: 4693/02/21-1855

VERSION: v1

DATE: 06/01/22 **SCALE:** 1:20,000 @A3

APPROVED BY: ID **PRODUCED BY:** AB

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7 - 8 Melbourne House
 Corbygate Business Park
 Weldon, Corby
 Northamptonshire NN17 5JG
 01536 408840

Greystones House
 Burford Road
 Chipping Norton
 Oxfordshire OX7 5UY
 01608 656167

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Visibility profile calculations are approximate and based on bare earth calculations, with the height of the proposed development measured at 9m.

Appendix 2: Landscape and Visual Impact Assessment Methodology

Landscape & Visual Impact Assessment Methodology

Date: 2021

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GARRATT



Arboriculture

Ecology

Forestry & Woodland Management

Landscape & Green Infrastructure

Minerals & Waste Restoration

Northamptonshire Office

8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire
NN17 5JG

01536 408 840
info@lgluk.com

www.lgluk.com



Oxfordshire Office

Greystones House
Burford Road
Chipping Norton
Oxfordshire
OX7 5UY

01608 656167
info@lgluk.com



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Table of Contents

1. INTRODUCTION.....	4
2. DEFINING THE STUDY AREA.....	5
3. DESCRIPTION OF EFFECTS.....	6
4. METHODOLOGY FOR ASSESSING LANDSCAPE EFFECTS	7
5. METHODOLOGY FOR THE ASSESSMENT OF VISUAL EFFECTS.....	14
6. UNDERSTANDING SIGNIFICANT EFFECTS	18

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1. INTRODUCTION

- 1.1. This methodology is derived from the Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) (GLVIA 3), jointly published by the Landscape Institute and the Institute of Environmental Management and Assessment. This publication gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA).
- 1.2. In the context of this methodology, the term “landscape” should be taken to include townscape and seascape considerations where relevant.

2. DEFINING THE STUDY AREA

- 2.1. Prior to any assessment being undertaken, it is important to consider the scope and extent of the study area. Typically the study area will be defined through the preparation and assessment of a Zone of Theoretical Visibility (ZTV) and/ or desk based study and site assessment. This process will allow the identification of a delimited visual envelope, one which is defined by the prevailing topography, vegetation and built form.
- 2.2. A landscape study may extend beyond a relatively confined visual envelope, where there is clear evidence that the site is part of, or intrinsically linked to a wider character area. The detail of such studies will be appropriate to the scale of the development, for instance where tall structures such as wind turbines may have an influence over a larger distance, the assessment will take this into account.

3. DESCRIPTION OF EFFECTS

- 3.1. The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect upon a receiving environment, it is necessary to consider the effect magnitude, i.e. the degree of change, together with the sensitivity of the receptor.
- 3.2. This assessment will identify whether the effects are:
- Adverse, Beneficial or Neutral - Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the recognised landscape quality and character of an area or view. Neutral effects would include changes that neither add to nor detract from the quality and character of an area or view, but which nonetheless result in an identifiable change. Beneficial effects would typically occur where a development could positively contribute to the landscape character or view, for example through the replacement of incongruous elements with more appropriate uses.
 - Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.
 - Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 15, of the Operational Phase.
 - Reversible or Irreversible – this is the assessment of whether the resulting effect of a development can be mitigated or not, and the effectiveness of the proposed mitigation at reducing the effect.

Significance of Effects (EIA only)

- 3.3. A final judgment is then made as to whether the identified effect is likely to be significant, as required by the Environmental Impact Assessment Regulations 2011. In summarising the effects consideration should be given to the key issues, and an identification of the scope for reducing any negative/adverse effects will be undertaken. Mitigation measures should be identified in order to reduce, where possible, the final judgement on the significance of any residual adverse effects in the long term.

4. METHODOLOGY FOR ASSESSING LANDSCAPE EFFECTS

Identifying and Assessing the Landscape Baseline

- 4.1. In order to accurately define the quality and character of the receiving landscaping it is important to identify and assess those landscape receptors and/or features that form part of the landscape and help to characterise it.
- 4.2. The identification of these features will be informed through:
 - Review of Ordnance Survey mapping, historical map data and aerial and other remote sensing imagery where appropriate;
 - Review of relevant published landscape character assessment at national, regional and local levels as appropriate;
 - Identification of landscape-based designations;
 - Identification and description of individual elements, features, aesthetic and perceptual aspects of the landscape which contribute to its character;
 - Assessment of the general condition of the receiving landscape;
 - Assessment of the relative value of the receiving landscape (see below);
 - Judgement of the susceptibility of the receiving landscape to a change of the type proposed (see below).
- 4.3. Where appropriate, and where the published character assessments do not reflect the specific characteristics of the receiving environment at a relevant scale, the LVIA will identify local landscape character areas for assessment. These character areas are determined through the site assessment, and will make reference to published landscape character assessments and the application of sound professional judgement based upon the evidence at hand.
- 4.4. Criteria for the selection of local landscape character areas within the likely study area include:
 - Proximity and influence on the site;
 - Physical connections with the site (for example public rights of way, roads, vegetation and vegetation belts); and
 - Visual connection with the site (particularly where the view is a key characteristic of the local area).

Assessing Landscape Sensitivity

- 4.5. The sensitivity of the landscape is determined by combining the value of the landscape with its susceptibility to the type of change proposed.
- 4.6. **Susceptibility** is defined as the inherent sensitivity of the landscape and its ability to accommodate a particular change, and can apply to specific landscape features, the character of the site as a whole, or the character of the surrounding landscape, and other Landscape Character Areas defined within the published assessments or similar.

Table 1: Landscape Susceptibility to Change

Susceptibility	Assessment Criteria
Very High	<ul style="list-style-type: none"> No or very few detracting features; Townscapes are likely to include a high proportion of historic assets; Typical examples may be nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
High	<ul style="list-style-type: none"> Landscapes would be considered to have a high degree of intimacy, generally strong landscape structure, a high level of intactness and contain features worthy of protection; Few detracting features; Has some potential to accommodate change which is in keeping with the positive aspects of local character. Townscapes may include a high proportion of historic assets; Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	<ul style="list-style-type: none"> Landscapes would be considered of good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Demonstrates some potential to accommodate change through appropriate mitigation.
Low	<ul style="list-style-type: none"> Landscapes that contain strong evidence of previous landscape change and little representation of their former character; Degraded landscape structure, characteristic patterns and combinations of landform and land cover are compromised by land use.
Negligible	<ul style="list-style-type: none"> Typical landscapes are likely to be heavily degraded, of weak landscape structure, support intensive land uses, and require landscape restoration.

Landscape Value

- 4.7. The value of a landscape is derived from the value or importance given to the area by society, statutory bodies, local and national government, local communities and society at large. National designations include National Parks and Areas of Outstanding Natural Beauty.
- 4.8. At a local level, Local Planning Authorities may have local landscape designations in their Local Plans. However, GLVIA 3 notes that the fact that an area is not covered by such a designation does not mean that it is not valued and in this case reference should be made to published character assessments, local planning policies and guidance. GLVIA 3 also notes that there should not be an over-reliance on designations, favouring a process of assessment and the application of sound, evidence-based professional judgement.
- 4.9. The National Planning Policy Framework (NPPF) however, places greater weight on the importance of National level designations such as AONB's and National Parks. At a local level, any assessment of local value should be supported by a prescriptive, criteria based, NPPF compliant assessment (NPPF para 170). In the absence of such an assessment it is the role of the professional as part of the LVIA process to objectively assess the value of the receiving landscape in relation to a set of appropriate criteria, such as those suggested in Box 5.1 of GLVIA3.

Table 2: Landscape Value

Value	Typical Criteria	Typical Scale	Examples
Very High	Landscape is recognised as an area of great importance, quality and rarity. Almost always recognised by national or international designation.	International National	World Heritage Sites National Parks Areas of Outstanding Natural Beauty
High	Landscape is recognised as being of high quality, importance and rarity, representing a number of recognised value criteria. Often identified through local landscape designations.	Regional Local	Wild or picturesque landscapes. Settings of designated landscapes. Areas whose value is expressed through published assessments or cultural celebration, e.g. art, history or literature.
Medium	Landscape is recognised as being of medium quality, importance and rarity. Typically undesignated but value may be expressed through published assessment. Represents some recognised value criteria.	Regional Local	Generally intact rural landscapes. Landscapes that are representative of published character.
Low	Landscape is of low quality, importance and rarity. Typically degraded with detracting features and in poor condition, but with some potential for restoration or improvement.	Local	Intensive arable landscapes. Landscapes with strong human influence or intensive management, e.g. golf courses.
Negligible	Landscape is of very low quality, importance and rarity. Typically degraded with many detracting features, and poorly managed. Change is likely to improve these landscapes.	Site	Unrestored mineral workings. Industrial landscapes.

Table 3: Overall Landscape Sensitivity

Vs.		Identified Landscape Value				
		Very High Value	High Value	Medium Value	Low Value	Very Low Value
Identified Susceptibility	Very High Susceptibility	Very High	High	High / Medium	X	X
	High Susceptibility	High	High	Medium / High	Medium / Low	X
	Medium Susceptibility	High / Medium	Medium / High	Medium	Low / Medium	Low
	Low Susceptibility	X	Medium / Low	Low / Medium	Low	Low / Negligible
	Negligible Susceptibility	X	X	Low	Low / Negligible	Negligible
		Sensitivity				

Landscape Magnitude of Change

- 4.10. The magnitude of change relates to the degree in which proposed development alters the fabric of the receiving landscape. This change is characterised as high, medium, low, negligible or none.

Table 4: Magnitude to Change to Landscape Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to fundamentally change the character of a landscape.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape.

4.11. When assessing the magnitude of change consideration will be given to:

- **The size or scale of the development:** the extent of the change to existing landscape receptors is considered, with weight given to the proportion of the total extent of the site that this represents and the contribution that the receptor makes to the overall character of the landscape;
- **The extent of the development** – consideration is given to the geographical area within which the landscape effects may be perceived. This is assessed at:
 - Site level;
 - Immediate setting;
 - At the scale of the local landscape character area; and
 - On a larger scale affecting a number of local landscape areas or National Character Areas (if required).
- **The permanency of the development:** consideration is given to whether the proposals will result in a long term or short term effect; whether the development is reversible or changes the status of the site (for example to previously developed land); and whether for example restoration to baseline conditions is envisaged at the end of this term;
- **The change to the key characteristics of the receiving landscape:** taking into account:
 - Changes to the appearance of the site;
 - Changes to identified landscape features;
 - Changes to key or special qualities or characteristics of the landscape; and
 - Changes in the landscape setting of heritage assets and landscape-related designations.
- **The proposed mitigation:** consideration should be given to the extent to which the development effects can be mitigated, through positive design, the provision of replacement or enhanced landscape features, or limiting effects on the wider landscape.

Significance of Landscape Effect

4.12. The level of effect upon the receptor should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of each identified receptor.

4.13. This will identify whether the effects are:

- **Adverse or Beneficial** - beneficial effects would typically occur where a development could positively contribute to the landscape character. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of characteristic landscape elements, or the proposal detracts from the landscape quality and character of an area or view;
- **Direct or Indirect** – A direct effect is where a development will affect the character of an area either beneficially or adversely. An indirect effect would be associated with a development, i.e. an increase of traffic on a particular route.
- **Short, Medium or Long Term** – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the construction phase, then at years 1 and 10 following completion of the development.

- **Reversible or Irreversible** – This is the judgement of whether the resulting effect of a development can be mitigated or not, and whether the result of the mitigation is beneficial.

4.14. The significance of landscape effect is determined by cross-referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 5 below outlines how the assessment of significance is undertaken.

Table 5: Landscape Significance of Effect*

Vs.		Sensitivity of Landscape Receptor				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
		Significance of Landscape Effect				

* To be read in conjunction with Table 9 below.

5. METHODOLOGY FOR THE ASSESSMENT OF VISUAL EFFECTS

- 5.1. As set out within section 2 above, the visual baseline is identified through a process of desk study, Zone of Theoretical Visibility (ZTV), the extent of the visual envelope is then defined and tested through field assessment.
- 5.2. On the basis of the baseline assessment and field survey analysis, visual receptors are identified and classified as to their sensitivity to change. This will involve the identification of the visual receptors through:
- Identification of the area in which the development may be visible (the visual envelope;
 - Identification of publicly accessible, representative, viewpoints where views will be affected and the nature of those views;
 - Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature);
 - Identification of those views which can be considered characteristic of the landscape character area;
 - Identification of the different groups of people who may experience views of the development.

Sensitivity of Visual Receptors

- 5.3. The sensitivity of a visual receptor should be established. This sensitivity will be dependent on the value attached to the view and the susceptibility of the visual receptor(s) to a change of the type proposed. This may be linked to the type of activity that the person is engaged in – for example someone walking in the countryside would be more sensitive to a change to the view than a person working in an office.

Table 6: Visual Sensitivity Thresholds

Visual Sensitivity	Threshold Definition
Very High	Viewers on public rights of way or accessible land whose prime focus is on the high quality of the surrounding landscape, and who are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or AONB's and users of National Trails.
High	Viewers on public rights of way whose prime focus is on the landscape around, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of Long Distance Routes or Sustrans cycle routes, or the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or people passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity and not susceptible to changes in the surrounding landscape.

Magnitude of Change of Visual Receptors

5.4. The following definitions are used to assess the magnitude of change to visual receptors. As with the assessment of the magnitude of change for landscape receptors, consideration is given to:

- **The size or scale of the development:** taking into account:
 - The mass and scale of the development visible and the change experienced from an identified location; and
 - The loss or addition of features within the view and the changes to the view's composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development within the context of the existing landscape elements) and the nature of the view in terms of duration and degree of visibility.
- **The extent of the development** – the extent of the development will vary between each identified viewpoint and will likely reflect the extent of the development visible in the view alongside the distance of the viewpoint from the proposed development.
- **The permanency of the development:** considering whether:

- The proposals will result in a long term or short term effect;
- The development is reversible or changes the status of the site (for example to previously developed land); and
- Restoration to baseline conditions is envisaged at the end of this term.
- **The proposed mitigation:** Judging the extent to which the landscape proposals will be able to mitigate the visual effects of the development by screening, or through design of the development (e.g. siting, use of visually recessive colours and materials and location of open space).

Table 7: Magnitude of Change to Visual Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a view.
No Change	It is also possible for a view to experience no change due to it being totally compatible with the character of the visual environment or not visible due to intervening structures or vegetation.

Significance of Visual Effect

5.5. The significance of visual effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 8 below outlines how the assessment of significance is undertaken.

Table 8: Visual Significance of Effect*

Vs.		Sensitivity of Visual Receptor				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
	No Change	None	None	None	None	None

* To be read in conjunction with Table 9 below.

6. UNDERSTANDING SIGNIFICANT EFFECTS

- 6.1. For the purposes of the impact assessment beneficial or adverse effects of substantial, major and major/moderate effects are considered to be significant and to be of key importance in decision making. Moderate adverse effects should also be taken into account when considering the overall effects of the development in decision making.
- 6.2. It is important to consider that change does not necessarily result in an adverse effect or harm to a particular landscape or visual environment.
- 6.3. The landscape assessor, in determining the significance of effect, will apply a defined assessment methodology, in combination with sound professional judgement upon which the identification of significant effects should be based.

Definition of Significance Thresholds

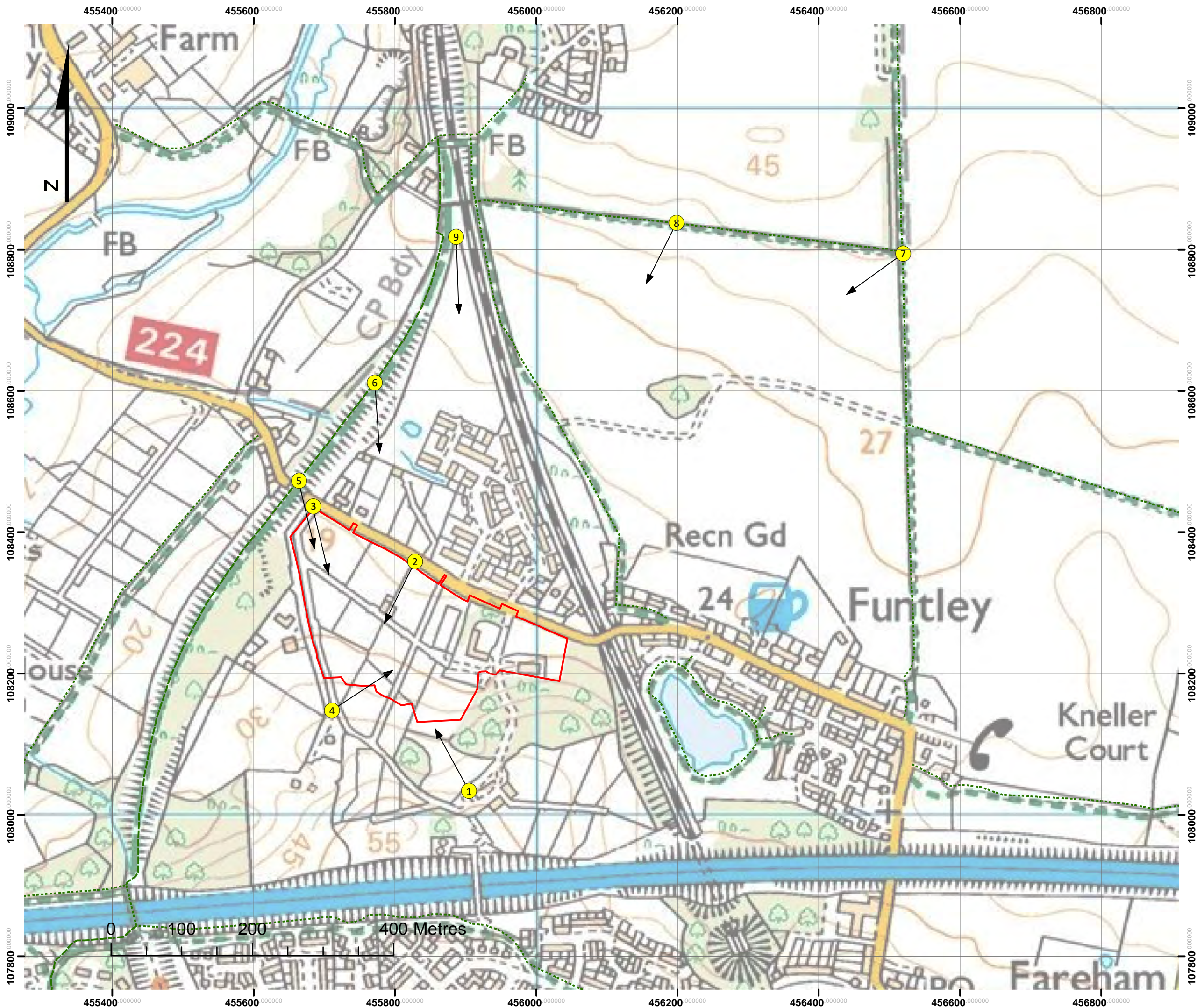
Table 9: Significance Thresholds

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape.
Minor	A low magnitude of change that materially affects a landscape that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in an effect of neutral significance due to the change being compatible with local character or not visible.

Appendix 3: Photographic Viewpoints

Viewpoint Location Plan Ref. 21-1850

Photographic Viewpoints Ref. 21-1851



Legend:

- Site Boundary
- → Viewpoint Location and Direction

REVISIONS:		
DATE:	VERSION:	INITIALS:



TITLE: Viewpoint Location Plan

PROJECT/SITE: Land South of Funtley Road, Funtley

CLIENT: Fareham Borough Council

MAP REF: 4693/02/21-1850

VERSION: v1

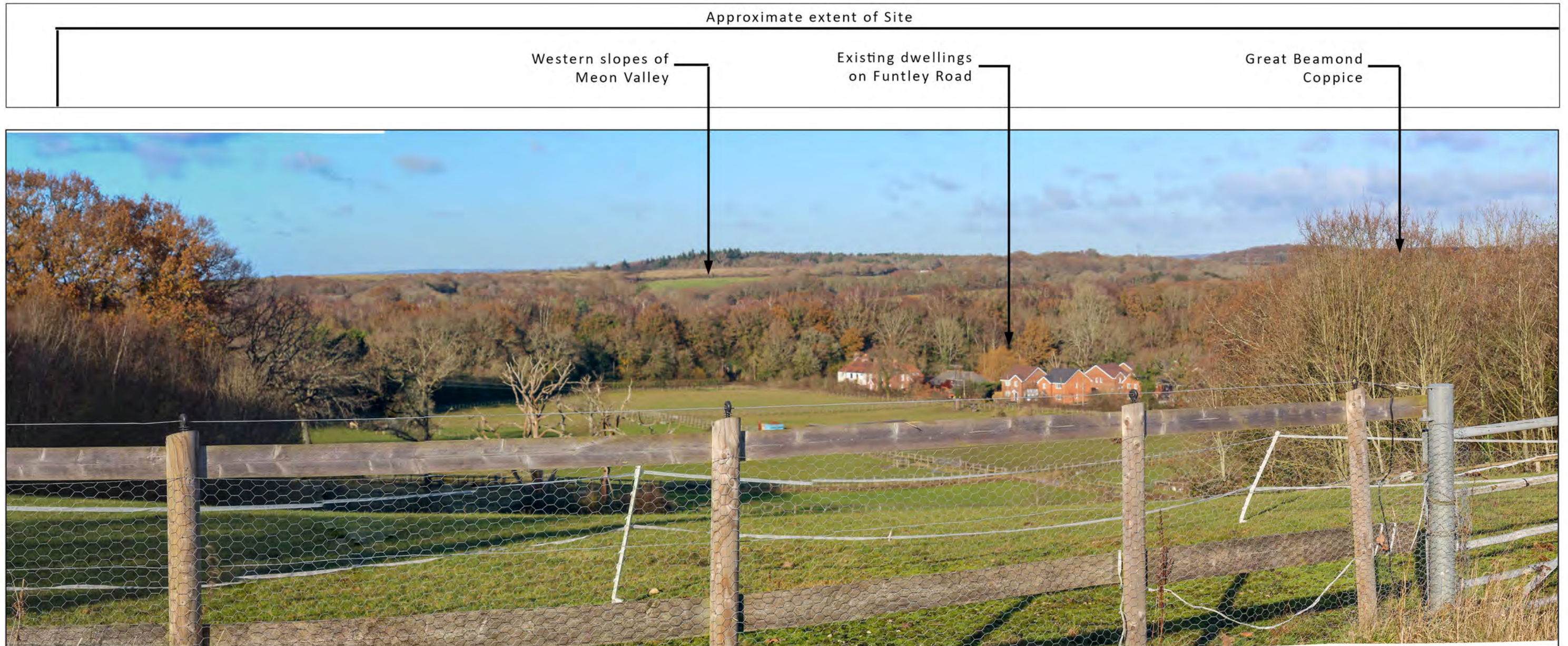
DATE: 05/01/22 SCALE: 1:5,000 @A3

APPROVED BY: ID PRODUCED BY: SM

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--	--



Location: Permissive path, looking north-west across the Site.

Grid Reference: SU 55907 08037

	
TITLE: Viewpoint 1	
PROJECT/SITE: Land South of Funtley Road, Funtley	
CLIENT: Fareham Borough Council	
MAP REF: 21-1851	
VERSION: V1	
DATE: 2022	
APPROVED BY: ID	PRODUCED BY: JTO
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Site occupies full width of view

Individual dwelling
on Honey Lane



Location: View south across the Site from Funtley Road.

Grid Reference: SU 55780 08339


	
TITLE: Viewpoint 2	
PROJECT/SITE: Land South of Funtley Road, Funtley	
CLIENT: Fareham Borough Council	
MAP REF: 21-1851	
VERSION: V1	
DATE: 2022	
APPROVED BY: ID	PRODUCED BY: JTO
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Location: View south-east across the Site from the Funtley Road/Honey Lane junction.

Grid Reference: SU 55682 08443

	
TITLE: Viewpoint 3	
PROJECT/SITE: Land South of Funtley Road, Funtley	
CLIENT: Fareham Borough Council	
MAP REF: 21-1851	
VERSION: V1	
DATE: 2022	
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Site occupies full width of view

Existing dwellings North of Funtley Road

Approximate location of Viewpoint 8

Approximate location of Viewpoint 7



Location: View north-east across the Site from Honey Lane.

Grid Reference: SU 55715 08135


	
TITLE: Viewpoint 4	
PROJECT/SITE: Land South of Funtley Road, Funtley	
CLIENT: Fareham Borough Council	
MAP REF: 21-1851	
VERSION: V1	
DATE: 2022	
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Location: View across the Site from the Deviation Line at the Funtley Road crossing.

Grid Reference: SU 55653 08451

	
TITLE: Viewpoint 5	
PROJECT/SITE: Land South of Funtley Road, Funtley	
CLIENT: Fareham Borough Council	
MAP REF: 21-1851	
VERSION: V1	
DATE: 2022	
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Site occupies full width view


Great Beamond
Coppice

Existing dwellings
on Funtley Road



Location: View towards the Site from the Deviation Line north of Funtley.

Grid Reference: SU 55752 08579


	
TITLE: Viewpoint 6	
PROJECT/SITE: Land South of Funtley Road, Funtley	
CLIENT: Fareham Borough Council	
MAP REF: 21-1851	
VERSION: V1	
DATE: 2022	
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Location: View towards the Site from Public Footpath 86.

Grid Reference: SU 56518 08778


	
TITLE: Viewpoint 7	
PROJECT/SITE: Land South of Funtley Road, Funtley	
CLIENT: Fareham Borough Council	
MAP REF: 21-1851	
VERSION: V1	
DATE: 2022	
APPROVED BY: ID	PRODUCED BY: JTO
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Location: View towards the Site from Public Footpath 15.

Grid Reference: SU 56156 08338

	
TITLE: Viewpoint 8	
PROJECT/SITE: Land South of Funtley Road, Funtley	
CLIENT: Fareham Borough Council	
MAP REF: 21-1851	
VERSION: V1	
DATE: 2022	
APPROVED BY: ID	PRODUCED BY: JTO
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Site occupies full width of view


Great Beamond
Coppice

Existing dwellings
on Roebuck Avenue



Location: View north towards the Site from Funtley Meadow.

Grid Reference: SU 55887 08790

	
TITLE: Viewpoint 9	
PROJECT/SITE: Land South of Funtley Road, Funtley	
CLIENT: Fareham Borough Council	
MAP REF: 21-1851	
VERSION: V1	
DATE: 2022	
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Environmental Planning & Forestry Consultants

Northamptonshire

7-8 Melbourne House
Corbygate Business Park
Weldon,
Corby
Northamptonshire
NN17 5JG
Tel: 01536 408 840
info@lgluk.com
Email: info@lgluk.com
Website: www.lgluk.com

Oxfordshire

Greystones House
Burford Road
Chipping Norton
Oxfordshire
OX7 5UY
Tel: 01608 648 657
info@lgluk.com
Email: info@lgluk.com
Website: www.lgluk.com

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