

# Landscape and Visual Proof of Evidence

Fareham Borough Council

Land off Newgate Lane, Fareham

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## 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.
- 1.5. I am an experienced landscape witness and I am familiar with the landscape in question, having reviewed all relevant background information and undertaken a field survey in October 2020.

### Project Involvement

- 1.6. Lockhart Garratt Ltd was appointed by Fareham Borough Council in October 2020 to prepare landscape and visual evidence in relation to two adjacent residential developments, and to present this evidence at a conjoined Public Inquiry scheduled to open on 1<sup>st</sup> December 2020.

## 2. SCOPE OF EVIDENCE

### Recent Planning Context

- 2.1. This Proof of Evidence is prepared to inform a conjoined Appeal relating to two separate planning applications on adjacent land parcels.
- 2.2. For the purpose of this document, the application relating to the land to the north will be referred to as the 'Northern Application' and the land that it relates to will be referred to as the 'Northern Site'. The application relating to the land to the south will be referred to as the 'Southern Application' and the land that it relates to will be referred to as the 'Southern Site'.
- 2.3. Where both the Northern Site and Southern Site are being referred to collectively, the term 'the Site' will be used for brevity.

### *The Northern Application*

- 2.4. The planning application for the Northern Site was received by the Council on the 28<sup>th</sup> September 2018. The application was for outline planning permission for the demolition of existing buildings and development of up to 75 dwellings and associated infrastructure, with all matters reserved except for access, therefore all submitted information in relation to layout, architectural design, and open space design is illustrative with no commitment made at this stage.
- 2.5. An Appeal was lodged by the Appellant against the non-determination of this application on 2<sup>nd</sup> June 2020, and the Council subsequently resolved to refuse planning permission on 1<sup>st</sup> July 2020 on the following grounds:

*The development is contrary to Policies CS2, CS4, CS5, CS6, CS14, CS15, CS16, CS17, CS18, CS20, CS21 and CS22 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13, DSP14, DSP15 and DSP40 of the Adopted Local Plan Part 2: Development Site and Policies Plan, paragraphs 103, 109, 110 and 175 of the NPPF and is unacceptable in that:*

- a) The provision of residential development in this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;*
- b) The proposed development fails to respond positively to and be respectful of the key characteristics of the area and would be harmful to the character and appearance of the countryside;*
- c) The provision of development in this location would significantly affect the integrity of the strategic gap and the physical and visual separation of settlements;*
- d) The application site is not sustainably located adjacent to, well related to or well-integrated with the existing urban settlement boundaries;*
- e) The proposal would result in the loss of best and most versatile agricultural land;*
- f) Insufficient information has been submitted to adequately assess the highways impacts arising from the proposed development;*
- g) The proposed access is inadequate to accommodate the development safely;*
- h) The proposed development would have an unacceptable impact on the junction of old Newgate Lane / Newgate Lane East resulting in a severe impact on the road safety and operation of the local transport network;*

- i) The proposed development provides insufficient support for sustainable transport options;*
- j) In the absence of appropriate mitigation for the loss of a low use Brent geese and wader site and in the absence of a legal agreement to appropriately secure such mitigation, the proposal would have a likely adverse effect on the integrity of European Protected Sites;*
- k) 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;*
- l) In the absence of a legal agreement to secure contributions to open space and facilities and their associated management and maintenance, the recreational needs of residents of the proposed development would not be met;*
- m) In the absence of a legal agreement to secure contributions to education, the needs of residents of the proposed development would not be met;*
- n) In the absence of a legal agreement to secure the on-site provision of affordable housing, the housing needs of the local population would not be met; and*
- o) 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.*

### **The Southern Application**

- 2.6. The planning application for the Southern Site was received by the Council on the 29<sup>th</sup> April 2019. The application was for outline planning permission for the demolition of existing buildings and development of up to 115 dwellings and associated infrastructure, with all matters reserved except for access, therefore all submitted information in relation to layout, architectural design, and open space design is illustrative with no commitment made at this stage.
- 2.7. An Appeal was lodged by the Appellant against the non-determination of this application on 2<sup>nd</sup> June 2020, and the Council subsequently resolved to refuse planning permission on 1<sup>st</sup> July 2020 on the following grounds:

*The development is contrary to Policies CS2, CS4, CS5, CS6, CS14, CS15, CS17, CS18, CS20, CS21 and CS22 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13, DSP14, DSP15 & DSP40 of the Adopted Local Plan Part 2: Development Site and Policies Plan, paragraphs 103, 109, 110 and 175 of the NPPF and is unacceptable in that:*

- a) The provision of residential development in this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;*
- b) The proposed development fails to respond positively to and be respectful of the key characteristics of the area and would be harmful to the character and appearance of the countryside;*
- c) The provision of development in this location would significantly affect the integrity of the strategic gap and the physical and visual separation of settlements;*

- d) The application site is not sustainably located adjacent to, well related to or well-integrated with the existing urban settlement boundaries;*
- e) Insufficient information has been submitted to adequately assess the highways impacts arising from the proposed development;*
- f) The proposed access is inadequate to accommodate the development safely;*
- g) The proposed development would have an unacceptable impact on the junction of old Newgate Lane / Newgate Lane East resulting in a severe impact on the road safety and operation of the local transport network;*
- h) The proposed development provides insufficient support for sustainable transport options;*
- i) The proposal provides insufficient information to protect and enhance the biodiversity interests of the site which includes a substantial population of Chamomile;*
- j) In the absence of appropriate mitigation for the loss of a low use Brent geese and wader site and in the absence of a legal agreement to appropriately secure such mitigation, the proposal would have a likely adverse effect on the integrity of European Protected Sites;*
- k) 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;*
- l) In the absence of a legal agreement to secure contributions to open space and facilities and their associated management and maintenance, the recreational needs of residents of the proposed development would not be met;*
- m) In the absence of a legal agreement to secure contributions to education, the needs of residents of the proposed development would not be met;*
- n) In the absence of a legal agreement to secure the on-site provision of affordable housing, the housing needs of the local population would not be met; and*
- o) 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.*

**Relevant Planning Policy: Core Strategy 2011**

- 2.8. Of those Core Strategy policies listed above for the two applications, the following policies are considered to be of relevance to landscape and visual matters.

**Policy CS14: Development Outside Settlements**

*Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure. The conversion of existing buildings will be favoured. Replacement buildings must reduce the impact of development and be grouped with other existing buildings, where possible. In coastal locations, development should not have an adverse impact on the special character of the coast when viewed from the land or water.*

### **Policy CS22: Development in Strategic Gaps**

*Land within a Strategic Gap will be treated as countryside. Development proposals will not be permitted either individually or cumulatively where it significantly affects the integrity of the gap and the physical and visual separation of settlements.*

*Strategic Gaps have been identified between Fareham/Stubbington and Western Wards/Whiteley (the Meon gap); and Stubbington/Lee on the Solent and Fareham/Gosport.*

*Their boundaries will be reviewed in accordance with the following criteria:*

- a) The open nature/sense of separation between settlements cannot be retained by other policy designations;*
- b) The land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence;*
- c) In defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included having regard to maintaining their physical and visual separation.*

### **Relevant Planning Policy: Development Sites and Policies 2015**

#### **Policy DSP6: New Residential Development Outside of the Defined Urban Settlement Boundaries**

*There will be a presumption against new residential development outside of the defined urban settlement boundaries (as identified on the Policies Map). New residential development will be permitted in instances where one or more of the following apply:*

- i. It has been demonstrated that there is an essential need for a rural worker to live permanently at or near his/her place of work; or*
- ii. It involves a conversion of an existing non-residential building where;*
  - a) the buildings proposed for conversion are of permanent and substantial construction and do not require major or complete reconstruction; and*
  - b) evidence has been provided to demonstrate that no other suitable alternative uses can be found and conversion would lead to an enhancement to the building's immediate setting.*
- iii. It comprises one or two new dwellings which infill an existing and continuous built-up residential frontage, where:*
  - a) The new dwellings and plots are consistent in terms of size and character to the adjoining properties and would not harm the character of the area; and*
  - b) It does not result in the extension of an existing frontage or the consolidation of an isolated group of dwellings; and*
  - c) It does not involve the siting of dwellings at the rear of the new or existing dwellings.*

*A change of use of land outside of the defined urban settlement boundary to residential garden will only be permitted where:*

- i. It is in keeping with the character, scale and appearance of the surrounding area; and*
- ii. It will not detract from the existing landscape; and*
- iii. It respects views into and out of the site.*

*New buildings should be well-designed to respect the character of the area and, where possible, should be grouped with existing buildings.*

*Proposals should have particular regard to the requirements of Core Strategy Policy CS14: Development Outside Settlements, and Core Strategy Policy CS6: The Development Strategy. They 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.*

#### **Policy DSP40: Housing Allocations**

*The sites set out in Appendix C, Table 8 and shown on the Policies Map are allocated for residential development and should be developed in line with the principles set out in their respective Development Site Briefs.*

*Sites listed in Appendix C, Table 9 and shown on the Policies Map have extant planning permission for residential development and are allocated for residential development. In instances where the planning permission for a site listed in Appendix C, Table 9 lapses, the Council will consider similar proposals and/or the preparation of an additional development site brief to set out the parameters for an alternative form of residential development.*

*All sites listed in Appendix C will be safeguarded from any other form of permanent development that would prejudice their future uses as housing sites to ensure that they are available for implementation during the plan period.*

*Where 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.*

### **Site Location and Context**

- 2.9. The Site is located in an area of agricultural land located between the towns of Fareham to the east and Stubbington to the west, bounded to the west and north by Newgate Lane, to the east by the recently constructed Newgate Lane East, and to the south by Woodcote Lane.
- 2.10. The Site's position in relation to the existing urban areas, highways, local designations and Public Rights of Way, is shown on Plan Ref. 20-4132 at **Appendix 1**.

### **Scope of Evidence**

- 2.11. This Proof of Evidence covers matters relating to the anticipated landscape and visual impacts of the two proposed residential developments upon the Site and its setting.
- 2.12. 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) (Core Document CDH.16).
- 2.13. I will also comment upon the submitted planning applications, and assist the Inspector in identifying the key areas where my evidence differs from that submitted by the Appellant.
- 2.14. This evidence has been found to support the Borough Council's first four reasons for refusal for each application.

### **3. REVIEW OF SUBMITTED DEVELOPMENT PROPOSALS**

#### **Introduction**

- 3.1. This section will present my general commentary upon the documents submitted as part of the planning application that are relevant to landscape and visual matters, based upon my own research and fieldwork.

#### **The Northern Application Development Framework**

- 3.2. The only committed elements submitted as part of the Northern Application are the application boundary, the maximum number of dwellings and the access from Newgate Lane.
- 3.3. An Illustrative Framework Masterplan has been submitted as part of the planning application for this parcel, showing a potential development scenario that seeks to demonstrate the capacity of the Northern Site, and a response to the identified constraints.
- 3.4. The Illustrative Framework Masterplan shows the proposed residences arranged in five perimeter blocks, arranged around a central space and surrounded by an area of public open space. This is partly a response to the land to the west of the River Alver being in Flood Zone 3, but in my opinion, it creates an incongruous island of development sat in the middle of the Site, with no clear relationship to the surrounding settlement and highways.
- 3.5. A treed avenue is shown through the centre of the scheme, although species are not indicated and when compared with the crowns of the existing trees shown, the proposed trees are small and therefore likely to be urban in appearance. A LEAP is shown adjacent to the eastern boundary of the scheme, which is in my opinion too close to the traffic noise and air pollution of Newgate Lane East.
- 3.6. Whilst the central public space is commendable in its provision of a space for community cohesion, it accentuates the insular layout of the scheme, risking a lack of integration with the surrounding communities.

#### **The Southern Application Development Framework**

- 3.7. The only committed elements submitted as part of the Southern Application are the application boundary, the maximum number of dwellings and the access from Newgate Lane.
- 3.8. As with the Northern Application, an Illustrative Framework Masterplan has been submitted as part of the planning application for this parcel, showing a potential development scenario that seeks to demonstrate the capacity of the Southern Site, and a response to the identified constraints.
- 3.9. The principal constraint within the Southern Site appears to be the area of land to the west of the River Alver, which is located in Flood Zone 3. This has therefore been proposed as an area of public open space, with the built development concentrated to the east, in seven perimeter blocks. When viewed in the context of the single strip of ribbon development at Peel Common, the mass of development, at a proposed 35 dwellings per hectare, is likely to appear asymmetrical against the central belt of open space.
- 3.10. A particular merit of this design in comparison to the Northern Application is the lack of a central space within this scheme, which is likely to focus the community activity on the open land to the west, which may in turn assist with integration with the existing community at Peel

Common. This is particularly the case given the proposed LEAP within this common space, although flooding is a concern to its year-round use.

- 3.11. The Illustrative Framework Masterplan includes the retention of the distinctive row of mature oak trees that runs through this area in an east-west direction, although it shows development parcels tight against one side of the trees. I am concerned that this would lead to the long-term decline of these valuable trees, through changes to their rooting environment, as well as direct impacts from the construction and operation of the adjacent dwellings.

#### **Design and Access Statements**

- 3.12. The Design and Access Statements for the two applications have the appearance of generic, template-based documents with very few differences between them, and therefore I will comment upon them together in this section. This is particularly evident in the reference to Charminster on page 28 of both documents, presumably left over in error from a previous population of the template. It is also notable that the same photographs are used in both documents, irrespective of the site being addressed.
- 3.13. In particular, the Design Principles presented within Section 3 of both documents are entirely generic without reference to local context, and could apply to any residential development in the UK.
- 3.14. A notable omission within both documents is any recognition of the Strategic Gap as a constraint to development, despite it having been enshrined within the Adopted Local Plan since its inception, and being perpetuated in the new emerging Local Plan.
- 3.15. Under the heading of 'Landscape and Ecological Context', paragraph 2.11 of both documents states that the *'treatment of the site's boundary has been considered carefully to ensure the most appropriate transition into the rural landscape beyond'*. No further detail is given to support this assertion, and in my opinion it is misleading, since the proposed designs within both documents site the tallest buildings on the outer edge of the developments (facing the agricultural land to the east) for noise attenuation purposes, and I fail to see how this will achieve any form of appropriate transition.
- 3.16. Within the same section, under the sub-heading of 'Landscape and Visual Impact Assessment', paragraph 2.15 makes two assertions that I disagree with. The first is that the *'green infrastructure and open space strategy informs the location of a large area of public open space to be provided along Newgate Lane'*. I contend that this is in fact not the case, and that this layout has been informed by the fact that the land in question is within Flood Zone 3, and therefore cannot be used for any other purpose. Secondly, the paragraph ends with the statement that setting the development back from Newgate Lane *'strengthens the strategic gap'*. I strongly disagree with this point, on the basis that it is simply not logical that any form of development within a Strategic Gap can strengthen it, given that its strength lies in its undeveloped nature.
- 3.17. As a general comment, the map on page 14 of both documents is incorrect, in that all of the services are shown in the wrong locations, approximately 500m east of where they should be.
- 3.18. The constraints and opportunities of the two development sites are addressed in the maps on page 24 of both documents, although the map presented for the Northern Site omits the Flood

Zone information that is shown for the Southern Site. The following discussion of constraints and opportunities on page 25 of both documents fails to recognise the Strategic Gap as a constraint, despite the strong policy context for the avoidance of development within this area.

- 3.19. The design principles for both schemes are set out in Section 3 of both documents, and as noted above these are highly generic. Under the heading of 'Visually Attractive Design', there is a commitment to '*respect the grain of the area and acknowledge local character*'. In my opinion, this has not been achieved, because the Local Planning Authority's published evidence base clearly states that the key character in this landscape is its openness, which provides a valuable separation function. This is also reflected within the SHELAA entries for the Northern and Southern Sites, which discounts them because their development would not be in keeping with the settlement pattern, and would change the settlement character of Peel Common.
- 3.20. Section 4 of both documents, entitled 'Involvement and Evolution' makes reference to the 'HA2 Allocation' within the emerging Local Plan. It is of importance to this Appeal that this allocation is no longer being proposed by the Local Planning Authority, as per the Publication Local Plan, which was approved for consultation on 22<sup>nd</sup> October 2020.
- 3.21. The illustrative design proposals are covered in Section 5 of both documents. In both cases, paragraph 5.1 states that the proposed average density of 35 dwellings per hectare will '*allow for variation in density across the development including higher density towards the existing urban areas and lower density towards the rural edge*'. When compared with the building heights parameter plans further on in the documents, the Appellant has taken an approach entirely contrary to this, siting the lowest density of development closest to the existing urban edge of Peel Common and the highest density on the eastern edge, facing the remaining rural land between the Site and Bridgemary. The stated approach is also contradicted by paragraph 5.31 of the Northern Application document and paragraph 5.33 and 5.34 of the Southern Application document, which both make reference to the deliberate location of the tallest buildings on the edge for noise mitigation, and state that this is '*in line with a generally accepted urban design strategy*'.

#### **Strategic Landscape and Visual Appraisal**

- 3.22. A Strategic Landscape and Visual Appraisal (SLVA) has been submitted with both applications. Its stated purpose is to broadly consider the appropriateness and constraints in relation to potential development within the Stubbington and Fareham Strategic Gap, and to identify a number of Priority Areas that form the core of the Strategic Gap, outside of which further growth can be considered.
- 3.23. The SLVA has been prepared in March 2020, after the preparation of the Design and Access Statements and Landscape and Visual Impact Assessments for the two applications and it has been instructed by the companies promoting these land parcels for development, and prepared by the authors of the aforementioned documents.
- 3.24. It is also a relevant consideration that the Technical Review of Areas of Special Landscape Quality and Strategic Gaps undertaken by Hampshire County Council for Fareham Borough Council and published in September 2020 (Core Document CDG.7), post-dates the SLVIA and I therefore consider this to be a more relevant and up-to-date document. The Hampshire County Council Technical Review found the Strategic Gap to be generally worthy of retention in its

current form within the emerging Local Plan, subject to small amendments that do not relate to the Site.

- 3.25. The SLVIA also makes reference in a number of places to the 'HA2 Allocation', covering land to the west of and adjoining Bridgemary. As noted above, a decision was made by the Council on 22<sup>nd</sup> October 2020 to not include this allocation within the emerging Local Plan. The references within paragraphs 3.8, 3.20 and 4.20 of the SLVIA are therefore now out of date.
- 3.26. The SLVIA divides the Strategic Gap into twelve discrete sub-areas, with the Site located in Sub-Area SLVA 11, along with the settlement of Peel Common. For each sub-area, consideration was made of a range of environmental factors relating to landscape character and the visual environment.
- 3.27. In a general discussion of the green infrastructure baseline of the Strategic Gap, paragraph 3.14 of the SLVIA notes that in the countryside close to Woodcot and Bridgemary the smaller scale field patterns include a variety of vegetated boundaries that more strongly enclose the landscape. This point is again raised in paragraph 3.30 when discussing visibility. In my opinion, this points to a more intact rural landscape that is worthy of protection in policy.
- 3.28. Paragraph 3.21 of the SLVIA makes reference to the 2017 Fareham Landscape Assessment (Core Document CDG.15) (which incidentally also recommends that the Strategic Gap be kept largely in its current form). In describing this document, the SLVIA misleadingly implies that because the Landscape Assessment predates the construction of Newgate Lane East, that it has not taken account of this. In fact, the Landscape Assessment was prepared in the knowledge that a bypass was being consented, and therefore gave commentary in its text on the potential character and sensitivity implications of this new route, for example on pages 153, 155, 157 and 159 of the Sensitivity Assessment.
- 3.29. Figure 8 of the SLVIA proposes the Priority Areas for the Strategic Gap, which broadly follow the alignment of the new Stubbington Bypass, and which omit the Sub-Area in which the Site is located. In my opinion, this omission is incorrect, and the most logical approach, supported by evidence, would be for the boundary of the Priority Area to extend to the western edge of Newgate Lane East, in recognition of the important role that the Site performs in maintaining the individuality of Peel Common.
- 3.30. The area in which the Site is located is discussed in paragraphs 4.19 to 4.21 of the SLVIA. Paragraph 4.19 states that the smaller field pattern and greater level of enclosure in this area is justification that it has good capacity for development. In my opinion, this approach is incorrect, because it is illogical to suggest that a more intact landscape justifies its loss to built development. My approach is compliant with the Local Planning Authority's evidence base in recent years, with both the 2017 Fareham Landscape Assessment and the 2020 Technical Review both recommending that this area be kept free of built development and that instead it should be the focus of green infrastructure improvements.
- 3.31. In my opinion, paragraph 4.20 of the SLVIA deliberately seeks to downplay the role of Peel Common, describing it as '*indistinct wayside and ribbon development*'. This is at odds with both my own findings and those of the Local Planning Authority, which have defined it as a characteristic linear settlement located in the centre of the gap whose sense of separation from the surrounding larger settlements is of critical importance and must be maintained. The SLVIA

approach would likely result in all of the land between Peel Common and Bridgemary being released for development, eroding any sense of identity of this village and significantly reducing the integrity of the Strategic Gap. The Local Planning Authority has clearly indicated its opposition to this approach through its withdrawal of the HA2 housing allocation from the Publication Local Plan.

### **Landscape and Visual Impact Assessments**

- 3.32. The two Landscape and Visual Impact Assessments submitted by the Appellant are largely identical in terms of their structure, description and findings. I will therefore address the key differences between these and the approach that I have taken in my own appraisal collectively in the following paragraphs.
- 3.33. One difference between the Appellant's approach and mine is that in spite of the same practice undertaking both assessments in tandem, the Appellant has not considered the cumulative effect of both schemes being permitted. In my opinion, whilst the Inspector must consider each scheme separately, it is also important to understand the likely implications of both schemes being granted permission. I have therefore sought to assist the Inspector by including a commentary within my appraisal of the likely cumulative effect of both schemes upon each receptor.
- 3.34. Throughout the Appellant's assessments, they repeatedly rely upon the proposed HA2 housing allocation, spanning the area between Newgate Lane East and the western edge of Bridgemary, to justify the proposed change in the landscape, and this appears to have been included within the baseline of both applications. As noted above, this allocation has been deleted from the latest consultation version of the emerging Local Plan, following a decision made by the Council on 22<sup>nd</sup> October 2020. It is therefore my opinion that this fundamentally alters the baseline situation considered in both the Appellant's landscape and visual assessments, and brings the results into question.
- 3.35. In a similar manner, the two Landscape and Visual Impact Assessments appear to rely upon the other site being consented as part of their baseline, for example in the third bullet of paragraph 4.59 of the assessment accompanying the Northern Application.
- 3.36. I also consider the baseline section of both assessments to be misleading in that they have selectively quoted the Fareham Landscape Assessment (Core Document CDG.15) in paragraph 4.42 of both documents. Both of these reports should also have included the paragraph that follows the one that they have quoted, which completes the Landscape Assessment's discussion regarding the potential impact of Newgate Lane East upon Area 8.1a. This omitted paragraph reads as follows:

*'However, the road corridor is relatively narrow and unaffected land within the rest of the area should be of a sufficient scale to remain viable as farmland and to maintain its essentially rural character. Mitigation proposals include new hedgerow and tree planting along the route to reduce its visibility and impact on the landscape and, if this is effective, the road itself may not have an overwhelming urbanising effect across the area as a whole in the longer term. However, significant further development in addition to the road scheme would almost certainly have this effect, potentially tipping the balance towards a predominantly urban character.'*

- 3.37. With regard to Newgate Lane East, I am also of the opinion that the Appellant's assessments overstate the character and effect of this highway, describing it in several places as '*major infrastructure*' and a '*large relief road*'. In reality, it is a single carriageway B-road that serves a local use. It is worth noting, however, that the junction improvements that the local highways authority determine necessary to make the Site safely accessible would increase the urban character of this route, as illustrated on the graphic reproduced at **Appendix 4**.
- 3.38. With regard to the approaches taken to landscape assessment by myself and the Appellant, in my opinion the Appellant has undertaken an excessively coarse grain of assessment, considering only the wider Landscape Character Area as a receptor and not the specific character of the Site itself. In comparison, I have considered the effects upon a range of individual characteristics of the Site and its setting, and then the effects upon the combined character of the Site and its setting. In my opinion, this finer grain of assessment is more accurate and assists in explaining the notable difference in our results.
- 3.39. With regard to the visual assessment, the findings of the Appellant within their assessment tables align broadly with my own results below, but it is unclear why these findings have not translated into the subsequent summary and overview of visual effects. For example, the receptor at Viewpoint 2 for the Southern Application has been found by the Appellant's assessor to experience a Major adverse effect upon completion of the development, diminishing to Moderate at year 15. In contrast to this, paragraph 7.15 concludes the statement regarding the users of the adjacent public highways by stating that views are not considered to be significant, with no clear explanation as to how this new result has been arrived at. Indeed, none of the discussions of the various visual receptors from paragraph 7.7 onwards make any reference to the actual findings of the visual assessment, but rather disregard these in favour of a general discussion.

## 4. LANDSCAPE BASELINE APPRAISAL

### Introduction

- 4.1. This section will present the results of my independent analysis of the landscape characteristics of the Site.
- 4.2. It will set out the baseline context against which I have reviewed the illustrative development designs as presented within the Appellant's Design and Access Statement, 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 developments.

### Study Area

- 4.3. Based upon my analysis of the Zone of Theoretical Visibility Map (Ref. 20-4117) at **Appendix 1** and the type of development proposed, I consider a 2.5km study area to be appropriate. Beyond this distance, the Site is likely to be either screened by topography or viewed at such a distance that significant effects are unlikely.
- 4.4. In comparison, the Appellant has not undertaken a Zone of Theoretical Visibility exercise and it is unclear how their study area was derived.

### National Character Assessment

- 4.5. Natural England's National Character Assessment places the Site within the South Coast Plain National Character Area (NCA). This is broadly described as a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water.
- 4.6. The key characteristics of this NCA are as follows, with those characteristics I consider to be relevant to the Site and its setting highlighted in bold text:
  - The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond;
  - **The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils;**
  - **In places, streams and rivers flow south from the higher land of the Downs to the sea;**
  - Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey;
  - **There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches;**
  - There are isolated remnants of coastal heath in the west;

- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland;
  - The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation;
  - Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts;
  - **The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems; and**
  - Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.
- 4.7. Based upon the above analysis, I conclude that the Site and its landscape setting are moderately representative of the South Coast Plain National Character Area, in particular in relation to the Site's presence as an area of farmed land separating developed areas.

#### **County Landscape Character Assessment**

##### ***Hampshire Integrated Character Assessment (2012)***

- 4.8. The Hampshire Integrated Character Assessment (Core Document CDG.14) includes an assessment of the county's landscape character. It divided the county into a number of geographically discrete Landscape Character Areas, and also identified the presence of a number of Landscape Types spanning the county, often occurring in a number of Landscape Character Areas.
- 4.9. This places the Site within the 9F: Gosport and Fareham Coastal Plain Landscape Character Area, the key characteristics of which are as follows, with those representative of the Site and its setting highlighted in bold text:
- **A low lying landscape which physically forms part of the coastal plain but is isolated from the coastline by the development;**
  - **Drained by shallow valleys of the River Alver and Wallington in the east and by small streams running into the Meon to the west;**
  - **Predominantly light soils which are of high agricultural quality with heathier soils in the extreme south and shingle on the foreshore;**
  - In the south, grassland pasture dominates while to the north there are large arable fields with no significant boundary vegetation;
  - **The area is strongly influenced by the adjoining urban areas of Gosport, Stubbington and Fareham, and by defence infrastructure;**
  - The Solent coast draws visitors, particularly local residents for various leisure activities including angling, sailing and walking;

- Numerous small parks and allotments;
  - Varied coastal views including across Portsmouth harbour and the city skyline which contrast with views across busy stretch of the Solent; and
  - A landscape rich in historic naval defences particularly forts which ring Portsmouth harbour and protect her entrance.
- 4.10. Based upon the above analysis, the Site is considered to be moderately representative of this landscape character area.
- 4.11. The assessment also places the Site within land associated with the Coastal Plain Open Landscape Type<sup>1</sup>. The key identifying characteristics and boundary definitions of this landscape are listed as follows, with those considered to be representative of the Site and its setting highlighted in bold text:
- **Extensive and flat or gently sloping plain;**
  - **Nationally important high grade agricultural soils, often supporting intensive horticulture and historically market gardening crops;**
  - **Tree shelter belts and low hedgerows with windswept trees near the coast;**
  - **Often associated with early more piecemeal enclosure – but the fields have often been enlarged and reorganised creating an open character;**
  - Includes area where there has been historically greater levels of market gardening;
  - **Often associated with arable land uses;**
  - **Less semi natural habitats than coastal plain enclosed;**
  - **Lack of bridleways, open access sites restricted to remnant seaside commons;**
  - History of gravel quarrying – restored sites can sometimes be obvious by the fact that they are at a lower level than the surrounding landscape;
  - **Some of the most densely developed areas in Hampshire have occurred in this landscape;**
  - Some areas are particularly exposed to coastal weather where trees have been moulded by the prevailing winds; and
  - Big skies and flat horizon to the south, sometimes with distant grey outline of the hills of the Isle of Wight, engender sense of exposure and anticipation of the coast to the south.
- 4.12. Based upon the above analysis, the Site and its setting are considered to be strongly representative of this Landscape Type.

#### **Local Landscape Character Assessment**

##### ***Fareham Borough Landscape Assessment (1996)***

- 4.13. In 1996, Scott Wilson Resource Consultants undertook an assessment of the character of the whole of Fareham Borough, including its urban areas. This assessment (Core Document

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<sup>1</sup> The Appellant has incorrectly associated the Site with the Open Coastal Shore Landscape Type.

CDG.13) divided the borough into a number of geographically discrete Landscape Character Areas, and also identified the presence of a range of Landscape Types, both rural and urban.

4.14. The assessment placed the Site within the Woodcot/Alver Valley (Area 8) Landscape Character Area, close to the boundary with the Fareham/Stubbington Gap (Area 7) Landscape Character Area, which laid to the west.

4.15. The summary description of the **Woodcot/Alver Valley (Area 8) Landscape Character Area** is as follows:

*“The Alver Valley also forms part of the strategic gap separating Fareham and Gosport but it is very different in character and scale from the open farmed landscape to the west. It comprises a mixed pattern of wooded common, small-scale pasture and ribbon development along the corridors of the River Alver and Newgate Lane and is bounded to the east by the urban edge of Gosport and to the north by the outskirts of Fareham.”*

4.16. The essential characteristics of the Alver Valley are listed as follows, with those elements reflected by the Site and its setting highlighted in bold text:

- **A mosaic of small and medium scale fields at Woodcot, forming a mixture of small horse-grazed pasture and larger arable fields divided by fences, ditches and gappy hedgerows;**
- **Although this area forms the upper part of the Alver Valley it lacks a distinct valley character;**
- The hedgerow pattern is gradually replaced by scrubby woodland to the south, enclosing Chark Common and the golf course; and
- **The character is influenced by the busy road corridor and the urban characteristics of Peel Common and HMS Daedalus on one side and the urban edge of Bridgemary on the other.**

4.17. The Site and its setting are therefore considered to be strongly representative of the prevailing landscape character.

4.18. In terms of priorities for the enhancement of this landscape, the assessment states: *“the priority must be to maintain separation between settlements but also to improve the quality of the landscape through management and new planting”*.

4.19. With regard to Landscape Types, the assessment placed the Northern Site within the ‘Open coastal plain farmland: fringe character’ Landscape Type and the Southern Site within the ‘Open coastal plain farmland: strong structure’ Landscape Type.

***Fareham Landscape Assessment (2017): Landscape Character Assessment***

4.20. A more up to date assessment of the borough’s landscape was undertaken by LDA Design in 2017 (Core Document CDG.15). This not only considered the character of the landscape, but also its sensitivity to development and it reviewed the relevance of the local landscape designations and strategic gaps, including the one in which the Site is located.

- 4.21. In a similar manner to the previous assessment, this assessment divided the borough into a number of geographically discrete Landscape Character Areas, and also identified the presence of a range of Landscape Types.
- 4.22. This assessment places the Site within the Woodcot/Alver Valley Landscape Character Area (LCA8), adjacent to the Fareham/Stubbington Gap Landscape Character Area (LCA7). These findings correspond with the previous assessment and therefore validate its results.
- 4.23. The **Woodcot/Alver Valley Landscape Character Area** is described as follows:
- “The Alver Valley also forms part of the strategic gap separating Fareham and Gosport but it is very different in character and scale from the open farmed landscape to the west. It comprises a mixed pattern of wooded common, small-scale pasture and ribbon development along the corridors of the River Alver and Newgate Lane and is bounded to the east by the urban edge of Gosport and to the north by the outskirts of Fareham.”*
- 4.24. The essential characteristics of this area are listed as follows, with those representative of the Site and its setting highlighted in bold text:
- **A mosaic of small and medium fields at Woodcot, forming a mixture of small horse-grazed pasture and larger arable fields divided by fences, ditches and gappy hedgerows;**
  - **Although this area forms the upper part of the Alver Valley it lacks a distinct valley character;**
  - The hedgerow pattern is gradually replaced by scrubby woodland to the south, enclosing Chark Common and the golf course; and
  - **The character is influenced by the busy road corridor and the urban characteristics of Peel Common and Solent Enterprise Zone at HMS Daedalus on one side and the urban edge of Bridgemary on the other.**
- 4.25. The Site and its setting are therefore considered to be strongly representative of the prevailing landscape character.
- 4.26. In terms of Landscape Types, the assessment associated the Southern Site with the ‘Open Coastal Plain: Strong Structure’ Landscape Type and the Northern Site with the ‘Open Coastal Plain: Weak Structure’ Landscape Type.

#### ***Fareham Landscape Assessment (2017): Sensitivity Assessment***

- 4.27. The second section of this document presents a sensitivity assessment of each of the Landscape Character Areas, dividing them into a number of Local Landscape Character Areas (LLCAs). The assessment placed all of the Northern Site and the majority of the Southern Site within LLCA 8.1 (Woodcot), but the south-western corner of the Site within LLCA 8.2 (Peel Common and Alver Valley).
- 4.28. For each LLCA, the assessment examined the baseline context and then presented an assessment of the following factors:
- Landscape character and value;
  - Views, visual features and viewers;

- Contribution to setting and settlement character; and
- Contribution to green infrastructure network.

4.29. For all of the above factors, the sensitivity and development potential has been assessed.

*LLCA 8.1: Landscape character and value*

- 4.30. With regard to LLCA 8.1a, which encompasses all of the Northern Site and the majority of the Southern Site, this comprises the land between Woodcote Lane in the south and Springfield Park Playing Fields in the north. It is noted as expressing the typically flat topography of the coastal plain, but with a smaller scale field pattern. Fields are described as being medium-scale and regular-shaped, mostly under arable cultivation, bounded by a network of drainage ditches and a relatively intact structure of hedgerows, albeit gappy with few hedgerow trees. The internal area is described as being open but with tree belts on the periphery lending a sense of enclosure, particularly from the surrounding urban areas. The western part of this LLCA is described as being less subject to urban influences, with a predominantly unspoilt, rural and agricultural character.
- 4.31. The assessment of sensitivity and development potential notes that the distinctive character of this area relies upon its openness and rural agricultural character and the absence of prominent urban features, and therefore it would be difficult to accommodate significant new development.
- 4.32. Overall, the assessment judges LLCA 8.1a to be of **high landscape sensitivity**.
- 4.33. The assessment was conducted prior to the construction of Newgate Lane East, but it notes that whilst the new road would introduce additional disturbance to this area, its corridor is relatively narrow and it includes new hedgerow and tree planting along its route to reduce its visibility and impact upon the landscape when established.

*LLCA 8.1: Views, Visual Features and Viewers*

- 4.34. The assessment generally acknowledges that the flat and low-lying nature of much of the borough does not naturally give rise to long views, due to the screening effect of boundary vegetation and built form. It notes that shorter-distance views into area are largely filtered views from built-up areas, particularly to the east, as well as highway views in the southern part. It also identifies views from Woodcote Lane and the properties along this route, particularly from upper storey windows.
- 4.35. The assessment recognises the presence of Newgate Lane East, noting that this will increase visibility from the public highway in the short to medium term, but that this will diminish when the new roadside planting matures.
- 4.36. The assessment of sensitivity and development potential notes that whilst screened from longer distance views, LLCA 8.1a is highly visible from the adjacent public highways, and overlooked by a number of properties.
- 4.37. Overall, the assessment judges LLCA 8.1a to be of **moderate to high visual sensitivity**.

#### *LLCA 8.1: Contribution to Setting and Settlement Character*

- 4.38. The assessment recognises the role of this area, as well as LCA7 to the west, in forming a swathe of largely undeveloped land between Fareham, Stubbington and Gosport, providing clear visual and physical separation of these settlements. It further notes that the visual separation between settlements is apparent in all short distance views into the area.
- 4.39. With regard to the urban-rural interface, the assessment comments that the substantial vegetation along the eastern boundary of this area provides a strong definition of the edges of the urban areas and marks a clear distinction between town and country. It further states that this vegetation helps to reinforce the separate identity of each settlement, and provides the urban areas with a rural setting.
- 4.40. With regard to the recently constructed Newgate Lane East, the assessment states that whilst it encroaches within the gap, it should not fundamentally alter the sense of separation, and indeed may strengthen it in some ways.
- 4.41. The assessment of sensitivity and development potential summarises this factor as follows (with my emphasis):

*“Overall, therefore, there is **very limited scope to accommodate development** without a significant impact on the integrity of the area’s rural, agricultural character and the role it performs in maintaining the separate identity and character of the settlements and their landscape settings.”*

#### *LLCA 8.1: Contribution to Green Infrastructure Network*

- 4.42. The assessment comments that the area does not support a wide range of green infrastructure assets, but that the area as a whole makes a contribution to the local network as an extensive area of undeveloped greenspace between the urban areas of Fareham and Gosport, albeit with limited public access.
- 4.43. It further notes that the South Hampshire Green Infrastructure Strategy 2017-2034 identifies a sub-regional blue corridor following the drainage network that runs southwards through the western part of the area (including the Site) to join the River Alver.
- 4.44. The assessment of sensitivity and development potential found that the area’s green infrastructure value lies in its largely open, undeveloped nature. It also found the east-west linkage formed by Woodcote Lane and Brookers Lane was of value, and likely to be affected by Newgate Lane East, but that mitigation proposals would offset much of this impact.
- 4.45. The assessment therefore concluded that this area was of **moderate green infrastructure sensitivity**.

#### *LLCA 8.2: Landscape Character, Quality and Value*

- 4.46. The assessment notes that this LLCA is variable across its area, but largely characterised by a mixed pattern of wooded common, small-scale pasture and ribbon development.
- 4.47. Area 8.2a, in which a small part of the south-western corner of the Southern Site is located, is represented by a strip of land along Newgate Lane, from Peel Farm in the north to the Peel Common roundabout in the south. Its combination of elements, including the horse pastures

and associated ramshackle structures within the Southern Site, is described as giving rise to a distinct fringe character. This landscape is therefore described as being substantially degraded, although some value was attributed to the strong structure of vegetation that encloses this area.

- 4.48. The assessment of sensitivity and development potential recognised this ‘fringe’ character, which reduces the sensitivity to change of this landscape.
- 4.49. The assessment therefore concludes that Area 8.2a is of **low landscape sensitivity**, notwithstanding its value as part of a strategic gap or other roles.

*LLCA 8.2: Views, Visual Features and Viewers*

- 4.50. The assessment recognises that large parts of Area 8.2a are visible from roads, adjacent dwellings, lanes, Public Rights of Way and open spaces within the area itself. It notes, however, that the character and quality of the available views is heavily influenced by urban characteristics and that it would not be fundamentally altered by additional built development.
- 4.51. The assessment of sensitivity and development potential therefore found that whilst Area 8.2a is highly visible, the character of the view is such that the area is of **low visual sensitivity**. It noted, however, that any development should be small-scale (i.e. individual buildings) and located within less visible, well-contained pockets of land.

*LLCA 8.2: Contribution to Setting and Settlement Character*

- 4.52. The assessment notes the role of this area as part of the wider strategic gap between Fareham, Stubbington and Gosport. With regard to Area 8.2a, it notes that this role is evident in the part to the east of Newgate Lane, which is the part located within the Southern Site. It identifies this as a strip of roadside paddocks forming part of a wider corridor of undeveloped landscape between Newgate Lane and the western edge of Bridgemary.
- 4.53. The assessment also considers the context and role of Peel Common, as follows:

*“...Peel Common is an isolated small settlement that lies within the wider gap, rather than defining its western boundary or connecting to a larger urban area. It will be vital to maintain this ‘isolation’ of development at Peel Common if the physical and visual integrity of the wider gap is to be maintained.”*

- 4.54. The assessment of sensitivity and development potential recognised the area’s role as part of the wider strategic gap and therefore judged it to be **highly sensitive to change**. It further noted that any development that reduced the separation between the settlements would have an adverse impact upon the integrity of the gap and on the area’s contribution to the distinct identity and settings of the surrounding urban areas.

*LLCA 8.2: Contribution to Green Infrastructure Network*

- 4.55. The assessment comments that the area’s main contribution to the green infrastructure network is as an extensive area of undeveloped land between the urban areas of Fareham and Gosport, but it identified the ‘sub-regional scale blue corridor’ that flows through this area from Area 8.1. It notes that the area does not support a wide range of green infrastructure assets, but that Woodcote Lane provides a valuable access link as part of a wider connection between Stubbington and Bridgemary.

- 4.56. The assessment of sensitivity and development potential notes that the primary value of Area 8.2 lies within its undeveloped nature, and judges its natural assets to be **very sensitive to change**. It further notes that any new development would need to maintain the largely ‘undeveloped’ character of the area, but there is very limited scope for this to be achieved.

***Fareham Landscape Assessment (2017): Designations Review***

- 4.57. The assessment concludes with a review of both the local landscape designations (Areas of Special Landscape Character), and the two Strategic Gaps present within local planning policy.
- 4.58. Areas 8.1 (Woodcot) and 8.2 (Alver Valley) were included in this review, which considered the areas under the same headings as the Sensitivity Assessment, with similar findings.
- 4.59. With regard to Area 8.1 (Woodcot), the report drew the following conclusion:

*“This is a cohesive area of undeveloped landscape which performs an important role in respect of the primary purposes of the Strategic Gap, i.e. in defining the edges, separate identity and settings of Fareham and Gosport, preventing their coalescence. Even minor encroachment beyond existing settlement boundaries could have an adverse effect on these functions and the overall integrity of the landscape and Strategic Gap. It is recommended that the Gap boundaries remain unchanged.”*

- 4.60. With regard to Area 8.2 (Alver Valley), the conclusion of the review was as follows:

*“As a whole, this area performs a critical role in preventing the coalescence of the built areas of Bridgemary, Peel Common, Lee-on-the-Solent and, to a lesser extent, Stubbington, and in defining the edges, setting and separate identity of these settlements. The narrowness of the gap between Peel Common and the edge of Bridgemary means that this area has a particularly vital role in maintaining physical, visual and perceived separation and even a limited amount of development in the ‘wrong’ place, particularly to the east of Peel Common and along the main roads that enclose the southern part of the area, could threaten the integrity of the gap. The situation is further complicated by the proposed new bypass which will inevitably have some effect upon the integrity and character of the landscape resource and undeveloped gap and further ‘squeeze’ the gap at its narrowest point. It is recommended that the Gap boundaries remain unchanged and existing well-defined settlement edges be maintained.”*

***Technical Review of Areas of Special Landscape Quality and Strategic Gaps (2020)***

- 4.61. This document (Core Document CDG.7) was prepared on behalf of Fareham Borough Council by Hampshire County Council as part of the evidence base for the emerging Fareham Local Plan 2036. Its purpose in relation to Strategic Gaps was to review and give specific recommendations for each Gap to inform the plan-making process.
- 4.62. The review includes the Fareham-Stubbington Gap, in which the Site is located. It stated the Key Features of this Gap to be as follows:
- Open, predominantly arable farmland and horticulture with some glasshouses, a weak hedgerow structure and few trees;
  - The settlement edges are for the most part well screened by mature tree canopy, but there is some minor visual intrusion from Fareham, Stubbington and HMS Collingwood; a

few scattered farmsteads/horticultural holdings and a mosaic of small fragments of open farmland and horse-grazed pastures sandwiched between:

- large-scale non-agricultural uses of business and airfield development at Solent Airport in Daedalus to the south and the utilities of:
  - Peel Common Water Treatment Works enclosed from views by an earth bund and mature tree belt;
  - Peel Common Solar Farm;
- Construction site of Stubbington bypass, which will provide an east-west and south route through the Gap that has not previously existed;
- Urban fringe character of Peel Common residential area;
- Recently completed highway works to Newgate Lane, and Peel Common Roundabout, with associated noise attenuation fencing and bus and cycle infrastructure.

4.63. The Review then breaks the two Strategic Gaps within the borough into a number of Study Areas. The Site is located within the 'Newgate Lane and Peel Common Area' (Strategic Gap Study Area 8c). This area is bounded by Newgate Lane to the west, the edge of Bridgemary to the east, the commercial area to the north and the B3334 to the south.

4.64. The review notes that this gap is currently still effective in providing a 'sense of separation', with vegetated urban boundaries preventing visual coalescence, but that it is at risk. The recently completed Newgate Lane East is recognised for its negative effects on tranquillity and bringing more urbanising features into this part of the Gap. The review goes on to state that any further development within the Gap is likely to cause visual, or even physical coalescence of settlements on either side of the new road corridor.

4.65. In terms of specific recommendations for the wider Fareham-Stubbington Gap, the review recommends that this area should remain designated as a Strategic Gap, with minor adjustments west of HMS Collingwood and north-west of Stubbington. With regard to the area in which the Site is located, the report states that it would be inappropriate to develop in the Woodcot-Alver Valley Landscape Character Area, because it would result in coalescence between Gosport and Fareham. It further recommends that Study Area 8c should be subject to a Green Infrastructure Strategy to enhance its value and ameliorate the existing creep of urban fringe characteristics. In particular, the strategy should seek to retain long north-south views, a sense of space and 'big skies', and the east to west 'sense of separation' with Peel Common.

### **Appraisal of Site and Context Character**

#### ***Overview of the Northern Site***

4.66. The Northern Site extends to an approximate area of 4 hectares, and its central grid reference is SU 57154 03346. It is roughly trapezoidal in shape, and its boundary is shown on Plan Ref. 20-4132 at **Appendix 1**.

4.67. It largely comprises arable farmland, with a strip of rough pasture on its western boundary. It is divided into three discrete fields by vegetated watercourses. The eastern field is arable, occupying approximately 80% of the overall area. The north-western and south-western fields are pastoral, but were not grazed at the time of inspection.

- 4.68. A watercourse flowing north to south in a curvilinear alignment is the main dividing feature within the area, separating the arable and pastoral uses. A significantly shorter watercourse flows into the western boundary to join this, bisecting the western pastoral strip. Both watercourses are tributaries of the River Alver.
- 4.69. Notable internal features are a dilapidated farm building associated with Peel Farm adjacent to the southern boundary, and an area of rough grassland at the confluence of the two watercourses to the west of this building. The land is crossed by low voltage power lines supported by timber pylons, running in a north-west to south-east direction.
- 4.70. The northern boundary is formed by a small agricultural access track, with an intermittent trimmed hedgerow on its southern side.
- 4.71. The eastern boundary is largely formed by the B3385 Newgate Lane East public highway. The highway boundary is demarcated by a post and rail fence with a recently planted hedgerow with native hedgerow trees. This currently permits clear intervisibility with the highway, although this is anticipated to diminish as the vegetation matures. The southern part of the eastern boundary comprises a trimmed hedgerow that branches south-westwards from the public highway.
- 4.72. The southern boundary consists of a private access track that connects Newgate Lane to Newgate Lane East, as well as serving Hambrook Lodge. The northern side of this track to the east of Hambrook Lodge is defined by a largely intact hedgerow, and a partial avenue of mature oak trees is present at the western end.
- 4.73. The western boundary is formed by Newgate Lane, a minor public highway. The highway boundary is demarcated by an intermittent trimmed hedgerow with post and wire fencing, permitting clear intervisibility.

#### ***Overview of the Southern Site***

- 4.74. The Southern Site extends to an approximate area of 6.5 hectares, and its central grid reference is SU 57169 03143. It is roughly rectangular in shape, and its boundary is shown on Plan Ref. 20-4132 at **Appendix 1**.
- 4.75. This area is divided into four discrete fields by hedgerows, all associated with drainage ditches. The three eastern fields that comprise approximately three quarters of the total area are under arable cultivation, and the western field was in use as grazed pony paddocks at the time of inspection.
- 4.76. The field boundary hedgerows in this area are notably more intact in comparison to the Northern Site, and contain a greater proportion of hedgerow trees. In particular, the east-west hedgerow that follows a ditch line through the centre of the arable area contains a strong line of mature oak trees. The pony paddocks in the west of the area are separated by post and wire fencing, some electrified, although these boundaries have more of a temporary appearance.
- 4.77. The Southern Site is largely devoid of internal features, with the exception of a number of temporary structures located adjacent to the eastern boundary of the paddocks. The low voltage power lines that pass through the Northern Site also cross this land, from the centre of the northern boundary to the south-eastern corner, and two sets of timber pylons are located

within this area. A patch of scrubby vegetation is present close to the south-western corner of this area, possibly indicating the presence of seasonally wet ground.

- 4.78. The northern boundary of the Southern Site largely comprises the southern side of the private access track that separates the two sites. This is less vegetated than the northern side of the track, with only a few scattered shrubs present. Part of this boundary, however, is indented to accommodate the garden boundary of Hambrook Lodge, which is vegetated to the west but fenced to the south and east, permitting clear views. Hambrook Lodge is a substantial brick and tile dwelling, set between the Northern and Southern Sites and accessed via Newgate Lane to the west.
- 4.79. The eastern boundary is formed by Newgate Lane East and its associated infrastructure. The majority of the boundary is demarked by a post and rail fence with a new treed hedgerow, although the southern section consists of acoustic fencing. There are two locations where this boundary is indented, to provide space for storm water attenuation ponds serving the public highway.
- 4.80. The southern boundary is entirely formed by Woodcote Lane. This minor public highway is truncated by Newgate Lane East at the south-eastern corner of the Southern Site, but a crossing point provides a pedestrian and cycle connection onwards to Bridgemyary via Brookers Lane. The boundary with Woodcote Lane is delineated by a mostly intact trimmed hedgerow, although some gaps are present.
- 4.81. The western boundary of the Southern Site adjoins Newgate Lane, a minor public highway. The boundary is delineated by post and wire fencing with scattered shrubs and trees, and therefore there is a strong relationship between this area and the adjacent public highway.

#### ***Overview of the Landscape Context of the Site***

- 4.82. The Northern and Southern Sites are directly adjacent to each other, and therefore their landscape context will be considered collectively.
- 4.83. The greatest influences upon the landscape context of the Site are its position within an area of open rural land between settlements, the containment offered by mature trees in most directions, the presence of the busy Newgate Lane East and Solent Airport, and the adjacent presence of the ribbon settlement of Peel Common.
- 4.84. The Site is located within an area of open land that is contained between Stubbington to the west and Bridgemyary to the east, forming a key separation between the two settlements that is valued in the Local Plan as set out above. In terms of specific relationships with the Site, there is no perceptual relationship with Stubbington because of the intervening combined presence of the wastewater treatment works to the north, with its wooded bunds, and Peel Corner to the south. This further reinforces the sense of the Site being in a discrete pocket of rural land.
- 4.85. To the east, however, the settlement of Bridgemyary exerts a stronger influence upon the Site's setting, although the settlement edge is marked by a strong belt of oak trees, meaning that the direct relationship with the urban edge is reduced. This naturalistic feature serves to define and contain the edge of the settlement, again reinforcing the importance of the Site and its immediate setting as an important open area. Lying between the Site and Newgate Lane East is a belt of retained arable land that is perceived with the Site as a combined arable unit,

particularly for the users of Newgate Lane East. This transition between the urban edge, its filtering vegetation and the open rural land of the upper valley of the River Alver is an important characteristic within this landscape.

- 4.86. The corridor of Newgate Lane East is a detracting influence within this landscape, reducing tranquillity and integrity of the open land, although the mitigation planting that flanks this route is anticipated to diminish this effect with time and reinforce the presence of linear tree features within this landscape.
- 4.87. To the south and west, the settlement of Peel Common is an isolated area of ribbon development within the centre of the gap between settlements. The majority of this settlement was developed in the early 20<sup>th</sup> Century, although Carriston Cottage is a Grade II Listed Building dating back to the 18<sup>th</sup> Century located directly to the west of the Site, on Newgate Lane, and there is some more modern infill development.
- 4.88. The dwellings closest to the Site are of brick and tile construction, as is Hambrook Lodge located between the two Site areas. Those dwellings close to the Site's south-eastern corner express a greater unity of architectural character with a number of original decorative features, whilst those further north are more varied and generally more modern. Equally, the development along Woodcote Lane is more architecturally variable, representing piecemeal development throughout the 20<sup>th</sup> Century, although the unifying feature here is the line of mature oak trees that has been preserved on the frontages of the individual plots.
- 4.89. North of Peel Common, the landscape is dominated by the presence of the wastewater treatment works, although the tall earth bunds supporting mature woodland prevent this from being perceptible. Rather, it forms a green backdrop to outward views in this direction, reflecting the presence of trees to the east.
- 4.90. The landscape to the north of the Site is variable in character, although its relationship with the Site is limited by the presence of mature trees along the western edge of Newgate Lane and the southern edge of the sports pitches on the eastern side of the highway.
- 4.91. North-west of the Site lies a substantial solar array, which is separated from the Site by roadside vegetation, and which whilst urbanising in character, is a temporary use that preserves the generally open character of the area.
- 4.92. To the north of the solar array is HMS Collingwood, a substantial naval training academy. This expresses the typical character of a military base, with perimeter security fencing, substantial accommodation blocks and the sports fields to the east.
- 4.93. An additional influence upon the character of the setting of the Site is the Solent Airport to the south. Whilst this is not visible from the Site, the runway is aligned towards the Site and there is a frequent presence of light aircraft taking off over the Site, reducing the tranquillity of this rural area.

#### **Relevant Landscape Receptors**

- 4.94. Based upon the above analysis, I propose that the characteristics of the Site and its setting, which have the potential to be affected by the proposed development, and therefore form landscape receptors, are as follows:
  - Mixed agricultural land use;

- Open character of the Site and wider setting;
- Strong field pattern defined by treed hedgerows, watercourses and ditches;
- Relationship with wider settlements;
- Busy transport infrastructure;
- Setting of Carriston Cottage Grade II Listed Building;
- Overall character of the Site; and
- Overall character of the setting of the Site.

## 5. APPRAISAL OF LANDSCAPE EFFECTS

### Introduction

- 5.1. This section will present my appraisal of the anticipated effects of the proposed developments upon the defining characteristics of the Site and its setting, based upon the design information submitted by the Appellant and the assessment framework presented at **Appendix 2**.
- 5.2. 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.
- 5.3. Given the conjoined nature of the appeal, and to assist the Inspector in understanding the landscape implications of the various development scenarios, assessments will be made of the Northern Application and Southern Application separately, and then commentary will be made regarding the cumulative effect of two applications delivered together.

### Appraisal of Landscape Effects in Relation to Identified Receptors

#### *Mixed agricultural land use*

- 5.4. This receptor is representative of the Site's mixed agricultural land use, with pastoral land to the west of the River Alver corridor and arable land to the east.
- 5.5. This land use is fundamental to the character of the Woodcot – Alver Valley Landscape Character Area, forming the first of its essential characteristics. It also plays an important role in maintaining the integrity of the Strategic Gap between Stubbington and Gosport, providing a belt of rural land along the core of the Alver Valley. It is also notable that part of the arable land within the Northern Site is classified as best and most versatile agricultural land.
- 5.6. The type of change proposed would lead to the complete loss of the arable and pastoral character within the Site or its two parts, and exert an urbanising influence upon the remaining land if only one area was developed. It is also possible that the agricultural character of an undeveloped part could also be affected, through the reduction in the viability of the overall agricultural enterprise. The Fareham Landscape Assessment (Core Document CDG.15) determined the parcel in which the majority of the Site sits to be highly sensitive to development with '*very limited capacity to accommodate development without a significant impact upon the area's rural, agricultural character*'. The susceptibility of this receptor to the type of change proposed is therefore judged to be **High**.
- 5.7. With regard to the value of this characteristic, this is not a designated landscape within the Local Development Framework, but this characteristic is an essential characteristic of the prevailing landscape character. Taking these factors into account, the value of this receptor is judged to be **Medium**.
- 5.8. Based on the above analysis, the overall sensitivity of this receptor is judged to be **Medium/High**.

#### *Northern Application*

- 5.9. The development of the Northern Site is anticipated to lead to the complete loss of this characteristic, through the conversion of this area to residential and associated uses. It is also

likely to place greater pressure upon the Southern Site through unauthorised recreational use of the land between the Northern Site and Woodcote Lane, or the use of the land as a short cut to bypass Newgate Lane.

- 5.10. Taking these factors into account, the magnitude of change upon this receptor is judged to be **High**.
- 5.11. The proposed development is therefore judged to result in an adverse impact of **Major to Major/Moderate** significance upon this receptor.

*Southern Application*

- 5.12. The development of the Southern Site is anticipated to lead to the complete loss of this characteristic, through the conversion of the land to residential and informal recreational uses. Whilst the retention of the open space west of the River Alver is likely to bring about social benefits, the prevailing rural character would be lost. The magnitude of change upon this receptor is therefore judged to be **High**.
- 5.13. The proposed development is therefore judged to result in an adverse impact of **Major to Major/Moderate** significance upon this receptor.

*Both Applications*

- 5.14. Should the whole Site be developed, then this characteristic is anticipated to be fundamentally altered across the whole area, with greater influence upon the wider area. As above, whilst the illustrative landscape design shows how a proportion of open space could be retained, this would nonetheless lose its current rural character, functioning instead as a public park.

***Open Character of the Site and Wider Setting***

- 5.15. This receptor represents the contribution that the Site makes to the Strategic Gap, by virtue of its open character, the only built form being that of Hambrook Lodge and its associated outbuildings.
- 5.16. This openness facilitates relatively uninterrupted views across much of the Site, or filtered views through the mature oak trees that announce the presence of field boundaries within this landscape. This in turn gives a sense of separation within the Strategic Gap, in particular to Peel Common, and the mature trees that line the boundary of Bridgemary serve to naturally separate this settlement from the open area.
- 5.17. The development of any part of the Site would significantly erode this open character, reducing the integrity of the Strategic Gap and introducing a much greater level of activity. This is expressed within the 2017 Fareham Landscape Assessment (Core Document CDG.15), which states that further development activity following the construction of Newgate Lane East would almost certainly have an overwhelming urbanising effect, potentially tipping the balance towards a predominantly urban character. This document further states that further development is likely to have a '*significant impact upon the character and quality of existing predominantly rural views, unless it can be successfully integrated within a substantial framework of new vegetation*'.
- 5.18. Based upon this previous analysis and my own fieldwork, the susceptibility of this receptor to the type of change proposed is therefore judged to be **High**.

5.19. With regard to the value this receptor, the local development strategy places great value in the function of this landscape, representing one of the more intact and representative areas of the designated Strategic Gap, in spite of the presence of Newgate Lane East. In spite of the presence of the new road, it is nonetheless valued for its openness and rural character and is described in the Fareham Landscape Assessment (Core Document CDG.15) as being '*highly sensitive to change*'. The value of this receptor is therefore judged to be **High**.

5.20. Based on the above analysis, the overall sensitivity of this receptor is judged to be **High**.

#### *Northern Application*

5.21. The Northern Site is relatively isolated from any existing settlement, and therefore the development of it in isolation is likely to appear highly incongruous within this open landscape, as an island of development. It would significantly reduce the sense of openness within this landscape, irrespective of the allocation of a proportion of the area to open space, because there would nonetheless be up to 75 dwellings in a formerly open area, inhibiting the open views that are currently available from east to west and north to south. This is particularly the case with the proposed perimeter block design, which would encase private gardens within blocks of up to 3-storey dwellings.

5.22. The increased traffic generated by the Northern Application has been determined to require junction improvements to the junction of Newgate Lane and Newgate Lane East. A visualisation of the new junction has been prepared by the local Highways Authority, and this is reproduced at **Appendix 4**. As the visualisation shows, this would introduce a further urbanising feature within the highway corridor, further eroding the character of the Strategic Gap.

5.23. Taken these factors into account, the magnitude of change upon this receptor is judged to be **High**.

5.24. The proposed development is therefore judged to result in an adverse impact of **Major** significance upon this receptor.

#### *Southern Application*

5.25. The Southern Site is more associated with the existing settlement of Peel Common, although as recognised within the Fareham Landscape Assessment, this area performs an important function in maintaining a sense of 'isolation' at Peel Common, which is vital to be maintained. In particular, the openness of this area serves to separate the parallel belts of development along Newgate Lane and the western edge of Bridgemary, which in turn frame a discrete parcel of open countryside.

5.26. The introduction of up to 115 dwellings into this area would lead to the complete loss of this character, with the existing settlement at Peel Common coalescing with the newly developed area to create a greater urban mass. Whilst it is noted that the western part of this area is not developable because of an elevated flood risk, it is not considered sufficiently large to form a gap in itself to prevent the sense of coalescence, and the use of this space for public recreation would also reduce this effect.

5.27. In a similar manner to the Northern Application, the increased traffic generated by the Southern Application has been determined to require junction improvements to the junction of Newgate Lane and Newgate Lane East. A visualisation of the new junction has been prepared by the local

Highways Authority, and this is reproduced at **Appendix 4**. As the visualisation shows, this would introduce a further urbanising feature within the highway corridor, further eroding the character of the Strategic Gap.

- 5.28. Taken these factors into account, the magnitude of change upon this receptor is judged to be **High**.
- 5.29. The proposed development is therefore judged to result in an adverse impact of **Major** significance upon this receptor.

*Both Applications*

- 5.30. Should the entire Site be developed, then the integrity of the Strategic Gap is likely to be entirely lost, with the new development coalescing with Peel Common to form a substantial settlement area within the centre of the Gap. The remaining narrow belt of agricultural land between Newgate Lane East and Bridgemary is not considered sufficiently wide to perform this function, and its rural character would be lost, particularly given the proposal to locate the tallest and therefore most dominant buildings on the eastern edge of the scheme.
- 5.31. This enlarged settlement would therefore fundamentally change the character of the landscape between Stubbington and Gosport, and the required highway improvements would increase the urbanising effect of Newgate Lane East.

***Strong field pattern defined by treed hedgerows, watercourses and ditches***

- 5.32. The strong field pattern is a defining feature of the Site, underlying its rural character and conferring a sense of intactness where hedgerows are in good condition. In particular, the hedgerow that follows the alignment of the River Alver is largely intact with a number of hedgerow trees, and it separates the two agricultural land uses within the Site.
- 5.33. The Southern Site in particular is divided into a number of smaller arable parcels, and the east-west aligned hedgerow that accompanies a ditch through the centre of this area, with its distinctive row of mature oak trees, is a characterising feature within the Site and wider landscape setting.
- 5.34. The development of the Site for residential and associated uses has the potential to preserve the original field pattern to some extent, although the change in land use is such that the context would still be lost, with the hedgerows and ditches providing suburban connections as opposed to the definition of areas of farmland. The susceptibility of this receptor to the type of change proposed is therefore judged to be **Medium**.
- 5.35. With regard to the value of this receptor, the network of hedgerows and watercourses contributes a range of benefits to the Site, adding structure and character, filtering views, draining the land and providing ecological habitat and connections, as well as reinforcing the wider landscape character. It is therefore judged to be of **Medium** value.
- 5.36. Based on the above analysis, the overall sensitivity of this receptor is judged to be **Medium**.

#### *Northern Application*

- 5.37. The Northern Site differs slightly from the Southern Site in that it largely comprises a continuous arable area without the internal divisions of the latter, and with its boundary features concentrated at the periphery. The strongest and most intact of these is the River Alver corridor, whilst most other hedgerows are gappy and heavily trimmed.
- 5.38. The illustrative design for this application presents a potential scenario in which the majority of the hedgerows are retained within areas of public open space, with only minor gaps created for access. Based upon this illustrative scenario, the magnitude of change upon this receptor is judged to be **Low**.
- 5.39. The proposed development is therefore considered to result in an adverse impact of **Moderate/Minor** significance upon this receptor.

#### *Southern Application*

- 5.40. The Southern Site is more strongly divided than the Northern Site, with its arable area divided into three parcels, and the hedgerow along the River Alver separating the arable areas in the east from the pony paddocks in the west. The hedgerows in this area are also generally in better condition, in particular the east-west boundary described above.
- 5.41. The submitted application includes an illustrative scenario in which the north-south internal hedgerow that currently divides the arable area is lost, and the east-west hedgerow is encased within a narrow belt of public open space, with development parcels closely adjoining one side and a gap created for access. The hedgerow along the River Alver is proposed to be left largely intact within an area of public open space, with two gaps created for access. Based upon this illustrative scenario, the magnitude of change upon this receptor is judged to be **Medium**.
- 5.42. The proposed development is therefore considered to result in an adverse impact of **Moderate** significance upon this receptor.

#### *Both Applications*

- 5.43. The development of the entire Site is anticipated to result in a slight increase in the overall level of impact over and above the individual applications, through the creation of connections between the two areas through the boundaries flanking the track that divides them.

#### ***Relationship with wider settlements***

- 5.44. The Fareham Landscape Assessment (Core Document CDG.15) correctly identifies Peel Common as an '*isolated small settlement that lies within the wider gap*', and it states that the maintenance of this isolation is vital to the integrity of the overall Strategic Gap.
- 5.45. Peel Common is a small area of 20<sup>th</sup> Century ribbon development, focussed on the western side of Newgate Lane, but with small spurs eastwards along Woodcote Lane and westwards along Albert Road. It retains a strong relationship with its surrounding countryside, with the dwellings to the west of the Site fronting onto it and experiencing clear outward views.
- 5.46. The Site also experiences a relationship with Bridgemary, which forms the eastern edge of the Strategic Gap in this location. The urban edge of this settlement comprises a largely continuous belt of residential dwelling that face outwards towards the Site, although this relationship is softened by the presence of a row of mature oak trees along the settlement edge. The Fareham

Landscape Assessment (Core Document CDG.15) places value upon this row of trees, stating that it '*provides strong definition of the edges of the urban areas*', '*marks a clear distinction between town and country*' and '*helps to reinforce the separate identity of each settlement and also provides the urban areas with an attractive, essentially rural setting*'.

- 5.47. Taking these factors into account, the susceptibility to change of this receptor is judged to be **Medium**.
- 5.48. With regard to the value of this receptor, the function of the Site as part of the separation between the settlements is a key characteristic of the local landscape and the Fareham Landscape Assessment (Core Document CDG.15) places significant value on this function. This assists in preserving the condition and integrity of the Alver Valley landscape and the relative tranquillity of the areas between settlements. The value of this receptor is therefore judged to be **Medium**.
- 5.49. Based on the above analysis, the overall sensitivity of this receptor is judged to be **Medium**.

*Northern Application*

- 5.50. The development of the Northern Site in isolation is likely to significantly erode the established settlement pattern, by introducing an island of new development within the core of the Strategic Gap. The proposed perimeter block design would be urban in character and would present hard faces to the surrounding countryside without the softening effect of existing vegetation that the edge of Bridgemary enjoys.
- 5.51. Whilst it could be argued that new planting could be established on the edge of the development, the proposed height of the dwellings is such that it is likely to be several decades before any new trees (especially since this planting should be oak, given its slow growth rate) would begin to perform this function effectively. The magnitude of change upon this receptor is therefore judged to be **High**.
- 5.52. The proposed development is therefore considered to result in an adverse impact of **Major/Moderate** significance upon this receptor.

*Southern Application*

- 5.53. The Southern Site is closely associated with Peel Common, with the existing ribbon development located along its western and southern boundaries, and with open countryside to the north and east providing the separation with Fareham and Bridgemary respectively.
- 5.54. The development of this Site is likely to entirely erode the ribbon development character of Peel Common, as well as its character as an isolated small settlement within the Strategic Gap. The illustrative development framework shows parcels of perimeter block development occupying the eastern part of the Site, with the tallest buildings on the eastern edge facing the open countryside towards Bridgemary. The western pony paddocks are not developable due to high flood risk, and therefore these have been shown as a strip of open space between Newgate Lane and the new development, further confusing the legibility of the settlement and reducing the integrity of the Strategic Gap. Taking these factors into account, the magnitude of change upon this receptor is judged to be **High**.
- 5.55. The proposed development is therefore considered to result in an adverse impact of **Major/Moderate** significance upon this receptor.

*Both Applications*

- 5.56. Should both applications be permitted, then the effects described above would occur in unison, with the settlement character of Peel Common and the character and integrity of the Strategic Gap likely to be entirely lost through the creation of a large and prominent new settlement.

***Busy transport infrastructure***

- 5.57. This receptor represents the disruptive influences of the road traffic on Newgate Lane East and the air traffic at Solent Airport upon the rural landscape of the Strategic Gap. These combined transport functions create both visual and audible disruption within the Site and its setting, reducing its tranquillity.
- 5.58. The introduction of further development into this landscape is likely to result in greater traffic generation, which would amplify this existing effect. Given the current level of disturbance, susceptibility of this receptor to the type of change proposed is therefore judged to be **Low**.
- 5.59. With regard to the value of this receptor, this is a negative influence upon the landscape and therefore its value is judged to be **Low**.
- 5.60. Based on the above analysis, the overall sensitivity of this receptor is judged to be **Low**.

*Northern Application*

- 5.61. The Northern Application comprises the construction of up to 75 dwellings, which would generate an associated number of car journeys, particularly at peak times, resulting in an increase in traffic on the roads, particularly on Newgate Lane. The magnitude of change of this receptor is therefore judged to be **Low**.
- 5.62. The proposed development is therefore considered to result in an adverse impact of **Minor** significance upon this receptor.

*Southern Application*

- 5.63. The Southern Application comprises up to 115 residential dwellings, with a correspondingly greater traffic level than the Northern Application. It is also notable that the proposed access for the Southern Site is further to the south, meaning that the increased volume of traffic would traverse a greater distance along Newgate Lane, which is currently a relatively quiet public highway following the completion of Newgate Lane East. The magnitude of change upon this receptor is therefore judged to be **Medium**.
- 5.64. The proposed development is therefore considered to result in an adverse impact of **Moderate/Minor** significance upon this receptor.

*Both Applications*

- 5.65. The construction of up to 190 dwellings on the Site is likely to generate a significant number of new car journeys. This is in turn likely to notably erode the current quiet character of Newgate Lane through the use of the proposed southern access and also to increase the volume of traffic on Newgate Lane East.

### ***Setting of Carriston Cottage Grade II Listed Building***

- 5.66. Carriston Cottage is a Grade II Listed farmhouse located on the western side of Newgate Lane, with its frontage facing north-eastwards toward the Northern Site, as illustrated by Viewpoint 13 at **Appendix 3**. The landscape character of its setting is primarily influenced by the woodland associated with the bunding surrounding the wastewater treatment works to the west and the open agricultural land of the Site to the east, which includes the presence of Hambrook Lodge.
- 5.67. The conversion of the land use of the Site to residential uses is likely to notably change the character of the landscape setting to the east of the cottage from rural to urban, through the introduction of an area of public open space in the area of Flood Zone 3, and development in the main body of this area. The susceptibility of this receptor to the type of change proposed is therefore judged to be **Medium**.
- 5.68. With regard to the value of this receptor, this is a statutory designation, albeit at the lower end of the classification of these features, and therefore this is judged to be **Medium**.
- 5.69. Based on the above analysis, the overall sensitivity of this receptor is judged to be **Medium**.

#### *Northern Application*

- 5.70. As Viewpoint 13 at **Appendix 3** shows, the cottage directly fronts on to the Northern Site, permitting views across from Newgate Lane East. The illustrative development framework submitted with the application shows a scenario in which an area of public open space with a junction of five footpaths is set within the part of the Site closest to the cottage, with a number of residential parcels set behind this. Taking these factors into account, the magnitude of change upon this receptor is judged to be **Low**.
- 5.71. The proposed development is therefore considered to result in an adverse impact of **Moderate/Minor** significance upon this receptor.

#### *Southern Application*

- 5.72. The Southern Site is located at an oblique angle to the frontage of the Listed Building, and the part of this area is within Flood Zone 3, so built development within it is considered to be unlikely. It is considered more likely that this area will be given over to public open space, with residential development located to the east of the River Alver. Given this separation, the magnitude of change upon this receptor is judged to be **Negligible**.
- 5.73. The proposed development is therefore considered to result in an adverse impact of **Minor** significance upon this receptor.

#### *Both Applications*

- 5.74. Should both applications be permitted, then the impact upon the landscape character of the setting of this Listed Building is considered to be limited to those effects arising from the Northern Site, because of the limited relationship with the Southern Site.

### ***Overall character of the Site***

- 5.75. The overall character of the Site is that of an area of open agricultural land, comprising pastoral land to the west of the River Alver and arable land to the east. The single large dwelling of Hambrook Lodge is located within the Site, and it lies adjacent to the ribbon development of Peel Common to the west and south. The land is subdivided into several smaller parcels by hedgerows with watercourses at their base, which drain into the River Alver. These hedgerows are intermittent, particularly to the north, but most contain a number of mature hedgerow oak trees, most notably an east-west hedgerow running through the southern part of the Site. The Site is bound to the west and indirectly to the north by Newgate Lane, to the south by Woodcote Lane and to the east by Newgate Lane East. The volume and current prominence of traffic on Newgate Lane East combines with frequent air traffic from Solent Airport to the south to reduce the audible and visual tranquillity of this rural area.
- 5.76. The conversion of the Site to a residential development is anticipated to fundamentally alter its character, from that of an area of farmland to urban uses. Whilst some of the characteristic features such as hedgerows could be retained, these are likely to be encased within an urban environment and therefore subject to the pressures associated with it. The western part of the Site is subject to a high risk of flooding and is unlikely to be developed, but this poses a challenge to achieve a suitable development layout, as the built elements would need to be concentrated towards the more exposed and sensitive eastern edge. Taking these factors into account, the susceptibility to change of this receptor is judged to be **High**.
- 5.77. With regard to the value of this receptor, the Site makes a clear contribution to the character of the Woodcot – Alver Valley Landscape Character Area, reflecting a number of its essential characteristics. It is therefore judged to be of **Medium** value.
- 5.78. Based on the above analysis, the overall sensitivity of this receptor is judged to be **Medium/High**.

### ***Northern Application***

- 5.79. The development of just the Northern Site would fundamentally alter the character of this area to residential development whilst retaining the Southern Site as an area of open agricultural land. This is likely to give the new development the appearance of an incongruous island of modern residential development, accentuated by its set-back from Newgate Lane and its perimeter block layout, which encloses private gardens and presents frontages to the surrounding area. This is also likely to result in adverse effects upon the undeveloped Southern Site, through additional recreational pressure and the inclination of residents to 'short cut' to the link to Bridgemary via Woodcote Lane. Taking these factors into account, the magnitude of change upon this receptor is judged to be **High**.
- 5.80. The proposed development is therefore considered to result in an adverse impact of **Major to Major/Moderate** significance upon this receptor.

### ***Southern Application***

- 5.81. The development of just the Southern Site would fundamentally change the agricultural character of this area to an urban character. A number of the hedgerows that add value to this area are likely to be lost, and the remainder are likely to be subject to direct and indirect urban

influences. This area also performs an important role in providing a rural setting to the small adjacent settlement of Peel Common, and the result of this development would be to instead significantly expand this settlement, altering its form and character. The necessity to retain the western part of the Southern Site as open space due to flood risk would result in the concentration of development in the east, creating an illogical development layout and intensifying the urban influences to the outer edge of the development. The magnitude of change upon this receptor is therefore judged to be **High**.

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

*Both Applications*

- 5.83. Should both applications be permitted, then a substantial new settlement would be created within the open agricultural land of the Site, which would be partially connected to Peel Common, but separated by the corridor of the River Alver and its associated flood plain. This would fundamentally alter the character of the Site and it is likely to lead to the loss or decline of a number of its key elements as set out above. The proposed perimeter block layout would exert a suburban character upon the traditional ribbon development of Peel Common, with its proposed layout of enclosed parcels with parkland corridors between them, and the proposed irregular layout would be at odds with the geometric patterns of Peel Common.

***Overall character of the setting of the Site***

- 5.84. The Fareham Landscape Assessment (Core Document CDG.15), supported by earlier studies and my own fieldwork, identifies the setting of the Site to be an area of predominantly open countryside forming an important gap between the expanding settlements of Fareham, Stubbington and Gosport. It is identified as being a discrete landscape, framed by settlement edges softened by vegetation, with the flat topography preventing long views in most directions. Peel Common is identified as being a small settlement of ribbon development isolated within the middle of the gap, and a high level of importance has been placed upon this sense of separation, in maintaining the integrity of the gap. The recently constructed Newgate Lane East has been identified as a source of disruption within this rural landscape, and it has been stated that no further development activity should occur in this area.
- 5.85. Taking these factors into account, the susceptibility of this receptor to the type of change proposed is judged to be **High**.
- 5.86. With regard to the value of this receptor, the landscape setting of the Site provides a strong strategic function in separating settlements, but it is also acknowledged that there are a number of factors that affect the condition and tranquillity of this landscape, most notably Newgate Lane East. The value of this receptor is therefore judged to be **Medium**.
- 5.87. Based on the above analysis, the overall sensitivity of this receptor is judged to be **Medium/High**.

*Northern Application*

- 5.88. The development of the Northern Site in isolation would introduce an incongruous island of residential development into the effective centre of the Strategic Gap in this location, with no clear connection to any other settlement area. This would significantly erode the function and

integrity of the gap, as well as the prevailing rural landscape character. As noted above, the increased traffic resulting from this development would require improvements to the junction of Newgate Lane with Newgate Lane East, amplifying the urbanising effect of this new public highway. The proposed layout of the development would expose tall buildings to the open countryside to the east, which would adversely affect the Site's relationship with the edge of Bridgemary, by creating a 'raw' urban edge in the countryside. Taking these factors into account, the magnitude of change upon this receptor is judged to be **High**.

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

*Southern Application*

- 5.90. The development of the Southern Site in isolation is anticipated to erode the function of the wider strategic gap by the creation of a new settlement area connected to the existing settlement of Peel Common. Whilst this would be slightly less exposed than the Northern Site, this would nonetheless fundamentally alter the settlement form of Peel Common, which is otherwise formed of ribbon development almost exclusively on one side of its component highways. The acoustic fencing that is present to the east of this area is likely to reduce the exposure somewhat, although the proposal to locate the tallest buildings on the eastern edge of the development would mean that the built elements would still be prominent. As with the Northern Application, junction improvements would also be required on the junction between Newgate Lane and Newgate Lane East, increasing the prominence of the highways infrastructure. The magnitude of change upon this receptor is therefore judged to be **Medium**.
- 5.91. The proposed development is therefore considered to result in an adverse impact of **Moderate** significance upon this receptor.

*Both Applications*

- 5.92. The delivery of the proposed developments on both Sites is anticipated to entirely neutralise the function of the Strategic Gap, by developing a significant proportion of the land between Newgate Lane and Bridgemary. The sense of separation of Peel Common, which is valued by the Fareham Landscape Assessment, would also be entirely lost. The character of Newgate Lane would be altered by a significant increase in the level of traffic along this highway, and junction improvements on Newgate Lane East to accommodate this would again exert a greater urbanising influence.

**Summary of Landscape Impacts**

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

*Northern Application*

- Mixed agricultural land use: **Major to Major/Moderate Adverse**.
- Open character of the Site and wider setting: **Major Adverse**.
- Strong field pattern defined by treed hedgerows, watercourses and ditches: **Moderate/Minor Adverse**.
- Relationship with wider settlements: **Major/Moderate Adverse**.

- Busy transport infrastructure: **Minor Adverse.**
- Setting of Carriston Cottage Grade II Listed Building: **Moderate/Minor Adverse.**
- Overall character of the Site **Major to Major/Moderate Adverse.**
- Overall character of the setting of the Site: **Major to Major/Moderate Adverse.**

#### ***Southern Application***

- Mixed agricultural land use: **Major to Major/Moderate Adverse.**
- Open character of the Site and wider setting: **Major Adverse.**
- Strong field pattern defined by treed hedgerows, watercourses and ditches: **Moderate Adverse.**
- Relationship with wider settlements: **Major/Moderate Adverse.**
- Busy transport infrastructure: **Moderate/Minor Adverse.**
- Setting of Carriston Cottage Grade II Listed Building: **Minor Adverse.**
- Overall character of the Site **Major to Major/Moderate Adverse.**
- Overall character of the setting of the Site: **Moderate Adverse.**

## 6. VISUAL BASELINE APPRAISAL

### Introduction

- 6.1. This section will present the results of my independent visual appraisal of the Site and its visual envelope.
- 6.2. This is based upon my field assessment of the Site and surrounding landscape, as well as desktop visibility modelling. Field surveys were undertaken in October 2020.
- 6.3. 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.
- 6.4. The representative viewpoints for the proposed development are presented at **Appendix 3**, along with a plan showing the viewpoint locations.

### Visual Envelope

- 6.5. 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 a dwelling ridge height of 8m. For the purposes of the model, it has been assumed that beyond 2.5km distance visibility reduces to the extent that visibility reduces to a non-significant level. The Zone of Theoretical Visibility is presented on Plan Ref. 20-4117 at **Appendix 1**.
- 6.6. 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

- 6.7. As the Zone of Theoretical Visibility plan at **Appendix 1** shows, the visual environment of the Site is constrained by the presence of the surrounding settlement areas, located on the (topographically imperceptible) sides of the Alver Valley.
- 6.8. The field survey has shown the actual visual environment to be even more restricted, with the vegetated bunds and ribbon development to the west of the Site limiting views to its immediate context.
- 6.9. In this respect, the Site represents an area of open rural land between the edge of Bridgemarky to the east and these features within the centre of the valley. Views across the Site from east to west are generally unimpeded whilst lines of mature oak trees associated with east-west aligned field boundaries filter some views from north to south. In addition to this, lines of oak trees soften the presence of the existing residences on the western edge of Bridgemarky and the southern edge of Woodcote Lane.
- 6.10. The Site boundaries are generally free of tall vegetation, and hedgerows are intermittent, often supplemented or replaced by fencing. This permits clear views into the Site from the surrounding landscape, and in particular the adjacent public highways, although it is noted that views from Newgate Lane East are likely to diminish with time as new roadside vegetation matures.

## Description of Representative Viewpoints

### *Introduction*

- 6.11. This section will describe series of views (Viewpoints 1-20), starting at the south-western corner of the Southern Site and moving clockwise around the perimeter of the Site, followed by three views (Viewpoints 21-23) taken further afield and one on the eastern approach to the Southern Site (Viewpoint 24).
- 6.12. For each viewpoint, the relevant receptors will be identified and their sensitivity to change will be assessed based upon their activity and visual experience in each location.

### ***Viewpoint 1: View towards Southern Site from Newgate Lane-***

*Grid reference: SU 57046 03017*

*Distance from Site: 1m*

*Nature of receptor: Users of Newgate Lane, residents along Newgate Lane*

- 6.13. This view was taken from Newgate Lane, close to the junction with Woodcote Lane. It illustrates the character of the western part of the Southern Site, as well as representing the experience of the users of the public highway, and the residents of the ribbon development on the western side of the road.
- 6.14. As the view shows, the western part of the Southern Site is clearly visible from the highway, and comprises a series of pony paddocks separated by post and wire fencing. In the centre of the view, glimpsed views of the large individual dwelling named Hambrook Lodge are available, through substantial vegetation located within the south-western corner of its garden. To the right of the view, an assortment of sheds can be seen, associated with the equestrian uses, with mature oak trees rising behind them.
- 6.15. With regard to the users of Newgate Lane, vehicular users are only using this route for local access because it is blocked to vehicular traffic at its southern end. Pedestrian and cycle users are likely to be travelling along this route either for local access or to use the link to Bridgemarky via Woodcote Lane and Brookers Lane. These are all therefore likely to be travelling slowly and able to gain an appreciation of the rural area to the immediate east. The sensitivity of this receptor is therefore judged to be **Medium**.
- 6.16. With regard to the residents of the existing ribbon development along Newgate Lane, many properties experience clear views across the pastoral area of the Southern Site from their frontages, albeit with Newgate Lane and parked cars in the foreground and the traffic on Newgate Lane East likely to disturb the tranquillity of the view where this is visible. Taking these factors into account, the sensitivity of this receptor is judged to be **Medium**.

### ***Viewpoint 2: View southwards along Newgate Lane***

*Grid reference: SU 57035 03050*

*Distance from Site: 1m*

*Nature of receptor: Users of Newgate Lane, residents along Newgate Lane*

- 6.17. This view was taken from the eastern side of Newgate Lane, looking southwards to illustrate the character of Peel Common in this location, and the relationship between the existing

dwellings and the Southern Site. The junction of Woodcote Lane and Newgate Lane is also present towards the centre of this view, with signage indicating the link to Bridgemary.

- 6.18. The dwellings to the right of the view are examples of the original phase of ribbon development along this route, with distinctive early 20<sup>th</sup> Century architectural features. The level of intervisibility between the properties and the Southern Site can be clearly seen, with uninterrupted views through the post and wire fencing boundary from ground and upper floor windows.
- 6.19. With regard to the users of Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.20. With regard to the residents of the existing dwellings along Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

***Viewpoint 3: View north-east across Southern Site from Newgate Lane***

*Grid reference: SU 57023 03082*

*Distance from Site: 1m*

*Nature of receptor: Users of Newgate Lane, residents along Newgate Lane*

- 6.21. This view was taken from the western side of Newgate Lane, and it further illustrates the rural character of the Southern Site.
- 6.22. In the foreground, the pony paddocks that comprise the western part of the Site are divided by a line of electrified post and wire fencing, with a shed located to the left of the view. In the centre ground of the view is the strong hedgerow that divides the Southern Site, under which the River Alver runs. Beyond this hedgerow is the arable eastern part of the Southern Site, and a distinctive row of mature oak trees can be seen to the right of the view, associated with an internal field boundary.
- 6.23. With regard to the users of Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.24. With regard to the residents of the existing dwellings along Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

***Viewpoint 4: View south-west across Southern Site from Newgate Lane***

*Grid reference: SU 57005 03128*

*Distance from Site: 1m*

*Nature of receptor: Users of Newgate Lane, residents along Newgate Lane*

- 6.25. This view was taken approximately halfway along the western boundary of the Southern Site, looking south-westwards towards Woodcote Lane.
- 6.26. The main body of the view is occupied by the existing pony paddocks, with a cluster of sheds present in the centre of the view associated with this use and a length of electrified post and wire fencing providing internal division.
- 6.27. To the left of the view lies the strong hedgerow that separates the arable and pastoral elements of the Southern Site, and below which the River Alver runs. Glimpsed views of the arable

portion of the Southern Site are available above this hedgerow, and are likely to be clearer in winter months.

- 6.28. In the rear of the view is a residential care home that is located on the corner of Newgate Lane and Woodcote Lane, and a line of parked cars on Woodcote Lane can be seen to the right of this.
- 6.29. With regard to the users of Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.30. With regard to the residents of the existing dwellings along Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

***Viewpoint 5: View north-east towards Hambrook Lodge from Newgate Lane***

*Grid reference: SU 56981 03168*

*Distance from Site: 10m*

*Nature of receptor: Users of Newgate Lane, residents along Newgate Lane, residents of Hambrook Lodge*

- 6.31. This view was taken from the eastern footway of Newgate Lane, to the south of the access point to Hambrook Lodge.
- 6.32. Hambrook Lodge is clearly visible in the centre of the view, as a substantial 2.5 storey detached brick and tile dwelling with numerous windows that experience clear views across both the Northern and Southern Sites. The only direction in which views are largely screened by vegetation is to the south-west, as illustrated by Viewpoint 1 above. To the left of the view, the dilapidated barn within the Northern Site can be clearly seen, whilst to the right of the view, glimpsed views of ancillary buildings to Hambrook Lodge can be obtained. In the foreground, the visual permeability of the post and wire fencing that forms the western boundary of the Southern Site can be clearly appreciated.
- 6.33. With regard to the users of Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.34. With regard to the residents of Hambrook Lodge, these experience clear, uninterrupted views from the property over the open arable and pastoral land of the Northern and Southern Sites, with most surrounding urban areas filtered by the presence of mature trees. This receptor is therefore judged to be of **High** sensitivity.

***Viewpoint 6: View east across Northern Site from Newgate Lane***

*Grid reference: SU 57005 03288*

*Distance from Site: 10m*

*Nature of receptor: Users of Newgate Lane*

- 6.35. This view was taken from Newgate Lane at the south-western corner of the Northern Site, looking eastwards across this area.
- 6.36. In the foreground of the view is a series of hedgerows and rough grassland associated with the confluence of a tributary into the River Alver, which runs from north to south through the western part of the Site.

- 6.37. To the right of the view, the dilapidated barn within the Northern Site can be clearly seen.
- 6.38. To the left of the view, filtered views of the existing dwellings on the western side of Bridgemarky are available, behind a line of mature oak trees that is a characteristic feature of this landscape. In front of this, traffic on the newly completed Newgate Lane East can be seen, reducing the tranquillity of an otherwise rural view.
- 6.39. With regard to the users of Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

***Viewpoint 7: View north-east across Northern Site from Newgate Lane***

*Grid reference: SU 57083 03407*

*Distance from Site: 10m*

*Nature of receptor: Users of Newgate Lane, residents on western edge of Bridgemarky*

- 6.40. This view was taken from the eastern footway of Newgate Lane looking north-eastwards across the northern part of Northern Site, illustrating the character of this area and the experience of users of Newgate Lane as they approach the junction with Newgate Lane East.
- 6.41. At the left hand edge in the centre ground of the view is the entrance to the agricultural track that marks the northern boundary of the Northern Site, and the intermittent hedgerow that follows the boundary is visible to the right of this.
- 6.42. The foreground of the view is occupied by Newgate Lane, with the visually permeable post and wire fencing permitting clear views into the western part of the Northern Site, but the strong hedge line that follows the River Alver filtering views further east, with a mature oak tree located within the hedge line.
- 6.43. The backdrop of the view is formed by the urban edge of Bridgemarky, with views heavily filtered by mature oak trees. Immediately in front of this in the view is traffic on Newgate Lane East, with signage indicating the junction with Newgate Lane.
- 6.44. With regard to the users of Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.45. With regard to the residents of the dwellings on the western edge of Bridgemarky, these are anticipated to experience mostly filtered views across the Strategic Gap on account of the intervening row of trees, although these would be clearer in winter months, and some properties are likely to experience uninterrupted views. The outlook from these dwellings is likely to include the traffic on Newgate Lane East, or acoustic fencing along this route, but the view is nonetheless open and predominantly rural. Taking these factors into account, the sensitivity of this receptor is judged to be **Medium**.

***Viewpoint 8: View south-west across Northern Site from Newgate Lane***

*Grid reference: SU 57110 03427*

*Distance from Site: 1m*

*Nature of receptor: Users of Newgate Lane*

- 6.46. This view was taken from the eastern side of Newgate Lane, looking south-west along the northern boundary of the Northern Site.

- 6.47. The intermittent hedgerow that marks the Northern Site boundary is visible in the centre of the view, with the hedgerow associated with the River Alver intersecting it to the right and with glimpsed views of the arable land within the Northern Site visible through the hedgerow. To the left of the view is the agricultural track that runs between Newgate Lane and Newgate Lane East, to the north of the Northern Site.
- 6.48. The background of the view is formed by the western boundary of Bridgemary, with views characteristically filtered by mature oak trees. Glimpsed views of the traffic and acoustic fencing associated with Newgate Lane East are also available in front of this to the right of the view.
- 6.49. With regard to the users of Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

***Viewpoint 9: View south towards Northern Site from Newgate Lane***

*Grid reference: SU 57157 03463*

*Distance from Site: 38m*

*Nature of receptor: Users of Newgate Lane, residents of Hambrook Lodge*

- 6.50. This view was taken from Newgate Lane as it bears eastwards towards the junction with Newgate Lane East, looking southwards across the Site towards Woodcote Lane.
- 6.51. In the immediate foreground of the view is new post and rail fencing constructed along the realigned highway, with young hedgerow planting in front of it.
- 6.52. The course of the River Alver can be seen in the centre of the view, before running underneath a culvert on the track immediately north of the Northern Site before turning towards the right of the view, its alignment marked by the hedgerow and mature oak hedgerow trees. Behind this track, the intermittent hedgerow that forms the Northern Site boundary can be seen, with clear views through a gap across the arable land of the Northern Site, and the Southern Site beyond this.
- 6.53. Hambrook Lodge is prominent in the centre of the view, with a number of windows experiencing uninterrupted views across the Northern Site. To the left of this, the residential dwellings on Woodcote Lane are partially visible, whilst to the right clearer views can be gained of the residential care home on the junction of Newgate Lane and Woodcote Lane.
- 6.54. With regard to the users of Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.55. With regard to the users of Hambrook Lodge, this receptor has been judged above to be of **High** sensitivity, and this judgement also applies to this view.

**Viewpoint 10: View south towards Northern Site from junction of Newgate Lane and Newgate Lane East**

*Grid reference: SU 57203 03463*

*Distance from Site: 54m*

*Nature of receptor: Users of Newgate Lane, users of Newgate Lane East, residents of Hambrook Lodge*

- 6.56. This view was taken from the junction of Newgate Lane and Newgate Lane East, looking southwards across the Site.
- 6.57. In the immediate foreground lies the verge on the western side of Newgate Lane East, with post and rail fencing and a new treed hedgerow marking the highway boundary. Beyond this and across a small area of arable land, the intermittent hedgerow that marks the northern boundary of the Northern Site is present. Through and above this hedgerow, views can be gained of the arable eastern parts of the Northern Site, and beyond this the Southern Site.
- 6.58. The backdrop is largely formed of views of the properties on the southern side of Woodcote Lane, filtered by mature oak trees within the Site, and Hambrook Lodge is present at the right hand side of the view.
- 6.59. With regard to the users of Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.60. With regard to the users of Newgate Lane East, this new public highway travels along the Alver Valley, flanked by the open farmland of the Strategic Gap. As the viewpoint demonstrates, clear views can be gained of the Site due to its elevated position relative to the Site, although the southernmost section of the Southern Site is screened by acoustic fencing. Taking these factors into account, the sensitivity of this receptor is judged to be **Medium**.

**Viewpoint 11: View east towards edge of Bridgemary from Newgate Lane East**

*Grid reference: SU 57213 03442*

*Distance from Site: 25m*

*Nature of receptor: Residents on western edge of Bridgemary*

- 6.61. This view was taken from the western side of Newgate Lane East, close to the north-eastern corner of the Northern Site, looking outwards towards the Western edge of Bridgemary. It illustrates the character of the edge of this settlement, and represents the intervisibility of these properties with the Site.
- 6.62. As the view shows, open arable land separates the Site from Bridgemary, although a row of mature oak trees on the urban edge filters many outward views, but not all. Ground floor views are likely to be filtered by the intervening hedgerow, but upper floor views appear to be clearer, particularly in winter months when leaves are absent.
- 6.63. With regard to the residents of the dwellings on the western edge of Bridgemary, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

**Viewpoint 12: View south across Northern Site from Newgate Lane East**

*Grid reference: 57231 03401*

*Distance from Site: 1m*

*Nature of receptor: Users of Newgate Lane East, residents along Woodcote Lane, residents of Hambrook Lodge*

- 6.64. This view was taken from the highway verge of Newgate Lane East, adjacent to the north-eastern corner of the Northern Site, looking southwards towards Woodcote Lane.
- 6.65. In the immediate foreground lies the verge on the western side of Newgate Lane East, with post and rail fencing and a new treed hedgerow marking the highway boundary. Beyond this lies the open arable land of the eastern part of the Northern Site.
- 6.66. In the middle ground of the view is a track flanked with mature oak trees that largely delineates the boundary between the Northern and Southern Sites, with glimpsed views of the Southern Site beyond this.
- 6.67. The backdrop of the view is formed by the existing residential dwellings on the southern side of Woodcote Lane, which are partially filtered by the mature oak trees, but with views available of both ground and upper floor windows. Hambrook Lodge is present at the far right of the view, with a number of windows facing out across the Site.
- 6.68. With regard to the users of Newgate Lane East, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.69. With regard to the residents of the dwellings on Woodcote Lane, these currently experience an open rural outlook across the Site across Woodcote Lane, which is largely free of vehicular traffic except for access. As the view shows, these views are available from both upper and ground floor windows, and therefore represent primary views. This receptor is therefore judged to be of **High** sensitivity to change.
- 6.70. With regard to the users of Hambrook Lodge, this receptor has been judged above to be of **High** sensitivity, and this judgement also applies to this view.

**Viewpoint 13: View west across Northern Site from Newgate Lane East**

*Grid reference: 57231 03401*

*Distance from Site: 1m*

*Nature of receptor: Users of Newgate Lane East, residents along Newgate Lane*

- 6.71. This view was taken from the same location as Viewpoint 12, but looking west towards Newgate Lane.
- 6.72. To the right of the view, the trimmed hedgerow that forms the northern boundary of the Northern Site can be seen, with the open arable land of the Northern Site lying to the left of this.
- 6.73. The backdrop of the view is largely formed by tall vegetation to the west of Newgate Lane, but at the left hand side of the view, the Grade II Listed Building called Carriston Cottage can be clearly seen with first and second floor windows facing the Northern Site. To the right of the view, glimpsed views are available of the large solar farm to the north-west of the Site against a backdrop of tall field boundary vegetation.

- 6.74. With regard to the users of Newgate Lane East, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.75. With regard to the residents along Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

***Viewpoint 14: View south towards boundary between Northern and Southern Sites from Newgate Lane East***

*Grid reference: SU 57293 03288*

*Distance from Site: 3m*

*Nature of receptor: Users of Newgate Lane East, residents along Woodcote Lane, residents along Newgate Lane*

- 6.76. This view was taken from the western verge of Newgate Lane East, looking along the hedgerow that separates the Northern and Southern Sites at their eastern end, before turning sharply westwards along the treed track that is visible in the centre of the view.
- 6.77. Either side of these boundary features, the open arable land of the Site is visible, permitting views across to the existing dwellings on Woodcote Lane, which form the majority of the backdrop of the view. To the right of the view, however, glimpsed views of the existing dwellings on Newgate Lane are available.
- 6.78. With regard to the users of Newgate Lane East, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.79. With regard to the residents of the existing properties along Woodcote Lane, this receptor has been judged above to be of **High** sensitivity, and this judgement also applies to this view.
- 6.80. With regard to the residents of the existing dwellings along Newgate Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

***Viewpoint 15: View west across Northern Site from Newgate Lane East***

*Grid reference: SU 57293 03288*

*Distance from Site: 5m*

*Nature of receptor: Users of Newgate Lane East, residents of Hambrook Lodge*

- 6.81. This view was taken from the same location as Viewpoint 14, but looking west across the Northern Site towards Newgate Lane.
- 6.82. In the immediate foreground of the view is the new highway boundary of Newgate Lane East, comprising a post and rail fence with newly planted hedgerow.
- 6.83. The centre of the view is occupied by the open arable land of the Northern Site, against the backdrop of tall vegetation to the west of Newgate Lane, with a lorry marking the location of this public highway.
- 6.84. Hambrook Lodge is present at the left hand side of the view, alongside the dilapidated barn that is located within the Northern Site. At the right hand edge of the view, glimpsed views of the solar farm to the north-west of the Site are available.
- 6.85. With regard to the users of Newgate Lane East, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

- 6.86. With regard to the residents of Hambrook Lodge, this receptor has been judged above to be of **High** sensitivity, and this judgement also applies to this view.

***Viewpoint 16: View south-west across Southern Site towards Woodcote Lane from Newgate Lane East***

*Grid reference: SU 57312 03227*

*Distance from Site: 5m*

*Nature of receptor: Users of Newgate Lane East, residents along Woodcote Lane*

- 6.87. This view was taken from the western verge of Newgate Lane East, looking across the Southern Site towards Woodcote Lane.
- 6.88. The highway verge is present in the immediate foreground of the view, with the new post and rail fencing and treed hedgerow marking the highway boundary. Beyond this, a highway drainage feature that is indented into the Southern Site is visible, again surrounded by fencing and a new hedgerow, and another of these features is partially visible beyond it. Rising above this feature are two timber pylons carrying low voltage overhead power lines across the Site to connect with the solar farm.
- 6.89. The backdrop of the view is largely formed by the existing dwellings on Woodcote Lane, with tall vegetation behind them preventing longer views, whilst to the right of the view the backdrop is formed by the dwellings along Newgate Lane. In the centre right of the view can be seen the line of mature oak trees that is visible in Viewpoint 3 above, along an internal boundary within the Southern Site.
- 6.90. With regard to the users of Newgate Lane East, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.91. With regard to the residents of the existing dwellings along Woodcote Lane, this receptor has been judged above to be of **High** sensitivity, and this judgement also applies to this view.

***Viewpoint 17: View south-west across Southern Site towards Woodcote Lane from Newgate Lane East***

*Grid reference: SU 57320 03123*

*Distance from Site: 5m*

*Nature of receptor: Users of Newgate Lane East, residents along Woodcote Lane*

- 6.92. This view was taken from an agricultural entrance from the western side of Newgate Lane East into the Southern Site, to the south of the drainage feature that is visible in Viewpoint 16.
- 6.93. This view clearly shows the level of intervisibility between the dwellings on Woodcote Lane and the Southern Site, with both ground and first floor windows visible, albeit with some views filtered by the mature oak trees along the lane. To the right of the view, the existing dwellings on Newgate Lane, shown on Viewpoint 2 above, are also clearly visible.
- 6.94. At the far left hand side of the view, the northern end of the acoustic fencing on the western side of Newgate Lane East can be seen.
- 6.95. With regard to the users of Newgate Lane East, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

6.96. With regard to the residents of the existing dwellings along Woodcote Lane, this receptor has been judged above to be of **High** sensitivity, and this judgement also applies to this view.

***Viewpoint 18: View east towards edge of Bridgemary from Newgate Lane East***

*Grid reference: SU 57320 03123*

*Distance from Site: 5m*

*Nature of receptor: Residents on western edge of Bridgemary*

6.97. This view was taken from the same location as Viewpoint 17, but looking west towards the edge of Bridgemary through a gap in the acoustic fencing on the eastern side of the highway.

6.98. As the view shows, a lack of the mature tree belt on the urban edge in this location means that there is a higher degree of exposure between these properties and the Southern Site, although a dense hedgerow largely prevents views from ground level windows, with clear views limited to upper floor windows.

6.99. With regard to the residents of the dwellings on the western edge of Bridgemary, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

***Viewpoint 19: View north across Southern Site from Woodcote Lane***

*Grid reference: SU 57175 03022*

*Distance from Site: 1m*

*Nature of receptor: Users of Woodcote Lane, residents along Woodcote Lane, residents of Hambrook Lodge*

6.100. This view was taken from approximately half way along Woodcote Lane, where a gap in the Southern Site boundary hedgerow permits clear views into the Southern Site. It therefore represents the outlook from the adjacent properties, as well as those using the pedestrian and cycle connection between Peel Common and Bridgemary.

6.101. As the view shows, the Southern Site has an open, arable character in this location, with views towards the Northern Site filtered by the line of mature oak trees indicated in Viewpoint 3 above, on an internal boundary within the Southern Site. Hambrook Lodge is present to the left of the view, with a number of windows experiencing clear views across the Southern Site.

6.102. With regard to the users of Woodcote Lane, this is a relatively tranquil route providing a non-vehicular connection between Peel Common and Bridgemary, and therefore this receptor is judged to be of **Medium** sensitivity.

6.103. With regard to the residents of the existing dwellings along Woodcote Lane, this receptor has been judged above to be of **High** sensitivity, and this judgement also applies to this view.

6.104. With regard to the residents of Hambrook Lodge, this receptor has been judged above to be of **High** sensitivity, and this judgement also applies to this view.

**Viewpoint 20: View north across Southern Site from Woodcote Lane**

*Grid reference: SU 57095 03017*

*Distance from Site: 1m*

*Nature of receptor: Users of Woodcote Lane, residents along Woodcote Lane*

- 6.105. This view was taken from Woodcote Lane, directly to the west of the point at which the River Alver passes under the highway, looking northwards across the western part of the Southern Site.
- 6.106. As the viewpoint shows, the boundary hedgerow is not present in this location, and therefore clear views can be gained into the Southern Site.
- 6.107. The main body of the view is occupied by the pony paddocks that form the western part of the Southern Site, with strong vegetation to the west of Newgate Lane forming a naturalistic backdrop.
- 6.108. To the left of the view, an existing dwelling on Newgate Lane can be seen, with clear views across the Southern Site, whilst sheds associated with the equestrian use are present to the right of the view.
- 6.109. With regard to the users of Woodcote Lane, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.
- 6.110. With regard to the residents of the existing dwellings along Woodcote Lane, this receptor has been judged above to be of **High** sensitivity, and this judgement also applies to this view.

**Viewpoint 21: View south-east towards Site from Public Footpath Fareham 74**

*Grid reference: SU 56756 03716*

*Distance from Site: 467m*

*Nature of receptor: Users of Public Footpath Fareham 74*

- 6.111. This view was taken from Public Footpath Fareham 74 as it passes through the solar farm to the north-west of the Site. In this location, a gap in the banks of solar panels allows views towards the Site along the corridor of the low-voltage power lines that eventually cross the Site.
- 6.112. The Site is largely screened from view by tall vegetation, although views to dwellings on the western side of Bridgemark are available through a gap, via the Southern Site. It is also likely that the Site would be more visible in winter months when leaves are absent.
- 6.113. With regard to the users of Public Footpath 74, whilst these are likely to be seeking a recreational experience in the countryside, the presence of the solar farm diminishes this experience. The sensitivity of this receptor is therefore judged to be **Medium**.

**Viewpoint 22: View north-west towards Site from recreation ground south of Brookers Lane**

*Grid reference: SU 57382 02993*

*Distance from Site: 83m*

*Nature of receptor: Users of recreation ground*

- 6.114. This view was taken from the recreational ground to the south of Brookers Lane, looking approximately along the corridor of low voltage power lines towards the Site.

6.115. The Site is currently not visible in this view, although glimpsed views may be available in winter months when leaves are absent.

6.116. With regard to the users of the recreation ground, these are likely to be more focussed on their activity than the setting of the ground, and Newgate Lane East is located between this receptor and the Site. The sensitivity of this receptor is therefore judged to be **Low**.

***Viewpoint 23: View west towards Site from Heron Way on western edge of Bridgemary***

*Grid reference: SU 57478 03241*

*Distance from Site: 155m*

*Nature of receptor: Residents on western edge of Bridgemary*

6.117. This view was taken from the pedestrian walkway along the frontages of the existing dwellings on Heron Way, where a gap in the intervening vegetation permits clear views towards the Site, illustrating the open character of the Strategic Gap.

6.118. As the view shows, the views of the Site in the left of the view are partially screened by acoustic fencing along Newgate Lane East, whilst clearer views of the Northern Site are available to the right. To the left of the view, the trees that line the track separating the Northern and Southern Sites are visible above the acoustic fence.

6.119. The backdrop to this view is formed by the tall vegetation to the west of Newgate Lane.

6.120. With regard to the residents of the existing dwellings on the western edge of Bridgemary, this receptor has been judged above to be of **Medium** sensitivity, and this judgement also applies to this view.

***Viewpoint 24: View north-west across Southern Site from junction of Brookers Lane and Newgate Lane East***

*Grid reference: SU 57337 03042*

*Distance from Site: 20m*

*Nature of receptor: Users of Brookers Lane*

6.121. This view was taken from the western end of Brookers Lane, as users cross Newgate Lane East to join Woodcote Lane.

6.122. As the view shows, the foreground of the view is occupied by highways infrastructure, including Newgate Lane East itself and bollards and signage associated with the crossing point, as well as acoustic fencing to the right of the view and a drainage feature indented into the Southern Site.

6.123. Behind these features, the open arable area of the Southern Site is visible, with the line of mature oak trees shown in Viewpoint 3 above forming a distinctive feature to the right, behind which filtered views of Hambrook Lodge are available. To the left of the view, the existing dwellings along Newgate Lane form the backdrop.

6.124. With regard to the users of Brookers Lane, the Site is only visible at the crossing point of the public highway, and as the view shows, this is dominated by urbanising features. The sensitivity of this receptor is therefore judged to be **Low**.

## 7. APPRAISAL OF VISUAL EFFECTS

### Introduction

- 7.1. 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 illustrative design information submitted by the Appellant and the assessment framework presented at **Appendix 2**.
- 7.2. Whilst it is recognised that the consideration of private views from residential properties is optional, as set out in paragraphs 6.13 and 6.17 of the Guidelines for Landscape and Visual Impact Assessment Third Edition (Core Document CDH.16), I have considered them in this appraisal. This is due to the extent to which the Site is overlooked by properties fronting onto it, and to assist the Inspector in considering the full scope of the wider impact upon residential amenity.
- 7.3. Each identified receptor will be considered in turn, with assessments made of the anticipated magnitude of change arising from the proposed development as it is currently presented. This will then be compared with the established sensitivity score to derive an overall level of impact significance.
- 7.4. Given the conjoined nature of the appeal, and to assist the Inspector in understanding the visual implications of the various development scenarios, assessments will be made of the Northern Application and Southern Application separately, and then commentary will be made upon the two applications delivered together.

### Summary of Visual Receptors

- 7.5. Based upon the viewpoint analysis presented in Section 6 above, the list of confirmed visual receptors is as follows:
  - Residents along Newgate Lane;
  - Residents of Hambrook Lodge;
  - Residents on western edge of Bridgemary;
  - Residents along Woodcote Lane;
  - Users of Newgate Lane;
  - Users of Newgate Lane East;
  - Users of Woodcote Lane;
  - Users of Brookers Lane;
  - Users of Public Footpath Fareham 74; and
  - Users of recreation ground.

## **Appraisal of Visual Effects in Relation to Identified Receptors**

### ***Residents along Newgate Lane: Viewpoints 1-5, 13-14***

- 7.6. The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity to change in all locations assessed.

#### *Northern Application*

- 7.7. The only notable dwelling along Newgate Lane that is likely to experience views of the proposed development in the Northern Site are the residents of Carrington Cottage Grade II Listed Building. These are anticipated to experience clear views of the upper parts of the frontages of the proposed dwellings, particularly from the dormer windows in the roof of the property, via an area of public open space. The magnitude of change upon this receptor is therefore judged to be **Medium**.
- 7.8. It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

#### *Southern Application*

- 7.9. There are a significant number of dwellings with clear views of the Southern Site from both ground floor and upper storey windows. The occupants of these dwellings are anticipated to see the upper parts of the frontages of the proposed dwellings over the hedgerow that follows the River Alver, with public open space in the foreground. The magnitude of change upon this receptor is therefore judged to be **Medium**.
- 7.10. It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

#### *Both Applications*

- 7.11. The combined scheme is not anticipated to increase the overall visibility of the development above that for the two individual schemes.

### ***Residents of Hambrook Lodge: Viewpoints 5, 9-10, 12, 15, 19***

- 7.12. The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity to change in all locations assessed.

#### *Northern Application*

- 7.13. The residents of Hambrook Lodge experience clear views across the arable parts of the Northern Site, from a number of windows within their property.
- 7.14. The proposed development is anticipated to introduce clear views of the frontages of new residential dwellings into this view, via a narrow belt of public open space that is likely to be a primary pedestrian and cycle route through the development. These are anticipated to be prominent elements that would notably reduce the tranquillity of the view, and therefore the magnitude of change upon this receptor is judged to be **High**.
- 7.15. It is therefore my opinion that the proposed development will result in an adverse impact of **Major** significance upon this receptor.

*Southern Application*

- 7.16. The residents of Hambrook Lodge currently experience clear views across the arable parts of the Southern Site, from a number of windows on the eastern aspect of their property.
- 7.17. The proposed development layout places a residential parcel directly adjacent to this boundary, and therefore new dwellings would be dominant elements in this view, in spite of the new hedgerow proposed on the garden boundary. The magnitude of change upon this receptor is therefore judged to be **High**.
- 7.18. It is therefore my opinion that the proposed development will result in an adverse impact of **Major** significance upon this receptor.

*Both Applications*

- 7.19. The development of both parcels would result in both of the impacts outlined above upon current views with no additional mitigation, and therefore most outward views from this property would include residential dwellings to some degree.

***Residents on western edge of Bridgemaury: Viewpoints 7, 11, 18, 23***

- 7.20. The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity to change in all locations assessed.

*Northern Application*

- 7.21. The residents of Bridgemaury experience filtered distant views across the northern part of the Northern Site, which are predominantly rural in nature, albeit with Newgate Lane East in the foreground. The southern part of the Northern Site is screened at ground floor level by the acoustic fencing along the intervening public highway.
- 7.22. The proposed development would therefore introduce relatively clear views of the dwellings in the northern part of the Northern Site, and the upper floors of the dwellings in the southern part. Given that the tallest buildings are proposed to be located along this edge, including apartment blocks and buildings up to three storeys, the prominence of these buildings, as well as the required junction improvements on Newgate Lane East, leads to a **Medium** magnitude of change.
- 7.23. It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

*Southern Application*

- 7.24. Residents who face the Southern Site experience views towards the Site that are almost entirely screened at ground level by acoustic fencing along the public highway, although Viewpoint 18 demonstrates that some gaps do exist.
- 7.25. As with the Northern Site, the submitted development proposals have located the tallest buildings on the eastern edge of the development, up to three storeys. These are likely to redefine the skyline above the acoustic fencing and prevent any existing views to the vegetation in the surrounding landscape, and therefore the magnitude of change upon this receptor is judged to be **Medium**.

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

*Both Applications*

- 7.27. The delivery of both developments is anticipated to result in a continuous belt of development in the outlook from Bridgemary, albeit filtered by the intervening row of mature trees and the acoustic fencing along Newgate Lane East. The tall dwellings proposed on the eastern edge of the schemes would form a new residential skyline to outward views, replacing that of trees that currently exists in most places.

***Residents along Woodcote Lane: Viewpoints 12, 14, 16-17, 19-20***

- 7.28. The baseline assessment in Section 6 above has identified this receptor to be of **High** sensitivity to change in all locations assessed.

*Northern Application*

- 7.29. As Viewpoint 19 demonstrates, the residents of these dwellings experience filtered views of the Northern Site, and therefore the proposed dwellings in this area would only be partially visible. The magnitude of change upon this receptor is therefore judged to be **Low**.
- 7.30. It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

*Southern Site*

- 7.31. The residents of these dwellings currently experience relatively clear views of the Southern Site, with the field boundary hedgerow forming the only intervening feature, and views terminating at Hambrook Lodge and the boundary between the two sites. The proposed development would introduce new residential parcels into this view, set back behind access roads, with no additional planting shown on the illustrative landscape design. These would fundamentally alter the current rural character of this view, and therefore the magnitude of change upon this receptor is judged to be **High**.
- 7.32. It is therefore my opinion that the proposed development will result in an adverse impact of **Major** significance upon this receptor.

*Both Applications*

- 7.33. Should both sites be developed, then the new dwellings in the Southern Site would be visible as outlined above, and would entirely screen the Northern Site from view.

***Users of Newgate Lane: Viewpoints 1-10***

- 7.34. The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity to change in all locations assessed.

*Northern Site*

- 7.35. Users of this route currently experience clear views across the Northern Site as they pass between Hambrook Lodge and the junction with Newgate Lane East. This view currently comprises open agricultural land, viewed over the hedgerow along the River Alver, towards the edge of Bridgemary with Newgate Lane East providing movement and noise in the middle ground.

- 7.36. The proposed development would significantly shorten these views, with the upper part of the frontages of new dwellings likely to be visible immediately beyond the River Alver. This would therefore fundamentally alter the character of this view from a long rural view to a short suburban view. The increase in traffic on this route as a result of the proposed development would also alter the experience along this highway, from a quiet road to a busy one, particularly at peak times. The magnitude of change upon this receptor is therefore judged to be **High**.
- 7.37. It is therefore my opinion that the proposed development will result in an adverse impact of **Major/Moderate** significance upon this receptor.

*Southern Application*

- 7.38. As Viewpoint 3 demonstrates, users of this route currently experience clear views of the pony paddocks in the west of this area against the backdrop of the hedgerow along the River Alver, with partial views of the arable land in the eastern part above this hedgerow.
- 7.39. The proposed development is anticipated to introduce features associated with the use of the western part as public open space, including an equipped play area, into the foreground of the view. The view above the hedgerow would then terminate in the frontages of properties set back beyond the hedgerow. As with the Northern Application, the part of this route north of the proposed access to the Southern Site is anticipated to experience an increase in traffic. Taking these factors into account, the magnitude of change upon this receptor is judged to be **Medium**.
- 7.40. It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

*Both Applications*

- 7.41. Should both areas be developed, then the outlook from this currently quiet public highway is anticipated to be fundamentally changed, with all views terminating relatively abruptly in new residential dwellings, and with a significant increase in the volume of traffic.

***Users of Newgate Lane East: Viewpoints 10, 12-17***

- 7.42. The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity to change in all locations assessed.

*Northern Application*

- 7.43. As Viewpoints 10 and 12 demonstrate, users of this newly constructed route currently experience clear views across the open arable land of the Northern Site, as part of their experience of the wider Strategic Gap.
- 7.44. The proposed development would introduce tall residential buildings into this view, altering its character from rural to urban, and the required junction improvements would also affect views towards the Northern Site on the approach to it. Whilst a belt of new vegetation is shown on the illustrative landscape design, it is unlikely to effectively soften the appearance of the tallest buildings within the scheme for at least 15-20 years, and therefore the magnitude of change upon this receptor is judged to be **Medium**.
- 7.45. It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

*Southern Application*

- 7.46. As Viewpoint 16 shows, the character of views across the Southern Site from this public highway are less rural, with timber pylons and drainage features in the foreground and the dwellings on Woodcote Lane in the background. The southern part of the route as it passes the Southern Site is also screened by acoustic fencing.
- 7.47. The proposed development would introduce tall new residential buildings into the foreground of this view, further urbanising its character, although the lower parts would be screened in the southern part by the existing acoustic fencing. As such, the magnitude of change upon this receptor is judged to be **Low**.
- 7.48. It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate/Minor** significance upon this receptor.

*Both Applications*

- 7.49. Should both applications come forward, then users would experience prominent views to new residential structures for the entire length of the Site, eliminating any sense of passing through a Strategic Gap between settlements.

***Users of Woodcote Lane: Viewpoints 19-20***

- 7.50. The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity to change in all locations assessed.

*Northern Application*

- 7.51. Users of this public highway experience filtered, distant views of the Northern Site as shown on Viewpoint 19, and generally only where gaps in the roadside hedgerow exist. It is therefore likely that the proposed dwellings in this area would only form a minor element within this view and as such, the magnitude of change upon this receptor is judged to be **Low**.
- 7.52. It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate/Minor** significance upon this receptor.

*Southern Application*

- 7.53. The proposed development in the Southern Site would fundamentally alter the outlook for users of this route, replacing long rural views across the eastern area with short views to the upper parts of residential dwellings, and imparting a suburban character. It is also likely that the proposed secondary access routes directly adjacent to the lane would be lit, introducing lighting columns as an additional urbanising feature. The western part would be retained as public open space, with an equipped play area present within the view. The magnitude of change upon this receptor is therefore judged to be **High**.
- 7.54. It is therefore my opinion that the proposed development will result in an adverse impact of **Major/Moderate** significance upon this receptor.

*Both Applications*

- 7.55. Should both sites be developed, then the new dwellings in the Southern Site would entirely screen the Northern Site from view, and so there would be no additional impact.

#### ***Users of Brookers Lane: Viewpoint 24***

7.56. The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity to change in all locations assessed.

##### *Northern Application*

7.57. As Viewpoint 24 shows, views towards the Northern Site are partially screened by the acoustic fencing located along Newgate Lane East. It is therefore anticipated that views of the development in the Northern Site would only be available at the point of crossing Newgate Lane East, and limited to the upper parts of dwellings. The magnitude of change upon this receptor is therefore judged to be **Low**.

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

##### *Southern Application*

7.59. Users of this route currently experience clear views across the arable eastern part of the Southern Site as they approach Newgate Lane East, towards the existing ribbon development along Newgate Lane. The proposed development would introduce new dwellings beyond the post and rail fencing that is visible in the centre ground of this view, and it is likely that views to the mature oak trees that characterise this part of the Site would be lost. The magnitude of change upon this receptor is therefore judged to be **Medium**.

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

##### *Both Applications*

7.61. Should both sites be developed, then the new dwellings in the Southern Site would entirely screen the Northern Site from view, and so there would be no additional impact.

#### ***Users of Public Footpath Fareham 74***

7.62. The baseline assessment in Section 6 above has identified this receptor to be of **Medium** sensitivity to change in all locations assessed.

##### *Northern Application*

7.63. Users of this route do not currently view the Site because of the intervening presence of the solar panels and the tall vegetation to the west of Newgate Lane, other than a glimpsed view of dwellings on the western side of Bridgemary.

7.64. The proposed development has the potential to introduce glimpsed views of new dwellings into this view, particularly in winter months when leaves are absent, but these are likely to be limited to the uppermost parts of dwellings. The magnitude of change upon this receptor is therefore judged to be **Negligible**.

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

##### *Southern Application*

7.66. In a similar manner to the Northern Application, if the Southern Site were to be developed then it is possible that glimpsed views of the proposed dwellings may be possible, particularly in the foreground of the dwellings on the edge of Bridgemarky. The magnitude of change upon this receptor is therefore judged to be **Negligible**.

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

*Both Applications*

7.68. Should both sites be developed, then the new dwellings in the Northern Site would entirely screen the Southern Site from view, and so there would be no additional impact.

***Users of Recreation Ground: Viewpoint 22***

7.69. The baseline assessment in Section 6 above has identified this receptor to be of **Low** sensitivity to change in all locations assessed.

*Northern Application*

7.70. Users of this recreation ground currently experience heavily filtered views towards the Site, through strong boundary vegetation, to the extent that the Site is not visible at ground level.

7.71. The proposed development is anticipated to introduce distant views of the uppermost parts of tall residential buildings on the eastern edge of the development into this view. The magnitude of change upon this receptor is therefore judged to be **Low**.

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

*Southern Application*

7.73. The Southern Site is significantly closer to this receptor than the Northern Site, and therefore it is likely that the proposed tall residential buildings on the eastern edge of the scheme would be prominent in these views in winter months when leaves are absent. The magnitude of change upon this receptor is therefore judged to be **Medium**.

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

*Both Applications*

7.75. Should both sites be developed, then the new dwellings in the Southern Site would entirely screen the Northern Site from view, and as such there would be no additional impact.

### Summary of Visual Impacts

7.76. The visual impacts anticipated to arise from the proposed development are summarised as follows:

#### ***Northern Application***

- Residents along Newgate Lane: **Moderate Adverse.**
- Residents of Hambrook Lodge: **Major Adverse.**
- Residents on western edge of Bridgemarky: **Moderate Adverse.**
- Residents along Woodcote Lane: **Moderate Adverse.**
- Users of Newgate Lane: **Major/Moderate Adverse.**
- Users of Newgate Lane East: **Moderate Adverse.**
- Users of Woodcote Lane: **Moderate/Minor Adverse.**
- Users of Brookers Lane: **Minor Adverse.**
- Users of Public Footpath Fareham 74: **Minor Adverse.**
- Users of recreation ground: **Minor Adverse.**

#### ***Southern Application***

- Residents along Newgate Lane: **Moderate Adverse.**
- Residents of Hambrook Lodge: **Major Adverse.**
- Residents on western edge of Bridgemarky: **Moderate Adverse.**
- Residents along Woodcote Lane: **Major Adverse.**
- Users of Newgate Lane: **Moderate Adverse.**
- Users of Newgate Lane East: **Moderate/Minor Adverse.**
- Users of Woodcote Lane: **Major/Moderate Adverse.**
- Users of Brookers Lane: **Moderate/Minor Adverse.**
- Users of Public Footpath Fareham 74: **Minor Adverse.**
- Users of recreation ground: **Moderate/Minor Adverse.**

## 8. SUMMARY AND CONCLUSION

### Baseline Context

- 8.1. The Site consists of two connected areas of mixed agricultural land located within the Strategic Gap between the settlements of Stubbington to the west, Fareham to the north and Gosport to the east. In particular, it is located between the ribbon settlement of Peel Common and the urban edge of Bridgemary, and is recognised as performing a vital role in the separation of these and in the maintenance of Peel Common as a small, isolated settlement within the gap. The urban edge of Bridgemary is softened by a row of characteristic mature oak trees, which serve to contain the settlement by providing a natural and logical boundary.
- 8.2. The Site is divided into eastern and western components by the River Alver, a main river whose corridor is defined in the landscape by a strong hedgerow with mature trees. To the east of the river, the land use is arable, with some of this land being classed as best and most versatile agricultural land. To the west of the river, the land use is pastoral, used predominantly as pony paddocks and coinciding with an area of elevated flood risk. The Site is further sub-divided in places, particularly within the Southern Site, by ditches with accompanying hedgerows, some of which are treed.
- 8.3. The Site is located within a parcel of land contained by three public highways. Newgate Lane to the west and north is a relatively quiet route that used to be a main connection through the area, but is now truncated to the south of Peel Common so that it is only used for local access. Woodcote Lane to the south is a tranquil public highway that is truncated at the Site's eastern boundary, but which forms part of a pedestrian and cycle link between Peel Common and Bridgemary. Ribbon development lines the western side of Newgate Lane and the southern side of Woodcote Lane, facing the Site.
- 8.4. The eastern boundary of the Site is defined by Newgate Lane East, a busy public highway that is recently constructed, and which combines with the nearby Solent Airport to reduce the tranquillity of the area.
- 8.5. The wider setting of the Site is defined by the surrounding settlement areas, and the other open uses within the Strategic Gap, including arable land, a wastewater treatment works and a solar farm.
- 8.6. The Site is located within a Strategic Gap that has been established within local planning policy to prevent the coalescence of the surrounding settlements of Stubbington, Fareham and Gosport. The purpose and function of the gap has recently been subject to two technical reviews commissioned by the Local Planning Authority in recent years, and both have found it to be sound, and only requiring minor amendments.
- 8.7. The Local Planning Authority has also recently commissioned a landscape sensitivity assessment, which has considered the countryside in which the Site is located and has found it to a strategically important area of countryside that is highly sensitive to development, in spite of the presence of Newgate Lane East.
- 8.8. The Local Planning Authority is in the process of preparing a new Local Plan. Previous iterations of this Plan have included a housing allocation covering the land between Newgate Lane East

and the urban edge of Bridgemaury (referred to as the 'HA2 allocation', although this has recently been withdrawn).

### **Proposed Developments**

- 8.9. The Appellant has submitted two planning applications across adjacent parcels of land. The Northern Application comprises up to 75 dwellings and associated infrastructure, and the Southern Application 115 dwellings. Both applications have been submitted in outline with all matters reserved except for access.
- 8.10. Illustrative layout and landscape design information has been submitted within the Design and Access Statement for each application. These show the built components concentrated within the eastern part of both areas, with the parts to the west of the River Alver that are in Flood Zone 3 shown as public open space. In my opinion, this environmental constraint gives rise to an illogical layout, with islands of development stranded in the open countryside beyond the river corridor.
- 8.11. In both cases, the residential parcels are shown clustered in the centre of each area, in a perimeter block layout, which in my opinion is not reflective of the prevailing urban form. Illustrative building height information shows the tallest buildings located on the eastern edge of the development, which is stated to be for noise attenuation purposes. In my opinion this is again illogical, presenting the greatest mass of the development to the open countryside.
- 8.12. The Appellant has submitted a Strategic Landscape and Visual Impact Assessment, which seeks to argue that the Strategic Gap should be retrenched to a belt of 'Priority Areas' running through the centre of the gap, which do not include the Site. In my view, this is an unnecessary exercise given the frequent review of the gap in recent years, and it is over-reliant upon the delivery of the HA2 allocation, which is no longer being taken forward.
- 8.13. The Appellant has also submitted a Landscape and Visual Impact Assessment for each application. I have identified a number of concerns with these documents, which bring their results into question, which can be briefly summarised as follows:
- Reliance upon the HA2 allocation, which has now been removed from the emerging Local Plan;
  - Reliance upon the corresponding other application being permitted;
  - Overestimating the effects of Newgate Lane East prior to its construction, treating a single carriageway B-road as 'major infrastructure', combined with selective quotation of the Fareham Landscape Assessment that overstates the anticipated harm;
  - Applying too coarse a scale of landscape assessment, considering Local Landscape Character Areas as receptors that extend beyond the Site boundaries and not the specific development areas in isolation or their key characteristics; and
  - Inconsistency between the results of the Appellant's visual impact assessment and the subsequent overview and discussion of these results.

### **Landscape Appraisal Results**

- 8.14. 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. In my opinion, this is the correct scale of assessment for a site and development of this size.
- 8.15. For each of my identified receptors, I have considered the impacts of the two individual applications, and I have given commentary on the likely cumulative impact of the two schemes if both were permitted. For the purposes of my appraisal, I have taken into account the illustrative landscape and urban design information, although given that these are matters held in reserve in spite of the small size of the developments, these designs carry limited weight.
- 8.16. The results of my landscape appraisal for the two schemes are as follows:

#### ***Northern Application***

- Mixed agricultural land use: **Major to Major/Moderate Adverse.**
- Open character of the Site and wider setting: **Major Adverse.**
- Strong field pattern defined by treed hedgerows, watercourses and ditches: **Moderate/Minor Adverse.**
- Relationship with wider settlements: **Major/Moderate Adverse.**
- Busy transport infrastructure: **Minor Adverse.**
- Setting of Carriston Cottage Grade II Listed Building: **Moderate/Minor Adverse.**
- Overall character of the Site **Major to Major/Moderate Adverse.**
- Overall character of the setting of the Site: **Major to Major/Moderate Adverse.**

#### ***Southern Application***

- Mixed agricultural land use: **Major to Major/Moderate Adverse.**
- Open character of the Site and wider setting: **Major Adverse.**
- Strong field pattern defined by treed hedgerows, watercourses and ditches: **Moderate Adverse.**
- Relationship with wider settlements: **Major/Moderate Adverse.**
- Busy transport infrastructure: **Moderate/Minor Adverse.**
- Setting of Carriston Cottage Grade II Listed Building: **Minor Adverse.**
- Overall character of the Site **Major to Major/Moderate Adverse.**
- Overall character of the setting of the Site: **Moderate Adverse.**

### **Landscape Appraisal Conclusion**

- 8.17. It is the conclusion of my landscape appraisal that the proposed developments represent inappropriate development within an established Strategic Gap, and that individually or collectively, they would lead to the loss of rural land that performs an important local function.
- 8.18. My appraisal found that even when the illustrative landscape strategy is taken into account, multiple adverse impacts would occur upon characteristic features and perceptual qualities of the Site and its setting, and their combined character.
- 8.19. The Local Planning Authority has commissioned two external reviews of the landscape surrounding the Site in recent years, and both have concluded that the Strategic Gap should be kept intact in this location, with the Fareham Landscape Assessment (Core Document CDG.15) finding this landscape to be highly sensitive to development. My findings therefore support this consistent evidence base.
- 8.20. I therefore conclude that the proposed developments are inappropriate on landscape grounds, and that my evidence supports the Council's first four reasons for refusal for each application.

### **Visual Appraisal Results**

- 8.21. In addition to the landscape appraisal outlined above, I have also undertaken my own appraisal of the visual impacts of the proposed developments.
- 8.22. My fieldwork indicated that the visual environment of the Site is restricted by the combination of the flat topography of the Alver Valley, and the effects of vertical elements such as the surrounding settlement edges and tall vegetation. All visual receptors are therefore in relatively close proximity to the Site.
- 8.23. The Site itself, however, is relatively open, and therefore views across it are largely uninterrupted, with the exception of some views filtered by rows of mature oak trees and also the presence of Hambrook Lodge between the two development areas.
- 8.24. The principal visual receptors were therefore found to be the residents of properties that directly face the Site and the users of the public highways on its boundaries. Additional receptors identified were the users of a local public footpath and recreation ground.
- 8.25. The results of my visual appraisal for the two schemes are as follows:

#### ***Northern Application***

- Residents along Newgate Lane: **Moderate Adverse.**
- Residents of Hambrook Lodge: **Major Adverse.**
- Residents on western edge of Bridgemary: **Moderate Adverse.**
- Residents along Woodcote Lane: **Moderate Adverse.**
- Users of Newgate Lane: **Major/Moderate Adverse.**
- Users of Newgate Lane East: **Moderate Adverse.**
- Users of Woodcote Lane: **Moderate/Minor Adverse.**
- Users of Brookers Lane: **Minor Adverse.**

- Users of Public Footpath Fareham 74: **Minor Adverse.**
- Users of recreation ground: **Minor Adverse.**

#### ***Southern Application***

- Residents along Newgate Lane: **Moderate Adverse.**
- Residents of Hambrook Lodge: **Major Adverse.**
- Residents on western edge of Bridgemary: **Moderate Adverse.**
- Residents along Woodcote Lane: **Major Adverse.**
- Users of Newgate Lane: **Moderate Adverse.**
- Users of Newgate Lane East: **Moderate/Minor Adverse.**
- Users of Woodcote Lane: **Major/Moderate Adverse.**
- Users of Brookers Lane: **Moderate/Minor Adverse.**
- Users of Public Footpath Fareham 74: **Minor Adverse.**
- Users of recreation ground: **Moderate/Minor Adverse.**

#### **Visual Appraisal Conclusion**

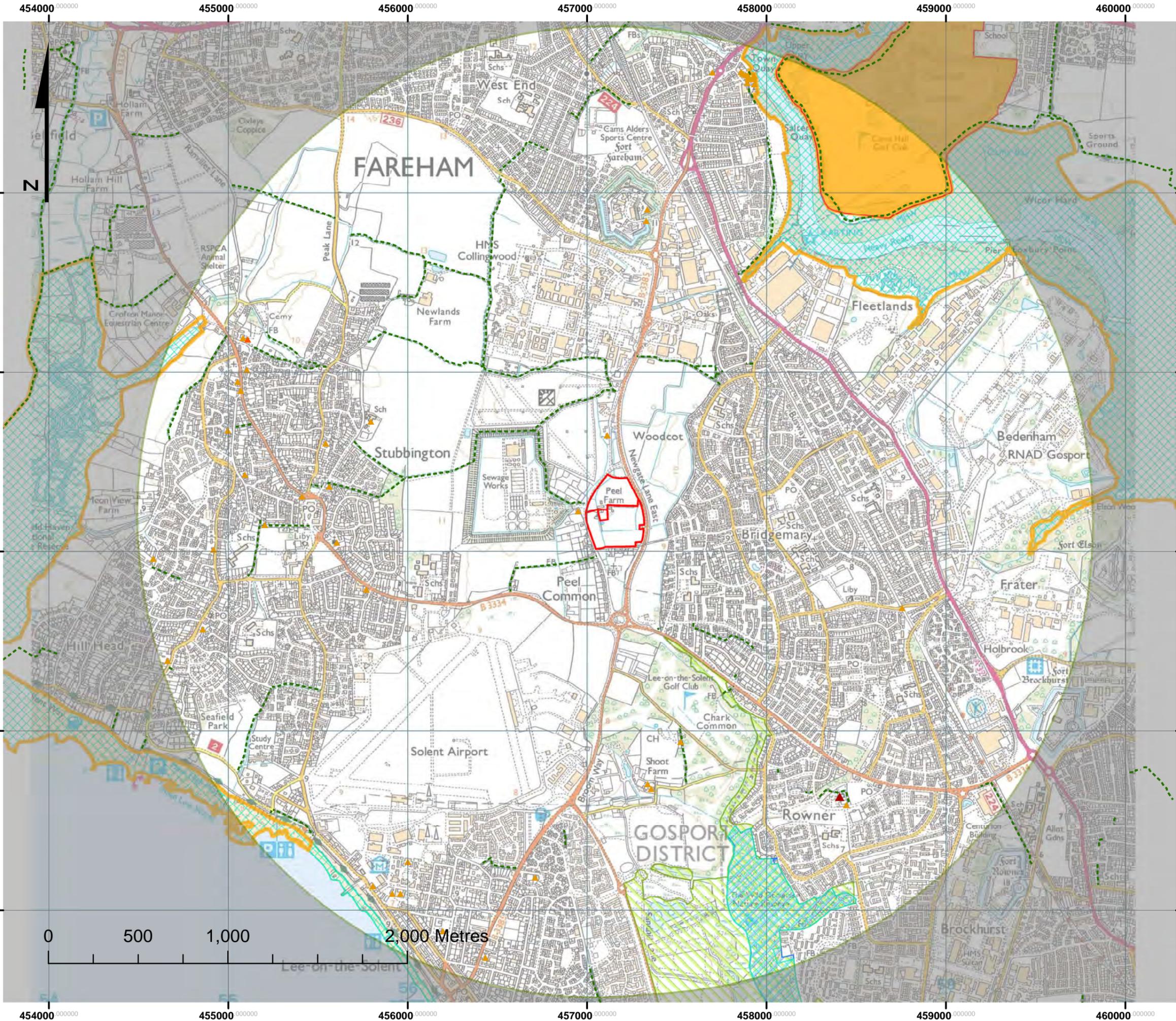
- 8.26. My appraisal of the effects of the proposed development broadly aligns with that of the Appellant's assessor, in finding a number of adverse impacts of Moderate and greater significance upon residents and public highway users in the vicinity of the Site, but limited impacts upon receptors beyond the discrete visual envelope in which the Site is located.
- 8.27. I therefore conclude that the proposed developments are inappropriate on visual grounds, and that my evidence supports the Council's second reason for refusal for each application.

## 9. APPENDICES

### Appendix 1: Plans

Baseline Study Plan Ref: 20-4132

Zone of Theoretical Visibility Plan Ref: 20-4117



**Legend**

- Site Boundary
- Study Area
- Conservation Area
- Country Park
- Local Nature Reserves
- Site of Special Scientific Interest
- Special Protection Area
- Public Footpath

**Listed Buildings:**

- Grade I
- Grade II\*
- Grade II

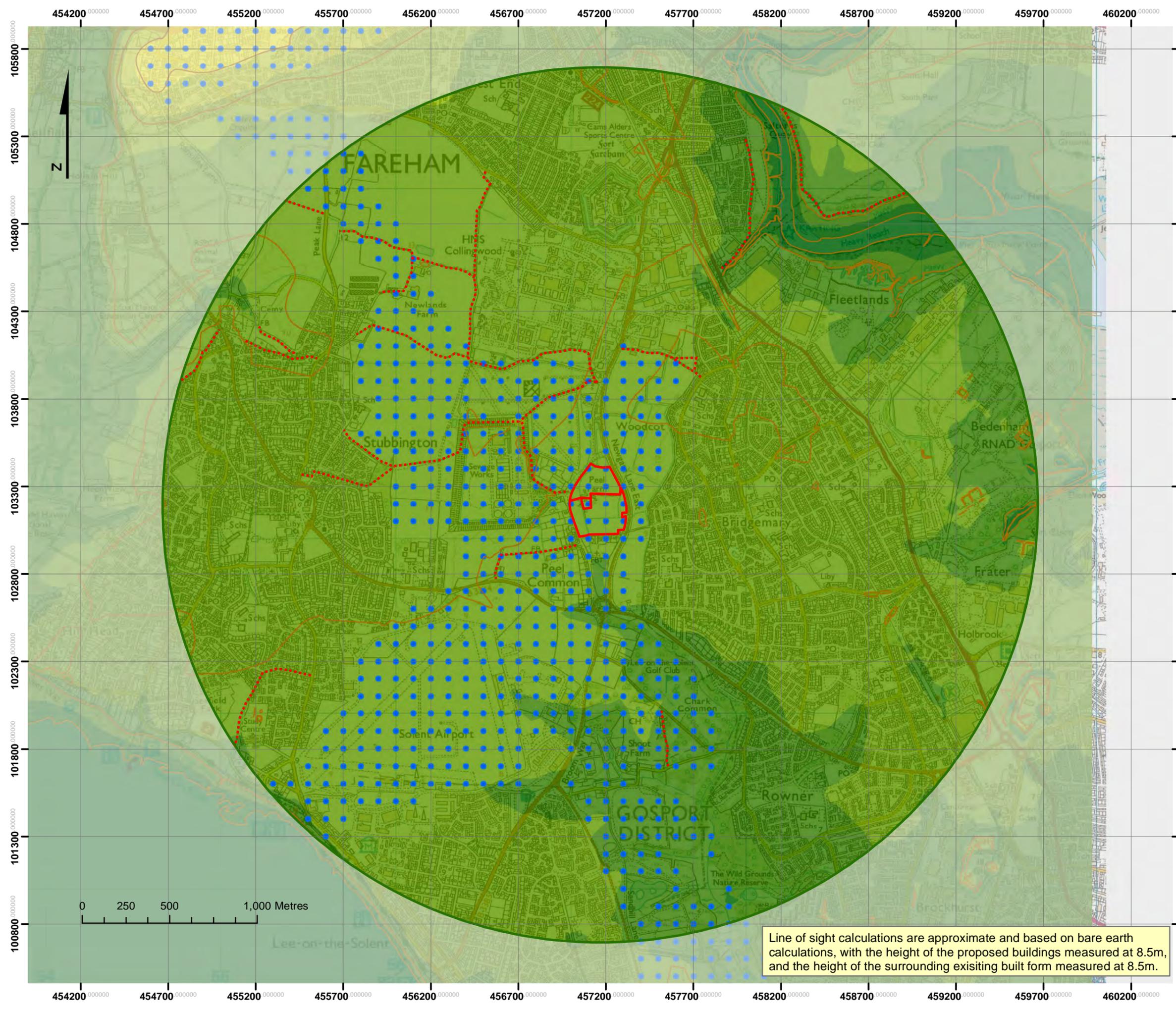


TITLE: <b>Baseline Study Plan</b>	
PROJECT/SITE: <b>Fareham</b>	
CLIENT: <b>Fareham Borough Council</b>	
MAP REF: <b>4693/01/20-4132</b>	
VERSION: <b>v1</b>	
DATE: <b>16/10/20</b>	SCALE: <b>1:20,000 @A3</b>
APPROVED BY: <b>ID</b>	PRODUCED BY: <b>SM</b>

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### Legend

- Study Area
- Site Boundary
- Point of Visibility
- Public Footpath
- Contour Line (10m)

### Height (m)

0m

↑  
↓

10m

REVISIONS:		
DATE:	VERSION:	INITIALS:



TITLE: **Zone of Theoretical Visibility**

PROJECT/SITE: **Land at Newgate Lane, Fareham**

CLIENT: **Fareham Borough Council**

MAP REF: **20-4117**

VERSION: **V1**

DATE: **15/10/2020** SCALE: **1:20,000@A3**

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

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Line of sight calculations are approximate and based on bare earth calculations, with the height of the proposed buildings measured at 8.5m, and the height of the surrounding existing built form measured at 8.5m.

## Appendix 2: Lockhart Garratt Methodology

# Landscape & Visual Impact Assessment Methodology

Date: 2019



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Arboriculture

Ecology

Forestry & Woodland Management

Landscape & Green Infrastructure

Minerals & Waste Restoration

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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 change.
- 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
<b>Very High</b>	<ul style="list-style-type: none"> <li>• No or few detracting features;</li> <li>• Townscapes may include a high proportion of historic assets;</li> <li>• Typical examples may be nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.</li> </ul>
<b>High</b>	<p>Landscape resource where there is a high susceptibility to change.</p> <ul style="list-style-type: none"> <li>• Landscapes would be considered of high value, have a high degree of intimacy, generally strong landscape structure, relatively intact and contain features worthy of protection;</li> <li>• Few detracting features;</li> <li>• Townscapes may include a high proportion of historic assets;</li> <li>• Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.</li> </ul>
<b>Medium</b>	<p>Landscape resource where there is a medium susceptibility to change.</p> <ul style="list-style-type: none"> <li>• Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change.</li> <li>• Townscapes may include a proportion of historic assets or of cultural value locally.</li> <li>• Typical examples may be designated for their value at District level.</li> </ul>
<b>Low</b>	<p>Landscape resource where there is a low susceptibility to change.</p> <ul style="list-style-type: none"> <li>• Landscapes would be considered of low value, and contain evidence of previous landscape change;</li> <li>• Degraded landscape structure, characteristic patterns and combinations of landform and land cover are compromised by land use.</li> </ul>
<b>Negligible</b>	<p>Landscape resource where there is little or no susceptibility to change.</p> <ul style="list-style-type: none"> <li>• Typical landscapes are likely to be heavily degraded, of weak landscape structure, support intensive land uses, and require landscape restoration.</li> </ul>

## 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. At a local level Local Authorities are likely to 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.
- 4.8. 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 box 5.1 of GLVIA 3.

**Table 2: Landscape Value**

Susceptibility	Typical Criteria	Typical Scale	Examples
<b>Very High</b>	Landscape is recognised as an area of great importance or quality and rarity.  Demonstrates limited capacity to accommodate change.	International  National	World Heritage Sites  National Parks  Areas of Outstanding Natural Beauty
<b>High</b>	Landscape is recognised as being of high quality or importance and rarity.  Has some potential to accommodate change which is in keeping with the character of the area.	Regional  Local	Often identified through Local Landscape Designations  May be undesignated but value may be expressed through published assessments or cultural celebration, e.g. art or literature
<b>Medium</b>	Landscape is recognised as being of medium quality or importance or rarity.  Demonstrates some potential to accommodate change through appropriate mitigation.	Regional  Local	Typically undesignated but value may be expressed through published assessment

<b>Low</b>	Landscape is of low quality or importance or rarity. Typically degraded with detracting feature and in poor condition.	Local	Typically identified as having some redeeming features and demonstrating potential for restoration or improvement
<b>Negligible</b>	Landscape is of very low quality or importance or rarity. Typically degraded with many detracting features, and poorly managed.	Local	Typically an area identified for improvement through development and/or management of existing features

**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

- 4.9. 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
<b>High</b>	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.
<b>Medium</b>	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape.
<b>Low</b>	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
<b>Negligible</b>	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape.

- 4.10. 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

- 4.11. 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.
- 4.12. 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.
- 4.13. 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
<b>Very High</b>	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.
<b>High</b>	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.
<b>Medium</b>	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.
<b>Low</b>	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.
<b>Negligible</b>	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
<b>High</b>	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.
<b>Medium</b>	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a view.
<b>Low</b>	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
<b>Negligible</b>	Change resulting in a barely perceptible degree of deterioration or improvement to a view.
<b>No Change</b>	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
	Significance of Landscape Effect					

\* 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
<b>Substantial</b>	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.
<b>Major</b>	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change.
<b>Moderate</b>	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.
<b>Minor</b>	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.
<b>Negligible</b>	A negligible magnitude of change that has little effect on a landscape that has the ability to accommodate change.
<b>None</b>	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: Visual Assessment**

Viewpoint Location Plan Ref: 20-4178

Photographic Viewpoints Ref: 20-4137



**Legend:**

- Site Boundary
- → View Point Location and Direction
- Public Rights of Way



TITLE: Viewpoint Location Plan	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 4693/01/20-4178	
VERSION: v1	SCALE: 1:5,000 @A3
DATE: 22/10/20	PRODUCED BY: SM
APPROVED BY: ID	PRODUCED BY: SM

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Glimpsed view of Hambrook Lodge

Structures associated with pony paddocks



Location: View towards Southern Site from Newgate Lane

Grid Reference: SU 57046 03017



TITLE:	Viewpoint 1
PROJECT/SITE:	Land at Newgate Lane, Fareham
CLIENT:	Fareham Borough Council
MAP REF:	20-4137
VERSION:	V1
DATE:	2020
APPROVED BY:	IJD
PRODUCED BY:	JTO

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Newgate Lane                      Dwellings on Newgate Lane



Location: View Southwards along Newgate Lane

Grid Reference: SU 57035 03050

	
TITLE: Viewpoint 2	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
APPROVED BY: IJD	PRODUCED BY: JTO
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Structures associated with pony paddocks

Mature Oak Trees on field boundary



Location: View North-East across Southern Site from Newgate Lane

Grid Reference: SU 57023 03082

	
TITLE: Viewpoint 3	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
APPROVED BY: IJD	PRODUCED BY: JTO
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Structures associated with pony paddocks                      Residential Care Home on Woodcote Lane

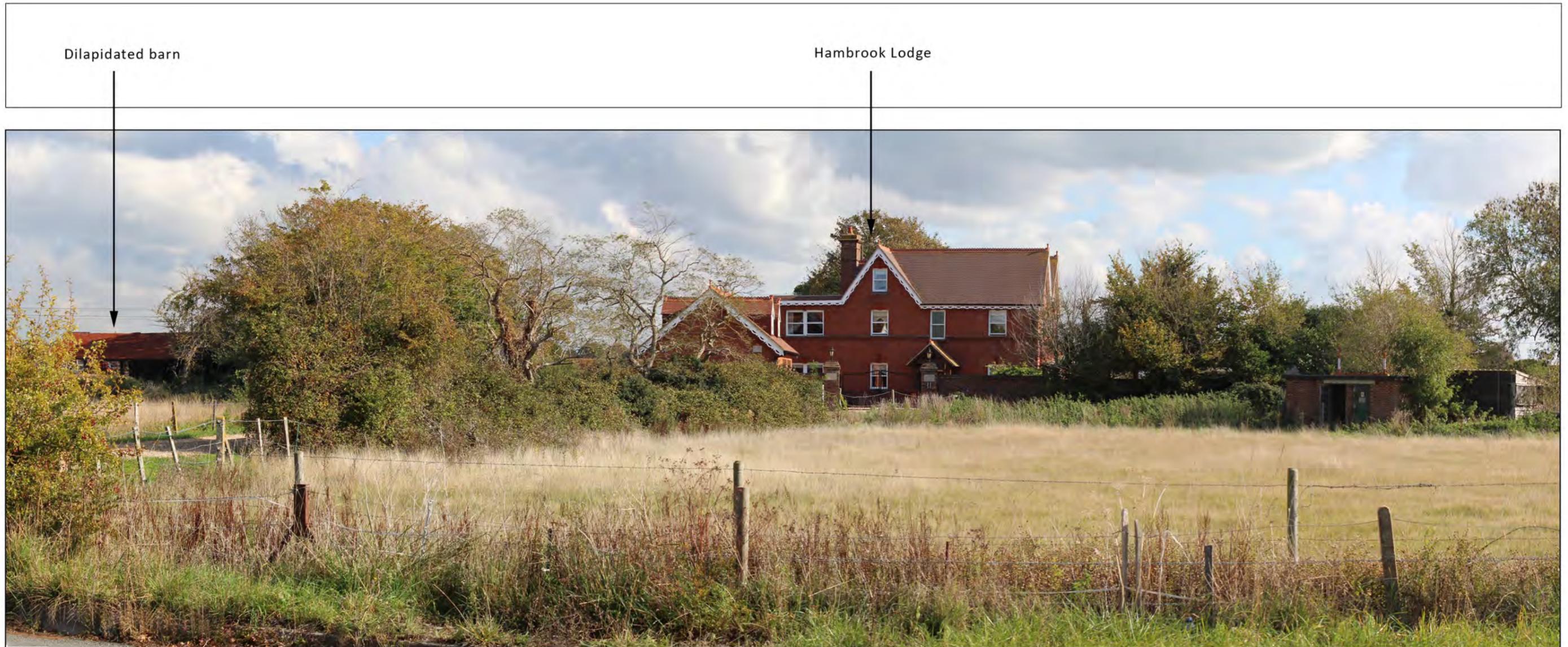


Location: View South-West across Southern Site from Newgate Lane

Grid Reference: SU 57005 03128

	
TITLE: Viewpoint 4	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Dilapidated barn

Hambrook Lodge

Location: View North-East towards Hambrook Lodge from Newgate Lane

Grid Reference: SU 56981 03168



TITLE:	Viewpoint 5
PROJECT/SITE:	Land at Newgate Lane, Fareham
CLIENT:	Fareham Borough Council
MAP REF:	20-4137
VERSION:	V1
DATE:	2020
APPROVED BY:	PRODUCED BY:
IJD	JTO

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Glimpsed views of dwellings on Western edge of Bridgemaury

Dilapidated Barn



Location: View East across Northern Site from Newgate Lane

Grid Reference: SU 57005 03288

TITLE: Viewpoint 6	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Location: View North-East across Northern Site from Newgate Lane

Grid Reference: SU 57083 03407

	
TITLE: Viewpoint 7	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Glimpsed views of dwellings on Western edge of Bridgemary



Location: View South-West across Northern Site from Newgate Lane

Grid Reference: SU 57110 03427

	
TITLE: Viewpoint 8	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Glimpsed views of dwellings on Woodcote Lane

Hambrook Lodge

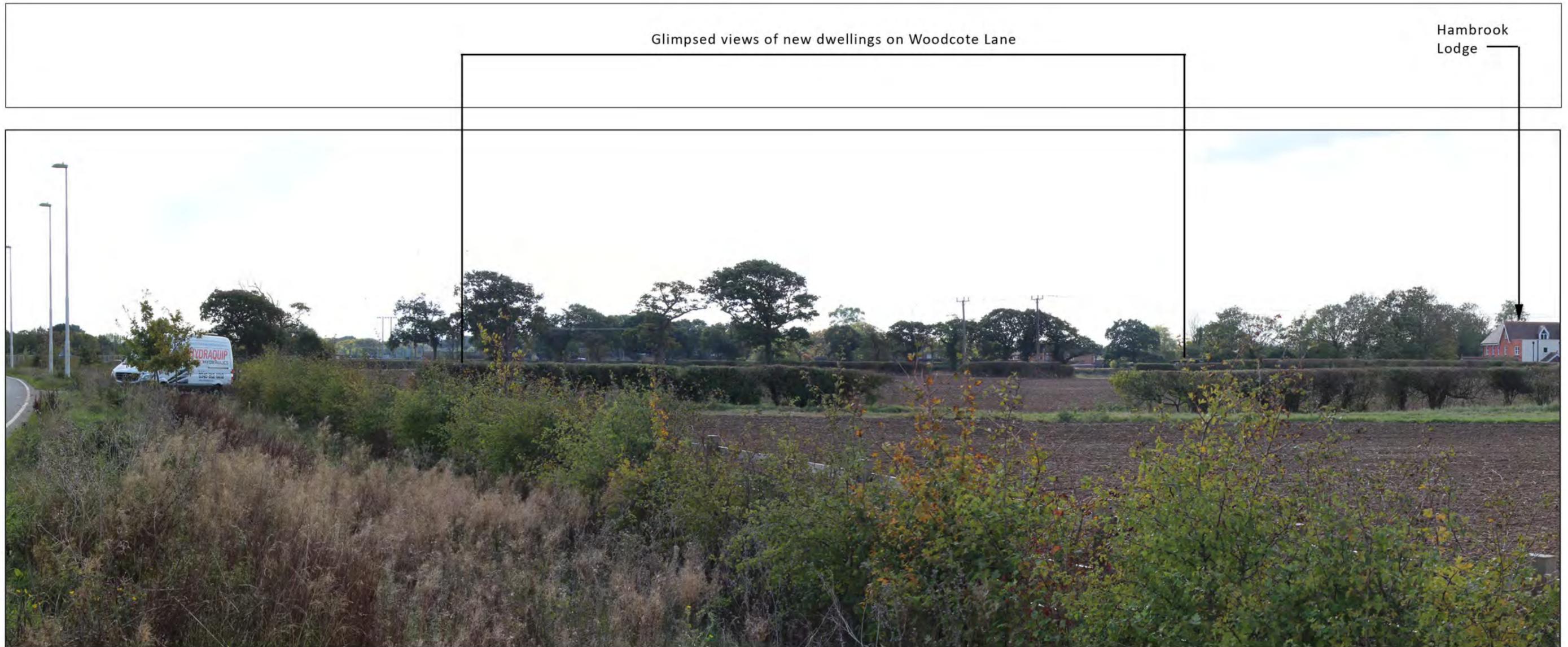
Residential Care Home on Woodcote Lane

Location: View South towards Northern Site from Newgate Lane

Grid Reference: SU 57157 03463

	
TITLE: Viewpoint 9	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Location: View South towards Northern Site from junction of Newgate Lane and Newgate Lane East

Grid Reference: SU 57203 03463

	
TITLE: Viewpoint 10	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Glimpsed views of dwellings on Western side of Bridgemyr

Newgate Lane East



Location: View East towards edge of Bridgemyr from Newgate Lane East

Grid Reference: SU 57213 03442

	
TITLE: Viewpoint 11	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
APPROVED BY: IJD	PRODUCED BY: JTO
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Glimpsed views of dwellings on Woodcote Lane

Hambrook Lodge

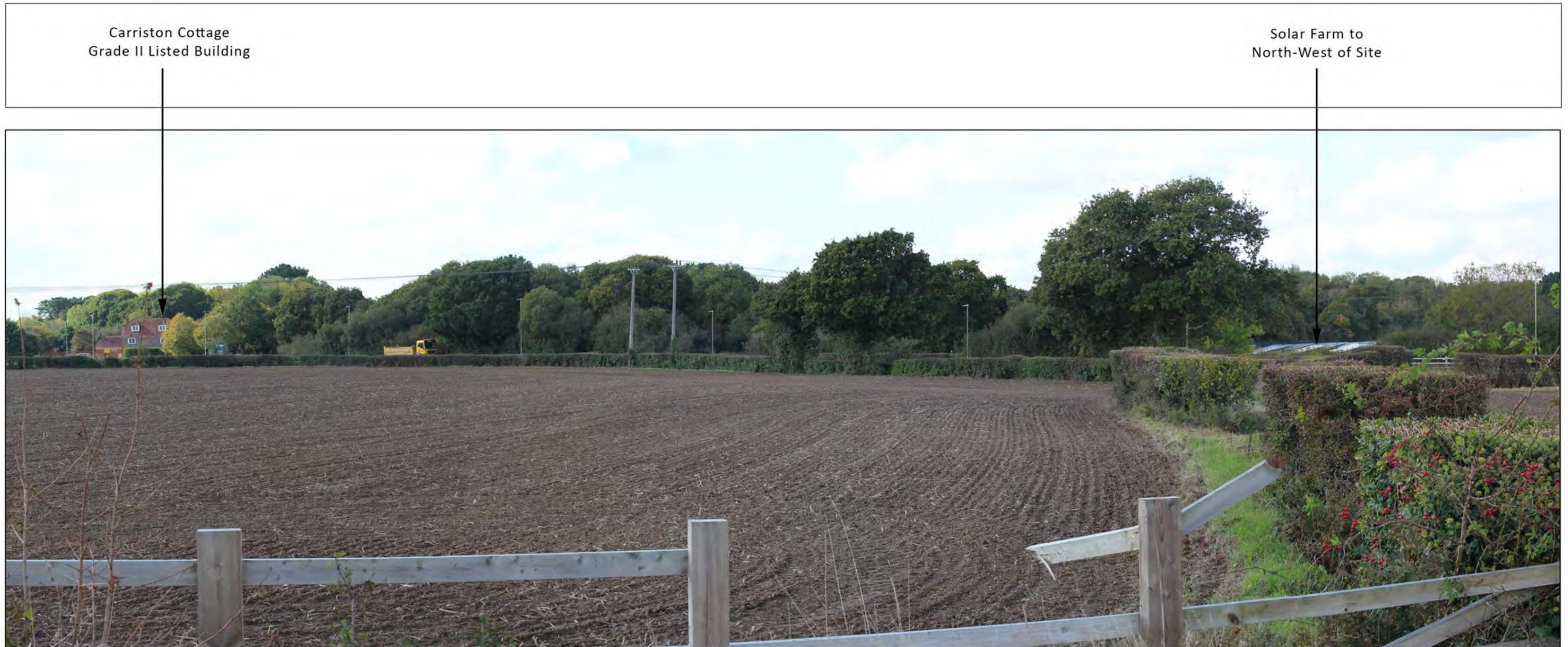


Location: View South across Northern Site from Newgate Lane East

Grid Reference: SU 57231 03401

	
TITLE: Viewpoint 12	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Carriston Cottage  
Grade II Listed Building

Solar Farm to  
North-West of Site

Location: View West across Northern Site from Newgate Lane East

Grid Reference: SU 57231 03401

	
TITLE: Viewpoint 13	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Glimpsed views of dwellings on Woodcote Lane

Glimpsed views of dwellings on Newgate Lane

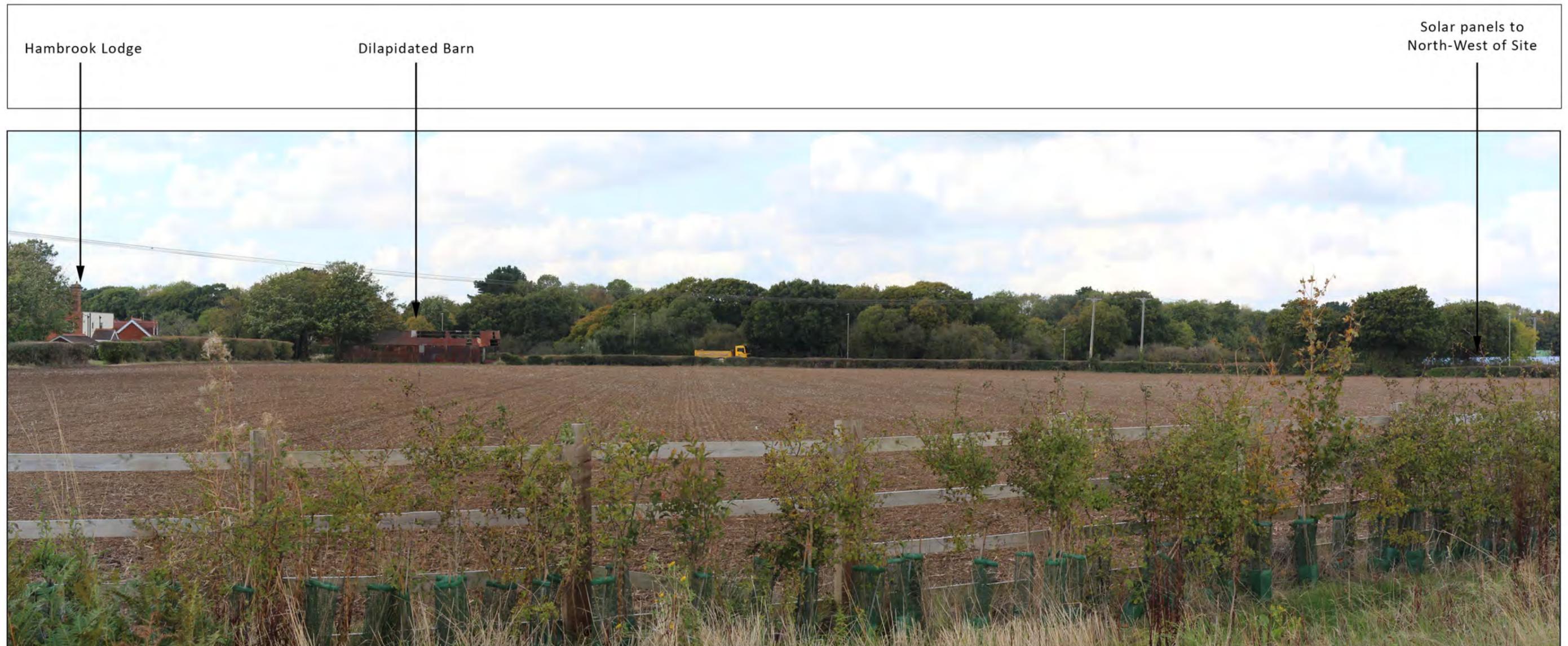


Location: View South towards boundary between Northern and Southern Sites from Newgate Lane East

Grid Reference: SU 57293 03288

	
TITLE: Viewpoint 14	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
APPROVED BY: IJD	PRODUCED BY: JTO
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Location: View West across Northern Site from Newgate Lane East

Grid Reference: SU 57293 03288

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TITLE: Viewpoint 15	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Dwellings on Woodcote Lane

Dwellings on Newgate Lane



Location: View South-West across Southern Site towards Woodcote Lane from Newgate Lane East

Grid Reference: SU 57312 03227

	
TITLE: Viewpoint 16	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
APPROVED BY: IJD	PRODUCED BY: JTO
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Dwellings on Woodcote Lane

Dwellings on Newgate Lane



Location: View South-West across Southern Site towards Woodcote Lane from Newgate Lane East

Grid Reference: SU 57320 03123

	
TITLE: Viewpoint 17	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Dwellings on Western edge of Bridgemary

Newgate Lane East



Location: View East towards edge of Bridgemary from Newgate Lane East

Grid Reference: SU 57320 03123



TITLE:	Viewpoint 18
PROJECT/SITE:	Land at Newgate Lane, Fareham
CLIENT:	Fareham Borough Council
MAP REF:	20-4137
VERSION:	V1
DATE:	2020
APPROVED BY:	IJD
PRODUCED BY:	JTO

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Hambrook Lodge



Location: View North across Southern Site from Woodcote Lane

Grid Reference: SU 57175 03022

	
TITLE: Viewpoint 19	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Dwellings on Newgate Lane

Structures associated with pony paddocks



Location: View North across Southern Site from Woodcote Lane

Grid Reference: SU 57095 03017

	
TITLE: Viewpoint 20	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Location: View South-East towards Site from Public Footpath Fareham 74

Grid Reference: SU 56756 03716

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TITLE: Viewpoint 21	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
DATE: 2020	
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Approximate extent of Site



Location: View North-West towards Site from recreation ground South of Brookers Lane

Grid Reference: SU 57382 02993

	
TITLE:	Viewpoint 22
PROJECT/SITE:	Land at Newgate Lane, Fareham
CLIENT:	Fareham Borough Council
MAP REF:	20-4137
VERSION:	V1
DATE:	2020
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Approximate extent of Site



Location: View West towards Site from Heron Way on Western edge of Bridgemary

Grid Reference: SU 57478 03241

	
TITLE: Viewpoint 23	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
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Dwellings on Newgate Lane

Woodcote Lane

Hambrook Lodge

Location: View North-West across Southern Site from junction of Brookers Lane and Newgate Lane East

Grid Reference: SU 57337 03042

	
TITLE: Viewpoint 24	
PROJECT/SITE: Land at Newgate Lane, Fareham	
CLIENT: Fareham Borough Council	
MAP REF: 20-4137	
VERSION: V1	
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**Appendix 4: Graphic illustrating the required junction layout on Newgate Lane/Newgate Lane East**



The Junction between the old Newgate Lane and the new bypass, looking east.



The proposed junction with traffic lights and widened carriageway.



The existing Newgate Lane bypass looking South.



The proposed junction with traffic lights and widened carriageway.

# Environmental Planning & Forestry Consultants

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## DIGITAL MAPPING & GRAPHIC DESIGN

DIGITAL REPRESENTATION AND GIS ANALYSIS | GRAPHIC DESIGN

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| ECOLOGICAL IMPACT ASSESSMENT (ECIA)

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APPLICATIONS | NEW WOODLAND DESIGN | CARBON | WOODLAND EVALUATION

## LANDSCAPE

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MASTERPLANNING | NATURAL CAPITAL | GREEN INFRASTRUCTURE PLANNING & DESIGN | DESIGN & ACCESS STATEMENTS | DESIGN  
CODE | EXPERT WITNESS

## SOILS & LAND RESTORATION

PLANNING RATIONALISATION & STAKEHOLDER LIAISON | LAND SURVEY & MANAGEMENT PLANNING | COST ENGINEERED LANDSCAPE  
& HABITAT DESIGN | SOIL SURVEY & ADVICE | RESTORATION & AFTERCARE MANAGEMENT PLAN (RAMP) | IMPLEMENTATION  
MANAGEMENT & CLERK OF WORKS