

OUTLINE APPLICATION

LAND AT NEWGATE LANE, SOUTH, FAREHAM

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

ON BEHALF OF BARGATE LTD

Pegasus Group

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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1. INTRODUCTION

Terms of reference

- 1.1. Pegasus Environment, part of the Pegasus Group, has been instructed by Bargate Homes Ltd, to undertake a landscape and visual impact assessment (LVIA) in relation to the proposed development of land at Newgate Lane, Fareham, Hampshire (referred to as 'the site').
- 1.2. The following landscape and visual receptors in the study area will be considered as part of the LVIA process:
 - Landscape character, including physical landscape resources; and
 - Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.
- 1.3. Principles and good practice for undertaking landscape and visual impact assessment are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)¹. Documents referred to in this LVIA are set out in **Appendix A** and the detailed methodology used included at **Appendix B**.

Site overview

- 1.4. The site is located between Fareham and Gosport, directly adjacent to the suburbs of Woodcot and Peel Common. Hambrook Lodge is an isolated farmstead that is located adjacent to the northern boundary. The site comprises four mixed use agricultural enclosures, the fields to the east are currently in arable production, whilst the field to the west of the small water course that bisects the site, is being used as pastoral and equestrian paddocks. The area that surrounds Hambrook Lodge includes a number of dilapidated buildings enclosed by mature vegetation. Newgate Lane is located immediately to the east of the site and forms a key link between the southern edge of Fareham and Gosport Road, further to the south. Immediately to the west is the route of the new relief road (currently under construction).

¹ Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

- 1.5. Directly to the north, a further group of mixed use fields lie in this now separate parcel of land that has been divided from the surrounding landscape by the introduction of the new relief road. This additional land to the north is the location of the potential Land at Newgate Lane, North site.
- 1.6. The wider landscape is set within the low-lying ground of the coastal plain landscapes and characterised by abrupt transitions between the open landscapes of the coastal plain and the urban environments which abut these. These urban areas include the aforementioned Fareham, Gosport and Woodcote, with the settlement of Stubbington, a medium scale, predominantly residential settlement forming the western extent of Stubbington strategic gap. The Stubbington strategic gap is an area of open landscape that extends across the coastal plain between these local settlement areas. The purpose of this gap is to prevent coalescence of urban areas and at present the gaps functions to varying degrees that are discussed throughout this LVIA.
- 1.7. The scheme (referred to as 'the proposed development') will include development of up to 125 dwellings, open space, vehicular access from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved.
- 1.8. The Illustrative Masterplan for the proposed development is included as **Appendix C**.
- 1.9. Additional information and a more detailed description on the physical components, landscape character and visual amenity of the site and study area are set out in later sections of this LVIA.

2. ASSESSMENT METHODOLOGY

2.1. The approach and methodology used for this LVIA has been developed using best practice guidance, as set out in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition;
- Natural England (2014) An Approach to Landscape Character Assessment;
- Landscape Institute Advice Note 1/11 Photography and Photomontages Guidance; and
- Landscape Institutes Technical Guidance Note 02/17 (March 2017).

2.2. Reference has also been made to a number of additional sources of data and information; these are referred to in the relevant sections of the baseline information. A number of drawings have also been produced as part of this LVIA and are included as **Figures 1 to 9**.

Level of assessment

2.3. The third edition of the Guidelines for Visual Impact Assessment (GLVIA3) was published in April 2013. This guidance acknowledges that LVIA can be carried out either as a standalone assessment or as part of a broader EIA. The GLVIA3 note that the overall principles and core steps in the process are the same but that there are specific procedures in EIA with which an LVIA must comply.

2.4. This report has been prepared as a detailed LVIA and addresses matters of individual resources, character areas and representative viewpoints. The LVIA includes analysis of sensitivity of receptors (both landscape and visual) and magnitude of impact and also professional judgements on the consequential likely effects.

2.5. The proposed development incorporates a landscape mitigation strategy which will avoid, reduce or remedy adverse impacts.

Approach

2.6. The overall approach to the identification, evaluation and assessment of landscape and visual effects is summarised as follows:

- determine the scope of the assessment;

- collate baseline information for landscape and visual receptors, including completing desk study research and undertaking field-based survey work;
- review the type of development proposed and identify and describe the likely impacts (enabling specific judgments to be made on sensitivity of landscape and visual receptors);
- establish the sensitivity of landscape and visual receptors (balancing judgments on value and susceptibility);
- determine the magnitude of impacts (balancing judgments on size / scale, duration and reversibility);
- the assessment of the significance of likely landscape and visual effects through a balanced approach and clear description of professional judgments on sensitivity and magnitude; and
- the identification of measures to avoid or remedy impacts and the subsequent re-assessment of likely effects.

Scope of assessment

- 2.7. The spatial scope for the LVIA is initially determined by reference to the area of landscape that may be affected and from which the proposed development may be visible². The preliminary study area for the LVIA has been set at an approximate radius of 1.5km from the site.
- 2.8. In the context of the nature of the site, contained within two road corridors, the existing Newgate Lane to the east and emerging Newgate Lane South Section to the west (currently under construction), a strong framework of the existing vegetation crosses the site and surrounding area and existing built form runs parallel to the east and southern boundaries of the site, this is considered sufficient to account for the likely impacts that will be generated by the proposed development. In some specific instances it has been necessary to vary this distance in order to consider the potential for impacts on specific landscape resources or from specific long-distance viewpoints.
- 2.9. The professional judgements in this LVIA consider landscape and visual effects in the short term, at completion, but also in the longer term after fifteen years when mitigation measures (such as planting) will have matured and the mitigation measures are likely to

² Para 3.15, Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

perform the intended function (for example, screening or enhancement of landscape infrastructure).

- 2.10. Supporting photographs used in this LVIA have been taken during spring. In winter, the density of vegetation will be less and therefore winter would represent worst case scenario. This is considered in the balance of impacts through professional judgement.
- 2.11. Landscape features and elements provide the physical environment for flora and fauna and the associated importance of biodiversity assets. This LVIA does not consider the value, susceptibility or importance on ecology and biodiversity, nor does it consider impacts from an ecological stance.
- 2.12. Heritage assets such as Scheduled Monuments, Listed Buildings and Conservation Areas all contribute to the overall present day landscape character, context and setting of an area. These aspects have been given consideration in the LVIA in terms of physical landscape resources (for example trees and hedgerows) and also landscape character. However, this LVIA does not address the historic significance, importance or potential impacts on heritage assets and designations; these assets are assessed in the context of landscape and visual matters only.

Collating baseline information

- 2.13. Information has been collated using a process of desk study and field survey in order to capture a comprehensive description of the baseline position for landscape and visual receptors. The desk study includes reference to published landscape character studies.
- 2.14. Field survey work was completed during November 2017 and April 2018. A series of illustrative and representative photographs were taken during the field work. These photographs were taken with a digital camera with a 50mm lens (equivalent focal length) at approximately 1.6 metres in height. These are presented as a series of representative viewpoints and have been used to inform both the landscape and, separately, visual assessment (included as **Figure 5, Representative Viewpoints 1 to 14**).

Assessment of effects

- 2.15. Having established the relevant baseline position, the assessment process then completes the following specific stages:

- evaluate the sensitivity of the landscape receptors and visual receptors, specifically in response to the nature of the proposed development (sensitivity is not standard and depends on the nature and type of development proposed and also the value and susceptibility of the receptor to that type of development);
 - identify the potential magnitude of impact on the physical landscape, on landscape character and on visual receptors; and
 - combine judgments on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) to arrive at clear, professional judgments of significance.
- 2.16. For both landscape effects and visual effects, the final conclusions on significance are based on professional judgements combining the specific analysis of the sensitivity of receptors and detailed predictions on the magnitude of change (or impact).
- 2.17. GLVIA3 advocates a balanced justification of these issues using professional judgement rather than formulaic matrices. The rationale for the overall judgement on significance is based on the application of professional analysis and judgement and the subsequent combination of each of the criteria in order to reach a conclusion.
- 2.18. The detailed thresholds and criteria for each of the stages of analysis and assessment of landscape and visual impacts are included in the detailed methodology (**Appendix B**).

3. LANDSCAPE POLICY BACKGROUND

- 3.1. This section sets out a review of national and local policy relevant to landscape and visual matters.
- 3.2. In the context of the relevant planning framework, this section also sets out a summary of those policies specific to the landscape and visual issues pertaining to the proposed development and which will have implications for the landscape strategy presented as part of this LVIA (refer to **Figure 1, Site Location and Planning Designations**).

European Landscape Convention

- 3.3. The European Landscape Convention (ELC) promotes the protection, management and planning of European landscapes. The convention was adopted on 20 October 2000 and came into force on 1 March 2004. The ELC is designed to achieve improved approaches to the planning, management and protection of landscapes and organises cooperation on landscape issues. The convention defines landscape as:
 - 3.4. *"...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors)"*
- 3.5. The importance of this definition is that it focuses on landscape as a resource in its own right and moves beyond the idea that landscapes are only a matter of aesthetics and visual amenity.

National Planning Policy Framework

- 3.6. The revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government (MHCLG) in February 2019, setting out the Government's planning policies for England and providing a framework within which the appropriate local council can produce local and neighbourhood plans; the NPPF is a material consideration in planning decisions³.
- 3.7. The NPPF sets out three dimensions to achieving sustainable development that include economic, social and environmental considerations. It places an onus on the planning system to perform a role in relation to the environment that 'contributes to the protection and enhancement of our natural, built and historic environment...' going on to note that

³ Para 2, MHCLG, NPPF (February 2019)

sustainable solutions should take account of local circumstances and reflect the character of each area. This underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.

- 3.8. In relation to landscape and visual matters, achieving well-designed places (Section 12) aims to ensure that developments are 'visually attractive', are sympathetic to local character (including the surrounding built environment and landscape setting) and to establish and maintain a strong sense of place⁴.
- 3.9. Section 15 of the NPPF addresses on 'conserving and enhancing the natural environment' stating that policies and decisions should contribute to this by 'protecting and enhancing valued landscapes (noting that this should be commensurate with a statutory status or identified quality identified in a development plan) and also recognising the 'intrinsic character and beauty of the countryside'⁵.
- 3.10. NPPF notes the importance that designs 'evolve' in response to local issues and to the views of the community⁶.

Planning Practice Guidance Documents

- 3.11. In March 2014 the Department for Communities and Local Government (DCLG) launched a web based resource of planning practice guidance documents (PPG); these effectively supersede a series of previous advice and guidance documents. The website notes that the PPG will be updated as required.
- 3.12. Matters pertaining to 'landscape' are covered under the guidance for the Natural Environment and this was updated in January 2016. Para 001 addresses how the character of landscapes can be assessed to inform plan-making and planning decisions. It states that:
- 3.13. *"One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.*

⁴ Para 127, MHCLG, NPPF (February 2019)

⁵ Section 15 and para 170, MHCLG, NPPF (February 2019)

⁶ Para 128, MHCLG, NPPF (February 2019)

- 3.14. *Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making. Natural England provides guidance on undertaking these assessments."*
- 3.15. This LVIA includes reference to published landscape character assessments which have been prepared at a range of scales and detail. Reference has also been made to the local landscape character by reference to the key characteristics of the site and its immediate context. Therefore, this LVIA responds fully to the requirement of the PPG.
- 3.16. The PPG also include guidance on light pollution. The guidance notes that artificial light has the potential to become what is termed 'light pollution' or 'obtrusive light' and not all modern lighting is suitable in all locations. It also notes that some proposals for new development, but not all, may have implications for light pollution and it considers issues such as changes to the baseline, suitability of location, protected sites and designated dark skies when determining whether light pollution might arise. This LVIA addresses impacts of lighting.

Local planning policy

- 3.17. The following section sets out the local planning policy background relevant to the site. The site is not subject to any specific policy designations (refer to **Figure 1, Site Location and Planning Designations**) however a number of policies in the context of the site are relevant to landscape and visual matters.
- 3.18. The site is located within the administrative area of Fareham Borough Council (FBC). The current adopted Local Plan comprises the Local Plan Part 1: Core Strategy (adopted 4 August 2011), Local Plan Part 2: Development sites & Policies (adopted 8 June 2015) and Local Plan Part 3: The Welborne Plan (adopted 8 June 2015). Part 3 focused entirely on the large-scale development at Welborne broadly setting out the type, location, amount and character of the development.
- 3.19. The emerging Draft Local Plan will address development requirements up until 2036 and is intended to replace the Local Plan Parts 1 and 2. Consultation on the latest draft was completed in December 2017 and officers are considering representations received, with the aim of adopting the Draft Local Plan in September 2019.

3.20. A summary of the policies relevant to landscape and visual matters are set out below.

Table 1: Summary of local policies relevant to landscape and visual matters

Policy	Summary of policy context
Local Plan Part 1: Core Strategy	
CS4 Green Infrastructure, Biodiversity and Geological Conservation	<p>This policy states that:</p> <p><i>"Habitats important to the biodiversity of the Borough, including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, areas of woodland, the coast and trees will be protected in accordance with the following hierarchy of nature conservation designations:</i></p> <p><i>Special Protection Areas (SPA), Special Areas of Conservation (SAC) and RAMSAR;</i></p> <p><i>National - Sites of Special Scientific Interest (SSSI) and National Nature Reserves;</i></p> <p><i>Local - Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above;</i></p> <p><i>Sites of Nature Conservation Value.</i></p> <p><i>Where possible, particularly within the identified Biodiversity Opportunity Areas, sites will be enhanced to contribute to the objectives and targets set out in UK, Regional, County and Local Biodiversity Action Plans. Green Infrastructure networks, which buffer and link established sites, whilst also enabling species to disperse and adapt to climate change will be maintained and enhanced.'</i></p>
CS21 Protection and Provision of Open Space	<p>This policy states that;</p> <p><i>"The Borough Council will safeguard and enhance existing open spaces and establish networks of Green Infrastructure to add value to their wildlife and recreational functions Development which would result in the loss of or reduce the recreational value of open space, including public and private playing fields, allotments and informal open space will not be permitted , unless it is of poor quality, under - used , or has low potential for open space and a better quality replacement site is provided which is equivalent in terms of accessibility and size."</i></p>
CS22 Development in Strategic Gaps	<p>This policy states that:</p> <p><i>"Land within a Strategic Gap will be treated as countryside. Development proposals will not be permitted either individually or cumulatively where it significantly affect s the integrity of the gap and the physical and visual separation of settlements.</i></p> <p><i>Strategic Gaps have been identified between Fareham/Stubbington and Western Wards/Whiteley (the Meon gap); and Stubbington/Lee on the Solent and Fareham/Gosport.</i></p> <p><i>Their boundaries will be reviewed in accordance with the following criteria:</i></p> <p><i>a) The open nature/sense of separation between settlements cannot be retained by other policy designations;</i></p>

	<p><i>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;</i></p> <p><i>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."</i></p>
Local Plan Part 2: Development Sites and Policies	
<p>DSP3 Environmental Impact</p>	<p>The policy states that:</p> <p><i>"Development proposals should not, individually, or cumulatively, have a significant adverse impact, either on neighbouring development, adjoining land, or the wider environment, by reason of noise, heat, liquids, vibration, light or air pollution (including dust, smoke, fumes or odour).</i></p> <p><i>Development should provide for the satisfactory disposal of surface and waste water and should not be detrimental to the management and protection of water resources."</i></p>

Emerging Draft Local Plan

- 3.21. The Draft Local Plan had a number of policies within the Natural Environment section that relate to landscape and visual issues.
- 3.22. These include Policy NE1: Landscape, which focuses on provision of robust landscape assessments to meet the criteria set out in the FBC Landscape Sensitivity Assessment. It also explains the requirement for development proposals to respect and enhance, and not cause severe adverse impacts on the character or function of the landscape.
- 3.23. The site is located adjacent to the proposed housing allocation HA2 Newgate Lane South, an allocation for up to 475 residential dwellings.

Designations

- 3.24. The site and study area are not subject to specific statutory or non-statutory landscape related planning designations.
- 3.25. In the wider landscape context to the site there are a several other environmental designations which have some relevance to landscape and visual matters. These include:
 - Listed Buildings – a small number of cottages along Newgate Lane and several scattered through the area of Stubbington;

- Ancient woodland – west of the site, on the eastern edge of Stubbington, including Tips Copse;
- Sites of Special Scientific Interest - further afield, Titchfield Haven SSSI and Portsmouth Harbour SSSI are located to the west and east respectively;
- Strategic Gap – a local policy designation which extends between Locks Heath/Titchfield to the west, Fareham to the north, Stubbington to the south and Gosport to the east.

3.26. These matters are considered in the analysis of constraints and opportunities.

Summary of policy background

3.27. In summary, national and local planning policy seeks quality new development in appropriate locations that avoids significant adverse impacts on the natural environment.

3.28. The implications of landscape related designations, are consideration through the design process in relation to listed buildings and the strategic gap.

3.29. In terms of landscape related planning designations, the site is not located in a landscape which is subject to any statutory or non-statutory landscape designations.

3.30. Local policies address requirements for proposed developments in respect of their character and appearance and the need to conserve and enhance landscapes. These policies also provide a framework of requirements for incorporating landscape schemes which help integrate a development appropriately into the landscape and also contribute to the green infrastructure network.

4. LANDSCAPE AND VISUAL BASELINE

- 4.1. The following section describes the individual components of the physical landscape that are present in the study area. These have been described in order to establish an understanding of the specific landscape baseline, including individual elements and more distinctive features which together contribute to landscape character.

Physical landscape resources

Topography and landform

- 4.2. The landform of the site is relatively uniform, falling across a very shallow slope from c. +9m AOD on the northern edge of the site down to c. +7m AOD on the southern edge. The landform is consistent with the overall, gentle fall of the coastal plain in the wider landscape.
- 4.3. In the wider landscape the landform reflects the extent and course of the coast line and Portsmouth Harbour with a plateau of relatively flat coastal plain set between the two. The harbour extends north across the study area to Town Quay c. +1m AOD. The high point of the study area comes c. 3.8km to the north-west of the site at Abbey Farm Feeds, near Catisfield and reaches c. 29m AOD. There are minor undulations across the plateau with landform generally rising from south-east to north-west.
- 4.4. To the north-east, c. 5km from the site the landform takes a sudden rise from the corridor of the A27, which lies at c. +11m AOD, north beyond the M27 corridor to the Portsdown Hill Road, which lies at c. +115m AOD. This is the location of historic Fort Nelson which is afforded an expansive panoramic view across the coastal plain from its elevated location on this substantial ridgeline.

Hydrology and water features

- 4.5. On site there are a number of small drainage ditches, generally along the alignment of the boundary hedgerows which enclose the field pattern. An ornamental pond is located to the south of Hambrook Lodge which has become overgrown with native, wetland, scrub vegetation. The ditches are linked to the wider drainage network that cross the study area generally flowing south-east to the River Alver and beyond.
- 4.6. In the wider landscape the River Alver is the closest larger watercourse, c. 1.2km south-east of the site, its path forming a relatively uniform, broad valley running south to meet

the sea at Stokes Bay, c. 430m west of Bay House School. Beyond this, c. 3.2km east of the site, Fareham Lake is the closest part of Portsmouth Harbour to the site. The harbour forms a part of the large estuary that feeds into the Solent. The River Meon is located c.3.2km to the west and meanders through a generally uniform, narrow floodplain. Due to the nature of the landform of the coastal plain, there are a number of smaller watercourses and waterbodies across the area that link and flow towards the Solent.

Land use

- 4.7. Land use of the site comprises four field enclosures, the three fields to the east of the water course are in arable use with a smaller enclosure on the western edge, (adjacent to Newgate Lane) comprising rough pasture and equestrian grazing. To the east the enclosures are only partially included, due to the new relief road adjacent to the eastern boundary which bisects the field enclosures.
- 4.8. In the wider landscape, land use is diverse and generally associated with the urban fringe. The estate of HMS Collingwood and an adjacent industrial/commercial estate are located c. 670m to the north whilst residential development is situated c.110m to the east and immediately to the west. A large-scale airfield is situated c. 735m to the south-west, immediately south of Gosport Road. To the west of Newgate Lane, the area is broadly dominated by arable land use but influenced by infrastructure uses which influence smaller parts of the landscape, including the sewage treatment works and a large scale solar installation.

Vegetation patterns

- 4.9. The western boundary of the site, along Newgate Lane, is formed of post and wire fencing with occasional short and unmanaged lengths of hedgerow. The eastern boundary is generally not defined by landscape components; however, the new relief road is currently under construction along this edge and will include boundary fencing and vegetation which will form the new boundary with the site. Beyond this the site is enclosed and divided by mature hedgerows in varying condition with occasional mature hedgerow trees. There is a tree group to the south of Hambrook Lodge that enclose a small field pond. The two larger fields enclosures are divided by mature hedgerow with a large number of mature oak trees along its length forming a prominent feature in the local landscape.

4.10. Frequent tree belts of varying age and condition characterise the wider landscape context. Of note are the shelter belts which surround the urban edges of Peel Common south of Brookers Lane, and west of Newgate Lane which surround the regular and geometric form of the sewage treatment works giving the impression of a larger woodland block than is physically present. Further south, c. 470m from the site, the Lee-on-Solent Golf Course is characterised by a large number of mature and regular tree belts and intensive amenity management. Beyond this, in the wider landscape there are a number of woodland blocks, notably Tips Copse at the eastern edge of the residential area of Stubbington to the west of the site, and Oxleys Coppice to the south of the south-western settlement edge of Fareham. The wider hedgerow network also links to the complex of drainage ditches that cross the study area.

Public access

4.11. There is currently no public access to the site. A public footpath begins opposite the north-western corner of the site leading from Newgate Lane past the sewage treatment works where it divides in the north to head north-east past the solar farm towards HMS on the southern edge of Fareham and west towards Tips Copse and the residential edge of Stubbington.

4.12. In the wider landscape, public access is limited with the majority of footpaths being located to the north-west of the site, crossing the agricultural landscape and connecting Fareham and Stubbington and the major link roads. A longer footpath travels on a north/south alignment c. 3.3km to the west of the site, following the course of the River Meon.

4.13. To the south of the site the route of the Solent Way follows along the coastline crossing the south-western extent of the study area. In the north-east the Allan King Way crosses through the settlement area at the western extent of Portchester and continues down to follow the course of the estuary to the east.

Development and transport patterns

4.14. The settlement pattern close to the site is influenced by the ribbon development along Newgate Lane, including Peel Common to the south, and residential properties off Woodcote Lane. Together these have an urbanising influence that sits close to the edge of Woodcote creating an urban fringe character. The stretch of Newgate Lane between the retail and commercial units and HMS Collingwood in the north and the traffic island with

Gosport Road in the south and is characterised, particularly along its western edge, by existing ribbon development. The transition from commercial development to urban fringe is visible when traveling along Newgate Lane heading south. Existing built form becomes smaller scale and agricultural landscape becomes prominent, this includes the existing, mature vegetation lines to the west of Newgate Lane which enclose the solar farm and sewage treatment works. Further south number of existing residential properties and their garden curtilages are seen adjacent to Newgate Lane. To the east the landscape is agricultural with mature vegetation along its field boundaries. Hambrook Lodge is the only property seen before Woodcote Lane is reached. Woodcote Lane travels east to west past the southern boundary of the site and has views looking north across the site and surrounding agricultural land. Further south properties continue to line the western edge of Newgate Lane and further areas of open space lie to the east.

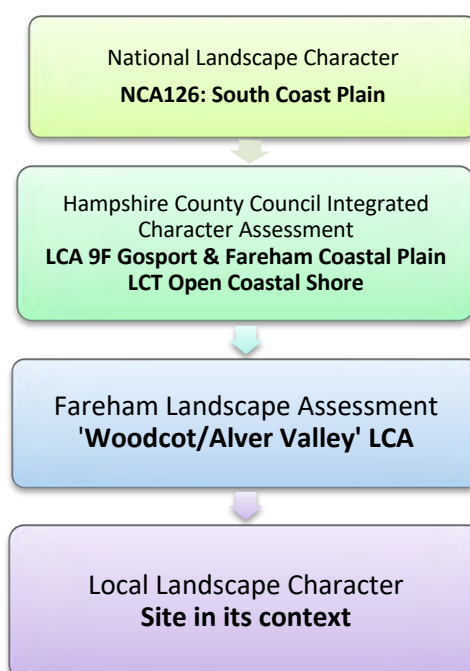
- 4.15. The Newgate Lane - southern section relief road follows a similar trajectory to the existing Newgate Lane as it extends through the same stretch of landscape, bisecting the agricultural area to the west of Woodcot.
- 4.16. Woodcot is more strongly defined by a distinctive linear edge that is characterised by a narrow tree belt. To the west Stubbington is also cleanly defined in terms of its pattern and transition to the adjacent agricultural areas and this distinction is supported by slightly more robust green infrastructure. There is a distinct sense of separation between Stubbington and the alignment of Newgate Lane (associated with the sewage treatment works) and Peel Common. Between Newgate Lane and Peel Common the open quality of the strategic gap breaks down due to several urbanising influences, including the relief road (under construction), overhead power lines and the urban fringe character associated with several plots of amenity landscape (playing fields) and equestrian paddocks and nearby prominent urban edge of HMS Collingwood and the commercial estate.
- 4.17. In the wider landscape development patterns are influenced by the major urban areas of Fareham and Gosport, with a limited number of small settlements, such as Lee-on-Solent to the south along the coast line.
- 4.18. The main transport link across the study area is the A27 which travels east to west through the settlement area of Fareham. A number of smaller roads head south from the A27 linking Fareham to the coast line, these include Gosport Road, which becomes Newgate Lane, Peak Lane and Titchfield Road.

Landscape character

4.19. Reference has been made to published guidance on landscape character for the area. The site is located in the following landscape character types/areas (refer to **Figure 3, Landscape Character**):

- National level – NCA 126: South Coast Plain;
- County level - Hampshire County Council Integrated Character Assessment LCA 9F Gosport & Fareham Coastal Plain LCT Coastal Open Plain; and
- Borough level - Fareham Landscape Assessment – Woodcot/Alver Valley LCA.

Plate 1: Summary of landscape character hierarchy



The following sections set out a summary of the characteristics relevant to the site and study area.

National landscape character

4.20. At a national level, the site is situated within the National Character Area (NCA) 126, the South Coast Plain (NE525, Natural England)⁷. Where relevant to the site and its landscape context, the key characteristics of NCA 126 are summarised as follows:

⁷ Natural England, National Character Area 126: South Coast Plain (NE525) (24 February 2014)

- The plain slopes gently southwards towards the coast...;
- 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;
- 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;
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts; and
- 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.

4.21. Given the scale of the NCA and the diversity of the key characteristics, it is clear that the landscape components which define the character at this regional level are represented across the wider context of the NCA. Consequently, changes at a site level will be small scale and not likely to impact upon landscape character as defined by the NCAs. The NCA guidance does however give an indication of key characteristics relevant to the wider landscape context.

4.22. In order to complete a more detailed appraisal of potential landscape and visual issues, reference has been made to the published landscape character assessment prepared at a finer grain and more local scale.

County landscape character

4.23. Hampshire Country Council have produced an Integrated Character Assessment⁸ (ICA) which considers landscape character across the county. The site is located in an area defined by the ICA as LCA: '9F Gosport and Fareham Coastal Plain'.

⁸ Hampshire Integrated Character Assessment – Final May 2012

4.24. The 9F character area is located north of the Solent and west of Portsmouth Harbour. Its boundaries to the south and east are defined by the coastal landscape and its northern and western boundaries by Portsdown chalk escarpment and the Meon river valley respectively. The key characteristics are summarised as follows:

- 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; and
- Varied coastal views including across Portsmouth harbour and the city skyline which contrast with views across busy stretch of the Solent.

4.25. At a sub-level the LCA is then broken down further in to LCT's. The site is located in the 'Open Coastal Shore'. The guidance notes that LCT is generally situated at less than +2m AOD in elevation, open and exposed to the elements, and that the coastline is subject to a continual process of erosion, deposition and change.

4.26. The key characteristics that define this LCT are summarised as follows:

- This coastal shoreline landscape type can be formed on sand, shingle or mud, is above the mean low water mark and can extend in land to include cliff faces, creeks, salt marsh, grazing salt marsh, (rather than coastal grazing marsh) beaches and sand dunes;
- Adjoins the more open coastal waters of the Solent rather than the estuaries and harbour shores;
- Predominantly comprised of muds and shingle – the profile and sediment content affected by sea defences such as groynes;
- The Hampshire coast is rich in depositional features such as spits and bars;

- Often associated with internationally important designations such as the Solent marine SAC;
- Includes shingle, saltmarsh, sand dune and cliff habitats;
- The more sheltered areas were historically important for salt production – the remains of the salterns are a distinctive feature such as at Lymington and Pennington;
- Sand dunes are rare – occurring only on Hayling Island;
- Artificial beech replenishment to help protect the coast is an integral part of the coast management; and
- The shingle beaches are historically a focus for holidaymakers and integral to the establishment of Victorian beach related development of villas and tall terraces overlooking these areas.

4.27. The landscape components which define the character at this LCT are represented across the wider context of the area and consequently, given the scale of the LCA and LCT changes at a site level will be relatively small scale and impacts are not likely to be significant.

4.28. In order to complete a more detailed appraisal of potential landscape and visual issues, reference has been made to the published landscape character assessment prepared at a finer grain and more local Borough scale.

Borough landscape character

4.29. The Fareham Landscape Assessment (FLA)⁹ is a compendium of documents that form part of the evidence base for the emerging local plan. Prepared in 2017 the FLA comprises three distinct sections that set out a landscape character assessment, an assessment of capacity and sensitivity and also a review of the strategic gap policy. A fourth section includes the appendices of the FLA.

4.30. The FLA has been prepared independently, focussing on the contemporary landscape and its inherent characteristics. The FLA has not been prepared in order to test emerging proposals for allocations and consequently does not reflect the potential influence that these emerging proposals and allocations will have on the baseline landscape character. The documents states that:

⁹ Fareham Landscape Assessment (LDA Design on behalf of Fareham Borough Council, 2017)

- 4.31. *"...assessment findings are based upon the professional judgement of the qualified landscape architects/planners within the consultant team and have not been influenced by, nor tested against, the opinions of the Council or the public."*
- 4.32. The benefit of the more local level assessment of landscape character over the broader character assessment at regional and county levels is that it undertakes the assessment at a more detailed level. Therefore, the finer grain of analysis accounts for the context of the wider landscape and places the site in a more specifically defined area of character.
- 4.33. The FLA identifies the site as being located within an area defined as LCA 8 (sub area 8.1), the 'Woodcot/Alver Valley' and directly adjacent to LCA 7, the 'Fareham/Stubbington Strategic Gap'.
- 4.34. The Fareham LA describes LCA 8 as:
- 4.35. *"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."*
- 4.36. Key essential characteristics of LCA 8 are defined by the FLA guidance as:
- 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 Solent Enterprise Zone at HMS Daedalus on one side and the urban edge of Bridgemary on the other.
- 4.37. The FLA separates the LCA into sub areas, including 8.1a (north of Woodcote Lane) and 8.1b (the existing sports pitches). Area 8.2a broadly extends between Woodcote Lane and Peel Common roundabout.

- 4.38. Looking to the assessment of sensitivity set out in the FLA, in relation to LCA 8, the guidance states that:
- 4.39. *"...the sensitivity of the landscape resource within area 8.1a is judged to be high (moderate to high value and high susceptibility to change), with very limited capacity to accommodate development without a significant impact on the integrity of the area's rural, agricultural character..."*
- 4.40. *"...Area 8.2a is already substantially degraded by urban influences and has a predominantly 'fringe' character which reduces its sensitivity to change..."*
- 4.41. It goes on to note that:
- 4.42. *"The existing balance will be affected, however, with the approved construction of the new southern section of Newgate Lane, which will provide a new connection from Newgate Lane to Peel Common Roundabout and a junction and link road to access the existing route of Newgate Lane. The road alignment just clips the extreme south-western corner of area 8.1b but cuts right through the middle of the southern half of area 8.1a and will inevitably introduce further activity, noise and urbanising features into the agricultural landscape, as well as resulting in physical disturbance to land and tree/vegetation cover."*
- 4.43. Whilst the guidance suggests that the narrow nature of the road corridor will enable viable farmland to be retained, this accounts for the current baseline and not for the emerging housing allocation of HA2; the allocation occupying a large part of the landscape between the relief road and the urban edge at Woodcot.
- 4.44. As such the retained landscape to the east of the relief road will be far smaller scale, unlikely to be managed in productive agriculture and will potentially revert to expansion of small equestrian grazing paddocks or similar incidental grazing uses (further extending the influence of the urban fringe).
- 4.45. In relation to the visual environment the FLA guidance states that:
- 4.46. *"Overall, visual sensitivity in this area is moderate to high. Although it is screened from longer-distance views, a large proportion of area 8.1a is highly visible from short distance views from Newgate Lane to the west, and it is overlooked by a number of properties around its periphery through or over boundary vegetation. The high intervisibility within*

the area means that these views are quite extensive across the area and they generally have an attractive, unspoilt rural character."

- 4.47. The FLA guidance notes that the relief road will exacerbate the extent of visibility. The road itself will become an urbanising feature and, along with additional development of HA2, will further detract from the baseline landscape character.
- 4.48. The introduction of the relief road through the area will reduce the "high intervisibility" across this parcel of land as the associated infrastructure will filter and screen views between Newgate Lane and the settlement edge of Woodcot to the east and Fareham to the north. Additionally, any future development at the HA2 allocation will reduce views of open countryside across the 08.1a as a large proportion of the sub area will potentially become occupied by residentially led development.
- 4.49. In relation to the settlement character the FLA guidance notes that the site forms part of a swathe of largely undeveloped agricultural landscape that lies between the urban areas of Fareham in the north, Stubbington in the west and Gosport in the east, providing clear visual and physical separation of these settlements. It notes that the area has a significant role in separating the settlements and prevention of coalescence and refers to the Strategic Gap policy to which this relates. However, in relation to the site, the guidance goes on to state that:
- 4.50. *"The role of the area in separating Stubbington and Gosport is less easily perceived because of intervening development and other features that interrupt views, and occupy land, between the two areas. These include the Newlands Solar Farm, the waste water treatment plant and housing development along the western side of the Newgate Lane corridor at Peel Common."*
- 4.51. Although the guidance continues to refer to the role of the area in preventing coalescence, this matter would fundamentally alter in the context of HA2, placing more emphasis on the gap between the sewage treatment works and Stubbington with the landscape east of Newgate Lane having a far less influential role.

Landscape character summary

- 4.52. From the detailed evaluation undertaken for this LVIA, the immediate context to the site does share a number of characteristics identified in the baseline landscape character assessments described above.

4.53. Aspects of the site and the local landscape context which are considered to be consistent with published guidance include:

- the site forms a part of the low lying landscape which physically forms part of the coastal plain but is isolated from the coastline by the development;
- the site is formed of a number of small to medium scale fields used as a mixture of equestrian grazing and arable production, this mosaic continues across the immediate surroundings of the site towards the retail and military barracks in the north and the settlement edge of Woodcot in the east;
- The site and its surroundings form a part of the Alver Valley however the very flat coastal plain nature of the landform means that it lacks the distinct valley character; and
- The site and surrounding area, towards Woodcot, have a lesser role in separating Stubbington and Gosport from land further west, beyond the sewage treatment works and solar farm, because of intervening development and other features that interrupt views, and occupy land, between the two areas (including the emerging baseline of the relief road and HA2 allocation).

4.54. The Fareham landscape Character Assessment has provided a comprehensive analysis of the study area at a broader and more localised level of detail. The sub areas of the assessment provide detailed descriptions of focused pockets of landscape within a larger LCA. It is therefore not considered necessary to undertake a more detailed site and local landscape character assessment.

4.55. The published landscape character assessment, along with analysis of the local landscape context of the site, identifies a number of matters which can inform and influence the appropriateness of a site for development and the design of a scheme within this. These are considered as part of the landscape strategy for the proposed development, as described later in this LVIA.

Visual baseline

4.56. This section provides a description of the nature and extent of the existing views from, towards and between the site and the surrounding area. It also includes reference to specific locations that will potentially be subject to impacts as a result of the proposed development of the site.

4.57. Establishing the specific nature of these views provides an understanding of the context and setting of representative viewpoints and also the nature of views in terms of distance, angle of view, and seasonal constraints associated with specific visual receptors. The identification of key sensitive receptors and links to the representative viewpoint are carried forward to the assessment process (refer to **Figure 5, Representative Viewpoints 1 to 14**).

Overview

4.58. The visual envelope is the area of landscape from which a site or proposed development will potentially be visible. It accounts for general judgements on the theoretical visibility of a site or proposed development and sets a broad context for the study area within which to address landscape and visual impacts. The extent of a visual envelope will be influenced by the physical landscape components of an area, such as hedgerows, woodlands or buildings and can also be influenced by distance from a site.

4.59. The visual envelope is broadly defined as follows:

- To the north, the visibility of the site is restricted to a short section of Newgate Lane. Views from the more northern section of Newgate Lane, and also the route of the public footpath between Newgate Lane and Woodcot, are generally screened by intervening vegetation and the route of the relief road. The emerging allocation HA2 and the potential Land at Newgate Lane, North will be apparent in views from these locations;
- To the east, the visibility of the site is restricted to locations on the very edge of Woodcot and Bridgemary. This is generally restricted to the upper storeys of residential properties situated on the very edge of the settlement, views from ground floor levels and the street scene being generally screened by intervening vegetation. The relief road is highly visible from the east, large sections of the route being defined by tall acoustic fencing panels. The emerging allocation will dominate views from this direction;
- To the south, the visibility of the site is limited to several properties located off Woodcote Lane and off Newgate Lane – these locations having direct views into the site but also being influenced by the route of the relief road. The more northern parts of the site will be partially screened due to the vegetation cover on site. The emerging allocation HA2 will be apparent in such views; and

- To the west, the visibility of the site is limited to the route of Newgate Lane with views from locations further west (including public footpaths) being screened by various sections of green infrastructure, and the potential Land at Newgate Lane, North.
- 4.60. Overall, views of the site and likely views of the proposed development are limited to the site itself and the immediate context of the site, limited largely to Newgate Lane and several properties adjacent to the site. The relief road will introduce potential receptors travelling through the landscape however this, to an extent, will be a 're-distribution' of those exiting receptors travelling on the current alignment of Newgate Lane that will take the relief road as an alternative route.
- 4.61. From all directions, the emerging allocation HA2 will be prominent in views and will substantially alter the baseline context.
- 4.62. Within this overall visual envelope there are variations in the degree of inter-visibility between areas and in the nature and extent of views. Overall these are tested further through the detailed field work and the subsequent assessment of visual impacts.

Representative viewpoints and visual receptors

- 4.63. The visual assessment references a series of viewpoints that are representative of visual receptors in the area. These illustrate views towards the site in the context of the surrounding landscape and are used to inform judgements on impacts for specific receptors (refer to **Figure 4, Viewpoint Locations and PROW** and **Figure 5, Representative Viewpoints 1 to 14**).
- 4.64. Representative visual receptors include:
- Near distance recreational receptors such as walkers using the network of rights of way adjacent, and in close proximity to, the site;
 - Recreational receptors such as walkers using the network of public rights of way further afield, including those using the Allan King Way and the Solent Way (recreational routes);
 - Receptors associated with the edges of the local settlements, including Woodcot and Bridgemary;
 - Residential receptors including those on Newgate Lane and Woodcote Lane, residential receptors adjacent to the site; and

- Users of the local transport network in particular Newgate Lane and Gosport Road to the west and south respectively.

4.65. A detailed description for each of the locations identified as receptors for this LVIA, including judgements on overall sensitivity of visual receptors, is included in later sections of this report under the assessment of visual effects.

Future and Emerging baseline

4.66. In the context of the future and emerging baseline, development on the site is judged against the context of the completed relief road, the B3385 Newgate Lane - Southern Section, and emerging allocation HA2. The relief road forms a major piece of infrastructure between Peel Common and Woodcot and runs adjacent to the eastern site boundary; HA2 then infills the landscape between the relief road and the existing settlement edge. Residential development on HA2 is likely to present prominent residential edges into the local landscape and fundamentally alter the character of this area.

4.67. In addition to this, the potential Land at Newgate Lane, North site will provide a further infill development between Woodcote Lane, the B3385 Newgate Lane - Southern Section and the northern boundary of the site and Hambrook Lodge. This will present a more prominent residential edge to the north however the development of this area of land in addition to the site and the HA2 development will provide an opportunity to develop a holistic masterplan across the area ensuring the design approach is consistent and considered.

5. DEVELOPMENT PROPOSALS AND LANDSCAPE STRATEGY

5.1. This section considers the type of development proposed and the nature of the impacts that are likely to occur; thereafter it draws the landscape and visual baseline information together and summarises the key constraints and opportunities in the existing landscape.

5.2. In summary the proposed development comprises:

- Residential development of up to 125 dwellings;
- Site access and internal road layout; and
- Green infrastructure and public open space incorporating sustainable urban drainage systems.

Likely causes of impact

5.3. Although a landscape has some intrinsic sensitivity, different landscapes contain a range of components which will respond differently to change, subject to the type of the development that is proposed. Therefore, in order to inform the analysis of impacts, judgements should be made with reference to the specific changes which arise from the type of development being considered.

5.4. The following section sets out the likely causes of impacts which would occur in relation to the specific type of development proposed (i.e. residential led development).

Causes of temporary impact during construction

5.5. The temporary construction works which may give rise to impacts on landscape and visual receptors are listed as follows:

- site clearance and accommodation works (including removal of dilapidated buildings and some vegetation clearance where required);
- movement and presence of associated construction vehicles and plant;
- presence of construction compounds, site offices and welfare facilities;
- earthworks and construction of internal road infrastructure and practical development platforms; and
- alterations to the existing road network for access.

5.6. Some of these aspects are apparent in the current landscape as the construction of the relief road continues to progress.

Causes of impacts at completion

5.7. The permanent components of the proposed development which may give rise to impacts on landscape and visual receptors are listed as follows:

- the built form of residential development (also incorporating the internal road infrastructure); and
- mitigation integrated into the proposed development (i.e. green infrastructure and strategic landscaping), including retained trees, hedgerows, open space provision, SUDs and attenuation areas and new planting.

Constraints and opportunities

5.8. In the context of the likely impacts the following key constraints and opportunities have been identified during the landscape and visual analysis (including reference to field work, landscape character guidance). The analysis of these can be used to inform the design process and eliminate or minimise potential impacts.

Constraints

5.9. Constraints for the site are:

- Existing landscape components and vegetation structure. This needs to be considered to avoid and/or minimise losses, and will require appropriate stand offs where retained;
- The contribution of the site to the separation between Woodcot and Stubbington and its role in the strategic gap (noting that this is currently limited due to the influence of the urban environment along Newgate Lane and will be further limited in the context of the relief road and emerging allocation HA2);
- The location of Hambrook Lodge adjacent to the northern boundary of the site;
- On-site dilapidated buildings surrounded by dense, mature vegetation;
- Views to the site from Newgate Lane and the residential properties along it;
- Views from adjacent Woodcote Lane and the western edge of Woodcot; and
- Views from PROW network surrounding the site.

Opportunities

5.10. Opportunities for the site include:

- The lack of any overriding designations specific to landscape on site and in the surrounding landscape context;
- Landscape character guidance recognises the detracting influence of urbanising elements in the area;
- There is currently no public access to the site;
- That the character of the corridor of Newgate Lane is urbanised by residential development and infrastructure;
- Emerging allocation HA2 will substantially extend the settlement edge westwards from Woodcot creating an appropriate context for development on the site;
- The potential development of Land at Newgate Lane, North, providing a logical extension to the site within an integrated masterplan across the wider development area;
- Separation between Woodcot and Stubbington will be maintained by the more extensive, larger scale area of arable land that is located to the west of Newgate Lane and that this is physically and visually separated from the site;
- The presence of existing built form within the confines of the site, including the dilapidated building within the site and Hambrook Lodge to the north of the site;
- The scale of the site is sufficiently large enough to accommodate a range of green infrastructure and open spaces and provide flexibility in the layout to retain and enhance the existing landscape components where appropriate, including contributing to the strategic green infrastructure network;
- Aside from locations on or immediately adjacent to the site, the relative containment and screening of the site by existing mature vegetation and built form which limits views from the wider landscape and increases the capacity of the site to accommodate residential development; and
- The existing settlement pattern and the ability to proceed with a development area that is consistent with the existing settlement edge and which would not unduly intrude into the wider countryside, particularly into the strategic gap to the west.

Additional design considerations

5.11. The review of baseline information has identified a number of design considerations raised by local policy, character guidance and field work. These are summarised as follows:

- New planting of appropriate native species will normally be required to replace the loss of any protected trees, woodland or hedgerow;
- Respect and respond to the local context, in relation to landscape character as necessary; and
- The position of the listed buildings opposite the site and the opportunity to enhance the treatment along Newgate Lane to create a consistent and positive character.

Landscape strategy components

5.12. The analysis of landscape and visual constraints, opportunities and likely impacts has informed the landscape strategy for the site. The strategy includes the definition of the spatial extent of a potential development envelope (i.e. where built form would be located) as well as proposals for key green infrastructure and associated open spaces.

5.13. The following components of the landscape strategy that have been incorporated into the initial design of the proposed development are summarised in the following table.

Table 2: Summary of landscape and visual mitigation

Strategy component	Key points
Development envelope	<ul style="list-style-type: none"> • In relation to existing vegetation, the spatial extent of the development envelope is generally restricted across the site to maintain appropriate stand offs and avoid/minimise losses; • Shaping internal parcels of the development envelope to maintain green corridors through the site that respond to the local landscape context; • Articulation of development parcels allow green corridors to include varied species and character whilst retaining areas of 'natural space' throughout the development; • Inclusion of a set back from Woodcote Lane to facilitate green infrastructure, open space and footpath connections; and • Broader set back from Newgate Lane in the north of the site to facilitate the larger area of open space and green infrastructure.
Existing vegetation strategy	<ul style="list-style-type: none"> • Retain and enhance existing vegetation across the site wherever possible; and • Enhancement proposals to include appropriate management (such as hedge laying) and new planting as appropriate to reinforce boundaries, improve species diversity, ensure succession.
Green infrastructure and open space	<ul style="list-style-type: none"> • Inclusion of set back from Newgate Lane to provide green infrastructure and open space along the road corridor. This will enhance the landscape components in this part of the site, mitigate potential visual

Strategy component	Key points
	<p>impacts, contribute to the strategic green infrastructure network and reinforce the edge of the strategic gap;</p> <ul style="list-style-type: none"> • Green corridors wide enough to accommodate native species allowing the surrounding landscape character to weave through the site providing landscape enhancements and biodiversity provisions; • Provision of new recreational access in the form of green links and public open spaces, particularly with pedestrian/cycle connectivity; • Potential to include amenity open space, play areas and community areas within the public open space areas; • A strategy for landscape planting that will complement and enhance the existing green infrastructure network, including substantial hedgerows, tree belts and woodlands to provide green infrastructure connectivity; and • New planting will be of appropriate native species to encourage habitat creation and enhance biodiversity across the site. (refer to Preliminary Ecological Survey – Newgate Lane, Fareham, Ethos Environmental Planning May 2018 for suggested species).

5.14. In summary, at this outline stage the green infrastructure strategy is intended to provide a framework for the development proposals for the site which will provide an immediate landscape framework to the proposed development. This will integrate the proposals into the local landscape context from the outset.

5.15. The assessment of landscape and visual impacts proceeds on the basis of these measures forming an inherent part of the proposed development.

6. ASSESSMENT OF LANDSCAPE EFFECTS

Overview of landscape effects

- 6.1. Landscape sensitivity is a term applied to specific receptors, combining judgements on the value related to a landscape (i.e. the receptor) with the susceptibility of the landscape to the specific type of change proposed. Receptors can include specific landscape elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.
- 6.2. As advocated in the GLVIA3, professional judgement is used to balance analysis of value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.
- 6.3. The landscape character of the study area is documented at national and regional levels. The findings of these studies represent a thorough and generally consistent analysis of landscape character and this has been supported by an analysis of the local landscape character of the site in the context of Fareham.
- 6.4. This assessment of landscape effects focuses on the areas of landscape character which are defined by the Fareham Landscape Assessment (FLA) as the 'Woodcot/Alver Valley' LCA which, as previously noted in the baseline, presents guidance at an appropriate scale and detail and also represents the most recent baseline position on landscape character for the area. This is then supported through additional judgements based on the local landscape character.

Landscape sensitivity

- 6.5. In order to inform judgements on value and susceptibility the following section refers to the baseline information (Section 3) and additional consideration of the local character in relation to the site and its immediate context. These judgements are then carried through to the analysis of landscape sensitivity.

Landscape value

- 6.6. In LVIA, landscape value is the value attached to a potentially affected landscape. It is relative in relation to the different stakeholders and different parts of society that use or experience a landscape. Although factors such as formal designations are an important component when determining value, other aspects are also considered as part of the

judgement process. These include issues related to condition (of elements and features), seclusion and presence of detracting influences, rarity and the degree of representativeness. Landscape value will vary in response to the specific landscape that is being considered, even where a landscape is included in the boundaries of a formal designation.

- 6.7. The site lies within LCA 8 'Woodcot/Alver Valley' (refer to **Figure 4. Landscape Character – Fareham**) The majority of the site lies in sub area 08.1a with a small section to the west of the site in sub area 08.2a which aligns in character with Newgate Lane and the settlement pattern along it. The following sections address the character of both LCA sub areas 08.1a and 08.2a.

Value of the 'Woodcot/Alver Valley LCA - Sub area 08.1a' and the site

- 6.8. Neither the LCA sub area or site are not included within any landscape related designations and no statutory or local landscape designations apply. There are also no PROW routes across 08.1a, however a public footpath begins at Newgate Lane and connects to Stubbington to the north-west. The route and experience of the footpath is influenced by surrounding urbanising features, including Newgate Lane, the solar farm and the sewage treatment works.
- 6.9. The landscape is characterised by a mixture of small horse grazed pasture and larger arable fields divided by fences, ditches and gappy hedgerows. The overall quality of the network of hedgerows is generally good across the mosaic of small to medium scale field enclosures. However, it has become unmanaged in the south of 08.1a, including Woodcote Lane and to the west along Newgate Lane where it has been replaced with a post and wire fencing. There are a number of mature oak trees across 08.1a, including some which form a part of the field boundary hedgerows to the site.
- 6.10. Sub area 08.1a is bound to the west by the existing Newgate Lane and to the south by Woodcote Lane. Beyond this there are no other transport routes across it. The Newgate Lane - Southern Section relief road is currently under construction and bisects the LCA sub area also forming the eastern boundary of the site. The addition of this road will redistribute the traffic traveling along Newgate Lane however within the sub area, traffic movement and its effects will increase, further reducing the seclusion and adding to the urbanising features surrounding the site.

- 6.11. As noted in the baseline there are a number of distinctive, mature oak trees that cross sub area 08.1a from east to west and do add value to the character of the sub-area.
- 6.12. The FLA notes that the 'Woodcot/Alver Valley LCA - Sub area 08.1a' has 'moderate to high' value, however also acknowledges that construction had not begun on the relief road at the time of publication and the effect of the new road was not considered in the judgement of value. The addition of this transport route through the sub area will reduce the assessed value in landscape terms due to the addition of major infrastructure that will cause a loss of tranquillity and reduction in the quality of the agricultural landscape.

Value of the 'Woodcot/Alver Valley LLCA - Sub area 08.2a' and the site

- 6.13. The LCA sub area 08.2a and site are not included within any landscape related designations and no statutory or local landscape designations apply. A public footpath travels west from Newgate Lane, through an area of ribbon development, across Peel Common, before turning south to join Gosport Road. The nature of the PROW passing through the residential area within 08.2a has a limited contribute to the value due to its urban context.
- 6.14. The sub area included within the site is characterised by a small section of horse grazed pasture, and a stretch of ribbon development along the western side of Newgate Lane. The ribbon development includes a number of late 20th century, two storey residential and commercial properties that extend north to meet the south-eastern corner of the sewage treatment works in the adjacent LCA. The nature of these urbanising features detract from the value of the landscape due to their urbanising influence and reflection on the condition of landscape. The sub area also comprises two open space areas; an area within the settlement of Peel Common to the west of Newgate Lane; and the southern section of Brookers Green Recreation Ground, an area of sports field to the north of Rowner Road.
- 6.15. In terms of seclusion the 08.2a is bisected by Newgate Lane, including the large traffic island to the south and the quieter Woodcote Lane travels along the southern site boundary and forms the north-eastern boundary of the sub area. The Newgate Lane - southern section, currently under construction, also transects the eastern edge of 08.2a. The high levels of traffic associated with these transport routes and the associated traffic island substantially reduce the levels of seclusion and tranquillity within LCA sub area 08.2a.

- 6.16. Rare or distinctive elements or features elements are not a notable component that contribute to the character of sub area 08.2a.
- 6.17. The published guidance identifies that the degradation of landscape features through existing urbanising features, predominantly the development along Newgate Lane which also isolate the sub area from the remainder of the Stubbington strategic gap to the west. The FLA acknowledges that the 'Woodcot/Alver Valley LLCA - Sub area 08.2a' has some landscape value due to its strong hedgerow network. However, this was written prior to the construction of the relief road and as such this value is reduced due to the loss of severance of the hedgerow network.
- 6.18. On balance the 'Woodcot/Alver Valley LLCA - Sub area 08.2a' and the site is considered to be of **low value** in landscape terms.

Landscape susceptibility

- 6.19. In LVIA, landscape susceptibility is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. Different types of development can affect landscapes in different ways, therefore landscape susceptibility is specific to the type of development proposed (i.e. residential).
- 6.20. As with value, the susceptibility for LCA sub areas 08.1a and 08.2a are assessed separately.

Susceptibility of the 'Woodcot/Alver Valley LCA - Sub area 08.1a' and the site

- 6.21. In sub area 08.1a, the scale and enclosure varies between the small scale equestrian grazing enclosure and medium scale arable fields, however, overall it retains a consistent sense of containment and enclosure. This is due to the combined influence of flat landform which reduces instances of intervisibility, and the structure of vegetation, including native hedgerow and mature oak trees along the hedgerow boundaries. This enclosure and containment lowers the susceptibility of the landscape. There is reference to residential development along the southern edge of sub area 08.1a as it, and the site boundary follows the alignment of Woodcote Lane. Hambrook Lodge also lies within the sub area, its curtilages forming an northern boundary to the site. This further reduces the susceptibility of the sub area and the site, increasing the capacity of the landscape to accommodate residential development.

- 6.22. The context of the sub area and site is that of being influenced by the settlement area; particularly to the north and east where LCA sub area 08.1a adjoins the edge of the residential settlement at Woodcot in the east and the commercial edge of Fareham in the north. There is extensive reference to residential built form within the sub area and immediately adjacent to the site which reduces the susceptibility of 08.1a and the site.
- 6.23. The current land use of the sub area and the site comprises some limited areas of pasture, currently given over to equestrian grazing and enclosed by a combination of hedgerow and post and wire boundaries; there are a number of large oak trees along the hedgerow boundaries including throughout the site. The northern extent of the sub area also comprises Tukes Avenue Open Space and Play Area which is enclosed on two sides by the existing settlement edge and by ASDA to the west. Therefore, matters of replacement or substitution are of less a concern in terms of susceptibility.
- 6.24. Detracting features in the sub area are largely relate to the urban fringe characteristics associated with this part of the settlement edge, including the sewage treatment works, solar farm, Newgate Lane and the relief road, currently under construction.
- 6.25. Hambrook Lodge is a small farmstead that comprises a modern two and a half storey farmhouse with a modern one and a half storey garage to the north-west of the house. A number of dilapidated barns and farm structures surround the house in the adjacent field enclosures. There is considerable vegetation surrounding the farmstead however views of the built form are available throughout the adjacent landform. Hambrook Lodge is, overall, considered to be a detracting feature within this area of landscape and it introduces elements of residential development into the proximity of the LCA sub area and the site.
- 6.26. The FLA notes that the 'Woodcot/Alver Valley LCA - sub area 08.1a' has 'moderate to high' susceptibility, however also acknowledges that construction had not begun on the relief road at the time of publication and the effect of the new road was not considered in the judgement of susceptibility. The addition of this transport route through the sub area will reduce the assessed susceptibility in landscape terms due to the addition detracting features, in this case the major infrastructure which will be a notable influence on the landscape.
- 6.27. The proposed HA2 allocation in the emerging local plan occupies the majority of the LCA sub area 08.1a that is not within the site. If this allocation were to come forwards in the

future, the main land use of this area would be that of residential development. This would provide extensive reference to the type of development proposed on site, further reducing the susceptibility of the LCA sub area and the site.

Susceptibility of the 'Woodcot/Alver Valley LCA - Sub area 08.2a' and the site

- 6.28. In sub area 08.2a, the sense of enclosure is variable dependent on the land use. Ribbon development extends north to south along Newgate Lane and includes built form of residential and small commercial properties and garden vegetation. In the north-east corner and in the east of the sub area a series of small scale equestrian grazing enclosures are divided by a combination of hedgerow and post and wire fencing. A further area of small scale equestrian enclosures is located to the south-west of the 08.2a divided by post and wire fences and enclosed to the east by back garden vegetation of properties on Newgate Lane, to the south by mature hedgerow and to the west by a mature coniferous tree belt. This enclosure and containment lowers the susceptibility of the landscape.
- 6.29. In the east of the sub area, across the traffic island that forms a part of its southern boundary, the Brookers Green Recreation Ground is a more open area of landscape, the western boundary of which is now formed by the fencing along the Newgate Lane – Southern Section relief road (currently under construction). To the eastern boundary of the recreation ground comprises a vegetation belt of varying quality with a number of larger trees.
- 6.30. The context of the sub area and site is that of being influenced by transport network comprising the existing Newgate Lane and the Newgate Lane – Southern Section relief road, (currently under construction). Both of which cross the sub area, enclosing the site to the west and east respectively. The addition of the large traffic island in the south provides further urbanising and detracting features within this part of the landscape.
- 6.31. On balance the 'Woodcot/Alver Valley LCA - Sub area 08.2a' and the site, is considered to be of **low susceptibility** to the type of development proposed.

Landscape sensitivity

- 6.32. The following conclusions on sensitivity are based on the detailed description and justification presented in the previous sections, balancing the professional judgements on value and susceptibility. Following a review of the types of impact on physical

landscape resources, the conclusions on landscape sensitivity are then taken forward to address the impact and effect on landscape character.

- 6.33. The published guidance considered that the landscape value and susceptibility of the 'Woodcot/Alver Valley LCA - Sub area 08.1a' is 'moderate to high' and that the area has 'high' sensitivity in landscape terms.
- 6.34. However, this analysis was completed prior to the construction of the Newgate Lane – Southern Section, a large scale relief road that bisects the sub area and will add a substantial urbanising feature to the landscape and will considerably reduce the value and susceptibility of the 'Woodcot/Alver Valley LCA - Sub area 08.1a'. This LVIA considers the context of Newgate Lane - southern section and has determined that the LCA sub area 08.1a and the site, to be of '*low to medium*' value and susceptibility in landscape terms. Therefore, the sub area is considered to be of **low to medium sensitivity** in landscape terms.
- 6.35. Also, on the basis of this LVIA the 'Woodcot/Alver Valley LCA - Sub area 08.2a', including the site determines the character be of *low value* and *low susceptibility*. Therefore, in line with the published guidance 'Woodcot/Alver Valley LCA - Sub area 08.2a' is considered to be **low sensitivity**.

Landscape impacts

Impacts on physical landscape resources

- 6.36. The following section describes the predicted changes to the physical landscape elements and features on the site that will give rise to the subsequent perceived changes in landscape character.
- 6.37. Construction impacts will include initial ground clearance, earthworks, limited clearance of existing vegetation. This process will also include the implementation of temporary measures such as site hoardings, temporary fencing and vegetation/tree protection measures. These impacts will be temporary.
- 6.38. Impacts at completion are concerned with the long term alteration in the landscape from the current undeveloped context of the site to the future scenario of the proposed development. The built form of the proposed development will be complete and will be a permanent component in the landscape.

- 6.39. In the long term, impacts will be associated with the influence of mitigation measures on landscape character. This establishes the changes to landscape character as a result of built development but with proposed mitigation measures fully established and performing their intended function. The impacts are considered to be long term and not reversible.
- 6.40. In terms of physical landscape resources, the direct changes will be restricted to the site. Given the nature of the existing topography, changes to the landform required for the creation of practical development platforms will be minimal. Impacts will also be generated by the change in land use from the current arable and rough pasture enclosures to residentially led development; areas of existing green infrastructure will be retained and enhanced and new areas of open space created (including proposed landscape planting).
- 6.41. There is likely to be some minimal loss of hedgerow as the access road enters into the development area from Newgate Lane. This loss will be to a short section of the western most hedgerow boundary and will be replaced at appropriate locations throughout the proposed development.
- 6.42. Overall the physical landscape impacts are considered to be direct and will be limited to the extent of the site. There will be no additional direct impacts on the wider areas around Fareham or to the wider landscape context of the 'Woodcot/Alver Valley' LCA.

Landscape effects

- 6.43. In the context of the impacts considered above, the following sections set out an assessment of the likely landscape effects on the relevant LCA and local landscape character.

'Woodcot/Alver Valley LCA - Sub area 08.1a' and the site

- 6.44. The sub area 08.1a is a small pocket of agricultural land that extends between the western edge of Woodcote and the existing route of Newgate Lane. The site is located in the south-western corner of the sub area in an area of landscape characterised by urban fringe. Within the sub area, and adjacent to the northern site boundary, Hambrook Lodge is located comprising a small group of farm buildings, and their associated access and infrastructure. These buildings are the only reference to built form within the sub area. However, the sub area is heavily influenced by the immediately adjacent settlement of

Woodcot, a large residential estate that forms the eastern boundary of the sub area. The Newgate Lane - southern section relief road is under construction through the sub area which generally degrades the character of the agricultural landscape. As such the proposed development will not be at odds with the emerging character of 08.1a, including consideration of the HA2 allocation.

- 6.45. Sub area 08.1a is characterised by the coastal plain, low-lying and flat landform. A network of mature, native hedgerows and large oak trees extend along field boundaries. The proposed development will only have a minor impact on these elements of the sub area with minimal changes to landform at a very local level and the loss of a short length of hedgerow for the site access road.
- 6.46. Guidelines for the FLA include the need to protect the open, agricultural nature of 08.1a and maintain and strengthen the hedgerow and tree network. It also advises that protection of the area's role in maintaining the separation of settlements and a clear distinction between urban and rural areas is necessary, however the relief road has added further urbanising features across this landscape and with the emerging HA2 allocation proposed for this area it is considered that the undeveloped nature of the landscape is already degraded and would become further reduced as the HA2 allocation comes forward. With regards to this area of landscape providing separation of settlements, it is distinct from the larger area of the Stubbington strategic gap, both physically and visually separated by the solar farm, sewage treatment works and ribbon development along Newgate Lane and so has only a very limited role in maintaining separation particularly in comparison to the more open landscape to the west.
- 6.47. The proposed development would provide opportunities to maintain the majority of on-site vegetation and to enhance and strengthen the green infrastructure through new planting. The outline application will provide a landscape strategy that includes inherent mitigation throughout the proposals and the overall structure of the open space. There will be opportunities to refine the design proposals through the preparation of the detailed landscape design.
- 6.48. In essence, considered at this level of landscape character, the impacts distil to a straightforward matter related to the partial loss of the agricultural areas of the site for the proposed residential development. As previously mentioned, the change will occur in the context of the settlement fringe and emerging urbanising features.

6.49. Therefore, for the 'Woodcot/Alver Valley LLCA - Sub area 08.1a' and the site, the magnitude of impact within the study area will be **medium**. Assessed alongside the **low to medium** sensitivity, this will result in a **minor to moderate adverse** effect.

Woodcot/Alver Valley LCA - Sub area 08.2a and the site

6.50. Effects on the 'Woodcot/Alver Valley LCA - Sub area 08.2a' are defined as those occurring on site in a small northern area of the sub area in the immediate landscape context of ribbon development along Newgate Lane.

6.51. Sub area 08.2a is an urban fringe landscape that has been notably degraded by development including residential and commercial units and the larger sewage treatment works which lies adjacent to it. LCA sub area 08.2a is an enclosed pocket of the 'Woodcote - Alver Valley' LCA that no longer includes areas of open, agricultural land, characteristic of sub area 08.1a and the wider landscape of the Stubbington strategic gap. This sub area is separate from those adjacent to it in character and land use and adds no real sense of openness to the Stubbington strategic gap to the west.

6.52. The Newgate Lane - southern section relief road passes through this sub area from the north (and LCA sub area 08.1a) and connects to the large traffic island in the south providing further urbanising elements within the landscape.

6.53. The west extent of the site occupies LCA sub area 08.2a. This area of the site will be partly retained as open space with vegetation retained and enhanced. A small area of proposed development would lie within the sub area and front onto the open-space providing natural surveillance and a positive outlook.

6.54. Therefore, the magnitude of impact on the 'Woodcot/Alver Valley LCA - Sub area 08.2a' and the site is considered to be **negligible**. Assessed alongside the **low** sensitivity, this will result in a **negligible to minor adverse effect**.

7. ASSESSMENT OF VISUAL EFFECTS

Visual sensitivity

- 7.1. The sensitivity of a visual receptor is a function of the value attached to a particular view balanced with the susceptibility of the visual receptor to changes in a view and/or visual amenity. The criteria for the sensitivity of visual receptors are set out in the detailed methodology (**Appendix B**).

Visual impacts

- 7.2. Visual impacts are considered separately to landscape impacts. For landscape impacts it is necessary to understand the combination of direct and indirect impacts on the landscape resources potentially affected by a proposed development and therefore it is possible to provide a description and overview of the key impacts that are likely to affect the study area.
- 7.3. However, for visual receptors it is necessary to understand the specific, direct impacts on each view. Therefore, the causes of impact are considered on the basis of individual receptors and are set out in the following sections as an integral part of the assessment of visual effects.

Visual effects

- 7.4. The following section summarises the main visual impacts which are likely to be generated by the proposed development. This includes reference to the likely significance of effects on specific visual receptors. A number of representative viewpoints were captured during the field work and these are presented as a series of panoramic photos and included as **Figure 5, Representative Viewpoints 1 to 14**.
- 7.5. A detailed analysis has been completed for each of the representative viewpoints. This includes reference to the sensitivity of the visual receptors and the nature and degree of the likely changes to the view.
- 7.6. The following table sets out the detailed visual impact assessment and is followed by a summary description of visual effects.

Table 3: Assessment of visual effects

Viewpoint	Sensitivity	Description of change and nature of impact	Magnitude and significance of effects Completion	Magnitude and significance of effects Year 15
<p>1. View looking north, from Woodcote Lane.</p> <p>This viewpoint is representative of road users travelling along Woodcote Lane and past the site, with direct views to the southern extent of the site.</p> <p>The view is also representative of views from the nearby residential properties which front onto Woodcote Lane, therefore sensitivity is judged in respect of the worst case (i.e. highest) scenario.</p>	<p>High</p>	<p>From this location there are direct views to the southern edge of the site including the smaller equestrian grazing paddocks. A number of temporary farm shelters are located within the paddocks and the rooftop at Hambrook Lodge can be seen beyond the vegetation. The flat nature of the coastal plain landform can be observed with layers of field boundary vegetation. The western site boundary is visible as marked by a post and wire fence running parallel to Newgate Lane.</p> <p>From this location proposed dwellings will be situated beyond the linear open space that follows the western boundary. Oblique views of properties fronting on to this open space will be available through the proposed vegetation.</p> <p>The design of the frontage has carefully considered urban design and landscape design to create an appropriate and high quality street scene and site frontage.</p> <p>Mitigation incorporated into the proposals will include a high quality landscape scheme that will soften and further enhance the street scene in the longer term.</p>	<p>Mag. Medium to high</p> <p><i>Sig. Moderate to major adverse</i></p>	<p>Mag. Medium</p> <p><i>Sig. Moderate adverse</i></p>

<p>2. View looking north-west from Woodcote Lane.</p> <p>This viewpoint is representative of road users travelling along Woodcote Lane and past the site, with direct views to the southern extent of the site.</p> <p>The view is also representative of views from the nearby residential properties which front onto Woodcote Lane, therefore sensitivity is judged in respect of the worst case (i.e. highest) scenario</p>	<p>High</p>	<p>From this location there are direct views of the south-eastern corner of the site. The attenuation area associated with the relief road can be seen in the foreground and the construction of the relief road can be seen to the right of the view. Beyond this the flat nature of the landform and of the mature vegetation are visible across the site.</p> <p>From this location there will be direct views of the proposed dwellings in the south-east corner. These properties will be set back from the site boundary to ensure there is sufficient space to provide a suitable buffer between the relief road and proposed units.</p> <p>Mitigation incorporated into the proposals will include a high quality landscape scheme that will soften and further enhance the street scene in the longer term.</p>	<p>Mag. High <i>Sig. Major adverse</i></p>	<p>Mag. Medium <i>Sig. Moderate adverse</i></p>
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<p>3. View looking north-west from Brookers Green Recreation Ground.</p> <p>This viewpoint is representative of users of the recreation ground.</p>	<p>Low</p>	<p>From this location the site is screened from view. The flat nature of the coastal plain landform is apparent across the recreation ground. The route of the relief road is currently under construction and the fence line can be seen bordering the open space. Roof lines of properties on Newgate Lane can be seen beyond the fence line. To the right of the view, properties off The Drive can be seen beyond the vegetation.</p> <p>Views of the majority of the proposed development are likely to be screened intervening vegetation and residential properties. The emerging relief road will also assist in screening the proposed development. There are likely to be limited, partial views to the rooflines of buildings close to the site on Woodcote Lane and therefore there is potential for views of the rooflines of proposed dwellings in the south-eastern part of the site. This will be limited and consistent with the existing context.</p>	<p>Mag. Low</p> <p><i>Sig. Negligible adverse</i></p>	<p>Mag. Negligible to low</p> <p><i>Sig. Neutral to negligible adverse</i></p>
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<p>4. View looking south-west from rear passageway off Tukes Avenue.</p> <p>This viewpoint is representative of road users travelling along Tukes Avenue and the rear passageway off Tukes Avenue.</p> <p>The view is also representative of views from the nearby residential properties which front onto Tukes Avenue, therefore sensitivity is judged in respect of the worst case (i.e. highest) scenario.</p>	<p>High</p>	<p>From this location there are only filtered views beyond the vegetation line that encloses the properties along this edge of Woodcot.</p> <p>Views of the proposed development will be screened from this location by the vegetation which intervenes and the infrastructure associated with the relief road.</p> <p>Views from upper storey of residential properties may be able to discern proposed units in the north-eastern extent of the site.</p>	<p>Mag. Negligible <i>Sig. Negligible to minor adverse</i></p>	<p>Mag. Negligible <i>Sig. Negligible adverse</i></p>
<p>5. View looking south-west from Tukes Avenue Open Space.</p> <p>This view is representative of users of the public footpath that crosses the open space.</p>	<p>High</p>	<p>From this location there are filtered views towards the site with some views of rooflines of existing properties on Tukes Avenue. Views are filtered and only available from a very limited number of gaps in the vegetation.</p> <p>There is not likely to be any view of the site or proposed development from this location.</p>	<p>Mag. Negligible <i>Sig. Negligible adverse</i></p>	<p>Mag. Negligible <i>Sig. Negligible adverse</i></p>

<p>6. View looking south from Newgate Lane near the commercial area.</p> <p>This is view is representative of road users traveling along Newgate Lane, heading south.</p>	<p>Medium</p>	<p>From this location there are no direct views of the site. The sports pitches to the south of the commercial area of Fareham can be seen enclosed by mature vegetation in the middle ground to the left of the view. Newgate Lane travels through the view with a number of urbanising features including pylons and street signage. To the right of the view HMS Collingwood can be seen as a large brick building surrounded by mesh fencing.</p> <p>Once again, the very flat landform is apparent with no noticeable change in level perceived in the view. Groups of mature native vegetation also feature across the view breaking up the urban character at the existing settlement edge.</p> <p>Views of the proposed development from this location may be possible above the vegetation line to the south of the sports pitches. This view would be heavily filtered and of the rooflines of the proposed dwellings in the north of the site. From this location, views of proposed development would be beyond the potential Land at Newgate Lane, North site, which if it comes forwards would screen views of the site. Any views of the proposed development would be seen in the context of the urban fringe location of the viewpoint location.</p>	<p>Mag. Negligible to low <i>Sig. Negligible to Minor adverse</i></p>	<p>Mag. Negligible <i>Sig. Negligible adverse</i></p>
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<p>7. View looking south, from public footpath off Newgate Lane.</p> <p>This view is representative of users of the public footpath.</p>	<p>High</p>	<p>From this location the view is screened by the solar farm and its surrounding vegetation that links in to the dense tree belt around the sewage treatment works in the background of the view, this vegetation assists in disconnecting the viewpoint location, and therefore the site from the Stubbington strategic gap, further to the west.</p> <p>Tudor Lodge Nursing Home is filtered by the mature vegetation that denotes the boundary of the property. This vegetation continues to meet that along Newgate Lane, which due to this vegetation and the flat nature of the landform is not discernible from this location, and therefore the site can also not be seen.</p> <p>There are not likely to be views of the proposed development from this location due to the density of the vegetation along Newgate Lane. The development envelope is set back from the western extent of the site which will also assist in preventing views from this location as the opportunity to increase vegetation within this section of the site will further screen views.</p>	<p>Mag. Nil <i>Sig. Nil</i></p>	<p>Mag. Nil <i>Sig. Nil</i></p>
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<p>8. View looking south-west, from Newgate Lane.</p> <p>This view is representative of users of Newgate Lane.</p>	<p>Medium</p>	<p>From this location there are filtered views to the western edge of the site. Views of the small scale equestrian grazed pastures are direct and the mature hedgerow which encloses them is visible in layers across the flat landform. The property at Hambrook Lodge is visible although filtered by mature vegetation, in the middle ground of the view which crosses the potential Land at Newgate Lane, North site. In the back ground of the view are properties along the western edge of Bridgemary and Woodcot, the upper storeys and rooflines can be seen to varying degrees above the dense. The relief road can also be see, currently under construction, the fence line and associates facilities of the construction works can be seen transecting the middle ground.</p> <p>There will be filtered short distance views of the proposed development from this location, primarily the properties along the northern extent of the site.</p> <p>Carefully considered urban and landscape design will combine to create a positive frontage. Units are set back behind a landscaped buffer that will provide screening whilst delivering positive green infrastructure within the surrounding agricultural landscape.</p>	<p>Mag. Medium to high <i>Sig. Moderate to major adverse</i></p>	<p>Mag. Medium <i>Sig. Moderate adverse</i></p>
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<p>9. View looking east from Newgate Lane.</p> <p>This view is representative of users of Newgate Lane. It is also representative of properties along Newgate Lane and at Hambrook Lodge and is therefore judged at the higher (worst case scenario) sensitivity.</p>	<p>High</p>	<p>From this location the access drive and built form at Hambrook Lodge are central the view. Hambrook Lodge is a well enclosed dwelling with mature trees to the north and south of it. The surrounding equestrian grazing paddocks are divided from the road by post and wire fencing which gives way across the middle ground to mature hedgerow boundaries with mature native trees. The layering of this vegetation across the flat landform acts as a screen and prevents views beyond the site.</p> <p>Transecting the middle ground to the left of the view, a row of streetlights that line the relief road, currently under construction can be seen amongst other vertical urbanising features including telegraph poles.</p> <p>Views of the proposed development from this location would be direct short distance views of the open space that would buffer Newgate Lane but also units at the western edge of the development. Suitable distance has been allowed to provide offset and landscape screening around Hambrook Lodge. The western landscape buffer will include considerable green infrastructure improvements including hedgerow along the western boundary of the site, tree planting and a number of open space amenities. The considered design of this edge of the proposed development also provide a more positive outlook for existing properties on Newgate Lane.</p>	<p>Mag. High <i>Sig. Major adverse</i></p>	<p>Mag. Medium to high <i>Sig. Moderate to major adverse</i></p>
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<p>10. View looking north-east across Peel Common, from public footpath north of Gosport Road.</p> <p>This view is representative of users of the public footpath.</p>	<p>High</p>	<p>From this location the openness of the landscape is more prominent. Away from the existing and varied development along Newgate larger scale agricultural fields are more characteristic of the area known as the Stubbington strategic gap.</p> <p>Gosport Road passes to the right of the view and separates the agricultural land from the airfield and its associated compounds to the south</p> <p>The background of the view comprises dense vegetation encloses the sewage treatment works and Peel Common and separates it from the location of the viewpoint.</p> <p>From this location there is unlikely to be any view of the proposed development.</p>	<p>Mag. Nil <i>Sig. Nil</i></p>	<p>Mag. Nil <i>Sig. Nil</i></p>
<p>11. View looking east from public footpath at the eastern edge of the woodland block in the north-east of Stubbington.</p> <p>This view represents users of the public footpath.</p>	<p>High</p>	<p>From this location the open nature of the Stubbington strategic gap is apparent. It is also clear that the openness of this landscape is interrupted by the vegetation around the sewage treatment works, which connect so development along the southern extent of Newgate Road, and the solar farm which connect to HMS Collingwood to the north. This creates a complete physical and visual barrier between this area of the Stubbington strategic gap and the landscape in which the site is located.</p> <p>From this location the site and the proposed development will not be visible.</p>	<p>Mag. Nil <i>Sig. Nil</i></p>	<p>Mag. Nil <i>Sig. Nil</i></p>

<p>12. View looking south-east from Stroud Green Lane.</p> <p>This view represents users of Stoud Green Lane and the residential properties along it.</p>	<p>High</p>	<p>From this location the flat open Stubbington strategic gap is seen with vegetation to either side at both Stubbington and to the east around the sewage treatment works and Peel Common. The solar arrays at the solar farm can be seen adjacent to the dense boundary vegetation around the sewage treatment works.</p> <p>From this location the site and the proposed development will not be visible.</p>	<p>Mag. Nil <i>Sig. Nil</i></p>	<p>Mag. Nil <i>Sig. Nil</i></p>
<p>13. View looking south-west from Allan King Way Recreational Route.</p> <p>This view is representative of users of the PROW.</p>	<p>High</p>	<p>From this location the Allan King Way looks down towards Fareham in the south, although any existing development is not easily discernible. The agricultural landscape through which the route travels spans the left of the view, interrupted by dense boundary vegetation associated with properties on The Causeway.</p> <p>To the right the A27, a busy dual carriageway, and its associated vegetation complete the view.</p> <p>From this location the site and the proposed development will not be seen.</p>	<p>Mag. Nil <i>Sig. Nil</i></p>	<p>Mag. Nil <i>Sig. Nil</i></p>
<p>14. View looking south-west from Portsdown Hill Road, at Fort Nelson.</p> <p>This view is representative of road users and of users of the fort museum.</p>	<p>High</p>	<p>From this location an expansive panoramic view is available across the estuary that includes Portsmouth harbour. Large settlement areas are seen along the coastal landscape including the towns of Gosport and Fareham. In the background of the view beyond the Solent the Isle of Wight lines the horizon.</p> <p>Whilst it may be possible to identify the location of the site within the view, from this distance and amongst such expansive existing development the site would not be discernible.</p>	<p>Mag. Nil <i>Sig. Nil</i></p>	<p>Mag. Nil <i>Sig. Nil</i></p>

7.7. The following section provides a summary and overview of visual effects.

Views from the network of public rights of way

7.8. There is a relatively limited network of PROW across the landscape, particularly to the east of Newgate Lane. Views of the site from these footpaths are limited further by intervening vegetation and built form with only filtered views available from the footpath that adjoins Newgate Lane south of the commercial area as demonstrated by Viewpoint 6. To the west a greater number of footpaths extend away from Newgate Lane across the area currently defined as the Stubbington strategic gap there is no intervisibility between these and the site.

7.9. In the wider landscape there are two recreational routes that cross the study area; the first, to the north, the Allan King Way; and the second, to the south, the Solent Way. From the north the Allan King Way has an extensive panoramic view across the region and out towards the Isle of Wight as demonstrated by Viewpoints 13 and 14, however individual development areas are hard to discern due to the distance from which they are viewed. From the south, the Solent Way primarily has views across the Solent with limited views inland towards extensive development areas.

7.10. Throughout the wider network of PROW there are only a small number of locations where the proposed development will be visible and in general it will not be a substantial feature or prominent in such views, largely restricted to filtered views by mature vegetation. Where these views are available they are generally only from the sections of PROW which are predominantly located in developed areas and so any view of the proposed development would likely be in the context of, or from the context of a similar type of development, consequently limiting the full degree of change.

7.11. Therefore, on balance, the impact on views from the PROW network in the wider countryside is not considered to be significant.

Views from residential properties on Newgate Lane and Woodcote Lane

7.12. From Newgate Lane, traveling south from the commercial edge of Fareham, views of the site are limited by intervening vegetation. Views are only available from immediately adjacent to the site, as demonstrated by Viewpoint 9. Similarly views from Woodcote

Lane are available intermittently from gaps in vegetation, particularly at the south-east and south-western corners of the site, as demonstrated by Viewpoints 1 and 2.

- 7.13. From Newgate Lane and Woodcote Lane there are only a limited number of properties that will have direct views into the site from rooms normally occupied during waking/daylight hours (which the GLVIA3 defines as more susceptible to change.)
- 7.14. Views of the relief road construction have already resulted in degraded views from a number of these properties and so, whilst it is acknowledged that there will be an impact on views from these properties, the site now lies in a pocket of landscape enclosed by highways on both sides, increasing the urban infrastructure available in views across it. It is acknowledged that there would be visual impact on views from a small number of residential properties on Newgate lane and Woodcote Lane, it is considered that on a more general scale views of the site are partially screened or from oblique viewpoints that overall reduces the significant of effects.
- 7.15. Beyond this there are very limited views from the wider road network, limited by the combination of vegetation, development and flat landscape and as such these views are not considered to be significant.

Views from Hambrook Lodge

- 7.16. Hambrook Lodge is located adjacent to the northern boundary of the site. It is accessed from Newgate Lane via a short, gravelled driveway. There are a number of farm buildings set amongst a series of small tree groups. Whilst reasonably well enclosed the property does have views out across the surrounding landscape, including across the site. The relief road is also likely to be visible from the rear of the property.
- 7.17. Proposed development has been offset from the boundary with Hambrook Lodge so as to ensure the existing property is not directly overlooked. Where possible the existing vegetation will be buffered by a considered landscape scheme to ensure further screening is provided.

8. SUMMARY AND CONCLUSIONS

Overview

- 8.1. This landscape and visual impact assessment (LVIA) has been prepared to determine the likely effects of the proposed development of the Land to the west of Newgate Lane, Fareham. The LVIA has addressed the following landscape resources and visual receptors:
- Landscape character, including physical landscape elements and features; and
 - Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.
- 8.2. The LVIA identifies the key constraints and opportunities present in the site and surrounding landscape, and also the nature of the likely impacts that may arise from the proposed development. The LVIA has analysed the baseline information in the context of the proposed development and has informed the proposals for landscape mitigation.

Landscape Character

- 8.3. The site is located in an area defined as the 'Woodcot/ Alver Valley' LCA by the Fareham Landscape Assessment, the LCA is divided in to sub areas of which the site partially lies in two, 08.1a and 08.2a. These areas of character, defined by a published study, have been used as the basis for the assessment of landscape effects. The assessment of landscape impacts based on character areas/sub areas accords with the NPPF and PPG in that it looks at the intrinsic character of an area and utilises landscape character assessment to help understand the character and local distinctiveness. The sub areas are small pockets of landscape and so it is considered that the level of detail is sufficient to accurately assess the effect of the proposed development within them.
- 8.4. The direct physical landscape impacts of the proposed development from the direct changes which are limited to the site area only. These impacts are associated with the change from mixed agricultural landscape to that of a residentially led development. However, the development retains existing mature vegetation along its boundaries, through the proposed development area and within the areas open space.
- 8.5. Indirect impacts to landscape character arising from the perception of change to the wider and local landscape context are also relevant in respect of the site and its local

landscape context, these are restricted by the containment of the site and limited intervisibilities with the wider landscape. This is due to the containment of the site to the east by the relief road and nearby settlement edge of Woodcot, and west by the mature roadside and boundary vegetation around the sewage works and the existing residential properties along Newgate Lane. The landform of the area is characterised by the flat coastal plain extending inland from the Solent to the A27 corridor, over 3km north of the site, where landform begins to rise, this further limits the influence and visibility of the site.

- 8.6. The assessment of impacts on landscape character has determined that the significance of effect on the 'Woodcot/Alver Valley LCA - Sub area 08.1a' will be '**minor to moderate adverse**'. The assessment of impacts on landscape character has determined that the significance of effect on the 'Woodcot/Alver Valley LCA - Sub area 08.2a' will be '**negligible to minor adverse**' effect. In both instances, it is clear that effects are limited and highly localised.
- 8.7. The potential introduction of the HA2 allocation across the majority of the 08.1a sub-area is likely to have a greater effect of the landscape character than the proposed development within the site, due to the extent of the LCA sub area that will change from agricultural or 'open' landscape to an area of residentially led development. In this instance the site would form a logical extension to the settlement area using an area of otherwise isolated and degraded landscape.
- 8.8. The potential site at Land at Newgate Lane, North may also come forward directly adjacent to the southern site boundary that would further infill this area of isolated and degraded landscape providing a more logical and legible urban fringe area.
- 8.9. To the west of Newgate Lane, the Stubbington strategic gap is, at present, enclosed by a solar farm, sewage treatment works and the properties along the western edge of Newgate Lane. This ribbon of development along Newgate Lane separates the area of landscape upon which the site is located from the wider extent of the gap to the west. The purpose of the gap is to prevent coalescence between the settlement areas of Stubbington to the west and Fareham to the north-east. The proposed development is located in an area of landscape to the east of the ribbon development along Newgate Lane and is influenced by a number of urbanising features including the new relief road the borders its eastern boundary, and the surrounding existing residential properties; to the west on Newgate Lane; to the south on Woodcote Road; and the larger settlement

area of Woodcot to the east, and also the commercial estate to the north. As such the proposed development will not detract from the function of the gap as within this area it is influenced by the aforementioned urbanising features that reduce the 'openness' of this area of landscape.

- 8.10. Further west, beyond the solar farm and the sewage treatment works, the gap is more open in character with urbanising features limited to its western edge as it meets the settlement area of Stubbington. It is this area of the Stubbington strategic gap that provides separation of settlements across an open area of landscape. The proposed development is separated both physically and visually from this area by vegetation and as such will have no effect on it.

Visual Amenity

- 8.11. A detailed analysis has been completed for a range of representative viewpoints, including reference to the sensitivity of the visual receptors and the nature and degree of the likely changes to the view. The nature of visual impacts is heavily influenced by the containment of the site.
- 8.12. From the wider landscape the site and proposed development are generally screened by the influence of landform, existing development and existing mature vegetation. Prominent views of the site are only available from its immediate context along Newgate Lane and Woodcote Lane. There will be partial, heavily filtered views across the arable landscape from the settlement edge of Woodcote, however these are seen in the context of existing residential development.
- 8.13. The greatest degree of visual effect will be from locations immediately adjacent to the site, from a small number of existing individual residential properties. Given the nature and scale of visual effects when considered overall, these are not considered significant.

Conclusion

- 8.14. Overall, the proposed development will result in a limited impact at a highly localised level. The scale and form of proposed development is likely to result in impacts which are limited to the site area and its immediate context only. This is limited to the section of Newgate Lane and Woodcote Lane adjacent to the site (including residential receptors at these point), and a PROW to the north-west of the site.

- 8.15. A range of landscape and visual receptors have been tested and impacts have been identified for both landscape character and for visual receptors. This includes an iterative process whereby potential impacts have informed the landscape strategy for the site and have become ingrained in the proposed development. The residual impacts identified as part of this process highlight that the greater degree of impact relates to the site and to a very localised immediately adjacent to the site; both of which are influenced and limited by the urban fringe, partly degraded landscape of the site and its context and the high degree of enclosure. The proposals for green infrastructure and landscaping help to mitigate (and reduce) impacts and will improve the quality of the proposed development as a whole.
- 8.16. The western limit of HA2 allocation (and eastern edge of the site) is defined by the route of the relief road and so a narrow strip of land is retained between Newgate Lane (existing) and the relief road. The majority of this retained landscape comprises a series of small scale equestrian paddocks, the character and appearance of which is relatively poor and reflective of the urban fringe. Furthermore, the remaining strip of land does not function as an effective part of the Stubbington strategic gap. Potential development of the site and adjacent Land at Newgate Lane, North, will maximise the development capacity of this area.
- 8.17. With regard the strategic gap, there is a clear and robust boundary, set by the alignment of Newgate Lane, and associated green infrastructure. This includes substantial belts of mature vegetation that define the western limit of the settlement area of Peel Common.
- 8.18. A solar farm and sewage treatment works are present in the strategic gap, the latter of these also being defined by a strong belt of woodland that reinforces the edge of the urban area at Newgate Lane and Peel Common. To the west of these the landscape has a much more open nature with a stronger 'gap' character that, if the development across both HA2, potential Land at Newgate Lane, North, and the site were to come forwards, will continue to function, preventing coalescence between these areas.
- 8.19. Given the limited adverse landscape and visual effects and the context of the site as a discreet and degraded site to the west of Newgate Lane, as well as the limited impacts on the rural aspects of the wider landscape, the likely landscape and visual effects identified are not considered to be significant. Therefore, on balance, the proposed development is considered acceptable in landscape and visual terms.

Appendix A

References

A. Appendix A: References

A.1. APPROACH

A.1.1 The approach and methodology used for this assessment has been developed in accordance with the guidance in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (April 2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition;
- Natural England (October 2014) An Approach to Landscape Character Assessment;
- Landscape Institute Advice Note 1/11 Photography and Photomontages Guidance; and
- Landscape Institutes Technical Guidance Note 02/17 (March 2017).

A.2. BASELINE INFORMATION AND ASSESSMENT

A.2.1 Sources of baseline data referred to during this process include:

- The European Landscape Convention (ELC) (2000);
- The National Planning Policy Framework (NPPF) (2012);
- National Planning Practice Guidance (NPPG) (2014);
- Fareham Borough Council Local Plan Part 1: Core Strategy (4 August 2011);
- Fareham Borough Council Local Plan Part 2: Development sites & Policies (8 June 2015);
- Fareham Borough Council Draft Local Plan;
- Natural England, National Character Area Profile 126: South Coast Plain (NE525) (24 February 2014);
- Hampshire Integrated Character Assessment (Final May 2012);
- Fareham Landscape Assessment (LDA Design on behalf of Fareham Borough Council) (2017);
- Aerial photography and OS base mapping of the site; and
- The MAGIC interactive website (<http://www.magic.gov.uk/MagicMap.aspx>).

Appendix B

Detailed LVIA Methodology

B. Appendix B: Landscape and visual effects detailed methodology (GLVIA3)

B.1. INTRODUCTION

B.1.1 This assessment aims to determine the likely effects of the proposed development on the existing landscape and visual receptors in the study area. The following landscape resources and visual receptors have been addressed:

- Physical landscape features and elements;
- Landscape character; and
- Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.

B.1.2 This assessment details the impacts that may result as a consequence of the proposed development and considers the likely significance of effect arising as a result.

B.2. APPROACH

B.2.1 The approach and methodology used for this assessment has been developed in accordance with the guidance in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (April 2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition;
- Natural England (October 2014) An Approach to Landscape Character Assessment; and
- Landscape Institute Advice Note 1/11 Photography and Photomontages Guidance.

B.2.2 The overall approach to the identification and assessment of landscape and visual effects is summarised as follows:

- determining the scope of the assessment;
- collating baseline information for landscape and visual receptors, including completing desk study research and undertaking field based survey work;
- review the proposed development and identify and describe the likely impacts of the proposed development (enabling specific judgments to be made on sensitivity of landscape and visual receptors);
- establish the sensitivity of landscape and visual receptors (balancing judgments on susceptibility and value);

- determine the magnitude of impacts (balancing judgments on size / scale, duration and reversibility);
- the assessment of the likely significance of landscape and visual effects through a balanced approach and clear description of judgments on sensitivity and magnitude; and
- the identification of measures to avoid or remedy impacts and the subsequent re-assessment of likely effects.

B.2.3 The following sections provide further detail on this approach.

Determining the Scope of Assessment

Spatial Scope

B.2.4 The spatial scope for the assessment has been determined by a two staged approach. Firstly, a 'preliminary study area' is identified. This is based on the wider setting and context of the site and sets the broad parameters for collation of baseline information; this scope also accounts for the potential effects that will be generated by the proposed development.

B.2.5 In order to focus on the key sensitive receptors and likely effects the spatial scope of the preliminary study area is then refined through the initial stages of the assessment (i.e. desk study and field survey work).

B.2.6 The visual envelope of the site has been considered through desk top analysis of topographical data combined with field surveys to investigate visual enclosure arising from landform, vegetation and built form.

Collating Baseline Information

B.2.7 In order to capture a comprehensive description of the baseline position for landscape and visual receptors, information has been collated using desk study and field survey work. These processes include reference to published landscape character studies and a range of views and visual receptor types.

Desk Study

B.2.8 The desk study has identified potentially sensitive landscape resources by reference to OS maps and existing published landscape character studies, relevant planning policy guidance and/or designated or protected views. This stage has also enabled the identification of potential visual receptors such as public rights of way (PROW), residential properties or designated areas.

Field Survey

- B.2.9 Detailed field survey work for this LVIA has further identified landscape elements and features that contribute to the landscape character of the area and visual receptors that will have potential views of the site.
- B.2.10 A series of representative photographs were taken during the field work. The photographs were taken with a digital camera with a 50mm lens (equivalent focal length). These are presented as a series of panoramic viewpoints included to illustrate landscape character in the area and also as specific representative viewpoints. These have been used to inform the assessment of both landscape and visual impacts.

Assessment of Effects

- B.2.11 Having established the relevant baseline position the assessment process then completes the following specific stages:
- Evaluate the sensitivity of the landscape receptors and visual receptors, specifically in response to the type of proposed development (sensitivity of landscape resources is not standard and depends on the nature and type of development proposed);
 - Identify the potential magnitude of impact on the physical landscape, on landscape character and on visual receptors; and
 - Combine professional judgments on the nature of the receptor (sensitivity) and the nature of the change or impact (magnitude) to arrive at a clear and transparent judgment of significance.
- B.2.12 For both landscape and visual effects the final conclusions on significance are based on the combination of sensitivity and magnitude. The overall judgment on significance is based on the combination of each of the criteria. The rationale for the balance and justification for each judgement is expressed in the detailed analysis.
- B.2.13 To draw a distinction between different levels of significance, a scale for the degrees of significance, along with criteria and definitions, have been developed. These provide a structure for making judgements which are clear and objective. However it is necessary to remember that landscapes and interactions in the landscape are both complex and subtle; as such an element of subjectivity remains. No landscape will fit wholly into any one definition and to try would require extensive and complex criterion.

B.2.14 Therefore professional judgements draw in conclusions in respect of sensitivity, magnitude and significance are fully and clearly described by the detailed written analysis presented in the LVIA, supported by descriptive thresholds and criteria for each of these stages in relation to landscape impacts and, separately, visual impacts are set out in the following sections.

B.3. ASSESSMENT OF LANDSCAPE EFFECTS

Overview of landscape sensitivity

B.3.1 Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types.

B.3.2 To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from the specific type of development in question. Therefore landscape sensitivity is assessed combining judgements on the value attached to a landscape and the susceptibility to the type of change and nature of the development proposed.

Landscape value

B.3.3 Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.

B.3.4 Landscape value is not solely indicated by the presence of formal designations and a range of factors influence landscape value. Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments). Landscape value will vary in response to the specific landscape that is being considered in relation to its condition, sense of seclusion or isolation, the presence or absence of detracting features and the presence or absence of rare or distinctive elements and features and to what degree these form key characteristics.

B.3.5 The following table sets out the criteria that have been considered for determining landscape value. These are informed by the factors identified in Box 5.1 of the GLVIA3¹.

¹ Page 84, Landscape Institute and Institute of Environmental Management and Assessment (April 2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition

Table A.1: Criteria for landscape value

Value	Criteria
High	<p>Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists.</p> <p>Landscape condition is good and components are generally regularly maintained to a high standard.</p> <p>Rare or distinctive elements and features are a key component that contribute to the character of the area.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Extensive and promoted opportunities are available for recreation within the landscape.</p>
Medium	<p>Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component of the region/county character experienced by a large proportion of its population.</p> <p>Landscape condition is fair and components are generally relatively well maintained.</p> <p>Rare or distinctive elements and features are a notable component that contribute to the character of the area.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has moderate levels of tranquillity.</p> <p>Opportunities are available for recreation within the landscape, some of which is incidental.</p>
Low	<p>No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community.</p> <p>Landscape condition is poor and components are generally poorly maintained or damaged.</p> <p>Rare or distinctive elements and features are not a notable component that contribute to the character of the area.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has limited levels of tranquillity.</p> <p>There are few/no opportunities for recreation within the landscape.</p>

Landscape susceptibility

- B.3.6 The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.
- B.3.7 The following table sets out the criteria that have been considered for determining landscape susceptibility.

Table A.2: Criteria for landscape susceptibility

Susceptibility	Criteria
High	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form.</p> <p>Nature of land use – landscapes with no or very little existing reference or context to the type of proposed development.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland).</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is not present or where these are present but their influence on the landscape is limited.</p>
Medium	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form.</p> <p>Nature of land use – landscapes with some existing reference or context to the type of proposed development.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is noticeable.</p>

Susceptibility	Criteria
Low	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of proposed development.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted, or where there are few/no existing elements present (e.g. cleared brownfield sites).</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant.</p>

Landscape sensitivity

- B.3.8 Landscape sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.
- B.3.9 Having considered in detail the contributing factors to landscape value and the susceptibility of the site and surrounding area to the type of the development proposed, conclusions on landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.
- B.3.10 As advocated in the GLVIA3, professional judgement is used to balance judgements on value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment. Overall judgements on landscape sensitivity are subsequently described as; 'very high', 'high', 'medium', 'low' or 'negligible'.

Magnitude of landscape impacts

- B.3.11 The effect on landscape receptors is assessed in relation to the size or scale of impact, the geographical extent of the change and the duration and the reversibility of the impact. The magnitude of landscape effects has been assessed in accordance with the criteria set out in the following table.

Table A.3: Criteria for determining magnitude of landscape impacts

Magnitude	Criteria
Very high	<p>The size and scale of change is considered very large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects.</p> <p>The nature and scale of change to key characteristics which are critical to character is considered very large.</p> <p>Where the geographical extent would have a very substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types.</p> <p>Duration of impacts would be considered very long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.</p>
High	<p>The size and scale of change is considered large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects.</p> <p>The nature and scale of change to key characteristics which are critical to character is considered large.</p> <p>Where the geographical extent would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types.</p> <p>Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.</p>
Medium	<p>The size and scale of change is considered moderate due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects.</p> <p>The nature and scale of change to key characteristics which are critical to character is considered moderate.</p> <p>Where the geographical extent would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where a site is located on the boundary between areas).</p> <p>Duration of impacts would be considered midterm and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve.</p>
Low	<p>The size and scale of change is considered small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects</p> <p>The nature and scale of change to key characteristics which are critical to character is considered small</p> <p>Where the geographical extent would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type</p> <p>Duration of impacts would be considered short term and where the potential reversal of the impact is more likely and in practical terms would easily be achieved</p>

Magnitude	Criteria
Negligible	<p>The size and scale of change is considered very small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects</p> <p>The nature and scale of change to key characteristics which are critical to character is considered very small</p> <p>Where the geographical extent would substantially influence the landscape of the site only</p> <p>Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved</p>

B.3.12 These judgements are then taken forward to an assessment of the significance of landscape effects.

B.4. ASSESSMENT OF VISUAL EFFECTS

B.4.1 Visual receptors include a particular person or groups of people likely to be affected at a specific viewpoint or series of viewpoints.

Visual sensitivity

B.4.2 Sensitivity of visual receptors is determined through balancing judgements on the value attached to a particular view against the receptors susceptibility to change in a view or visual amenity. Given the need to address the specific issues of the proposed development these factors in the context of visual sensitivity are considered as part of the assessment of visual effects.

B.4.3 The value attached to a view includes recognition of value through formal designations (for example planning designations or heritage assets), indicators of value attached to views by visitors (for example inclusion on maps/guide books, provision of facilities, presence of interpretation).

B.4.4 For example views of higher value are likely to be from designated landscapes where the condition or scenic quality of the view is higher and where distinctive elements or features form a prominent part of a view; views of lower value are likely to be from area of landscapes where the condition and scenic quality of the view is poorer, where there is no reference to distinctive elements or features and where detracting features are prominent in the view.

B.4.5 The susceptibility of different visual receptors to changes in views and visual amenity is judged based on the activity of people experiencing the view at any given time or

location and the extent to which their attention would be focused on the view and visual amenity rather than on the activity being undertaken.

B.4.6 For example, views more susceptible to change are likely to be permanent views, in unenclosed or elevated positions in the landscape and where the landscape forms a primary focus for the activity of the receptor; views less susceptible to change are likely to be transient or temporary views, located in enclosed areas of the landscape where the landscape is a secondary focus or consideration to the activity of the receptor.

B.4.7 The following table sets out the definitions of sensitivity for different visual receptors.

Table A.4: Criteria for visual sensitivity

Sensitivity	Definition
Very high	Designated or protected views or views from publically accessible locations in protected landscapes Tourists and visitors to heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience and visit
High	Occupiers of residential properties People who are engaged in outdoor recreation whose attention is likely to be focussed on the landscape People travelling through the landscape on roads, rail or other transport routes where this involves recognised scenic routes and an awareness of views and visual amenity
Medium	People travelling more generally through the landscape on roads, rail or other transport routes People staying in hotels and healthcare institutions People at work and in educational institutions where visual amenity is an important contributor to the setting and quality of working life
Low	People at work and in educational institutions where the visual setting is not important to the quality of working life People engaged in formal sports where the visual setting may play a role but attention is focused on the activity Views from publicly accessible locations in degraded landscapes

B.4.8 It should be noted that as professional judgement is applied to the balance of value and susceptibility of visual receptors, there may be some instances where a typical receptor is defined a different degree of sensitivity to the guidance included in the table, above.

Magnitude of visual impacts

B.4.9 The effect on visual receptors is also assessed in relation to the size or scale of change, the geographical extent of the change, the duration of the change and the reversibility of the impact. The magnitude of visual impacts has been assessed in accordance with the criteria set out in the following table.

Table A.5: Criteria for determining magnitude of visual impacts

Magnitude	Criteria
Very High	<p>The size and scale of change is considered very substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as very extensive</p> <p>Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would not be achievable</p> <p>Alteration in very close proximity</p>
High	<p>The size and scale of change is considered substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as extensive</p> <p>Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve</p> <p>Alteration in close proximity</p>
Medium	<p>The size and scale of change is considered fair due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as small or intermediate</p> <p>Duration of impacts would be considered medium term and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve</p>

Magnitude	Criteria
Low	<p>The size and scale of change is considered small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as limited</p> <p>Duration of impacts would be considered short term and where the potential reversal of the impact is very likely and in practical terms would easily be achieved</p>
Negligible	<p>The size and scale of change is considered very small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as very limited</p> <p>Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved</p>
Nil	There is no view of the proposed development in the view

B.4.10 These judgements are then taken forward to an assessment of the significance of visual effects.

B.5. DEFINING SIGNIFICANCE OF EFFECTS

B.5.1 For both landscape and visual effects the final conclusion on the significance of an effect is based on the combination of sensitivity of receptor and magnitude of change (or impact). The rationale for the overall judgement on significance is based on the combination of each of the criteria individually leading to the balance and justification of these.

B.5.2 Detailed assessment is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects of a proposed development; however not all landscape and visual effects arising will be significant.

B.5.3 Determination of the significance of an effect requires the application of professional judgement to balance the findings in relation to the sensitivity of the receptor and the magnitude of the predicted impacts.

B.5.4 The GLVIA3 advocate a move away from formulaic matrices and tables and encourages an approach using professional judgement. Analysis and consideration of value and susceptibility gives rise to a spectrum of judgements on sensitivity, which along with

magnitude inform decision making of the effects and help to determine the acceptability of a proposal in landscape and visual terms.

B.5.5 The criteria for determining the significance of effects for landscape and visual impacts are set out in the following tables, below. These criteria are based on guidance provided by the Landscape Institute.

Table A.6: Criteria for determining significance of landscape effects

Significance of Effect	Description The proposed development would:
Major Adverse (Negative) Effect	Be at substantial variance with the character of the receiving landscape. Result in the total loss of a range of characteristic elements and features. Damage the sense of place.
Moderate Adverse (Negative) Effect	Be at variance or inconsistency with the character of the receiving landscape. Degrade or diminish the integrity of a range of characteristic elements and features. Detract from the sense of place.
Minor Adverse (Negative) Effect	Not quite fit the character of the receiving landscape. Have some variance with characteristic elements and features. Have a limited influence on sense of place.
Neutral/Negligible Effect	Maintain the character of the receiving landscape. Blend in with characteristic elements and features. Enable the sense of place to be retained.
Minor Beneficial (Positive) Effect	Complement the character of the receiving landscape. Maintain or enhance characteristic elements and features. Enable some sense of place to be restored.
Moderate Beneficial (Positive) Effect	Improve the character of the receiving landscape. Enable the restoration of characteristic elements and features partially lost or diminished as a result of changes from previous inappropriate management or development. Enable the sense of place to be restored.
Major Beneficial (Positive) Effect	Enhance the character of the receiving landscape. Enable the restoration of characteristic elements and features lost as a result of changes from previous inappropriate management or development. Enable the sense of place to be enhanced.

Table A.7: Criteria for determining significance of visual effects

Significance of Effect	Description
Major Adverse	The proposed development project would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view.
Moderate Adverse	The proposed development would cause obvious deterioration to a view from a moderately sensitive receptor, perceptible damage to a view from a receptor of lower sensitivity or limited damage to views to receptors of higher sensitivity.
Minor Adverse	The proposed development would cause limited deterioration to a view from a moderately sensitive receptor, or cause greater deterioration to a view from a receptor of lower sensitivity.
Negligible Adverse	The proposed development and associated changes would be barely perceptible in a view. Changes will be negative (adverse) however this degree of change is not likely to be material and therefore no distinction is made.
Neutral	The change in the view would be barely perceptible or perceptible but would not be apparent as either a positive or negative change.
Nil	There would be no view of the proposed development.
Negligible Beneficial	The proposed development and associated changes would be barely perceptible in a view. Changes will be positive (beneficial) however this degree of change is not likely to be material and therefore no distinction is made.
Minor Beneficial	The proposed development would cause limited improvement to a view from a moderately sensitive receptor, or would cause greater improvement to a view from a receptor of lower sensitivity.
Moderate Beneficial	The proposed development would cause obvious improvement to a view from a moderately sensitive receptor, perceptible improvement to a view from a receptor of lower sensitivity or limited improvements to views to receptors of higher sensitivity.
Major Beneficial	The proposed development would lead to a major improvement in a view from a highly sensitive receptor.

B.5.6 For both landscape and visual effects, interim categories of 'negligible to minor', 'minor to moderate' and 'moderate to major' are used where the judgements on an effect are determined to fit across the descriptive criteria for significance banding.

Appendix C

Proposed Illustrative Masterplan

(BRS.4989_20, Sheet no. 2)



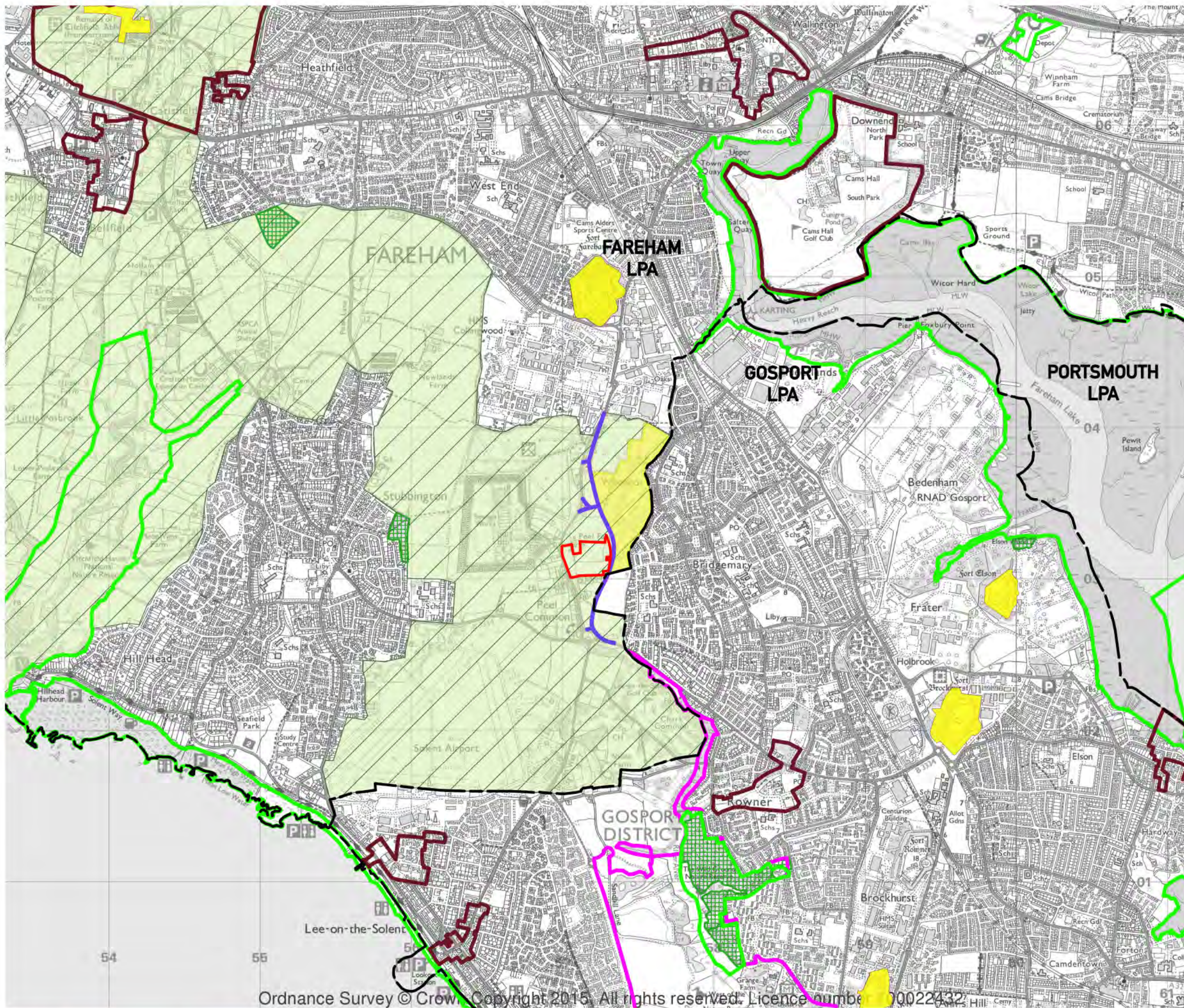
- APPLICATION BOUNDARY
- LAND USE:**
 - RESIDENTIAL PARCELS
 - PRIMARY FRONTAGE
 - SECONDARY FRONTAGE
 - PUBLIC OPEN SPACE
- ACCESS AND CONNECTIONS:**
 - PROPOSED ACCESS
 - RETAINED EXISTING ACCESS TO HAMBROOK LODGE
 - PRIMARY SPINE ROAD
 - SECONDARY ROAD
 - TERTIARY ROAD
 - FOOTPATH CONNECTIONS
 - FOOTPATHS KEY NODE
- GREEN AND BLUE INFRASTRUCTURE:**
 - EXISTING VEGETATION
 - PROPOSED VEGETATION
 - PROPOSED LEAP (400SQM WITH 20M OFFSET)
 - DRAINAGE CHANNELS
 - INDICATIVE ATTENUATION
- OTHER:**
 - PROPOSED PUMPING STATION (MIN 12M X 8M WITH 15M OFFSET)

LAND ADJACENT TO NEWGATE LANE, FAREHAM - ILLUSTRATIVE FRAMEWORK MASTERPLAN - SOUTHERN PARCEL



FIGURES

S



- KEY**
-  Site boundary
 -  LPA boundary
 -  Countryside (CS6, CS14) *
 -  Strategic Gap (CS22) *
 -  HA2 Newgate Lane South Proposed urban extension8***
 -  Improvements to the strategic road network - Newgate Lane Southern Section **
 -  Conservation Area boundary* *
 -  Scheduled Monuments**
 -  SSSI**
 -  Ancient Woodland**
 -  Country Parks and Gardens**

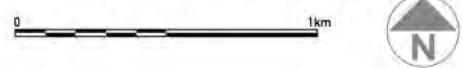
Borough/District information taken from:-
 *Fareham Adopted Local Plan
 - Policies Map 2015
 **www.magic.gov.uk
 *** Draft Fareham Local Plan 2036

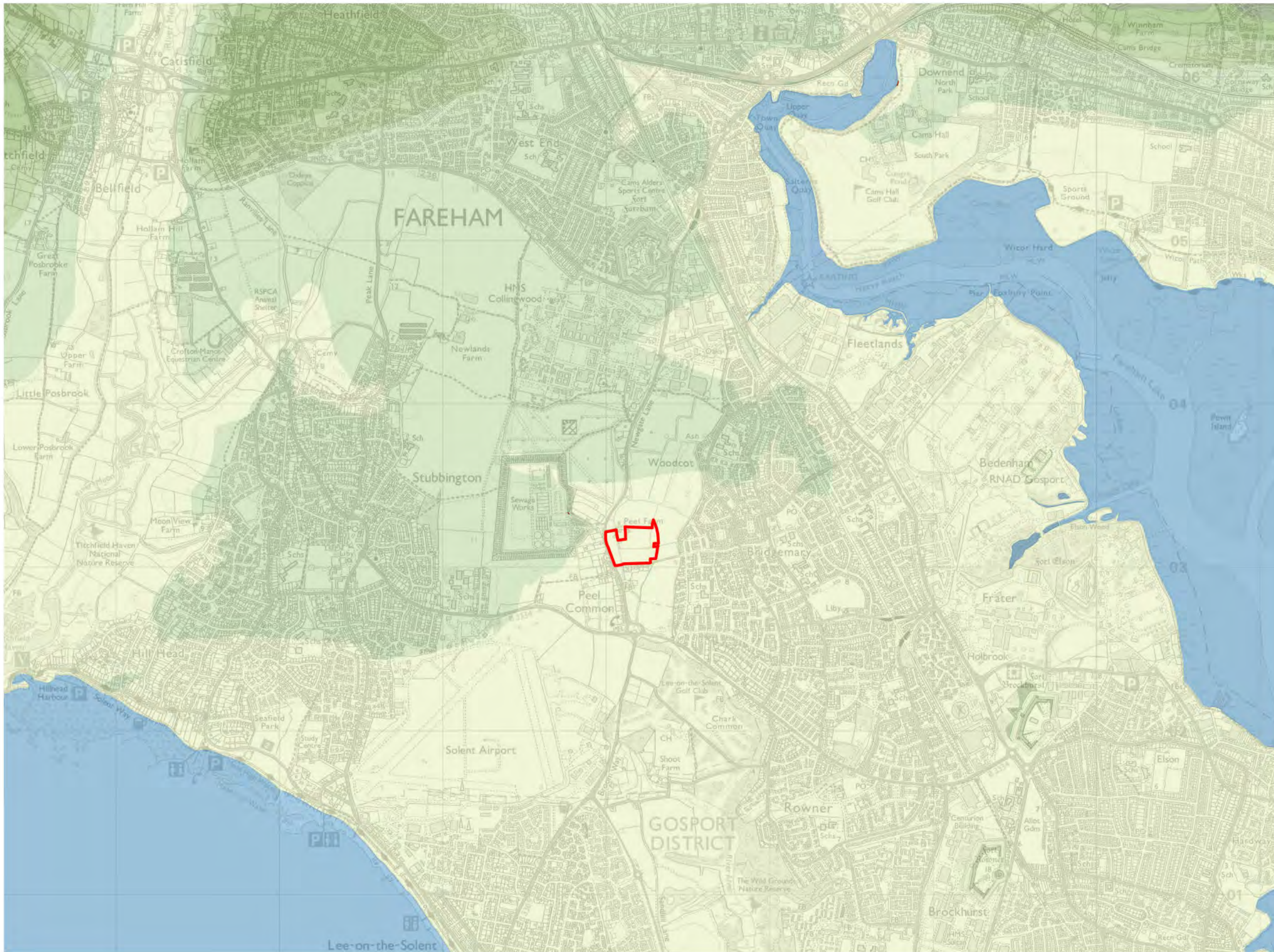
Land at Newgate Lane, South, Fareham

Bargate Homes Ltd




Fig. 1: Site Location and Planning Designations

Drawing no. : BRS.4989_38
 Date : 21/08/2018
 Drawn by : JT
 Checked by : DRAFT
 Scale : 1 : 25000 @ A3





KEY

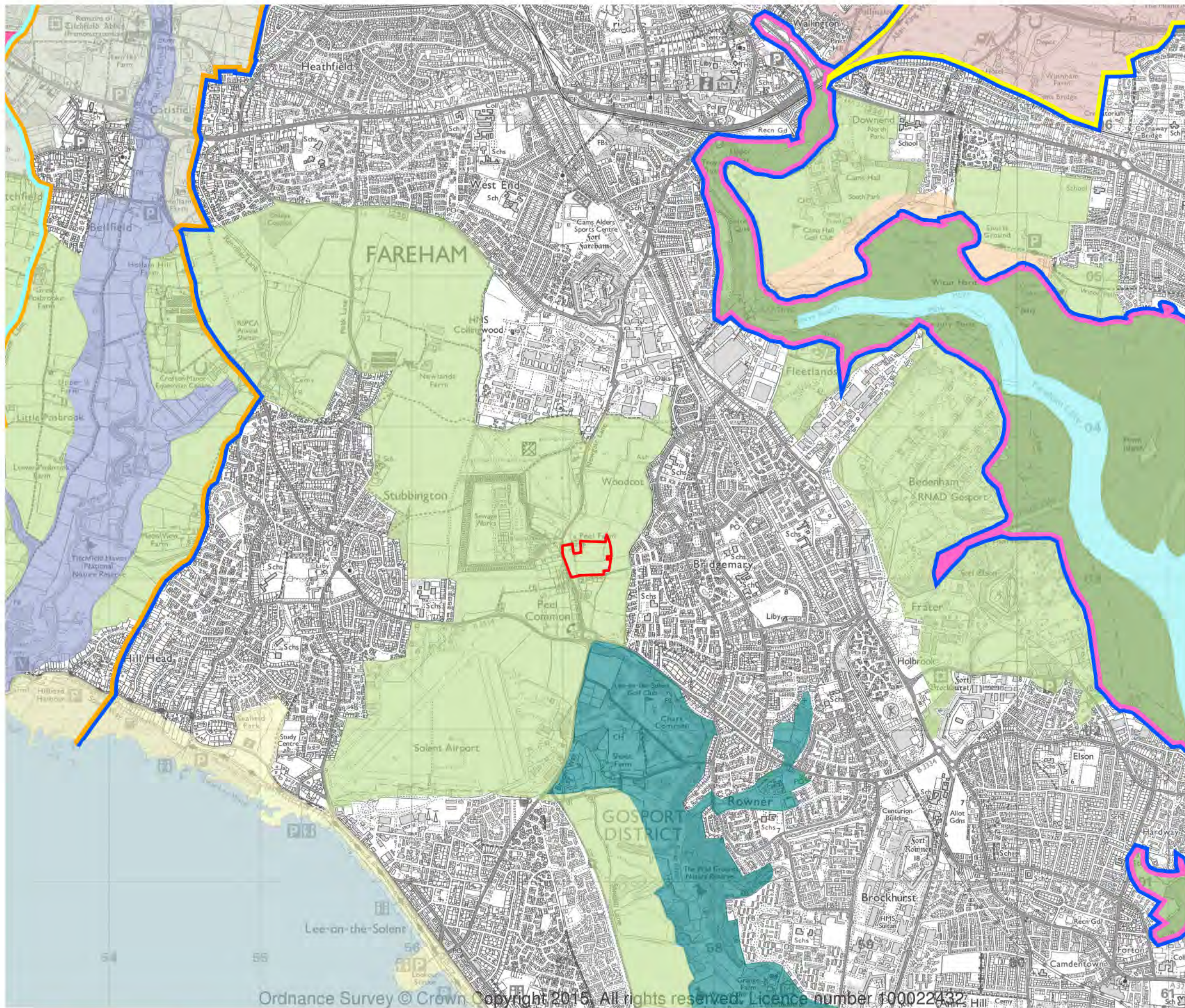
-  Site boundary
-  50 - 60m AOD
-  40 - 50m AOD
-  30 - 40m AOD
-  20 - 30m AOD
-  10 - 20m AOD
-  0 - 10m AOD
-  Water body

Land at Newgate Lane, South,
Fareham


Bargate Homes Ltd

Fig. 2: Topography

Drawing no. : BRS.4989_39
 Date : 21/08/2018
 Drawn by : JT
 Checked by : DRAFT
 Scale : 1 : 25000 @ A3



KEY

 Site boundary

National Character Area
The whole study area is located within the NCA 126: South Coast Plain

Hampshire County:
Integrated Character Assessment:
Landscape Character Areas

-  3E Meon Valley
-  8I Portsdown Hill Open Downs
-  9E Chilling Coastal Plain & Lock Heath Common
-  9F Gosport and Fareham Coastal Plain
-  10B Portsmouth Harbour

Hampshire County:
Integrated Character Assessment:
Landscape Character Types

-  Coastal Open Plain
-  Open Coastal Shore
-  Coastal Reclaim and Grazing Marsh
-  Lowland Mosaic Heath Associated
-  Coastal Sea
-  Coastal Plain Enclosed
-  River Valley Floor
-  Harbour Channels
-  Open Downs
-  Intertidal Estuary and Harbour

Land at Newgate Lane, South, Fareham

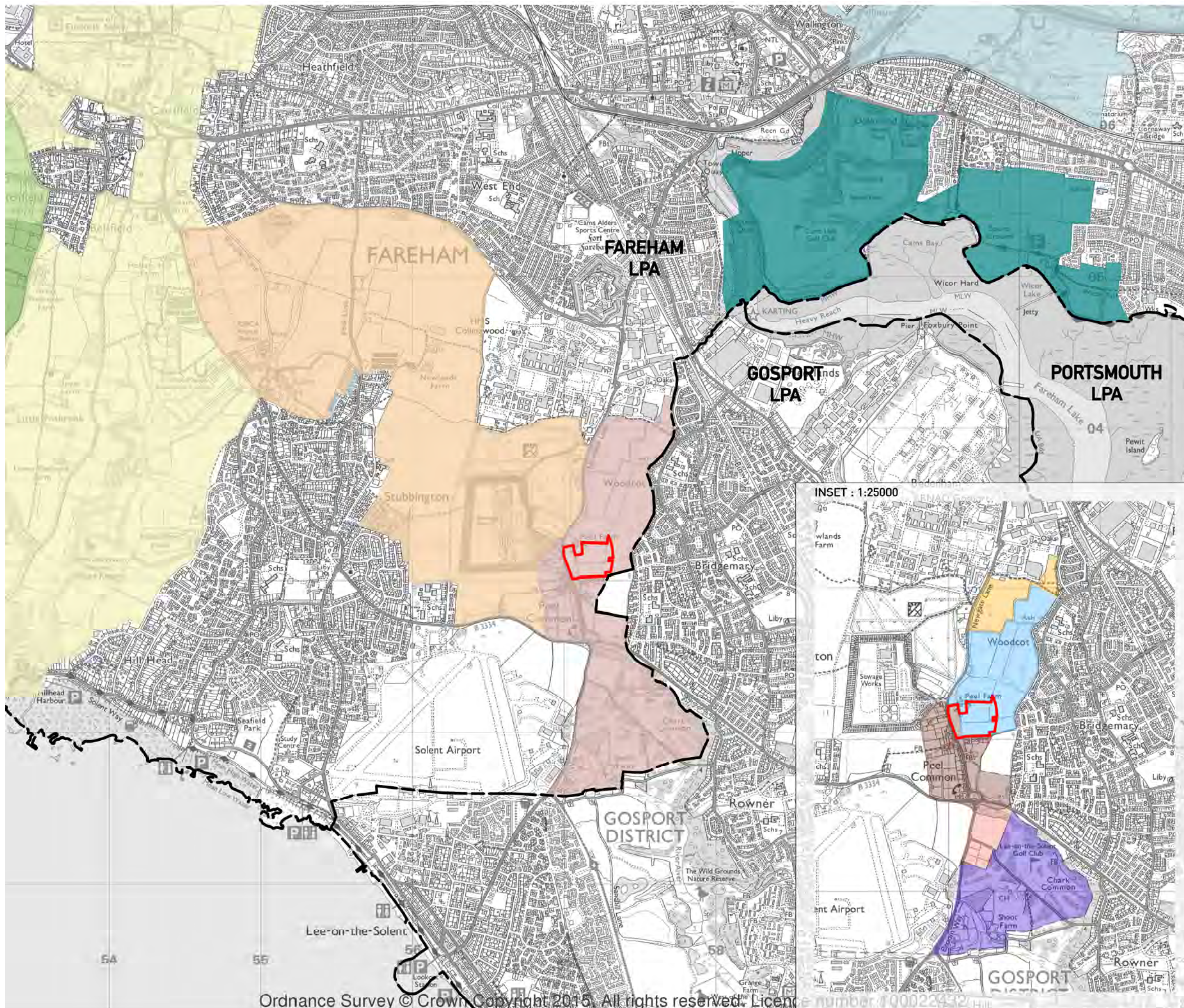
Bargate Homes Ltd

Fig. 3: Landscape Character - Hampshire County



Drawing no. : BRS.4989_40
Date : 21/08/2018
Drawn by : JT
Checked by : DRAFT
Scale : 1 : 25000 @ A3

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KEY

-  Site boundary
-  LPA boundary






National Character Area
The whole study area is located within the NCA 126: South Coast Plain

**Fareham Landscape Assessment:
Landscape Character Areas**

-  4 Chilling/Brownwich Coastal Plain
-  5 Titchfield Corridor
-  6 Meon Valley
-  7 Fareham/Stubbington Gap
-  8 Woodcot/Alver Valley
-  11 Portsdown
-  12 Cams/Wicor Coastal Fringe

INSET KEY

**Fareham Landscape Assessment:
LCA 8: Woodcot-Alver Valley - Sub Areas**

-  08.1a
-  08.1b
-  08.2a
-  08.2b
-  08.2c

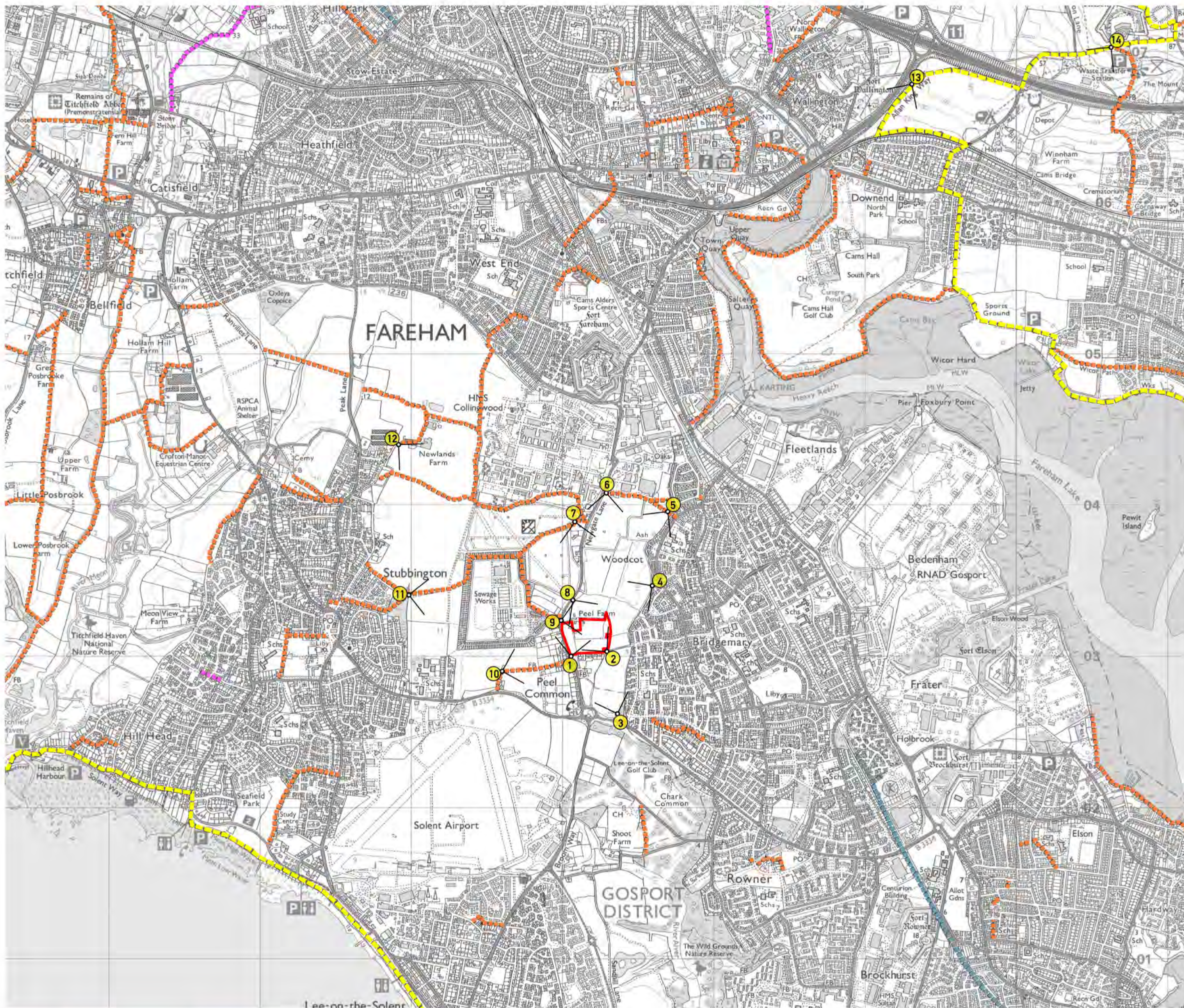
Land at Newgate Lane, South,
Fareham

Bargate Homes Ltd

**Fig. 4: Landscape Character -
Fareham**

Drawing no. : BRS.4989_41
Date : 21/08/2018
Drawn by : JT
Checked by : DRAFT
Scale : 1 : 25000 @ A3





- KEY**
-  Site boundary
 -  Viewpoint locations
 -  Public footpath
 -  Public brideway
 -  Other routes with public access
 -  Recreational route

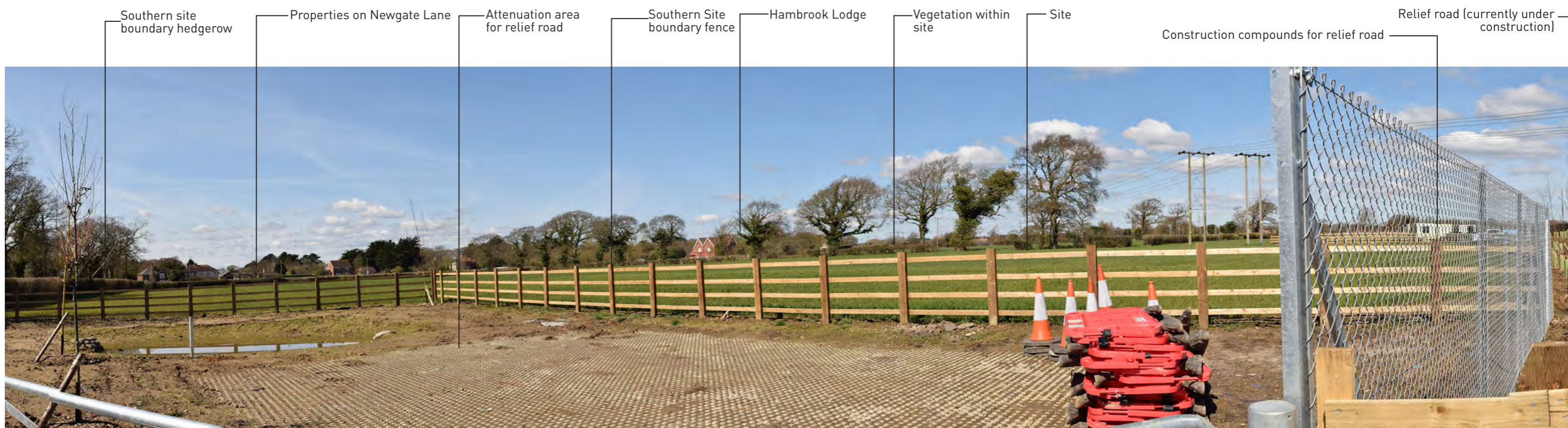
Land at Newgate Lane, South, Fareham
 Bargate Homes Ltd
Fig. 5: Viewpoint Locations and Public Rights of Way

Drawing no. : BRS.4989_42
 Date : 21/08/2018
 Drawn by : JT
 Checked by : DRAFT
 Scale : 1 : 25000 @ A3





Viewpoint 1	View from Woodcote Lane, looking north.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 57065 03014
Approx elevation	+7m AOD
Distance to site	On site boundary



Viewpoint 2	View from Woodcote Lane, looking north-west.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 57273 03025
Approx elevation	+7m AOD
Distance to site	c. 15m

Land at Newgate Lane, Fareham
Fig. 6: Viewpoint Photographs

Drawing Ref: **BRS.4989_24**
 Client: **Bargate Homes Ltd**
 Date : 10/04/18
 Drawn by : LJ
 Checked by : JWA





Viewpoint 3	View from Brookers Green Recreation Ground off Rowner Road, looking north-west.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 57355 02650
Approx elevation	+5m AOD
Distance to site	c. 416m



Viewpoint 4	View from Tukes Avenue looking south-west.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 57578 03628
Approx elevation	+10m AOD
Distance to site	c. 410m

Land at Newgate Lane,
 Fareham
Fig. 6: Viewpoint Photographs
 Drawing Ref: BRS.4989_24
 Client: Bargate Homes Ltd
 Date : 10/04/18
 Drawn by : LJ
 Checked by : JWA





Viewpoint 5	View from Tukes Avenue open space, looking south-west.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 57710 03948
Approx elevation	+12m AOD
Distance to site	c. 674m



Viewpoint 6	View from Newgate Lane, looking south.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 57281 04077
Approx elevation	+11m AOD
Distance to site	c. 670m

Land at Newgate Lane,
Fareham
Fig. 6: Viewpoint Photographs
Drawing Ref: BRS.4989_24
Client: Bargate Homes Ltd
Date : 10/04/18
Drawn by : LJ
Checked by : JWA





Viewpoint 7	View from public footpath off Newgate Lane, looking south.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 57038 03865
Approx elevation	+10m AOD
Distance to site	c. 445m



Viewpoint 8	View from Newgate Lane, looking south-east.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 57033 03337
Approx elevation	+9m AOD
Distance to site	c. 9m

Land at Newgate Lane,
Fareham
Fig. 6: Viewpoint Photographs
Drawing Ref: BRS.4989_24
Client: Bargate Homes Ltd
Date : 10/04/18
Drawn by : LJ
Checked by : JWA



Viewpoint 9	View from Newgate Lane, looking east.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 56986 03217
Approx elevation	+9m AOD
Distance to site	c. 10m

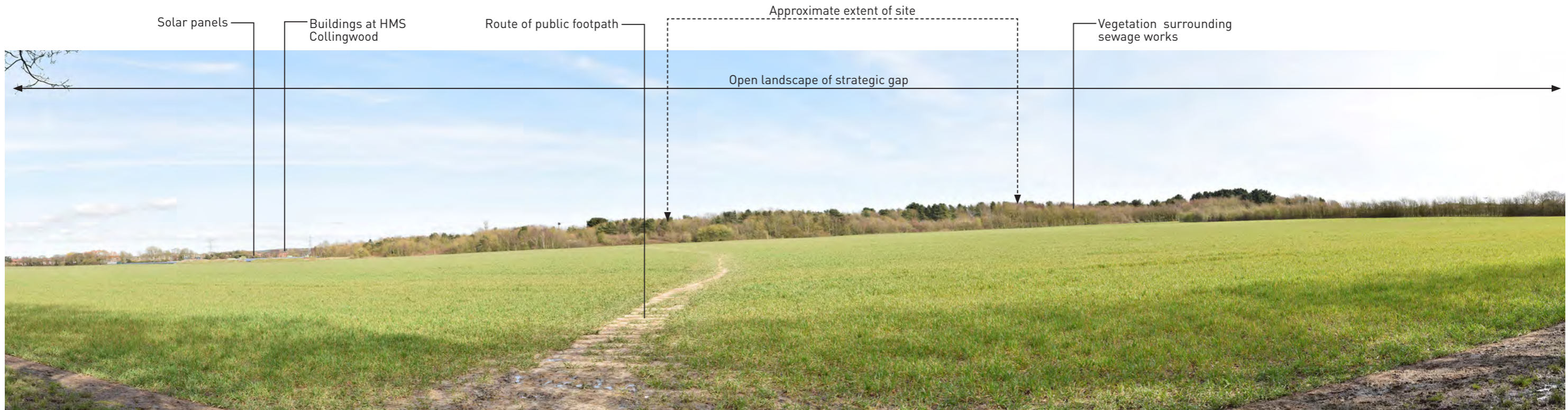


Viewpoint 10	View from public footpath off Gosport Road, across Peel Common, looking north-east.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 56602 02901
Approx elevation	+10m AOD
Distance to site	c. 461m

Land at Newgate Lane,
Fareham
Fig. 6: Viewpoint Photographs

Drawing Ref: **BRS.4989_24**
Client: **Bargate Homes Ltd**

Date : 10/04/18
Drawn by : LJ
Checked by : JWA



Viewpoint 11	View from public footpath at the eastern edge of Stubbington looking east.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 55982 03385
Approx elevation	+12m AOD
Distance to site	c. 1.04km



Viewpoint 12	View from Stroud Green Lane, looking south-east.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 55908 04394
Approx elevation	+12m AOD
Distance to site	c. 1.55km

Land at Newgate Lane,
Fareham

Fig. 6: Viewpoint Photographs

Drawing Ref: BRS.4989_24
Client: Bargate Homes Ltd

Date : 10/04/18
Drawn by : LJ
Checked by : JWA





Viewpoint 13	View from Allanking Way Recreational Route, looking south-west.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 59257 06709
Approx elevation	+30m AOD
Distance to site	c. 3.9km



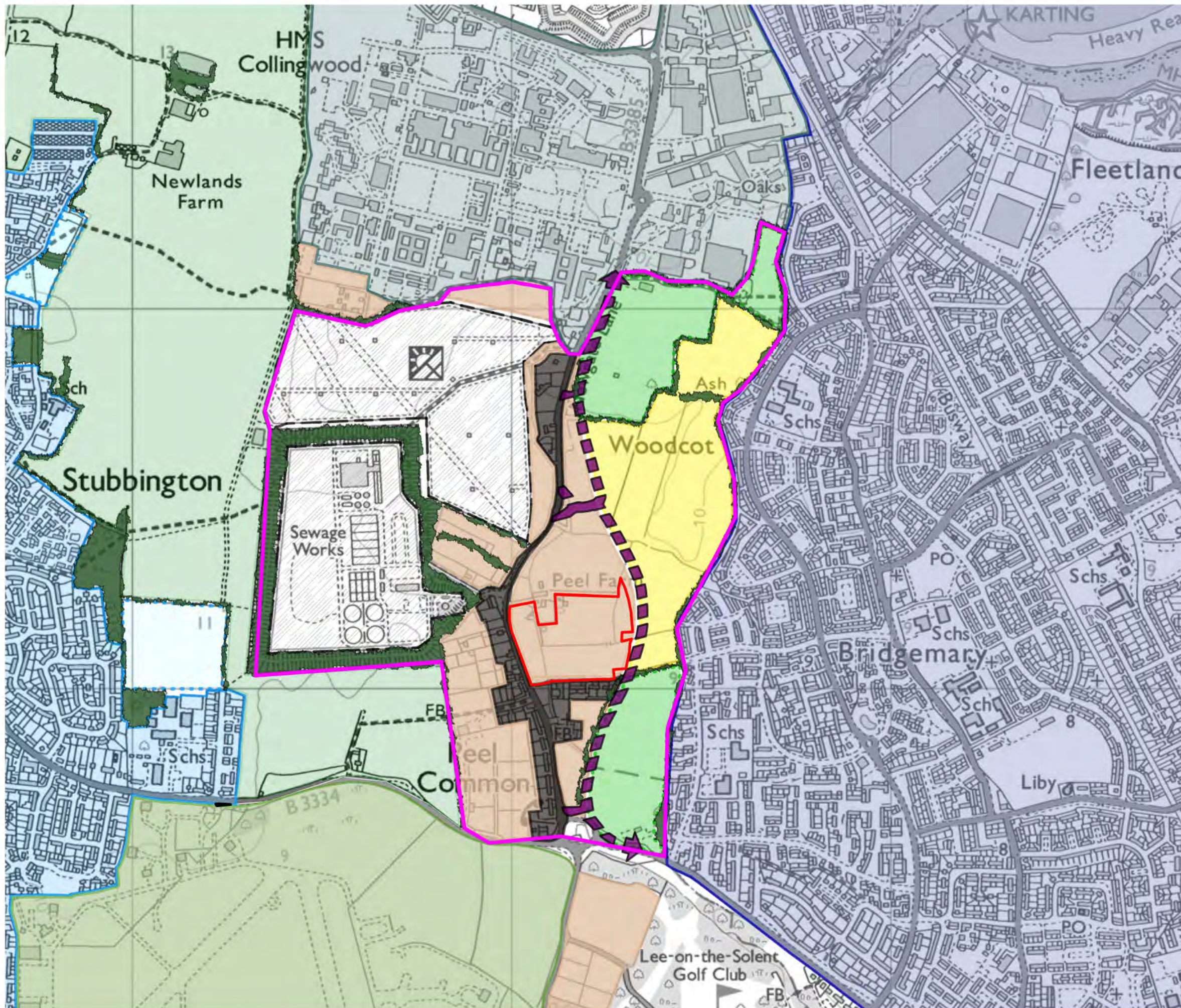
Viewpoint 14	View from Portsdown Hill Road, looking south-west.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	6th April 2018
Approx grid ref	SU 60645 07025
Approx elevation	+81m AOD
Distance to site	c. 5.2km

Land at Newgate Lane,
Fareham


Fig. 6: Viewpoint Photographs

Drawing Ref: BRS.4989_24
Client: Bargate Homes Ltd

Date : 10/04/18
Drawn by : LJ
Checked by : JWA



KEY

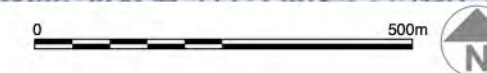
-  Site boundary
-  Current extent of proposed H2 allocation
-  Urban edge of Stubbington strongly defined by green infrastructure
-  Urban edge of Woodcot defined by thin, linear green infrastructure
-  Larger scale urban edge of industrial areas and defence estates
-  Approximate alignment of relief road
-  Open space with amenity character
-  Urbanised landscape protruding into the strategic gap
-  Degraded urban fringe landscape parcels
-  Solar site and sewage treatment works degrade the landscape but maintain some openness
-  Open landscape of the airfield
-  Structural vegetation forming distinct features and boundaries
-  Eastern extent of strategic gap with greater instances of urban elements and influences
-  Western area of strategic gap comprising arable landscape of an open character

Land at Newgate Lane, South, Fareham

Bargate Homes Ltd

Fig. 7: Landscape and Visual Analysis

Drawing no. : BRS.4989_43
 Date : 21/08/2018
 Drawn by : JT
 Checked by : DRAFT
 Scale : 1 : 10000 @ A3





- KEY**
-  Site boundary
 -  Existing trees/vegetation to be retained
 -  Existing drainage
 -  Existing public rights of way
 -  Newgate Lane relief road Southern Section (Currently under construction)
 -  Proposed development cells and units
 -  Proposed key frontages
 -  Proposed secondary frontages
 -  Proposed buffer planting to eastern and southern boundaries
 -  Proposed tree planting
 -  Proposed feature tree planting
 -  Proposed hedgerows
 -  Proposed footpaths
 -  Proposed attenuation area
 -  Proposed play areas
 -  Proposed pedestrian link to Woodcote Lane

C - (17/04/2019) Update in accordance with BRS.4989_20F
 B - (05/09/2018 LG) Update in accordance with BRS.4989_20E
 A - (07/06/2018 LG) Update in accordance with BRS.4989_20C

Revisions:
 Land at Newgate Lane,
 South, Fareham,

Bargate Homes Ltd

Fig. 8: Illustrative Landscape Masterplan

Drawing Ref: BRS.4989_30C

Date : 24/05/2018 **Pegasus**
 Drawn by : LG **Group**
 Checked by : JWA
 Scale : 1 : 1250 @ A1