

Introduction

- 1.1. Pegasus Group were previously commissioned 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. Since the outline planning application was submitted, the consultation response from the Environment Agency has provided 'up to date' flood map data for the site and its context.
- 1.3. Consequently, the proposed masterplan has been amended with the proposed parcel of development to the west of the watercourse (and east of Newgate Lane) now omitted and the revised description of development seeking permission for up to 115 dwellings (a reduction, from up to 125).
- 1.4. This addendum has been prepared to address the implications of the revised masterplan in landscape and visual terms.

Background to landscape and visual matters

- 1.5. The submitted LVIA describes the context of the landscape on this edge of the site. In terms of settlement pattern, the submitted LVIA notes that (para 4.14) the site is influenced by the ribbon development along Newgate Lane, including Peel Common to the south, and residential properties off Woodcote Lane, and that these have an urbanising influence on the edge of Woodcot which contributes to an 'urban fringe character'.
- 1.6. The submitted LVIA also refers to the Fareham Landscape Assessment (2017). This refers to the published description of the area defined as the 'Woodcot/Alver Valley LCA' (sub areas 8.1 and 8.2); the LVIA refers to the character guidance, noting that (para 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.'

- 1.7. These, along with the more detailed assessment of the submitted LVIA, are drawn together in the analysis of landscape and visual constraints and opportunities, where the analysis notes that (para 5.9) the site makes a contribution to the separation between Woodcot and Stubbington and has a role in the strategic gap, however that this is currently limited due to the influence of the urban environment along Newgate Lane (and further limited in the context of the relief road and emerging allocation HA2). The analysis also notes views to the site from Newgate Lane and the residential properties along it as a constraint.
- 1.8. The inherent strategy for the proposed masterplan responded to the constraints through the inclusion of a number of design considerations, specific to landscape and visual matters. These included restricting the development envelope to the north-west, to provide a set back from Newgate Lane. In addition to softening the edge of the proposed development, this larger area of open space facilitated additional green infrastructure along the road corridor. The principle of this was to enhance the landscape components in this part of the site, mitigate potential visual impacts and contribute to the strategic green infrastructure network, including reinforcement of the edge of the strategic gap. This open space also facilitated additional native species planting (reflecting the surrounding landscape character) and provision of recreational access and play areas.
- 1.9. With this landscape strategy forming an integrated part of the proposed masterplan, the subsequent assessment of landscape effects (with inherent mitigation included) concluded a minor to moderate adverse effect on the 'Woodcot/Alver Valley LCA - Sub area 08.1a' and a negligible to minor adverse effect on the 'Woodcot/Alver Valley LCA - Sub area 08.2a'.
- 1.10. In respect of visual effects, 'Viewpoint 1' is considered relevant given that the view is taken from Newgate Lane, looking directly into the south-western part of the site (representative of road users as well as nearby residential properties). From this viewpoint, the submitted LVIA concluded a moderate to major adverse effect (at Year 1), reducing to moderate adverse at Year 15.

Implications of the revised masterplan

- 1.11. The revised masterplan now omits the small parcel of development in the south-western part of the site to the east of Newgate Lane (and west of the local watercourse). This presents an opportunity to increase the area given to green infrastructure and open space.

- 1.12. The revised masterplan incorporates additional green infrastructure and open space and relocates the formal play area into this part of the site, as shown in the updated Illustrative Landscape Masterplan (drawing reference BRS.4989_30D).
- 1.13. This change reinforces the approach to the landscape strategy in respect of a greater set back to Newgate Lane, adds to the strength of definition of the strategic gap and provides a greater area for recreational access (along with associated planting and biodiversity benefits). These reflect a positive landscape impact overall.
- 1.14. The additional area of green infrastructure and open space is located directly adjacent to the boundary of 'Woodcot/Alver Valley LCA - Sub area 08.1a' and this will be positive in terms of the perception of the landscape character of this sub-area (08.1a). Consequently, the effects of the revised scheme will be reduced, resulting in an overall **minor adverse** effect on the 'Woodcot/Alver Valley LCA - Sub area 08.1a'.
- 1.15. For the 'Woodcot/Alver Valley LCA - Sub area 08.2a', the revised scheme effectively removes proposed built form entirely from this sub-area and changes are limited to more positive landscape enhancements. Notwithstanding this, there will remain an influence on this part of the landscape from the adjacent areas of proposed built form. Consequently, the effects of the revised scheme will be reduced, resulting in an overall **negligible** effect on the 'Woodcot/Alver Valley LCA - Sub area 08.2a'.
- 1.16. Considering visual effects (of Viewpoint 1), proposed development will no longer be seen in the foreground, with this part of the view comprising the green infrastructure and open space (including additional landscape planting and enhancements). The built form of the revised scheme will be visible in the middle ground, seen beyond the landscape context. Consequently, the visual effects of the revised scheme on Viewpoint 1 will be reduced, resulting in a **moderate adverse** effect (at Year 1), reducing to a **minor to moderate adverse** at Year 15.

Summary

- 1.17. Overall the revised scheme (and omission of built form from the south-western part of the site) reinforces the landscape strategy and mitigation which already formed an inherent part of the wider proposed development. The consequence is a stronger delineated area of green infrastructure and open space along the

western edge of the site (and along Newgate Lane) with a more robust edge to the strategic gap. The resulting impact of the revised scheme is a reduction in the significance of landscape effects and a reduction in the significance of effect from nearby visual receptors.

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