



Updated ES Volume 3: Landscape and Visual Impact

Assessment

**Land to the south of Romsey
Avenue, Portchester**

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Revision A

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1 Introduction

Outline

- 1.1 This Landscape and Visual Impact Assessment (LVIA) was prepared by Deacon Design Ltd., a Chartered Landscape Architecture practice.
- 1.2 The LVIA forms part of the Environmental Statement (ES) to inform an Appeal for the Proposed Development on land to the south of Romsey Avenue, Portchester ('the Site').
- 1.3 The Proposed Development comprises 225 dwellings, a bird conservation area and an area of public open space, with all matters reserved except for access.
- 1.4 This ES chapter assesses the likely significant landscape and visual effects from the construction and use of the Proposed Development on landscape and visual receptors and/or resources.

Assessment Context

- 1.5 This LVIA is an extensive update of the Landscape and Visual Appraisal (LVA) prepared in May 2018 (herein referred to as the 2018 LVA) for the planning application Ref. P/18/1073/FP. During the determination period, the scheme subject to the planning application was amended to be an outline planning application, with all matter reserved except for access. Fareham Borough Council (FBC) refused the planning application and the Applicant is now seeking to appeal this decision, and this LVIA relates to the Proposed Development (the subject of the Appeal).
- 1.6 The key changes in this LVIA in comparison with the 2018 LVA include:
 - Updated methodology to meet full LVIA requirements;
 - Added assessment of construction effects;
 - Added assessment of cumulative effects;
 - Updated viewpoint photography, baseline descriptions and assessment of operational effects to take account of the recent baseline changes and the scheme design changes; and
 - Identification of the likely significant effects - Environmental Impact Assessment (EIA) requirement.

2 Methodology

- 2.1 This LVIA addresses both effects on landscape as a resource in its own right and effects on views and visual amenity. Whilst both assessments are presented in the same ES volume due to their nature (i.e. effects on views form part of landscape assessment) and to enable easy cross-referencing, landscape and visual effects are assessed separately.

Guidance and best practice

- 2.2 The Proposed Development was assessed in accordance with the methodology detailed within the following best practice documents:
- Guidelines for Landscape and Visual Impact Assessment 3rd Edition (LI/IEMA, 2013); and
 - Landscape Character Assessment – Guidance for England and Scotland (Swanick & LUC, 2002) produced on behalf of the Countryside Agency and Scottish Natural Heritage and the updated version of the guidelines An Approach to Landscape Character Assessment (Natural England, 2014).
- 2.3 Other reference documents used to understand the baseline position, in landscape terms, comprise published landscape character assessments appropriate to the Site's location and the nature of the Proposed Development.
- 2.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques. It uses subjective professional judgement and, wherever possible, quantifiable factors. This assessment is also based on clearly defined terms.

Study area

- 2.5 To establish the baseline and potential limit of material effects the study area has been considered at two geographical scales.
- 2.6 A broad study area was adopted, as shown in **Figure 3.1**, enabling the geographical scope of the assessment to be defined and provided the wider geographical context of the study. The search focussed on the local planning policy context, on identifying national and local landscape and other associated designations and providing a general geographical understanding of the Site and its broader context (for example, in relation to landform, transport routes and the distribution and nature of settlement).
- 2.7 Following initial analysis and subsequent field work, and having an appreciation of the development proposed, a refinement of the study area has been undertaken which focuses on those areas and features that are likely to be affected by the proposals. The extent of this detailed study area is 2km from the Site boundary, although occasional

reference may be made to features beyond this area, where appropriate. This detailed study area is illustrated in **Figure 3.1**.

Site visits

- 2.8 Initial site visits were carried out in March 2017 with all viewpoint photographs taken on 17 March 2017 to reflect the worst-case assessment scenario (views without foliage).
- 2.9 Following the change of application from hybrid to outline, an additional site visit was undertaken on 19 May 2021 to verify any potential baseline condition changes since 2017. Following the site visit we concluded that the original photographs accurately represent the current visual baseline.

Significance and Nature of Effects

- 2.10 Table 2.1 provides the definitions of effect significance used in this report.

Table 2.1 Definitions of Landscape and Visual Effects

Item	Description
Substantial	Changes resulting in a complete variance with the landscape resource or visual amenity.
Major	Changes resulting in a fundamental change to the landscape resource or visual amenity.
Moderate	A material but non-fundamental change to the landscape resource or visual amenity.
Minor	A slight but non-material change to the landscape resource or visual amenity.
Negligible	A detectable but non-material change to the landscape resource or visual amenity.
None	No detectable change to the landscape resource or visual amenity.

- 2.11 Effects can be temporary or permanent, and beneficial, adverse or neutral i.e. if no change arises.
- 2.12 Duration of effects is assessed as:
- Long term (more than 10 years);
 - Medium term (5 to 10 years); and
 - Short term (less than 5 years).
- 2.13 Effects are assessed during the construction phase and operational phase.

2.14 It is assumed that the construction of the Proposed Development would take approximately 4 years and 8 months. Operational effects are assessed at year 10 of the operation to reflect the growth of the proposed vegetation.

Landscape and Visual Sensitivity

2.15 Table 2.2 summarises landscape sensitivity criteria used in the assessment of landscape effects.

Table 2.2 Landscape Sensitivity Criteria

Item	Description
Very High	Value: Nationally/Internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
	Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	Value: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Value: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Value: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Value: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled / degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape

Item	Description
	detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

2.16 Table 2.3 summarises visual sensitivity criteria used in the assessment of effects on visual receptors.

Table 2.3 Visual Sensitivity Criteria

Item	Description
Very High	<p>Value/Susceptibility: View is designed/has intentional association with surroundings; is recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; national/internationally designated right of way; protected/recognised in planning policy designation.</p> <p>Examples:</p> <ul style="list-style-type: none"> - Visitors to promoted viewpoints (often with interpretation boards); - Visitors to recreational hilltops and peaks; - Residential locations, occupiers of residential properties with high susceptibility; and - People using important recreational routes, such as National Trails / long distance promoted routes, National Cycle Routes and other important and well used PRow.
High	<p>Value/Susceptibility: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRow.</p> <p>Examples:</p> <ul style="list-style-type: none"> - Residential locations with medium susceptibility; - Recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; - Themed rights of way with a local association; - Panoramic viewpoints marked on OS maps; and - Road routes promoted in tourist guides and/or for their scenic value.
Medium	<p>Value/Susceptibility: People with a general interest in their surroundings or with some viewing opportunities. View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.</p> <p>Examples:</p> <ul style="list-style-type: none"> - Residential locations with lower susceptibility; - Users of public open spaces and outdoor recreational spaces; - General users of local PRow and other recreational routes; - Visitors to local viewpoints and resting places;

Item	Description
	<ul style="list-style-type: none"> - People engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; and - Views from minor road routes passing through rural or scenic areas.
Low	<p>Value/Susceptibility: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.</p>
	<p>Examples:</p> <ul style="list-style-type: none"> - Major road routes; - Rail routes; and - Receptor is at a place of work but visual surroundings have some relevance.
Very Low	<p>Value/Susceptibility: View may be affected by many landscape detractors and unlikely to be valued. People with a more limited or passing interest in their surroundings.</p>
	<p>Examples:</p> <ul style="list-style-type: none"> - Users of more transitory routes such as cycle routes on roads with no scenic value; - Users of the local road network and major highways; - People at their place of work but visual surroundings have limited relevance; and - Users of indoor or sporting recreational facilities.

Magnitude of Landscape and Visual Effects

2.17 Table 2.4 provides definitions of magnitude of effects used in the assessment of landscape and visual effects.

Table 2.4 Magnitude of Landscape and Visual Effects

Item	Description
Very High	<p>Landscape: total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline.</p>
	<p>Visual: substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.</p>
High	<p>Landscape: notable loss/alteration/addition to one or more key receptors/characteristics of the baseline; or addition of prominent conflicting elements.</p>
	<p>Visual: additions are clearly noticeable and part of the view would be fundamentally altered.</p>
	<p>Landscape: partial loss/alteration to one or more key</p>

Item	Description
Medium	receptors/characteristics; Addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.
	Visual: the Proposed Development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	Landscape: minor loss or alteration to one or more key landscape receptors/characteristics; Additional elements may not be uncharacteristic within existing landscape.
	Visual: Proposed Development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Landscape: barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Visual: Proposed Development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.

Significance Matrix

- 2.18 Table 2.5 provides a significance matrix. The significance of effects is determined by assessing the sensitivity to change, of the landscape and visual receptors, against the magnitude of change predicted upon them. The matrix is used as a guide only and the final assessment is based on professional judgement.

Table 2.5 Significance Matrix

Overall Sensitivity	Overall Magnitude				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None

2.19 In this LVIA effects of the significance above moderate (Substantial and Major) are judged as 'Significant'.

3 Planning Policy Context

National Planning Policy and Guidance

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) was revised in 2019 and it sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 3.2 The most relevant sections of the NPPF are as follows:
- Section 12: Achieving well-designed places (paragraphs 124, 125 and 127); and
 - Section 15: Conserving and Enhancing the Natural Environment (paragraphs 170, 171 and 174).

National Planning Policy Guidance

The revised National Planning Policy Guidance (NPPG) supports the NPPF and the key section relevant to the LVIA is Landscape. This section sets out the importance of strategic policies for the conservation and enhancement of landscapes and the need to identify special characteristics of local landscapes supported by proportionate evidence. Where appropriate, landscape character assessments can be prepared to complement Natural England's National Character Area profiles and a Landscape and Visual Impact Assessment can be used to demonstrate the likely effects of a Proposed Development on the landscape.

Local Planning Policy

- 3.3 The statutory development plan relevant to the Site comprises the Fareham Borough Local Plan (FBLP). This local plan is divided into three parts; Part 1 being the 'Core Strategy' (adopted August 2011); Part 2 which outlines 'Development Sites & Policies', (adopted June 2015); and Part 3 The Welbourne Plan (adopted June 2015). Of relevance to the Site are Part 1 and 2 which together set out the key elements of the planning framework for the Borough.
- 3.4 A review of the local planning policy circumstances, including relevant supplementary planning documents, evidence base documents and associated guidelines relevant to this assessment is contained below. A detailed review of planning policy is undertaken within the Planning Statement which accompanied the 2018 planning application, which remains applicable to the Appeal.

3.5 Within the FBLP no policies are found to reference the Site specifically, however, the following policies in the adopted local plan are considered relevant for this LVIA:

- Policy CS4: Green Infrastructure, Biodiversity and Geological Conservation;
- Policy CS14: Development Outside Settlements; and
- Policy CS17 High Quality Design.

Policy CS4

3.6 *“Networks of accessible multi-functional Green Infrastructure will be planned around existing green spaces in urban, urban fringe and rural areas and will be appropriate to the extent and distribution of the existing and proposed population.*

Development Proposals will be permitted where Green Infrastructure provision in accordance with the Green Infrastructure Strategy has been integrated within the development where this is appropriate...

Green Infrastructure will be created and safeguarded through:

- *Investing in appropriate management, enhancement and restoration, and the creation of new resources including parks, woodland and trees, and wildlife habitats; and*
- *Not permitting development that compromises its integrity and therefore that of the overall green infrastructure framework.”*

Policy CS14

3.7 *“Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure... In coastal locations, development should not have an adverse impact on the special character of the coast when viewed from the land or water.”*

Policy CS17

3.8 *“All development, buildings and spaces will be of a high quality of design.... Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places. In particular development will be designed to:*

- *respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials...; and*
- *provide green infrastructure, including landscaping, open spaces, greenways and trees within the public realm...”*

3.9 Fareham Borough Council are currently in the process of pulling together the emerging Local Plan 2036. At present the Council have produced a draft version of the emerging

plan. The draft local plan document sets out a number of draft policies of relevance to landscape and the Site, including:

- NE1: Landscape, which requires that “*development proposals must respect, enhance and not have severe adverse impacts on the character or function of the landscape that may be affected*”, with particular emphasis on landscape character and features, visual setting, setting of buildings and settlements and the existing green infrastructure network;
- CF5: Green Infrastructure, which states that development proposals should “*provide Green Infrastructure (GI) which is fully integrated into development and maximises opportunities to connect to the wider GI Network*”; and
- D1: High Quality Design, which requires proposals to have regard to the adopted Borough Design Guidance Supplementary Planning Document.

- 3.10 The Site is identified as a new site to be included for allocation (with an indicative capacity of 225 homes) and is considered in greater detail for its viability by draft policy HA5: Romsey Avenue, Portchester. The policy sets out a number of site specific requirements relating to design of future design proposals, which should be considered through the masterplanning process.

Supplementary Planning Documents

- 3.11 The Fareham Borough Council website includes a number of supplementary documents of relevance to Proposed Development within the borough. The following are considered relevant to the proposal:
- Green Infrastructure Strategy for Fareham Borough (September 2014);
 - Fareham Landscape Assessment (2017); and
 - Fareham Borough Design Guidance (excluding Welbourne) SPD (December 2015).

Green Infrastructure Strategies

- 3.12 Through consideration of the Green Infrastructure (GI) Strategy for Fareham Borough (September 2014) it is found that the Site itself is currently identified as an ‘Uncertain’ Brent Geese and Waders Site, located adjacent to the Existing Open Space of the recreation ground with a Public Right of Way (PRoW) route passing to the south. In terms of future GI projects, BW33 is located to the south of the Site, adjacent to the PRoW, however, this project provides guidance for the future of coastal defences more so than proposing the creation of a GI network.
- 3.13 Despite this the strategy does set out a number of overarching themes and objectives, drawn from the PUSH Green Infrastructure Strategy (2010) for the South Hampshire sub-region. Theme III: “Landscape quality and diversity, distinctive features, cultural heritage and appreciation of sense of place” is of particular relevance to this LVIA and outlines the two following objectives:

“Objective 6: Protect and enhance the unique quality, diversity and distinctiveness of the sub-region’s landscape and heritage.

Objective 7: Maintain and where necessary improve the identity and character of settlements in urban and rural locations.”

3.14 These overarching objectives have been updated in the revised PUSH Green Infrastructure Strategy for South Hampshire (2017, draft v.5). The following objectives are most relevant to this LVIA:

- *“Improve the health and well being of communities by providing green areas for recreation and by addressing the impacts of noise, air and water pollution.*
- *Create new areas of GI to serve new and existing developments.*
- *Enhance the quality of the landscape and maintain the distinctiveness of settlement pattern and promote sense of place.”*

Fareham Landscape Assessment (2017)

3.15 Fareham Borough Council commissioned LDA Design to up-date and expand upon the previous Fareham Landscape Assessment, undertaken in 1996, to provide robust evidence to inform Local Plan policy and planning decisions.

Fareham Borough Design Guidance (excluding Welbourne) SPD (December 2015)

3.16 Rather than providing assessment of the landscape character and visual amenity of the Borough’s landscape, this document provides design guidance for new development within the Borough in order to ensure continuity and the provision of development which would complement the existing character and appearance. This is considered within the masterplanning process of this Proposed Development.

Relevant Designations

3.17 The Site’s relevant planning context is illustrated in **Figure 3.2** and summarised below.

Landscape Related Designations

3.18 The Site itself is not found to be subject to any landscape designations directly, as illustrated in **Figure 3.2**, but there are a number within the wider 5km study area, which are considered below.

National Designations

3.19 No part of the Site lies within or directly adjacent to any national or regional designations, such as National Parks or Areas of Outstanding Natural Beauty, nor are any found to be located within the wider 5km study area.

Country Park

- 3.20 Only one country park, Alver Valley Country Park, is found to be located within the wider study area, 3.8km to the south-west of the Site. Due to this distance, the presence of intervening built form and vegetation, and the level topography of the landscape in this direction towards Portsmouth Harbour, it is considered unlikely that intervisibility between the of the Site and this designation is available. As such, Alver Valley Country Park is not expected to experience any effect as a result of development on the Site, and is henceforth scoped out from further consideration within this LVIA.

Heritage Assets

- 3.21 Whilst heritage assets are not landscape designations, they do on occasion serve to influence the value of the landscape, which is a consideration within this report. Where this is the case, it is noted in the relevant assessment.
- 3.22 Within the wider study area there are 366 Listed Buildings, 10 Conservation Areas and 14 Scheduled Monuments, of which only Cams Hall Conservation Area lies within 1km of the Site boundary to the west. The closest listed buildings are found to be included within this Conservation Area, with Grade II* Listed Cam Hall located 0.96km to the west, and divided from the Site by existing intervening residential development and woodland. The closest Scheduled Monuments to the Site include Fort Nelson and a World War II Heavy Anti-aircraft gunsite c. 1.5km to the north and Portchester Castle 2.2km to the east. Only two of the identified Listed Buildings within the study area, Portchester Castle 2.4km to the east and Fort Nelson 1.6km to the north, are open to the public with an element of appreciation of their surrounding landscape.
- 3.23 The locations of Scheduled Monuments and Listed Buildings are shown in **Figure 3.2**. Whilst, these are not landscape designations, it is not the purpose of an LVIA to assess the setting of heritage assets or impacts upon them. While there is potential for them to affect the landscape character or visual amenity (in its general sense), they are not considered in this assessment.

Tree Preservation Orders and Ancient Woodland

- 3.24 There are no Tree Preservation Orders or areas of Ancient Woodland within, or directly adjacent to the Site boundary. The closest area of Ancient Woodland is found to be located 1.9km to the north-east and as such is not expected to be affected by the Proposed Development.

Public Rights of Way and Open Access Land

- 3.25 As can be observed in **Figure 3.2**, the wider study area contains a wide network of PRoW routes through the surrounding landscape. This network is seen to be focused to the north of Portsmouth Harbour, connecting Portchester and the northern edge of
-

Fareham to the wider landscape to the north of the M27 motorway, and to the west of the railway line, connecting the southern edge of Fareham to Stubbington and the edge of The Solent to the south-west.

- 3.26 The Site itself does not contain or lie directly adjacent to any PRoW routes, however, a number lie in close proximity to the Site, identified and named within Hampshire County Council's interactive rights of way mapping, including:
- Fareham 111, 230m to the south;
 - Fareham 110, 284m to the west;
 - Fareham 523, 303m to the west;
 - Fareham 117, 530m to the north-east;
 - Fareham 505, 1.11km to the north-west; and
 - Gosport 501, 2.76km to the south, forming one of the only PRoW with potential for long distance views across Portsmouth Harbour from the south.
- 3.27 The promoted walking route of Allan King Way, devised by the Hampshire Area Ramblers Association in memory of one of their early members, runs 284m to the west (following the same route as PRoW Fareham 110) and 230m to the south of the Site, connecting Portchester and Winchester. An extract of its route and description is included within **Appendix 3**.
- 3.28 One area of Open Access Land is identified upon OS mapping, Portsdown Access Land 1.4km to the north-east of the Site, beyond the road route of the M27. Due to the north-facing slope of this access land, and the presence of development and transport corridors to the south, intervisibility with the Site is considered unlikely.

Sustrans Routes

- 3.29 Sustrans Route 236 'Cosham to Portchester and Southampton to Lyndhurst' runs 45m to the north and 360m to the east of the Site, along the routes of A27 (Portchester Road), Beaulieu Avenue, Romsey Avenue, Hatherley Crescent and White Hart Lane. Through consideration of OS mapping it is anticipated that intervisibility with the Site from this Sustrans route will be limited by existing built form, with only a brief, glimpsed view being available from Romsey Avenue.

4 Landscape Baseline

- 4.1 Landscape baseline conditions have been established following desktop study and fieldwork undertaken by a Chartered Landscape Architect (early March 2017 and May 2021). Following the analysis of relevant designations, existing landscape character assessments are analysed to provide descriptions and evaluations of the landscape character within the study area. At the final stage of the landscape baseline, the landscape within the Site and its surroundings is described and the landscape receptors to be carried forward to the assessment of effects are identified and their sensitivity to change is assessed.
- 4.2 Extracts of key characteristics, to assist with understanding the Council's accepted baseline position, are contained in **Appendix 2**.

National Character Areas

- 4.3 At the national level, the Site lies within the National Character Area (NCA) 126: South Coast Plain. While the description is broadly representative of the wider landscape, it is too generic to provide specific characterisation of the Site. This is unsurprising as the national characterisation provides a broad framework for more detailed landscape character assessments.
- 4.4 For the scale of the development proposed it is considered that the description of landscape character undertaken at the sub-regional level is more relevant in establishing the landscape resource baseline. Accordingly, while NCA 126 has been used to inform this LVA it will not be carried forward to detailed assessment of effects.

County Landscape Character Assessment

- 4.5 The Hampshire Integrated Character Assessment was published in 2012. The Site is located within Landscape Character Area (LCA) 9f: 'Gosport and Fareham Coastal Plain' within the 'Coastal Plain Open' Landscape Character Type (LCT).
- 4.6 LCA 9f is generally described as (Site and context relevant features underlined by DD for emphasis): "A low lying landscape gently sloping north to south... Land use is very mixed in the non built up areas and there are few rural characteristics. The field patterns are broken and a large proportion of the remaining boundaries have no hedges or hedges which are gappy and non woody, while many of the fields have been amalgamated and enlarged. The non-built coastal plain landscape has suburban and military related uses such as amenity grasslands, playing fields, airfield, golf courses and horse grazing... The area is strongly influenced by the large scale development and defence related uses."

- 4.7 Key characteristics noted for LCA 9f, of relevance to the Site and its context, including its low lying landscape which physically forms part of the coastal plain but is isolated from the coastline; the presence of large arable fields with no significant boundary vegetation; strongly influenced by the adjoining urban areas including Fareham; numerous small parks; a landscape rich in historic naval defences; and varied coastal views including across Portsmouth harbour and the city skyline.
- 4.8 Ways in which the Site and surrounding context differ from the outlined key characteristics include: a lack of influence from the shallow valleys of the River Alver and Wallington and by small streams running into the Meon; and the mention of grassland pasture, which both relate more so to the area of the LCA which extends towards Gosport.

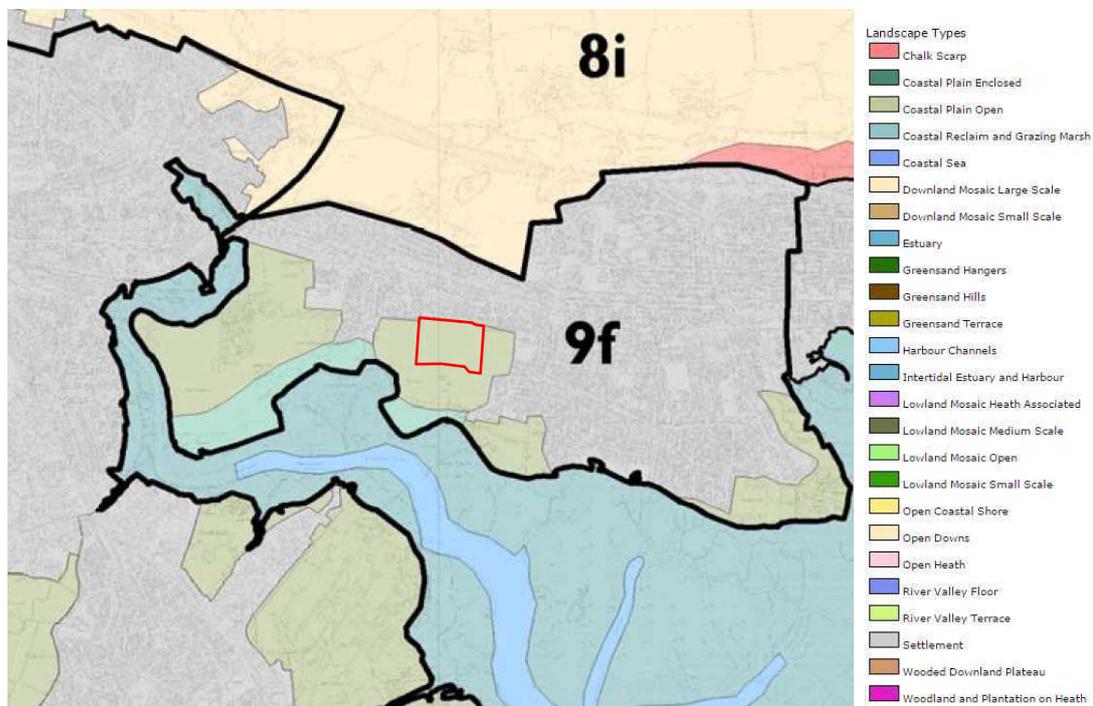


Plate 4.1: Extract of the Hampshire County Integrated Character Assessment (2012). Site location indicated with red line boundary.

- 4.9 As seen within **Plate 4.1**, these LCAs are in turn further divided down into more detailed LCTs, of which the Site sits within the 'Coastal Plain Open'. Key characteristics of the 'Coastal Plain Open' LCT described in the Final Draft of the Hampshire Integrated Character Assessment Autumn 2010 include:
- *an extensive and flat or gently sloping plain; high grade agricultural soils, often supporting horticulture and historically market gardening crops;*

- *tree shelter belts and low hedgerows with windswept trees near the coast as a result of exposure to coastal weather;*
 - *fields which have been enlarged and reorganised to create an open character;*
 - *a predominantly arable land use;*
 - *a lack of bridleways and open access sites;*
 - *some of the most densely developed areas of Hampshire; and*
 - *big skies and flat horizons to the south, sometimes with distant outline of hills of the Isle of Wight.*
- 4.10 The Site and surrounding context are found to be, for the most part, in keeping with the key characteristics set out above, with the only minor differentiations being the localised ridgeline of Portsdown Hill which contrasts the described 'flat horizons', the lack of presence of 'horticulture and historically market gardening crops', and there being no views available towards the Isle of Wight from the Site's locality.
- 4.11 As the characteristics identify, the landscape surrounding the Site is already densely developed which is visually apparent in the existing context of the Site. Additionally, several detractors are present within the Site's locality, including the presence of electricity towers and ancillaries associated with the recreation ground to the south-west. With the above in mind, and the mostly undesignated landscape, the Landscape Character Area 9f: Gosport and Fareham Coastal Plain and the Coastal Plain Open LCT in the vicinity of the Site is assessed to have a low sensitivity, capable of some change without fundamentally changing the characteristics of the LCA or LCT.

Local Landscape Character Assessments

Fareham Landscape Assessment (2017)

- 4.12 Produced by LDA Design on behalf of Fareham Borough Council, the Fareham Landscape Assessment sets out a review of the character of the Borough and the key characteristics that make each part distinctive. It divides the Borough into 14 Landscape Character Areas (LCA) and 33 Landscape Character Types (LCT) and, of which the site is located within the 'Cams – Wicor Coastal Plain' LCA and 'Open Coastal Plain: Fringe Character' LCT; the locations of which are illustrated within **Plates 4.2** and **4.3** below, with the Site location identified.

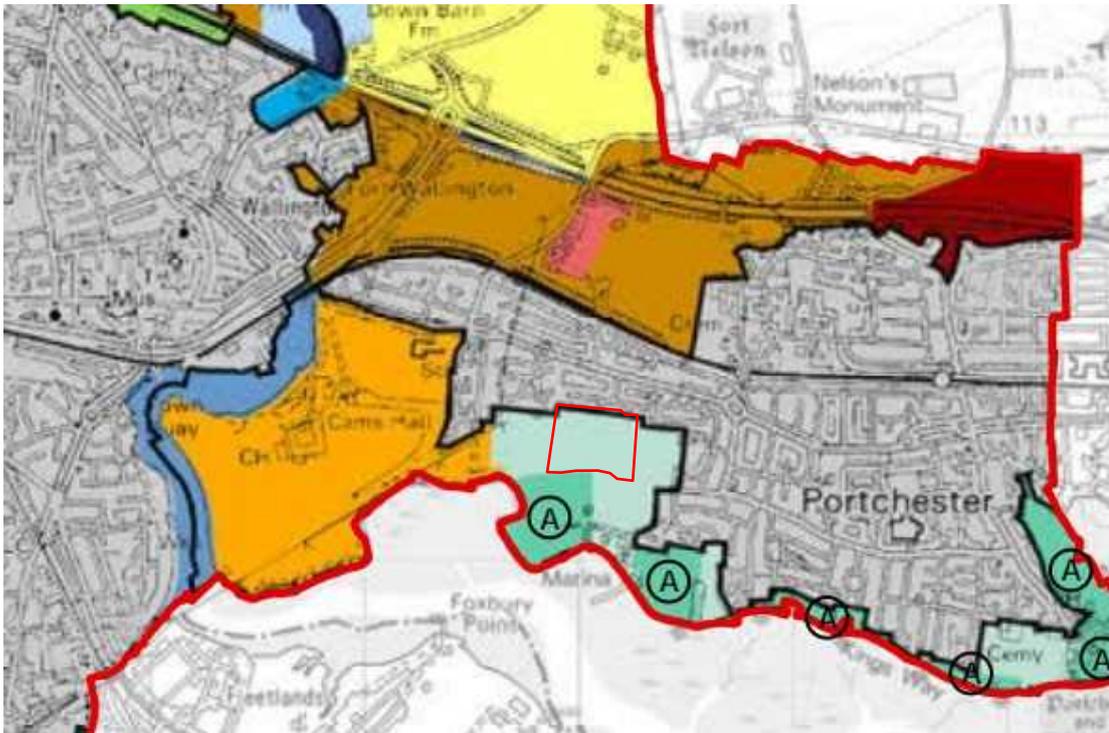
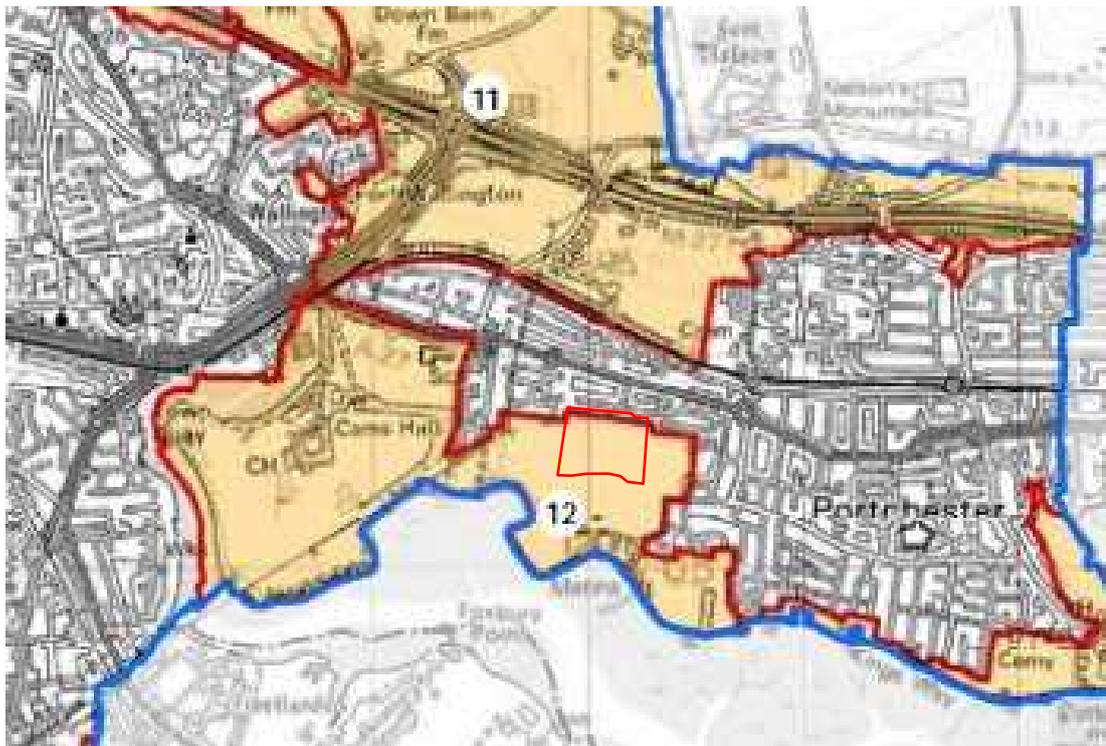


Plate 4.2: Extract from Fareham Landscape Assessment; Figure 5: Landscape Types.



- | | | |
|---|---------------------------|--------------------------------------|
|  | Fareham Borough Boundary | ① Upper Hamble Valley |
|  | Landscape Character Areas | ② Lower Hamble Valley |
| | | ③ Hook Valley |
| | | ④ Chilling - Brownwich Coastal Plain |
| | | ⑤ Titchfield Corridor |
| | | ⑥ Meon Valley |
| | | ⑦ Fareham - Stubbington Gap |
| | | ⑧ Woodcot - Alver Valley |
| | | ⑨ North Fareham Downs |
| | | ⑩ Forest Of Bere |
| | | ⑪ Portsdown |
| | | ⑫ Cams - Wicor Coastal Plain |
| | | ⑬ Burr ridge - Swanwick - Whiteley |
| | | ⑭ North Sarisbury |

Plate 4.3: Extract from Fareham Landscape Assessment (2017); Figure 6: Landscape Character Areas.

- 4.13 Within the assessment the 'Open Coastal Plain: Fringe Character' LCT and its characteristics are described as follows, and are underlined where of relevance to the Site itself:

"The remainder of the Borough is classified in the county-wide assessment as one of four coastal landscape types. The most extensive of these is the open coastal plain, a broad

band of predominantly open landscape that occupies most of the coastal belt between Hook and Portchester. The area is typically characterised by a wide expanse of predominantly arable farmland with a sense of remoteness and exposure. Within this broader character, however, the influence of urban areas and vegetation structure creates some variation in character. The Borough assessment distinguishes between those areas of open farmland with a weak hedgerow and tree structure and those areas with a smaller-scale field pattern or where blocks of woodland and belts of trees provide a strong structure and create some visual containment. It also recognises parts of the coastal plain that are influenced by adjacent urban development, and consequently have a fringe character, and areas where amenity uses, such as golf courses and playing fields, have their own distinctive character."

- 4.14 As this description briefly considers 'Open Coastal Plain' as a whole, providing only a brief statement to differentiate the four types, the Landscape Assessment goes on to set out a far more concise description of the 'Cams – Wicor Coastal Plain' LCA. The Landscape Assessment describes the area as "a discrete parcel of open landscape contained by the coast and the urban fringes of Downend and Portchester. One of its main features is the extensive parkland and woodlands of the Cams Hall Estate but it also includes other areas of open amenity landscape, fringe pasture and coastal industry to the east."
- 4.15 Through consideration of the landscape context of the study area, the following essential characteristics were found to be consistent with the area around the Site:
- "an area of flat or gently undulating landform occupied by mixed but open land-uses, sandwiched between the urban fringes of Downend and Portchester and the shores of Fareham Lake;
 - strong coastal influence ... and an exposed, windswept character;
 - fringe character influenced by proximity of built form along the urban edge and non-agricultural land uses, such as the golf course, recreation ground and areas of neglected pasture;
 - valuable areas of open space with attractive views out across Portsmouth Harbour and to Portsdown Hill which provide an important recreational resource for nearby built areas;
 - Cams Hall Estate (a Conservation Area) with its important historic buildings, historic parkland and Cams Plantation...; and
 - small-scale coastal industry adjacent to Wicor Lake."
- 4.16 The majority of characteristics identified within the assessment are considered to correlate accurately with the local context of the proposed Site. The only difference to this assessment included mention of "wind-pruned trees and bushes", which were not found to be a common occurrence, particularly in terms of the Site itself.
- 4.17 Part 2 of the Fareham Landscape Assessment goes on to provide a detailed assessment of sensitivity and development potential of each LCA, describing the landscape within which the Site is situated as follows:

“an area of flat, open farmland immediately to the east of the Cams estate and bordered to the north and east by residential development along the urban edge of Downend and Portchester and to the south by the playing fields of the Wicor recreation ground. It is characterised by fairly large, regularly shaped and intensively cultivated fields, a couple of smaller fields under rough pasture and an area of fenced paddocks used for horse grazing. There is substantial vegetation cover along the western boundary with the Cams Estate and the southern boundary with the recreation ground, and a couple of other mature hedgerows, but most other boundaries within and around the fields comprise low, trimmed hedges or fences, with few trees. The landscape consequently has a predominantly open, exposed and rather featureless character which is influenced by development around its edges and other intrusive features such as electricity pylons. It is physically isolated from open countryside elsewhere within the Borough but has some scarcity value as a remnant of open coastal plain farmland within the urban context. Overall, however, it is a relatively undistinguished piece of landscape with very few distinctive or notable features and is of lower intrinsic quality than other parts of the coastal plain.”

- 4.18 This sets out that the character quality of the Site itself does possess a limited value and sensitivity as part of the undeveloped coastal plain landscape but on the most part presents no specific landscape features of note other than mature tree cover and vegetation – which was seen to correlate greatly during the site visit. Quality of views of the Site are considered low, with vegetation within the LCA and the presence of built form limiting the extent of visibility of the Site and its connection with the coast. As such, the assessment goes on to identify that *“some development in this area could potentially be accommodated without unacceptable adverse effects on the Borough’s most valued landscape resources and without adversely affecting the character and quality of the rest of the landscape”*.
- 4.19 Overall, with consideration of the landscape of the Site being undesignated and with some of the identified landscape character features being in intact, the ‘Open Coastal Plain: Fringe Character’ LCT and the ‘Cams – Wicor Coastal Plain’ LCA are deemed to be of no more than medium sensitivity.
- 4.20 Priorities for enhancement of the LCA in relation to design, landscape character and visual amenity are also outlined within the assessment as follows:
- *“Protect and enhance the cover of woodland, trees, hedgerows and other mature vegetation within the area as a whole, to maximise its screening/shelter, landscape and wildlife value;*
 - *Maintain the function and quality of the existing GI network within the area as a whole and take advantage of opportunities for enhancement of these assets ...;*
 - *Be of a scale and character appropriate to the locality (e.g. individual or small groups of detached dwellings in large, well-treed plots);*

- *...be designed to create a distinctive character and strong sense of place within a high quality setting that reflects the local landscape context. Appropriate design references might include individual groupings of built development within a 'parkland' or estate setting (reflecting the adjacent Cam Hall landscape), with the introduction of substantial new woodland blocks, avenues and groups of trees, extensive areas of lawns/open grassland and characteristic road/boundary treatments etc.*
- *...protect and enhance the quality of the Allan King Way and incorporate significant new areas of greenspace and access/habitat networks, providing good connections to the wider GI network and with surrounding urban areas;*
- *...provide appropriate landscape buffers (i.e. corridors of new tree/ woodland planting and open space) around the edges of the area to protect the visual amenity of neighbouring residents;*
- *Avoid the introduction of buildings or structures that would be visually prominent within the open, flat landscape; and*
- *Use native species appropriate to the locality and soil conditions within new planting schemes. "*

Site Assessment

- 4.21 The Site is located directly to the south of dwellings along the residential street of Romsey Avenue, and to the west of the settlement of Portchester. The Site itself forms a single large arable field of approximately 12.4 hectares (ha) in size, a characteristic feature of the surrounding context, with its interior containing little in the way of physical landscape features.
- 4.22 The Site is bordered to the north by existing residential development and enveloped nearby to the west and east by it also. This gives the Site an urban fringe character, particularly with the raw, unvegetated nature of the boundary as can be seen within **Image 4.1** below. The Site is bordered directly to the east by a recently constructed development of 120 residential dwellings (Planning Ref: P/15/0260/OA). To the south the Site is bordered by another arable field, of similar character to the Site, and the recreational ground of AFC Portchester with the water's edge of Portsmouth Harbour beyond. To the west the Site is delineated by a maintained, but gappy, hedgerow similar to that along the southern boundary, with a further arable field, equestrian fields, the development edge of Downend, and the Cam Hall Golf Course present beyond. An aerial photograph of the Site and its local context is provided in **Figure 3.4**, and a photograph of the Site in its current form provided as **Image 4.1** below.



Image 4.1: The Site in its current form from its southern boundary.

- 4.23 **Figure 3.4** illustrates the Site's characteristics and their condition, as summarised below.

Topography and hydrology

- 4.24 The Site is found to slope gently towards the north-east, from a low point of 2m above Ordnance Data (AOD) in its south-western corner to 10m AOD at its north-eastern corner. This follows the topography of the surrounding context as it slopes up towards the ridgeline of Portsdown Hill to the north-east, as is illustrated in **Figure 3.3**.
- 4.25 As a result, the residential development to the north of the Site is found to be marginally elevated in comparison to the Site itself, with the Portsdown Hill providing an element of containment to the surrounding landscape. As such, the main visual focus from the Site is directed towards the lower levels of the harbour to the south and south-west.
- 4.26 The Site does not contain any form of watercourse or waterbody within its boundary, nor does it lie in close enough proximity to any to fall within the Environment Agency's Flood Zones or Flood Alert Areas.

Landscape fabric and habitats

- 4.27 As is seen within the aerial included in **Figure 3.4** and **Image 4.1**, landscape features within the Site are limited. The field area of the Site is on the most part open and currently in use for arable agriculture. Physical landscape fabric and habitat features of the Site are found to be predominantly located at its boundaries, in particular its eastern, western and southern boundaries. All of these boundaries are vegetated but differ in character in so far as: the eastern boundary appears taller and unmanaged but with only occasional gaps; and conversely the southern and western boundaries are smaller in scale and well managed to the point that understorey degradation of the hedgerow has occurred.
- 4.28 The Site's northern boundary is formed by abutment with the domestic rear gardens of properties associated with Romsey Avenue. This boundary presents little in the way of vegetation to provide a buffer or boundary between the Site and this residential development, even in relation to domestic rear garden planting, resulting in a 'raw' relationship between the two.

- 4.29 On a wider scale, and as seen on aerial photography, the Site is seen to be located within a green parcel of land, contained against the edge of Cams Bay by existing surrounding development. The arable fields adjacent to the south and west present a character similar to that of the Site, however, the recreation ground to the south-west created a well treed edge to Cam's Bay which contrasts the openness of the arable fields.

Cultural associations

- 4.30 As mentioned within the published character assessments, the area's maritime military character is an ever-present feature within the surroundings of the Site, with the presence of facilities such as Royal Naval Armaments Depot (RNAD) Gosport and a number of forts including Fort Nelson (now the Royal Armouries); Fort Southwick; and, Fort Widley, all along the high ground of Portsdown Hill.
- 4.31 Beyond this maritime military character, however, the Site itself is not found to be referenced or highlighted through cultural associations such as literature, art or music.

Recreation and access

- 4.32 The Site is privately owned with no public access. No PRow routes pass within the Site, nor is the Site used for the purpose of recreation – either formal or informal.
- 4.33 The Site is located adjacent to an area of recreation ground to the south-west. Intervisibility between these two land uses is limited by the presence of vegetated boundaries, though there is potential for views from the northern boundary of the recreation ground. At present no links are available between this recreation ground and the interior of the Site.
- 4.34 From the Site visual connection is available with the nearby recreational attractions/landmarks of Fort Nelson and the Nelson Monument, seen atop Portsdown Hill to the north.

Historic Landscape Character

- 4.35 Fareham Borough Council has not produced a definitive document in relation to Historic Landscape Character, however, within the description of Hampshire County Integrated Character Assessment's 'Coastal Plain Open' Landscape Character Type (attached within **Appendix 2**) a section on historic landscape character is included. It highlights a wide range of field types with differing enclosure origins and also states that "*This coastal plain type has generally been subject to more modern field changes and enlargement than the enclosed type. The term open is used to describe the sense of openness and expansiveness rather than in respect to the process of field enclosure.*" Due to this assessment being at a county level this account of historic landscape character, though worth considering, is considered to be quite high level and overarching, with the Site

itself and its associated parcel of Coastal Open Plain not mentioned or described specifically.

Perceptual and sensory character

- 4.36 The Site, as the published Landscape Assessment identifies, is found to be of settlement edge character. Though currently presenting a large scale arable field itself, the Site is heavily influenced by existing development in close proximity to the north-west, north and east, which contains and encloses it within a green parcel of land adjacent to the banks of the harbour. In addition, the Site and its context are influenced by the detracting features of electricity towers and overhead cables as they lead up to the raised topography of Portsdown Hill upon which they stand prominently, and the presence of industrial units near to Wicor Lake to the south of the Site.
- 4.37 Boundary treatments within this contained green parcel vary in condition from intact hedgerows with trees within the defunct pasture fields to the east; gappy mature hedgerows surrounding the recreation grounds; and well maintained but degrading hedgerow, to the point of replacement with post and wire fencing, within the arable fields. This variation in boundary treatments creates a mixture of enclosure, in the case of the recreation ground, and exposure in the case of the larger arable fields including the Site.
- 4.38 The settlement edge adjacent to the northern edge of the Site, particularly along Romsey Avenue, is harsh and in some cases open to the rear gardens of properties, with only minimal amounts of domestic garden vegetation present to soften the transition from development to green space. Properties fronting onto Cranleigh Road are also visible from the Site's interior, providing an existing urban setting to the south-east as well as the north.
- 4.39 From its northern edge the Site possesses glimpsed views of elements associated with Portsmouth Harbour, including the presence of RNAD Gosport to the south, which gives an element of maritime military character to the Site's context. From its southern edge views to the north-east are available towards the elevated landform of Portsdown Hill, with forts scattered along its ridgeline further emphasising the military character of the area. This ridgeline provides an element of containment of the Site to the north.
- 4.40 The landscape to the north and west of the Site is heavily influenced by a string of electricity towers with associated overhead lines which pass between Portsdown Hill and the golf course. Due to their size these form a detracting feature within views to and from the Site, as is demonstrated within a number of the photoviewpoints used in this LVIA.

Value of the Site and its setting

- 4.41 No part of the Site is, or has been, designated for its landscape value or scenic qualities at any level. In planning terms therefore, it has no more status than any other 'open
-

countryside' beyond the defined settlement boundary. DD has not identified any physical features which set this Site apart from an ordinary, typical edge of settlement site and, on this basis, it is not considered that this is a 'Valued Landscape' in the terms of the NPPF.

- 4.42 With all of the above headings in mind, the Site and its landscape features are considered to be of low sensitivity. The Site itself is found to be undesignated with relatively few landscape features of value, other than the vegetated boundaries which in places are found to be in poor condition and requiring enhancement. The Site is already influenced by a number of detracting features within the surrounding landscape including the football ground and associated lighting features, electricity towers with associated overhead lines, and the visual presence of the existing urban edge to both the north and east, which all create an urban edge feel to the Site rather than one of open countryside. With considered design, to where possible maintain and enhance the boundary features of note, it is considered that the Site would be able to accommodate some change, and as such the Site is deemed to present an overall low sensitivity to change.

Landscape receptors and sensitivity

- 4.43 Table 4.1 summarises the relevant landscape receptors within the study area that have the potential to be materially affected by the Proposed Development. The potential effects on these receptors is presented within Section 7.

Table 4.1 Landscape Receptor Summary

Receptor	Sensitivity
The character and landscape features of the Site and its setting	Low
The character and form of the Open Coastal Plain Farmland: Fringe Character LCT and the Cams/Wicor Coastal Fringe RCA	Medium
Hampshire Landscape Character Area 9f: Gosport and Fareham Coastal Plain and Coastal Plain Open Landscape Character Type	Low

5 Visual Baseline

- 5.1 The visual baseline seeks to establish the extent of the Site's visual envelope and to identify the visual receptors (groups of people) that may be affected by the Proposed Development. It analyses the nature of existing views experienced by visual receptors, the location from which they experience the view and their sensitivity based on the value of the view and the receptor's susceptibility.
- 5.2 Using landform data within a Geographical Information System (GIS), DD has prepared a broad Zone of Theoretical Visibility (ZTV). The ZTV is generated using landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation. The ZTV was then visited by walking and driving (as appropriate) local roads, rights of way and other publicly accessible viewpoints. Through this exercise the main visual receptors predicted to have actual visibility to the Site were identified and the Zone of Primary Visibility (ZPV) was established.

Zone of Primary Visibility

- 5.3 The Zone of Primary Visibility (ZPV) is where the Proposed Development would be visible to the casual observer on foot, cycling, driving or travelling by train where the views would normally be close-ranging and open; the proposal would be an obvious element of the view. Beyond this area, there is a zone of visibility which is less open, being either partly-screened or filtered. Views from within this zone would include the proposal - it may not be immediately noticeable, but once recognised would be a perceptible addition to the view. The extent of the proposal within such views would vary and, in some cases, it would be almost indistinguishable as a consequence of both increasing distance and intervening visual screening.
- 5.4 The visual appraisal (see **Figure 3.6**) illustrates the main determinants of visibility to the Site:
- North: the extent of clear intervisibility with the Site is found to be limited by the existing built form of properties long Romsey Avenue directly to the north of the Site and the presence of further development beyond this up to the route of the railway line. Beyond this landform rises up towards Portsdown Hill approximately 1.7km to the north-east allowing for partial views, where vegetation allows, of the Site above the intervening rooflines. This same elevated landform curtails and contains the availability of intervisibility with the Site from further north;
 - East: broadly, the extent of intervisibility with the Site from the east is limited by the presence of existing built form of Portchester (including the recently constructed residential development on the adjacent fields), emphasised by gently downward sloping landform as landform extends west towards the harbour;
 - South: due to its gently sloping southerly aspect the Site is partially opened up to views from the south of the Site. However, vegetation associated with the recreation ground to the south-

west and industrial units to the south partially limits the extent of these views so that the majority of views from the Wicor Lake area of Portsmouth Harbour are unavailable. Upon the opposite banks of the harbour to the south views are limited by the buildings and complex associated with RNAD Gosport; and

- West: broadly, clear intervisibility with the Site extends up to 500m from the Site boundary, at which point existing vegetation associated with the settlement edge, golf course, and build form curtail clear views from further west. The northern half of Fareham appears to be partially elevated, as can be seen on Plan 3, however the built form of Fareham itself screens views to the Site from within. Glimpsed views of the Site are available from the Cams Bay area of Portsmouth Harbour, where vegetation associated with the recreation ground allows, including from the south-eastern extent of Cams Hall Golf course.

Representative Viewpoints

- 5.5 The main receptor groups have been identified and described below and are represented by the photoviewpoints (PVP) presented in Table 5.1.
- 5.6 Based on fieldwork observations and the findings of the data trawl, a number of photoviewpoints have been selected to represent the variety of views available from public vantage points towards the Site. The locations of the photoviewpoints are shown in **Figure 3.5**, while the views themselves are shown in **Figures 3.7 to 3.16**. Details of each view, and the type of visual receptors it represents, are provided in the table below.

Table 5.1 Representative viewpoints - summary

VP	Location	Grid Ref.	Distance and Direction of View	Visual receptors
1	Road off Romsey Avenue, adjacent to the Site boundary.	460223, 105675	On boundary, looking south	Minor Road Users, Residential
2	Residential street of Romsey Avenue	460112, 105747	50m, looking south	Minor Road Users, Residential
3	Cranleigh Road to the south-east of the Site	460358, 105280	110m, looking north-west	Minor Road Users, Residential
4	Junction of Cranleigh Road and promoted Allan King Way/PRoW 111a	460266, 105131	230m, looking north	Minor Road Users, Residential, Promoted Route Users
5	Allan King Way/PRoW 111a across Recreation Ground	459734, 105268	184m, looking north-east	Promoted Route Users, Recreation Ground Users
6	Allan King Way/PRoW 110, to the west of the Site	459579, 105550	281m, looking east	Promoted Route Users
7	PRoW 523 on the edge of Cams Hill Golf Course	459014, 105026	924m, looking east-north-east	PRoW Users, Golf Course Users
8	Junction of Portsdown Hill Road and PRoW 23	460651, 107016	1.39km, looking south-south-west	Minor Road Users, PRoW users, Fort Nelson

VP	Location	Grid Ref.	Distance and Direction of View	Visual receptors
9	PRoW 118b to the north-east of the Site	461842, 106736	1.88km, looking south-west	PRoW users, Open Access Land Users
10	PRoW 501 across Fareham Lake	461160, 101822	3.65km, looking north-west	PRoW users, Open Space Users

Visual Receptors

- 5.7 The main receptors identified within the study area likely to experience a material effect as a result of the proposals are listed and discussed below.

PRoW

- 5.8 PRoW Fareham 111a (part of the Allan King Way promoted route) passes 230m to the south of the Site at its closest, connecting the southern edge of Portchester to the junction of PRoW Fareham 110 and 523 to the west of the Site. Viewpoint 4 is taken as this PRoW route joins Cranleigh Road to the south of the Site and demonstrates the availability of partial views of the existing settlement edge of Romsey Avenue, and in turn the Site, beyond gappy foreground roadside hedgerow. The extent of the Site, though forming a large extent of this view, is already experienced against a 'raw' backdrop of existing development, with Portsdown Hill beyond this curtailing availability of further views beyond. As a result of the above and the presence of industrial units of Wicor Lake present further along the route, this section of PRoW 11a is deemed to have an urban edge character rather than one of rural open countryside.
- 5.9 As PRoW Fareham 111a continues to the west it passes through the recreation ground to the south-west of the Site, as seen within Viewpoint 5 as the route passes adjacent to the edge of Cams Bay. As can be seen within this viewpoint the vegetated edge to the recreation ground and football ground provides strong containment from the surrounding landscape to the north-east, with only glimpsed views of the existing settlement edge being visible where gaps in the vegetation allows. The landform of Portsdown Hill is just visible beyond this vegetation boundary which, alongside the flat landform to its south, curtails available views beyond to the north-east. This section of the route has a character influenced greatly by the waterside character of Cams Bay but also the manicured amenity grassland character of the recreation ground.
- 5.10 PRoW Fareham 110 (part of the Allan King Way promoted route) passes 284m to the west of the Site, connecting the junction of PRoW 11a and 523 north towards Portchester Road. Viewpoint 6 is taken part way along this route, looking east towards the Site. The open character of these arable fields provides clear intervisibility with the Site's interior, seen against a backdrop of existing built form to the north and south-east of the Site and its eastern vegetated boundary. As with PRoW 111a described above, the

landform of Portsdown Hill rises beyond the existing 'raw' development edge with features such as the chalk pit and well treed field boundaries being visible to the north-east. Due to its proximity to existing development, both within the associated viewpoint and to the west of the route, the PRoW has a transitional character between the settlement edge and the manicured landscapes of the recreation ground and golf club to the south-east and south-west respectively. As the route continues towards the settlement edge to the north it passes the base of an electricity tower which provides a prominent foreground detracting feature within views from this route as receptors enter/leave the settlement edge.

- 5.11 PRoW Fareham 523, passes 303m to the west of the Site, bordering the edge of the Cams Hall Golf Club as it abuts the shoreline of Fareham Lake and Cams Bay. Viewpoint 7 is taken at the golf course's south-eastern corner, providing views across Cams Bay towards the recreation ground and Site. As demonstrated by the Photoviewpoint, the Site is on the most part screened from view as a result of intervening vegetation associated with the recreation ground, however, glimpsed views of the Site's north-western corner are available through a gap within this vegetation. Where this view is available the Site is experienced against a backdrop of the existing properties of Romsey Avenue and the rooftops of wider Portchester beyond, with Portsdown Hill beyond curtailing the availability of longer distance views. The PRoW presents a route with a strong waterside character, with receptors likely to be attracted to views across this water body, not only towards the Site but also south towards the military development and influence of RNAD Gosport.
- 5.12 PRoW Fareham 23 passes approximately 1.4km to the north-north-east of the Site connecting Portsdown Hill Road to the viewpoint car park. Viewpoint 8, taken as the route joins Portsdown Hill Road adjacent to Fort Nelson, demonstrates the expanse of views available across the landscape to the south from this area of elevated landform. Views are seen to extend beyond the buildings of RNAD Gosport, and the settlement of Gosport itself, towards the coast of the Solent with the faint presence of the undulating landform of the Isle of Wight beyond. Overhead power lines and masts criss-cross the skyline providing detracting features which affront this expansive view. The Site itself is seen to be located within the mid-ground of the view as the foreground landform gently slopes away. Clear views are available of the Site in part, with clear views of the Site's southern boundary seen amongst foreground hedgerow vegetation. This viewpoint also demonstrates the Site's close proximity and relationship to the waterside of the harbour, despite the limited presence of intervisibility identified from the Site itself and shows how existing development of Portchester to the east of the Site extends further towards this waterside edge with a border of green space and woodland to provide division.
- 5.13 PRoW Fareham 118b passes 1.9km to the north-east of the Site, within an area of Open Access Land atop the elevated landform of Portsdown Hill. As with PRoW 23 described above, Viewpoint 9 demonstrates the availability of extensive views across the landscape
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to the south-west of the route towards RNAD Gosport and landform upon the opposite side of the harbour, including the faint outline of the Isle of Wight. With the existing presence of RNAD Gosport and existing settlement of Portchester the view already presents an urbanised, settled character with the presence of detractors such as the overhead lines and electricity towers. The Site itself is partially visible beyond foreground vegetation and adjacent settlement of Romsey Avenue, against a backdrop of the vegetated edge of the recreation ground and the buildings associated with the football ground. The view highlights the Site's proximity and relationship to the water's edge.

- 5.14 PRow Gosport 501 forms a section of a harbour edge walkway, 2.76km to the south of the Site, connecting Heritage Way to the southern edge of RNAD Gosport. This right of way presented one of the only publicly accessible routes with potential for long distance views across Portsmouth Harbour from the south. Through the site visit it was established that, as seen in Viewpoint 10, no clear views of the Site were available from this location, with foreground features upon the water filtering the clarity of available views across the harbour. In the context of the Site the commercial units associated with Wicor Lake to the south of the Site are visible, with the properties to the north of the Site being just visible where gaps in the foreground vegetation allows. However, in the context of the wider view and with the presence of foreground intervening maritime elements, these Site context features are barely discernible within the wider view at this distance.
- 5.15 Other PRow considered as a result of the ZTV but deemed to possess no intervisibility with the Site as a result of visiting the Site and its surrounding context, include:
- PRow Fareham 117; located 530m to the north-east of the Site, which connects the car park of the Portsdown Viewpoint, over the M27, to Upper Cornaway Lane to the north of the railway line; and
 - PRow Fareham 505 (part of the Allan King Way promoted route); located 1.11 km to the north-west of the Site, connecting the Downend Road motorway overpass with The Causeway at the western end of Portchester.
- 5.16 It is considered that, due to the focus on the surrounding landscape and interest in the local area, users of PRow, although with some de-sensitisation where close to built form and man-made features, are considered to be high sensitivity receptors.

Sustrans Routes

- 5.17 National Cycle (Sustrans) Route 236 runs from Cosham to Portchester, and passes the Site to the north along part of Romsey Avenue, as seen on Plan 2. As the route passes along Romsey Avenue views to the surrounding landscape are on the most part curtailed by adjacent residential properties, however, a glimpsed view similar to that experienced by Viewpoint 1 can be obtained as the route passes the off-shoot road from which the viewpoint is taken. Despite the limited views along this residential street users are likely to be using the route for the purpose of recreation and enjoyment of the landscape and as

such are accorded a medium sensitivity which also accounts for the speed at which they will be travelling along the route.

Main Roads

A27 Portchester Road

- 5.18 As can be seen upon **Figure 3.4**, the route of the A27 Portchester Road passes through the settlement of Portchester to the north of the Site, connecting the settlement to the south-eastern edge of Fareham to the west. During the site visit it was established that the presence of existing built form to either side of the route curtailed any availability of views towards the Site and even beyond those buildings adjacent.

M27

- 5.19 The major road route of the M27 passes within the study area from east to west, 1 km to the north of the Site at its closest. The route is divided from the Site by the presence of sloping arable fields, the railway and the existing built form of Portchester. The course of the motorway is located within a sunken corridor lined by tree belts which curtails the availability of views from the route towards the south, and as such no views of the Site from this major road route are available.
- 5.20 Through the site visits it was determined that neither of these main road routes possess intervisibility with the Site and as such are considered no further within this LVIA.

Minor Roads

Romsey Avenue

- 5.21 Viewpoint 2 presents the view towards the Site from the minor road and residential street of Romsey Avenue. As can be seen from the photoviewpoint the majority of views from this minor road are curtailed by adjacent properties, however, occasional wider gaps are available where deeper driveways occur which allow for extended views towards the vegetation associated with the Site's southern boundary. Even where these gaps occur, views directly to the Site's interior from this section of the road are curtailed by garages and fencing.
- 5.22 Viewpoint 1 presents a view from an un-named side road off Romsey Avenue, which terminates adjacent to the Site's northern boundary. From this side road clear and open views of the Site as a whole are available, emphasising its open arable character as well as the presence of visibility directly across the Site towards the residential properties of Cranleigh Road, commercial units of Wicor Lake and the buildings associated with the football grounds.

Cranleigh Road

- 5.23 Viewpoints 3 and 4 demonstrate views from the residential street of Cranleigh Road as it passes to the south-east and south of the Site, respectively. As the route is only influenced by settlement on one side this allows for clear views towards the Site and landscape beyond to the north-west and north, beyond foreground gappy hedgerow of the adjacent field parcel.
- 5.24 In both cases the Site's southern boundary is clearly visible against a backdrop of existing built form of Romsey Avenue, the rear gardens of which form the Site's northern boundary. Due to the flat nature of the landform of the Site and its surroundings, the extent of visibility of the Site's interior is limited to a small vertical element in comparison to its wider horizontal presence within the view. Within Viewpoint 4 the Site's extent is visible in its entirety, however, within Viewpoint 3 the eastern extent of the Site is screened from view by layers of vegetated boundaries associated with the adjacent fields to the east of the Site (which have now been approved for outline planning permission). This demonstrates how views towards the Site opens up along this route as receptors travel from east to west.

Portsdown Hill Road

- 5.25 Viewpoint 8, mentioned previously in relation to PRow Fareham 23, also represents views from the elevated road route of Portsdown Hill Road. As mentioned previously the extent of views from this minor road route to the south-west are extensive but present a number of urbanising and detracting features including the presence of RNAD Gosport, the criss-cross of overhead lines and masts and the extent of existing settlement of Portchester. Clear views are available of the Site in part, with views of the Site's southern boundary seen amongst foreground hedgerow vegetation.
- 5.26 Though classed as a minor road, Portsdown Hill Road is found to be well used as a route between the A27 Portchester Road and the B2177 towards Bedhampton. The road does provide receptors with wide ranging views from its elevated location and as such, despite their fast-paced use of the route, a certain increased level of value is likely to be experienced by these receptors as a result of a slight increase in appreciation of the surrounding landscape in comparison to other roads in the area.
- 5.27 As with major road users, users of these minor routes mentioned above, including users of public transport and roadside pedestrians, are likely to be using the routes for purposes other than appreciating the surrounding landscape, however, due to the increasingly rural nature of these road routes partial appreciation of the surrounding landscape is more likely than on major road routes. As a result, receptors using these minor road routes are deemed to be of medium sensitivity where views of the Site occur.

Residential Dwellings/Groups

- 5.28 This LVIA has focused on the assessment of views from publicly accessible locations. Views from private residential properties, although likely to be of high to very high

sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Good masterplanning of the development site, however, has considered the visual amenity of domestic dwellings in close proximity to the proposals.

- 5.29 Using consideration of visibility of surrounding properties from within the Site and visibility experienced within the wider landscape during the site visit, it was deemed that:
- To the north of the Site properties along the southern edge of Romsey Avenue and Condor Avenue, forming the northern edge of the Site, will experience clear views across the Site. This clarity of intervisibility is present as a result of minimal intervening domestic garden features or vegetation, creating a 'raw' settlement edge. Due to rear garden fencing and the Site being at grade with the adjacent properties views will be on the most part limited to the upper storey however occasional properties associated with Romsey Avenue present no dividing fencing to the Site and as such will experience views from both the upper and lower storeys;
 - Approximately 5 properties along Quintrel Avenue, at the Site's north-eastern corner, will experience intervisibility with the Site. Due to the presence of domestic garden vegetation and Site boundary features, however, it is expected that views from these properties will be limited to rear or side upper storey windows;
 - To the south-east of the Site approximately 21 properties, the majority of which are bungalows, along Cranleigh Road will experience intervisibility with at least part of the Site from their front, ground floor windows, beyond well maintained hedgerow along the opposite side of the road. Views experienced by these properties are anticipated to be similar to that seen within Viewpoint 3 and 4, with the Site being visible against an existing backdrop of built form; and
 - No intervisibility is available with properties associated with Brenchley Close to the east of the Site as a result of the bungalow character of the properties and the presence of intervening vegetated boundaries of both the Site's eastern edge and the fields adjacent.
- 5.30 The sensitivity of residential receptors is dependent, to some extent, on the room(s), and the activities of people in those rooms, from which the Site is visible. As noted in the methodology at Appendix 2, residents with visibility from rooms normally occupied in waking hours will generally have a very high sensitivity with a lower sensitivity from bedrooms and rooms from which there may be no expected view, for example bathrooms. In some instances, the purpose of rooms with potential views towards the Site cannot be ascertained from public vantage points, and thus in those circumstances a precautionary approach is adopted where the receptor is accorded a very high sensitivity.

Other Receptors

Recreation Ground

- 5.31 Adjacent to the south-western corner of the Site lies an area of recreation ground associated with the football ground of AFC Portchester. The recreation ground comprises two field parcels of amenity grassland divided and surrounded by belts of mature deciduous tree species and set out with a number of sports pitches. During the site visit the

recreation ground was deemed to be well used particularly for recreational walking, dog walking and sport. Viewpoint 5 presents views from this recreation ground as PRoW 111a passes through and, as described previously the area is well contained from the surrounding landscape and Site to the north-east, with only glimpsed views of the existing settlement edge and Site where gaps in the surrounding vegetation allows.

- 5.32 It is assessed that receptors using this recreation ground will be of low sensitivity. On the most part receptors are likely to be using this space for recreation such as sports, play and walking the dog, rather than the enjoyment of the surrounding landscape. Views from within are foreshortened by existing surrounding vegetation and the presence of floodlights and features associated with the football ground provide detracting features to the character of the space.

Cams Hall Golf Club and Conservation Area

- 5.33 Cams Hall Golf Club and Conservation Area are located approximately 490m to the west of the Site, beyond the residential properties associated with Peacock Close and Shearwater Avenue. Due to the presence of woodland blocks and tree belts associated with the golf course intervisibility from both of these receptors is found to be limited to the course's south-eastern edge (as demonstrated by Viewpoint 7, which is located upon PRoW 523 as it skirts the edge of the course). As such, views to the Site from receptors playing golf are likely to be minimal, with the main golf range being located to the west of these tree belts.

- 5.34 Where visibility is available, it is assessed that receptors using the Golf Club will be of medium sensitivity. Though being similar to the recreation ground described above in the sense that receptors are likely to be using this space for recreation such as sports, the use for the location for golf is identified to present more of an appreciation of the surrounding landscape than playing sports such as football.

Portsmouth Harbour and RNAD Gosport

- 5.35 As mentioned previously within the site character section, the Site experiences intervisibility with the buildings of RNAD Gosport upon the opposite side of Portsmouth Harbour, 1km to the south-west. As a naval armaments depot, and therefore a commercial venture, the buildings and the waterfront upon which the buildings are adjacent are not accessible to the general public. As such, return views towards the Site will only be experienced by receptors accessing the Site under employment or approval of the 'business'. These receptors are likely to be focused upon aspects of their work more so than focussing upon the available local views or landscape character aspects of their surroundings and as such are considered to be of low sensitivity.

Portsdown Hill Viewpoint

- 5.36 Through review of OS mapping a single designated viewpoint is identified 1.3km to the north of the Site, beyond the M27 and south of Fort Nelson. Upon visiting the viewpoint

as part of the site visit, it was established that as a result of existing mature vegetation views towards the Site are curtailed, with available views from this point being focusing more-so towards the harbour entrance between Gosport and Portsmouth. As such no further consideration is given towards this viewpoint within this LVIA.

Summary of Baseline Visual Amenity Matters

- 5.37 The ZTV shown in **Figure 3.5** is based on 'bare ground' terrain modelling, therefore vegetation and built development encroaching on views are not included in this computer-generated image. The ZTV shows that as a result of the topography of the surrounding context, theoretical views to the Site are generally concentrated to land to the south of Portsdown Hill, focused upon the hillside to the north-east and the landscape to the south of the Site as it slopes down towards the coast.
- 5.38 Fieldwork has established that views are greatly reduced from those predicted by the ZTV due to the presence of tree belts, a number of woodland blocks and vegetation associated with roadsides, which limited views to the Site within its immediate context and wider landscape. Existing built development of Portchester prohibits both short and long-distance views across the landscape from the north (other than those from the higher ground of Portsdown Hill) and east. Where longer views are possible within the 2km detailed study area, it is unlikely that there will be any extensive views of the proposals due to the Site's scale and context described above.
- 5.39 Within this range, there is a mix of potential visual receptors including: local public rights of way, major and minor roads; recreational grounds; and a number of potential residential receptors located on the northern and south-eastern edge of the Site and within the wider landscape to the north-east and south-west. However, due to the relatively visually-contained nature of the Site these receptors are found to be contained within a 2km radius of the Site boundary, and it is considered that only a relatively small number of visual receptors identified will have visibility to it and the potential to be adversely affected by alterations to the Site.
- 5.40 Table 5.2 sets out the main receptor groups to be used in the assessment of effects with the corresponding representative viewpoints and the associated sensitivity.

Table 5.2 Visual receptors - summary

Receptor	Viewpoint(s)	Sensitivity
Residential	2,3,4	Very high
PRoW users, including Allan King Way	4,5,6,7,8,9,10	High
Users of minor roads	1,2,3,4	Medium
Users of recreation ground	5	Low
Users of Cams Hall Golf Club and Conservation Area	7	Medium
Users at Portsmouth Harbour and RNAD Gosport	10	Low

6 Proposed Development and Mitigation

The Proposed Development

- 6.1 Full details are provided in Chapter 5: Proposed Development and Construction Overview of the ES.

Embedded Mitigation

Published Landscape Strategy Guidelines

- 6.2 At the local level, the landscape character assessment for Fareham sets out recommendations priorities for enhancement of the LCA in relation to design, landscape character and visual amenity. The proposals have responded to these in the following ways:
- Protects existing vegetation and maximise its screening/shelter, landscape and wildlife value;
 - Provides betterment and improve the function and quality of the existing GI network within the area;
 - Proposals are in keeping with the scale and character of those in the locality;
 - Provides appropriate landscape buffers around the edges of the area to protect the visual amenity of neighbouring residents;
 - Avoids the introduction of buildings or structures that would be visually prominent within the open, flat landscape; and
 - Uses native species appropriate to the locality and soil conditions within new planting schemes.

Proposed Landscape Mitigation

- 6.3 The landscape and visual sensitivities of the Site have influenced the masterplanning process through an iterative process. Thus, the scheme proposals incorporate a degree of integral (or embedded) mitigation to avoid or reduce potential landscape and visual effects. The Illustrative Landscape Masterplan is included at **Appendix 1**. These measures can be summarised as follows:
- Retention of existing field hedgerow including tree coverage with opportunities to improve the boundaries to the north, east and west to mitigate views and reinforce the landscape pattern. Removal should only be in areas where it is necessary to facilitate the ecological mitigation proposed such as some trees on the southern boundary.
 - A new native hedge is proposed to the north of the bird mitigation area to provide separation to the built development. This will be maintained at 2 metres high in accordance with Natural England recommendations and reinforce the local field patterns.

- Strengthening of the northern Site boundary and creation of a defensible boundary to ensure separation and privacy for future residents and the adjacent residents at Romsey Avenue;
- Dedicated area of open space along the western edge to include opportunities for native tree and shrub planting to mitigate views from the west.
- Enhanced pedestrian activity on Site through the creation of links to the adjoining Cranleigh Road development and associated public open space to the east;
- Soft and hard landscape proposals designed to reflect the unique character of the local area and enhance the green infrastructure functionality. Plant species selected to increase biodiversity on Site and complement the character of the local area; and
- Proposed housing massing and heights to accord with the existing settlement pattern of two storey housing with pitched roofs.
- North to south street design maintains valuable views to the coast and Portsdown Hill and will help retain the Site's sense of place.

6.4 In adopting the above proposals, the scheme design serves to reduce the magnitude of potential landscape and visual effects on the identified baseline receptors. These proposals, however, go further; they contribute to the creation and management of landscape features that contribute to the GI network, the local landscape character, and visual and wildlife amenity of the local area.

7 Assessment of Effects

Outline

- 7.1 This section of the LVIA assesses residual effects after implementation of the mitigation measures.
- 7.2 Construction effects are assessed based on the assumption that the construction would be undertaken within 5 years.
- 7.3 The operational affects are assessed at year 10 of the operational scheme to reflect the full establishment of the proposed planting.
- 7.4 Cumulative effects are assessed based on the assumption that all proposed and cumulative developments are complete (year 10 of the operational scheme) to avoid additional uncertainty linked to the phasing assumptions.
- 7.5 It is considered that there is potential for effects on the receptors listed below:

Landscape

- Landscape elements such as trees and water courses within the Site; and
- Landscape character of the Site and the local area surrounding the Site.

Visual

- Users of PRoW in the local area and including promoted road Allan King Way;
- Users of roads adjacent to and surrounding the Site; and
- Residential receptors adjacent to the Site boundary.

Landscape Effects

- 7.6 Effects on the landscape resource considers two levels of assessment:
- Effects on the character of the Site itself, that is the direct effects on the different elements that make up the site character; and
 - Effects on the local context, that is the indirect effects on the defined landscape character area that surrounds the Site.

Landscape effects within the Site

- 7.7 From a landscape perspective, the Site is an agricultural field with weak vegetated boundaries. Part of the southern boundary comprises a defensible tree belt with understorey growth. This tree belt provides separation between the Site and the AFC Portchester football grounds. The hedgerow on the western Site boundary is fragmented

and of low species value and this is likely to be enhanced by the proposals. There is no tree or hedgerow loss anticipated as part of the Proposed Development and all vegetation worth keeping within the field boundary would be retained as part of the proposals.

- 7.8 The proposal includes an extensive landscape strategy that would see a substantial amount of tree planting which would improve to the character of the Site and the local GI network. The increased tree cover through the inclusion of a landscape buffer along the western and southern boundary would provide a wildlife and well-being benefit for future residents. Enhanced tree planting on the northern boundary would provide some separation and privacy of existing dwellings on Romsey Avenue.
- 7.9 The southern landscape buffer includes a bird conservation area (4.5ha), which is primarily intended as ecological mitigation, however, this area will also contribute to the enhancement of landscape features within the southern part of the Site and will partially offset adverse landscape effects caused by the proposed built form. The western landscape buffer includes a 1.4ha Public Open Space with recreational access. Hence, approximately half of the Site is reserved for green areas.
- 7.10 During construction, most of the Site will change its character from an agricultural field to a construction site. However, this change will be temporary, short-term and will affect mostly the northern part of the Site where built form is proposed. Therefore, the magnitude of change during construction is assessed as high (adverse) and the residual effect is assessed as Moderate/Minor (not Significant).
- 7.11 Once the development is complete and the proposed mitigation has established and begun to mature (year 10), the magnitude of landscape change on the Site is assessed as medium and adverse. Whilst the character of the Site itself will change, new landscape and ecological areas will be created along the southern and western boundaries of the Site. This will offset some of the adverse impact of the built form itself. With the medium magnitude of change, the residual landscape effect is assessed as permanent, long-term and minor (not Significant).

Effects on landscape character outside the Site

- 7.12 At the local level, the character of the Open Coastal Plain Farmland: Fringe Character LCT and the Cams/Wicor Coastal Fringe LCA would experience a low magnitude of change during both construction and operation. The Site forms only a small part of the LCA and its perception from the surrounding landscape is limited to a relatively small geographical area, as demonstrated by the LVIA viewpoints. Here would be no direct effects on the landscape features outside the Site and therefore, the change in local landscape will be very small.

- 7.13 The construction effect on the local LCA is assessed as Minor, temporary, short-term (not Significant) The operational landscape effect is assessed as Minor, long-term, permanent (not significant).
- 7.14 At county level, the Hampshire Landscape Character Area 9f: Gosport and Fareham Coastal Plain and Coastal Plain Open Landscape Character Type would experience a very low magnitude of change during both construction and operation. The host LCA at county level is not considered sensitive to development where the site context is concerned. There would be a direct effect of the host LCAs due to the loss of agricultural land and the implementation of the building footprint proposed, however, the direct effect would not be perceived at county level.
- 7.15 The construction effect on the county LCA is assessed as Negligible, temporary, short-term (not Significant). The operational landscape effect is assessed as Minor, long-term, permanent (not significant).
- 7.16 Table 7.1 summarises residual construction landscape effects.

Table 7.1 Landscape Receptors - Summary of Residual Construction Effects

Receptor	Sensitivity	Magnitude	Nature	Significance
The Site and its landscape features	Low	High	Adverse Temporary Short-term	Moderate/Minor (Not Significant)
The character and form of the Open Coastal Plain Farmland: Fringe Character LCT and the Cams/Wicor Coastal Fringe LCA	Medium	Low	Adverse Temporary Short-term	Minor (Not Significant)
Hampshire LCA 9f: Gosport and Fareham Coastal Plain and Coastal Plain Open LCT	Low	Very Low	Adverse Temporary Short-term	Negligible (Not Significant)

- 7.17 Table 7.2 summarises residual operational landscape effects.

Table 7.2 Landscape Receptors - Summary of Residual Operational Effects

Receptor	Sensitivity	Magnitude	Nature	Significance
The Site and its landscape features	Low	Medium	Adverse Permanent Long-term	Minor (Not Significant)
The character and form of the Open Coastal Plain Farmland: Fringe Character LCT and the Cams/Wicor Coastal Fringe LCA	Medium	Low	Adverse Permanent Long-term	Minor (Not Significant)

Receptor	Sensitivity	Magnitude	Nature	Significance
Hampshire LCA 9f: Gosport and Fareham Coastal Plain and Coastal Plain Open LCT	Low	Very Low	Adverse Permanent Long-term	Negligible (Not Significant)

Visual Effects

7.18 Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people’s responses to the changes and to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views experienced and through this, the change to the overall visual amenity of the study area as brought about by the Proposed Development.

7.19 An assessment of the impact magnitude at each viewpoint has been undertaken (see Appendix 4), and a summary of the results are provided in Table 7.3 below.

Table 7.3 Summary of Impact Magnitude at Viewpoints

VP	Magnitude (constr.)	Magnitude (operation)
1	Very High	High
2	Low	Low
3	Low	Very Low
4	Low	Low
5	Low	Very Low
6	High	Medium
7	Very Low	Very Low
8	Very Low	Low
9	Very Low	Very Low
10	Negligible	Negligible

Minor roads and residential receptor groups

7.20 All residential receptors are considered highly sensitive and this report assigns a level of effect to each receptor group. The baseline assessment identified groups likely to experience a visual effect as a result of the Proposed Development.

- Properties on Romsey Avenue and Condor Avenue border the northern edge of the Site. The properties form the current abrupt settlement edge to Portchester. The boundary is weak between the Site and the rears of the properties facing the Site and thus there would be direct and interrupted views of the proposals for these properties. The Proposed Development would intervene in more distant views to the water and the Gosport beyond. This boundary is proposed to be planted as part of the proposals, and once this vegetation establishes, privacy

and separation would be improved for these residents. Similarly, the change of view for road users on Romsey Avenue and Condor Avenue would be limited to oblique views through the gaps between the detached and semi-detached houses as well as sheds. The proposals would be set back from properties closest to the Site boundary and therefore the proposed built form would not be obvious in the view.

- Properties on Quintrel Avenue, at the Site's north-eastern corner, would experience intervisibility with the Site from the rears of the properties. For road users travelling west on Quintrel Avenue, the proposals in the northern part of the Site would only be glimpsed in narrow and framed views, from the most western part of the road only. The view would be direct though these would be largely interrupted by the existing built form.
- From Beaulieu Avenue, the proposals would be glimpsed in a narrow and direct view from the length of this route, which runs perpendicular to Romsey Avenue. Over time, the vegetated boundary proposed on the northern boundary would soften the appearance of the new built form from this road once established.
- Some properties on Cranleigh Road would have partial, oblique views of the proposals from westward facing front windows and drives. Whereas some north-facing properties further south on this road would have direct views of the proposals. These direct views may be partially filtered by boundary vegetation. Where views are available, the proposals would be seen against the backdrop of existing built form. For road users travelling north along this route, the proposals would be visible beyond at relatively close range as described and illustrated in Viewpoint 3 and 4.
- Portsdown Hill Road is an elevated road set into the hillside and there are expansive views over Portchester from this route which is parallel to the M27. There would be oblique views of the proposals for users of this road travelling west. The proposals would only constitute a very small component of the expansive views available from this route. The proposals would not be an obvious addition to the view as they would blend into the settlement context surrounding the Site.

Users of Public Rights of Way

- Promoted Route Allan King Way runs 284m to the west and 230m to the south of the Site at its closest points, connecting Portchester and Winchester. Viewpoints 4, 5, 6, and 8 are all representative views from the promoted route from varying distances and directions. From viewpoint 6, the proposals would be seen at close range from the closest Site boundary in an open and uninterrupted view. Although there are close range views from parts of this path, the Site is seen in the context of existing built form.
- Viewpoint 4 and 5 are representative views from PRow Fareham 111a (part of the Allan King Way promoted route) which passes 230m to the south of the Site at its closest point. This path connects the southern edge of Portchester to the junction of PRow 110 and 523 to the west of the Site. The character of the path is deemed to have an urban edge character rather than one of rural open countryside. In VP 4, the Site is seen in a direct view. In this view the proposals would be a clear addition to the landscape. The orientation of the path changes and the Site is less visible as the view becomes oblique as users of the path travel westwards. To the east, the boundary vegetation containing the football ground provides strong sense of enclosure and only glimpsed views of the existing settlement edge are available where gaps occur.

- Viewpoint 6 is a representative view from PRow Fareham 110 (part of the Allan King Way) which is located approximately 284m to the west of the Site.
- Viewpoint 7 is a representative view from PRow Fareham 523 which is located approximately 300m to the west of the Site at its closest point. From this location, vegetation partially intervenes in views towards the Site. Where glimpsed views are available, the Site is seen against a backdrop of the existing properties of Romsey Avenue and the broader extent of Portchester.
- Viewpoint 8 is a representative view from PRow Fareham 23, which is located approximately 1.4km to the north-north-east of the Site. The Site is visible in a direct and framed view from this location for users of the path travelling south. The view towards the Site dissipates as users of the path progress south as the landform falls towards the settlement and the water's edge.
- Viewpoint 9 is a representative view from PRow Fareham 118b which is located 1.9km to the north-east of the Site at its closest point. The proposals would not pose an obvious change in the view, though for users travelling south on the path, the proposals would be seen clearly in a direct view.
- Viewpoint 10 is a representative view from PRow Gosport 501 which is located approximately 2.76km to the south of the Site at its closest point. The proposals would barely be discernible in distant, filtered views towards from this PRow due to distance and marine features which feature heavily in the view.

Open Access Land (OAL)

- 7.21 Viewpoint 9 is a representative view from Portsdown OAL which is located approximately 1.4km to the north-east of the Site. The proposals would be discernible from the OAL, though they would be most apparent from the most western parts of the OAL which are closest to the Site. As described in viewpoint 9 (and PRow 118b above), parts of the proposals would be seen at a distance from within the OAL; from this location, the Site would not be an obvious addition to the view. The settlement of Portchester creates the context in which the Site is seen from this perspective.

Sustrans Routes

- 7.22 Sustrans Route 236 is located 45m to the north and 360m to the east of the Site, along the routes of A27 (Portchester Road), Beaulieu Avenue, Romsey Avenue, Hatherley Crescent and White Hart Lane. There is no intervisibility between the Site and the route for the most part as existing built form intervenes in the view. Glimpsed views of the proposals would be seen from a short stretch on Romsey Avenue.

Summary of Effects on Visual Amenity

- 7.23 Users of PRow are a receptor group with high sensitivity that use PRows for recreation and to experience the landscape. Seven out of 10 representative photoviewpoints in this report are taken from PRow. For visual receptors engaged in recreational use of the public paths and cycle routes, the types of likely views have been described in detail in the baseline section, well-illustrated through the use of photoviewpoints. Furthermore,

Appendix 4 offers detailed descriptions of views from roads as well as public paths, and in addition, viewpoints beyond the 2km, defined in this report as the detailed study area, have been included due to the sloping landform and openness of the countryside between 2km and 3km to the north and north-east of the Site.

- 7.24 Changes in view for PRow users would be most apparent from PRow closest to the Site, namely from the promoted Allan King Way as illustrated by viewpoints 4, 5 and 6. The extent of the proposals would be most legible in views from the west as shown in viewpoint 6 as the view into the Site is open from this perspective. Elevated and longer distanced views from the north and north-west would also show the proposals, though in elevated and more distant views the scale and form of the scheme would be read in conjunction with the urban context of the Site (see VP 9 and 10). Overall, the Site's weak vegetated boundaries allow for open and close range views from the south and south-west in particular. The topography of the surrounding landscape allows for more distant views from elevated land to the north and north-east, and low level land to the south of Fareham lake, around RNAD Gosport.
- 7.25 The tables below show the overall assessment of effects on receptor groups. Whilst some receptor groups may experience higher than average impact in a specific point (viewpoint), for example users of PRow represented by 7 viewpoints, this unusually high impact at one location would not be representative for the entire receptor group within the study area. Therefore, whilst the magnitude of impact recorded at each viewpoint is provided in the table for reference, the overall assessment of effect on the entire receptor group is based on the average magnitude experienced by the assessor.
- 7.26 Table 7.4 summarises residual construction visual effects for each receptor group identified in the baseline.

Table 7.4 Visual Receptors - Summary of Residual Construction Effects

Receptor	Sensitivity	VP	Magnitude at VPs	Nature	Significance
Residential	Very high	2,3,4	Low	Adverse Temporary Short-term	Moderate (Not significant)
PRow users, including Allan King Way	High	4,5,6, 7,8,9,10	Predominantly very low to low with one viewpoint of high magnitude	Adverse Temporary Short-term	Moderate/Minor (Not significant)
Users of minor roads	Medium	1,2,3,4	Predominantly low with one viewpoint of very high magnitude	Adverse Temporary Short-term	Minor (Not significant)

Receptor	Sensitivity	VP	Magnitude at VPs	Nature	Significance
Users of recreation ground	Low	5	Low	Adverse Temporary Short-term	Minor/Negligible (Not significant)
Users of Cams Hall Golf Club and Conservation Area	Medium	7	Very low	Adverse Temporary Short-term	Minor/Negligible (Not significant)
Users at Portsmouth Harbour and RNAD Gosport	Low	10	Negligible	Adverse Temporary Short-term	Impact not discernible (Not significant)

7.27 Table 7.5 summarises residual operational visual effects for each receptor group identified in the baseline.

Table 7.5 Visual Receptors - Summary of Residual Operational Effects

Receptor	Sensitivity	VP	Magnitude	Nature	Significance
Residential	Very high	2,3,4	Low to very low	Adverse Permanent Long-term	Moderate (Not significant)
PRoW users, including Allan King Way	High	4,5,6, 7,8,9,10	Predominantly very low to low with one viewpoint of medium magnitude	Adverse Permanent Long-term	Moderate/Minor (Not significant)
Users of minor roads	Medium	1,2,3,4	Predominantly low with one viewpoint of high magnitude	Adverse Permanent Long-term	Minor (Not significant)
Users of recreation ground	Low	5	Very low	Adverse Permanent Long-term	Negligible (Not significant)
Users of Cams Hall Golf Club and Conservation Area	Medium	7	Very low	Adverse Permanent Long-term	Minor/Negligible (Not significant)
Users at Portsmouth Harbour and RNAD Gosport	Low	10	Negligible	Adverse Permanent Long-term	Impact not discernible (Not significant)

Cumulative Effects

7.28 The Table 7.6 below provides the list of cumulative schemes considered in this ES and the justification for their scoping in/out in the assessment of landscape and visual effects. The full description of all cumulative schemes is provided Chapter 3: EIA Methodology.

Table 7.6 Cumulative Assessment – Scoping

Scheme	Scoped in	Justification
Land to the East of Down End Road Fareham (P/20/0912/OA)	Yes	Development scoped in due to potential cumulative landscape effect on the recreational users of PRoW (Allan King Way) and Fort Nelson.
Land south of Longfield Avenue Fareham (P/20/0646/OA)	No	Development scoped out due to the long distance from the Site and no intervisibility with the Site. The cumulative development Site would not appear in any views with the Proposed Development.
Land East of Newgate Lane East Fareham (P/19/1260/OA)	No	Both Developments scoped out due to the long distance from the Site and no intervisibility with the Site. Whilst the cumulative developments could theoretically appear in elevated views towards the Site from the north (see viewpoints 8 and 9), any discernible cumulative impact is unlikely due to the distance from the assessment viewpoints (approximately 5km).
Land at Newgate Lane (South) Fareham (P/19/0460/OA)	No	
Trafalgar Wharf Hamilton Road Portsmouth PO6 4PX	No	Development scoped out due to the distance from the Site (approx. 2km) and no intervisibility with the Site. The cumulative development will not appear in any views with the Proposed Development except potential glimpses from the south, across Fareham Lake. However, this cumulative development form part of the existing harbour area and will be indistinguishable from existing built form in Portchester.

7.29 Whilst there is a potential for cumulative visual effects for the receptors represented by Viewpoints 8 and 9 due to the location of the cumulative development on Land to the East of Down End Road Fareham (between the Site and the viewpoints), we have concluded following fieldwork that cumulative landscape or visual effects are unlikely. The cumulative development is located on lower elevation than vantage points 8 and 9 and it will be screened by topography in views of the Site from these viewpoints. There is also no intervisibility between the proposed and cumulative developments and the cumulative development (ref. P/20/0912/OA) will not have any perceptible impact on views assessed in this report.

7.30 In view of the above, no additional mitigation measures are therefore necessary to address the potential effects of the Proposed Development alone or potential cumulative

effects of the Proposed Development and development on the Land to the East of Down End Road.

- 7.31 The effects presented within this section of the report is, therefore, considered to be the residual effects of the assessment.

8 Summary and Conclusions

- 8.1 The proposals have been tested against the relevant policies from the adopted local plan strategy, as well as the policies from the emerging local plan of 2036 as highlighted in the baseline of this report. These are summarised below as follows:
- Policy CS4: Green Infrastructure, Biodiversity and Geological Conservation - the proposals comply with this policy as far as new GI wildlife buffers are proposed along the southern and western boundaries;
 - Policy CS14: Development Outside Settlements - the proposals contravene this policy in that the proposals would adversely affect its landscape character, appearance and function of the Site itself. The direct effects would be site specific and the broader landscape character would not experience undue harm as a result of the proposals;
 - Policy CS17 High Quality Design – the proposals comply with this policy. The layout reflects the scale and form of existing settlement and has adhered to the principles of urban design to create a distinctive place with a sense of identity;
 - NE1: Landscape – the proposals would change the character of the Site, but the site features, such as the vegetated boundaries would be retained and enhanced. Their function and contribution to the GI network would be improved by the proposals therefore the proposals are compliant with CF5: Green Infrastructure; and
 - D1: High Quality Design – the evolution of the concept layout has been informed by the adopted Borough Design Guidance Supplementary Planning Document. The proposals comply with this policy in that active frontages with permeable movement patterns have been designed as well as a SuDS attenuation area.
- 8.2 The Site is identified as a new site to be included for allocation and is considered in greater detail for its viability by draft policy HA5: Romsey Avenue, Portchester. The site-specific requirements incorporated into the design of the proposals are as follows;
- The quantum of housing proposed is consistent with the draft allocation;
 - The primary access is from Romsey Avenue;
 - Building heights proposed are a maximum of 2 storeys;
 - A loop road has been incorporated into the design, and pedestrian and cycle crossing points on Romsey Avenue have been included to connect to the adjoining Cranleigh Road housing allocation (HA6); and
 - Existing tree and hedgerow boundaries on the western and southern boundaries are retained and strengthened to create a buffer for nearby SAC habitats and enhance the GI network, however tree removal is proposed to facilitate geese landing in the open space to the west of the built form.
- 8.3 This report has identified and assessed the effects on landscape character, the landscape resource and on people’s visual amenity with respect to the development proposed at Land to the south of Romsey Avenue, Portchester.

- 8.4 **Whilst adverse effects will occur during both construction and operational phases of the development, none of these effects will be significant.**
- 8.5 The highest adverse effects during construction will be of moderate significance for residential receptors in the immediate vicinity of the Site. All other construction landscape and visual effects will be below moderate significance. Once the Proposed Development is operational, a limited number of residential receptors around the proposed Site access will still experience moderate effects (not significant) due to their proximity to the Proposed Development. All other receptors will experience operational effects of less than moderate significance.
- 8.6 There are no anticipated direct adverse effects upon landscape designations and the Site is covered by a draft housing allocation in the emerging local plan. There are direct effects on the landscape character of the Site, as the footprint of built form would be increased by the Proposed Development. The closest PRoW are Allan King Way and PRoW 111a to the south-west of the Site (viewpoint 4, 5 and 6). The western and southern boundaries would be enhanced by the proposals as a generous landscape buffer, including a 4.5ha bird conservation area, is proposed to improve the character of the Site's edge, and improve the functionality of the local Green Infrastructure network.
- 8.7 Published landscape character assessments have been reviewed; at local level, the Site lies within Open Coastal Plain Farmland: Fringe Character LCT and the Cams/Wicor Coastal Fringe LCA. At county level, the Site lies within Hampshire Landscape Character Area 9f: Gosport and Fareham Coastal Plain and Coastal Plain Open Landscape Character Type.
- 8.8 The characteristics pertinent to both have been considered in the review and design of the proposals. Supplementary Planning Guidance has also been reviewed with respect to Design Guidance and Green Infrastructure Strategy SPDs, and the proposals are in keeping with the guidance as described in this report.
- 8.9 The Proposed Development represents a medium scale, partially visible addition to the landscape and the surrounding urban area. The character of the Proposed Development is in keeping with the local area and design in accordance with published guidance. Whilst the proposals would result in a material change to the landscape of the Site overall, as would any development of a similar scale, the adverse effects of increased built form are considered to be balanced by the beneficial effects of the positive design response and improvements in the boundary and on-site landscape features.
- 8.10 Having considered the limited geographical scale of landscape and visual effects, their up to moderate adverse significance (yet predominantly below moderate) and the proposed embedded mitigation, it is concluded that the Proposed Development could be assimilated on the Site assessed without an unacceptable level of harm in landscape and visual terms.

Appendix 1

Illustrative Landscape Masterplan



02 Outline Planting Schedule
L01 NTS

Botanical Name	Common Name
Tree Planting – Not less than 10 metre from any dwelling	
Betula pendula	Silver Birch
Betula pubescens	Downy Birch
Fagus sylvatica	Common Beech
Pinus sylvestris	Scots Pine
Prunus avium	Wild Cherry / Gean
Quercus robur	Pendunculate Oak
Quercus ilex	Holm Oak
Tilia tomentosa 'Brabant'	Silver Lime
Tilia europaea Pallida	Common Lime
Medium Tree Planting – Not less than 7 metre from any dwelling	
Amelanchier lamarckii	Snowy mespilus
Acer campestre	Field Maple
Corylus colurna	Turkish Hazel
Malus sylvestris	Crab apple
Sorbus aria	Whitebeam
Sorbus aucuparia var	Rowan
Taxus baccata 'fastigiata'	Irish Yew
Small Tree Planting – Not less than 3 metre from any dwelling	
Amelanchier laevis 'Ballarina'	-
Carpinus betulus 'Franz fontaine'	Hornbeam
Crataegus laevigata	Midland Hawthorn
Corylus avellana	Hazel (coppice)
Malus 'John Downie'	Ornamental crab
Malus var	Apple / Fruit tree
Pyrus calleryana 'Chanticleer'	Ornamental Pear
Pyrus var	Pear / Fruit Tree
Sorbus aucuparia var	Rowan
Arbutus unedo	Strawberry Tree
Ornamental Coastal Planting to residential areas	
Shrubs	
Cistus x purpureus	Rock Rose
Phormium 'Yellow Wave'	-
Phormium 'Dazzler'	-
Callistemon citrinus 'Splendens'	Bottlebrush
Pinus mugo 'Mops'	Dwarf Mountain Pine
Potentilla var	-
Perennials	-
Kniphofia Var	Red Hot Poker
Perovskia 'Blue Spire'	Russian Sage
Phlomis fruticosa	-
Verbena bonariensis	-
Crocsmia Var	Tiger lily
Ornamental Grasses	-
Festuca glauca	Blue Fescue Grass
Stipa tenuissima	Mexican Feather Grass
Hedgerow Planting (Formal)	
Carpinus betulus	Hornbeam (to define rear garden boundaries)
Hedgerow Planting (Native)	
Acer campestre	Field Maple
Corylus avellana	Hazel
Crataegus monogyna	Hawthorn
Ilex aquifolium	Holly
Prunus spinosa	Blackthorn
Rosa canina	Dog-rose
Vinum lantana	Wayfaring Tree
Viburnum opulus	Gelder Rose
Coastal Planting to Public Open Space (Native)	
Cytisus scoparius	Broom
Euonymus europaeus	-
Ilex aquifolium	Holly
Pinus sylvestris	Scots Pine
Prunus spinosa	Blackthorn
Quercus ilex	Holm Oak
Ulex europaeus	Gorse
Meadow Mix	
Wildflowers	
Achillea millefolium	Yarrow
Anthyllis vulneraria	Kidney Vetch
Centaurea nigra	Common Knapweed
Centaurea scabiosa	Greater Knapweed
Cinopodium vulgare	Wild Basil
Daucus carota	Wild Carrot
Galium verum	Lady's Bedstraw
Knautia arvensis	Field Scabious
Leontodon hispidus	Rough Hawkbit
Leucanthemum vulgare	Oxeye Daisy
Lotus corniculatus	Birdsfoot Trefoil
Onobrychis vicifolia	Sainfoin
Organum vulgare	Wild Marjoram
Poterium sanguisorba	Hoary Plantain
Salad Burnet	Plantago media
Primula veris	Cowslip
Prunella vulgaris	Selfheal
Ranunculus acris	Meadow Buttercup
Reseda lutea	Wild Mignonette
Scabiosa columbaria	Small Scabious
Grasses	-
Briza media	Quaking Grass

NOTES:
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.

2. Do not scale from this drawing, always work to noted dimensions.
3. All given dimensions in mm.

KEY
Outline Application Site boundary

Landscape Specification

Implementation
All planting to be carried out at appropriate time within the first planting season post completion and maintained for a period of up to 5 years to ensure successful establishment.
Recommended planting times:

- Wildflower / Lawn seed mix - First sow (April to June) / Secondary (August - September)
- Container Grown Planting - All year round (except during periods of frosts)
- Bareroot/Rootball Stock - November (After first frost) - March

It is the contractor's responsibility to check for services in this area before groundworks commence.

Growing Medium / Soil Depths
All topsoil and subsoil used in planting areas to be accordance with British Standard BS3882:2015 and BS8545:2014. Soil analysis of all imported / on-site material to be approved by the landscape architect in advance of works.

Tested and approved existing topsoil to be ripped to a depth of 300mm, the remaining specified depth replaced with BS 3882 Multipurpose Grade topsoil supplemented with suitable organic compost to PAS100 at a depth of 100mm to ameliorate soil. Planting beds should be suitably cultivated and ripped to allow aeration and avoid waterlogging. Topsoil should be friable and the depth should not exceed 300mm. Topsoil varies depending on the planting type: 300mm for tree planting, 300mm shrub planting, 150mm for amenity grass/turf and 50mm for wildflower seeding to aid germination.

Trees and shrubs to be grown in accordance with NPS.

Trees - Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides with the base of the pit broken up. Trees in soft landscape to be staked and biodegradable tree tie at 500mm and back filled with the above improved/imported topsoil to the field grown/nursery height. All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations. Trees planted in formal grass / lawn areas to include 1m diameter bare circle and bark mulched to a depth of 75mm to avoid strimmer damage to trunk / water demand.

Planting Shrubs - to be planted in prepared beds, back filled and firmed to nursery level.
After planting all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of FSC certified mulch ensuring no damage to the plants. Rabbit proof fencing maybe required to protect the establishment of the plants.

Wildflower Meadow
A native seed mix has been proposed for the woodland edge to encourage a species rich / woodland edge meadow to establish. In the first year, wildflower meadow to be cut short to a minimum height of 100mm during July/August to reduce competition with annual weed growth and encourage the development of groundcover. Once established, providing the weed species have been controlled through regular cutting, the grassland should be allowed to flower and set seed naturally.

Management and Maintenance
Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave.
Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive they will be replaced, incorporate a slow release fertilizer as per manufacturers rates, topping up mulch to ensure 75mm depth.

FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
24.05.21	MM	Revised layout	B	PD
14.08.18	MM	Amendments following Architect's new layout	A	JH

DRAWING STATUS: **FOR PLANNING**



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PROJECT TITLE: Land to the south of Romsey Avenue, Portchester Foreman Homes

PROJECT NUMBER: DD151	PLOT DATE: 17.05.18
DRAWING SCALE: 1:1000	APPROVED BY: PD
PAPER SIZE: A1	DRAWN BY: MM
DRAWING TITLE: Illustrative Landscape Masterplan	
DRAWING NUMBER: DD151L01	REVISION LETTER: B
DRAWING FILE LOCATION: Z:\Dropbox (Deacon Design)\0103 PROJECTS\100-DD151 Romsey Avenue\04-Drawing\AutoCAD\Landscapes\Draw\DD151L01_Illustrative Landscape Masterplan.dwg	

01 Landscape Character Images
L01 NTS



1. Native hedge to provide natural physical separation between proposed development and ecological mitigation area
2. Landscape buffer / informal walks
3. Public Open Space provision to accord with Fareham Borough Council's open space and equipped play criteria
4. Sustainable drainage to complement green infrastructure proposals
5. Geese mitigation area in accordance with ecologist recommendations
6. Residential Landscape to complement reinforce positive features of local settlement pattern

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Appendix 2

Extracts from Local Landscape Character Assessments

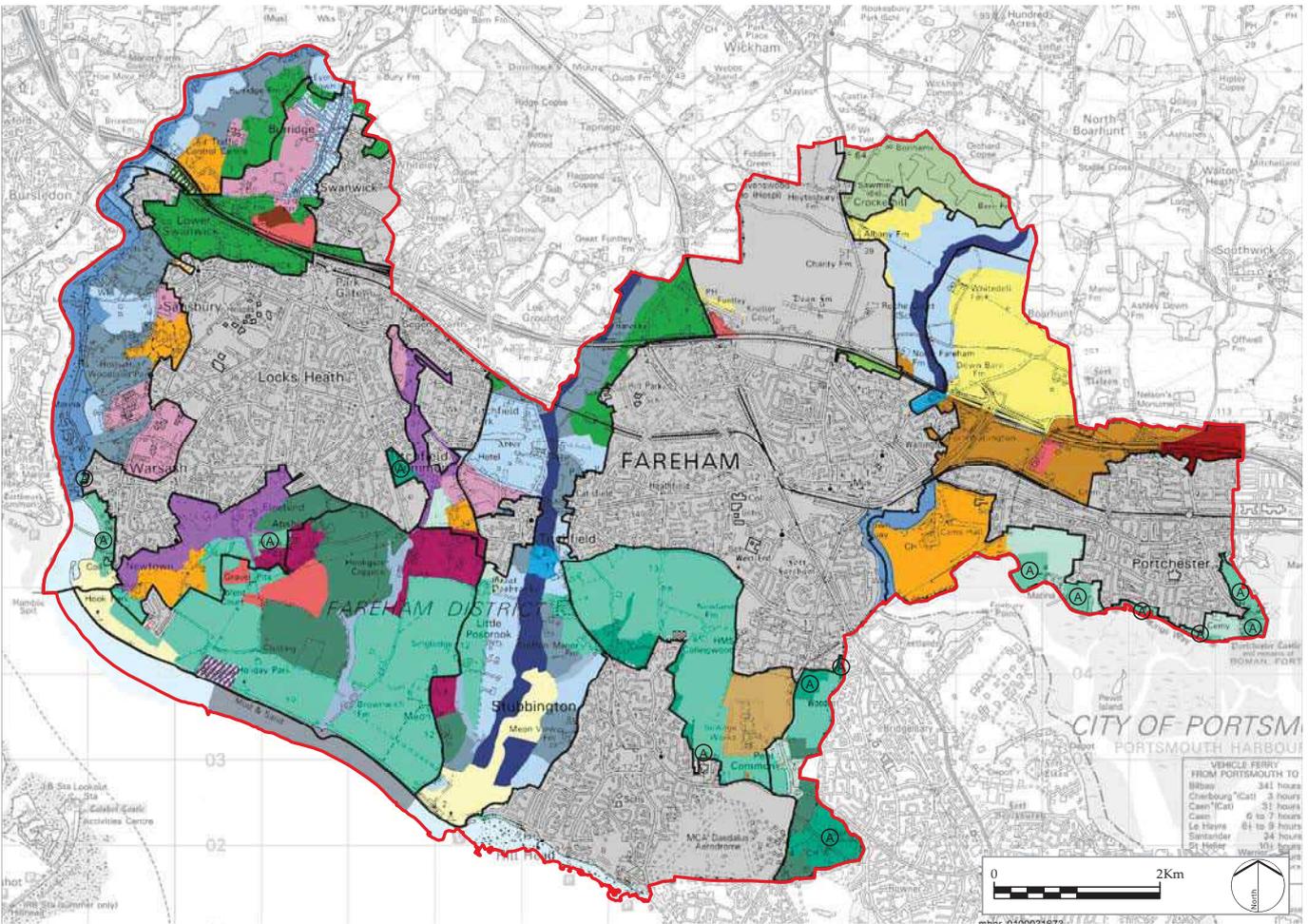
2017

FAREHAM LANDSCAPE ASSESSMENT

LDÄ DESIGN



FIGURES 5: LANDSCAPE TYPES



LEGEND

	Fareham Borough Boundary		Wooded Valley: Heath Associated		Enclosed Tidal River
	Landscape Character Areas		Enclosed Valley Side		Cliff Coastline
	Land Within Defined Urban Settlement Boundary		Open Valley Side		Parkland and Grounds
Chalklands			Open Floodplain Farmland		Airfield/Large-Scale Utilities
	Open Arable Downs		Enclosed Floodplain Farmland		Disturbed Landscapes
	Open Arable Downs: Fringe Character		Marsh, Reedswamp and Brackish Lagoon		Recolonising Landscape
	Scarp Face		Open Coastal Plain: Weak Structure		Urban: Industrial
Lowland Mosaic			Open Coastal Plain: Strong Structure		Urban: Greenspace
	Mixed Farmland and Woodland: Large-Scale		Open Coastal Plain: Fringe Character		Urban: Low Density Fringe / Ribbon Development
	Mixed Farmland and Woodland: Small-Scale		Enclosed Coastal Plain		Urban: Inter / Post Suburban Housing
	Mixed Farmland and Woodland: Fringe Character		Open Coastal Amenity Land		Urban: Chalet / Caravan park
	Horticulture and Small-holdings: Large-Scale		Enclosed Coastal Amenity Land		
	Horticulture and Small-holdings: Small-Scale		Open Estuary		
	Small-Scale Enclosed Valley				

LOWLAND MOSAIC

Lowland mosaic landscape types account for the majority of the Borough's non-urban landscapes. Although the pattern is complex and fragmented, a broad distinction can be drawn between the landscapes of the coastal plain and those that lie further inland, to the north and west of the Borough.

The assessment identifies quite extensive areas of *mixed farmland and woodland*, which occur to the north of the Borough, flanking the areas of open downland to the north of Fareham, stretching alongside the northern section of the Meon Valley, and covering most of the area to the east of the Hamble around BurrIDGE and Swanwick. This broad type has been sub-divided to distinguish between the *large-scale* pattern of big fields with large blocks of woodland found in the area around Crockerhill; the *small-scale*, more intimate mosaic of farmland and woodland which occurs in the BurrIDGE area; and the *fringe character* of the mixed farmland and woodland alongside the M27. Again, despite such influences, these areas of landscape are an important part of the wider landscape setting of the motorway corridor and Fareham itself.



The dominance of *horticulture and small-holdings* amidst the woodlands at Swanwick and around Titchfield Common and Abbey is recognised by the assessment. These landscapes are characterised by neatly patterned, unfenced fields growing a wide variety of horticultural crops, with glasshouses, storage buildings, polythene tunnels and agricultural dwellings. Such characteristics do occur and dominate the landscape elsewhere, however, and the Borough assessment recognises a distinction between the predominantly *small-scale*, enclosed character of the horticultural landscapes to the north and the more open, *large-scale* character of those located in and around the coastal plain.

The other main type identified by the county-wide assessment that occurs behind the coastal plain is *pasture and woodland: heath associated*, which covers quite extensive areas of former heathland in the area of Sarisbury, Locks Heath and Titchfield Common. Much of this area has been so affected by urban development or land management practices that its heathland origins are now difficult to detect on the ground. Furthermore, much of this landscape type occurs on the wooded slopes of the Hamble and Hook Valleys where landform has a more dominant influence on landscape character. For these reasons, only limited areas of this landscape type were confirmed by the Borough assessment (and termed *wooded valley: heath associated*) although the acid soils and remnants of former heathland in the area undoubtedly do have an influence on vegetation character.



The Meon Valley is the main *river valley* landscape within the Borough. However, other smaller-scale valley features do exist at the local level and, indeed, the character of the Meon Valley varies along the length of its valley floor and sides. The Borough assessment therefore distinguishes between open and enclosed floodplain farmland of the Meon Valley and Wallington River and the reedswamp and brackish lagoon that characterises the valley floor of the Meon Valley; between open and enclosed valley sides along the Rivers Hamble and Meon; and picks out the smaller-scale enclosed valleys of the Hook River and Brownwich Stream.

The remainder of the Borough is classified in the county-wide assessment as one of four coastal landscape types. The most extensive of these is the *open coastal plain*, a broad band of predominantly open landscape that occupies most of the coastal belt between Hook and Portchester. The area is typically characterised by a wide expanse of predominantly arable farmland with a sense of remoteness and exposure. Within this broader character, however, the influence of urban areas and vegetation structure creates some variation in character. The Borough assessment distinguishes between those areas of open farmland with a *weak hedgerow and tree structure* and those areas with a smaller-scale field pattern or where blocks of woodland and belts of trees provide a *strong structure* and create some visual containment. It also recognises parts of the coastal plain that are influenced by adjacent urban development, and consequently have a *fringe character*, and areas where *amenity* uses, such as golf courses and playing fields, have their own distinctive character.





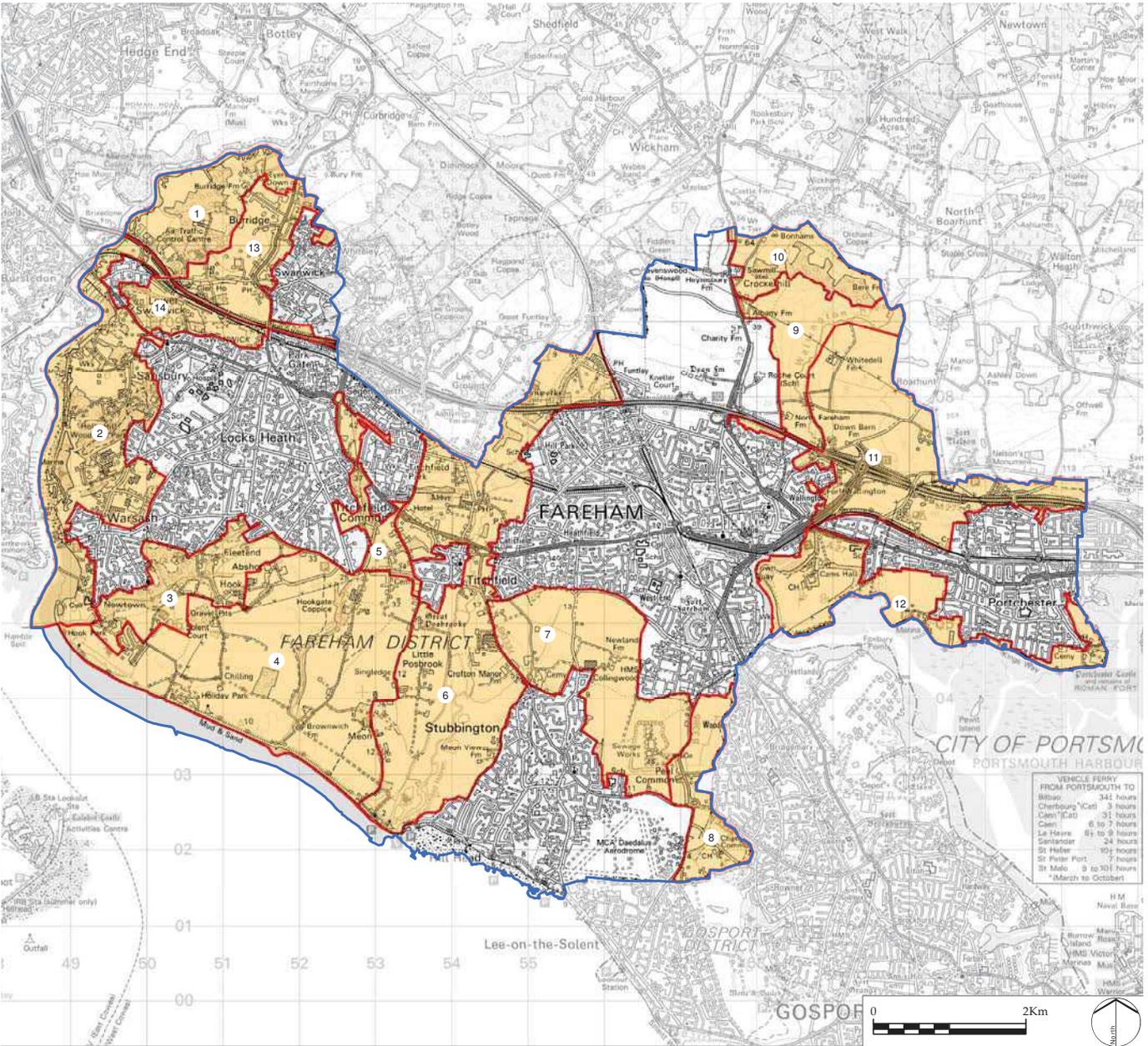
Enclosed coastal plain landscapes are uncommon. The county-wide assessment recognised two small areas, one to the north of Warsash, the other in the vicinity of Chark Common. Although the enclosed character and amenity use of the latter is recognised in the Borough assessment, the Warsash area is classified on the basis of its dominant *horticultural* character instead.

The *coastline* landscape type includes the whole of the River Hamble and the lower Wallington River where it enters Portsmouth Harbour. These landscapes have a distinctively maritime character, with their tidal fluctuation, fringing saltmarshes and mudflats and boating activity. However, the Borough assessment distinguishes between the character of the *open estuary* at the mouth of the rivers and the *enclosed tidal river* character further inland. The strip of *cliff* coastline stretching between the Solent Breezes caravan site and Hill Head is a distinctive feature of the Borough coastline when viewed from the sea.



In addition to these sub-divisions of the county landscape types, the Borough assessment identifies a number of small-scale, 'stand alone' landscape types. These include areas of *parkland and grounds* of large houses or institutions, where the landscape is characterised by mature trees and a formal, designed character; *airfields and large-scale utilities*, which are non-agricultural and urbanised land uses set within a rural context; *disturbed landscapes*, including quarries, landfill sites or vacant land, where the landscape has a degraded, disturbed character; and former quarry sites where the creation of wetlands and the re-establishment of vegetation is developing a new, *recolonising landscape* character.

FIGURES 6: LANDSCAPE CHARACTER AREAS



LEGEND

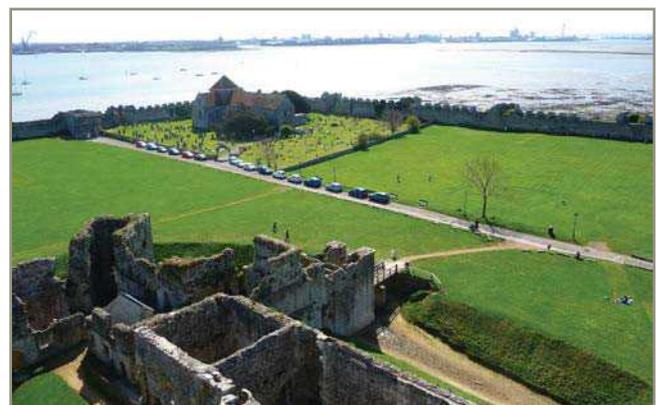
- Fareham Borough Boundary
- Landscape Character Areas
- ① Upper Hamble Valley
- ② Lower Hamble Valley
- ③ Hook Valley
- ④ Chilling - Brownwich Coastal Plain
- ⑤ Titchfield Corridor
- ⑥ Meon Valley
- ⑦ Fareham - Stubbington Gap
- ⑧ Woodcot - Alver Valley
- ⑨ North Fareham Downs
- ⑩ Forest Of Bere
- ⑪ Portsdown
- ⑫ Cams - Wicor Coastal Plain
- ⑬ Burridge - Swanwick - Whiteley
- ⑭ North Sarisbury

4.13 CAMS/WICOR COASTAL FRINGE (LCA12)

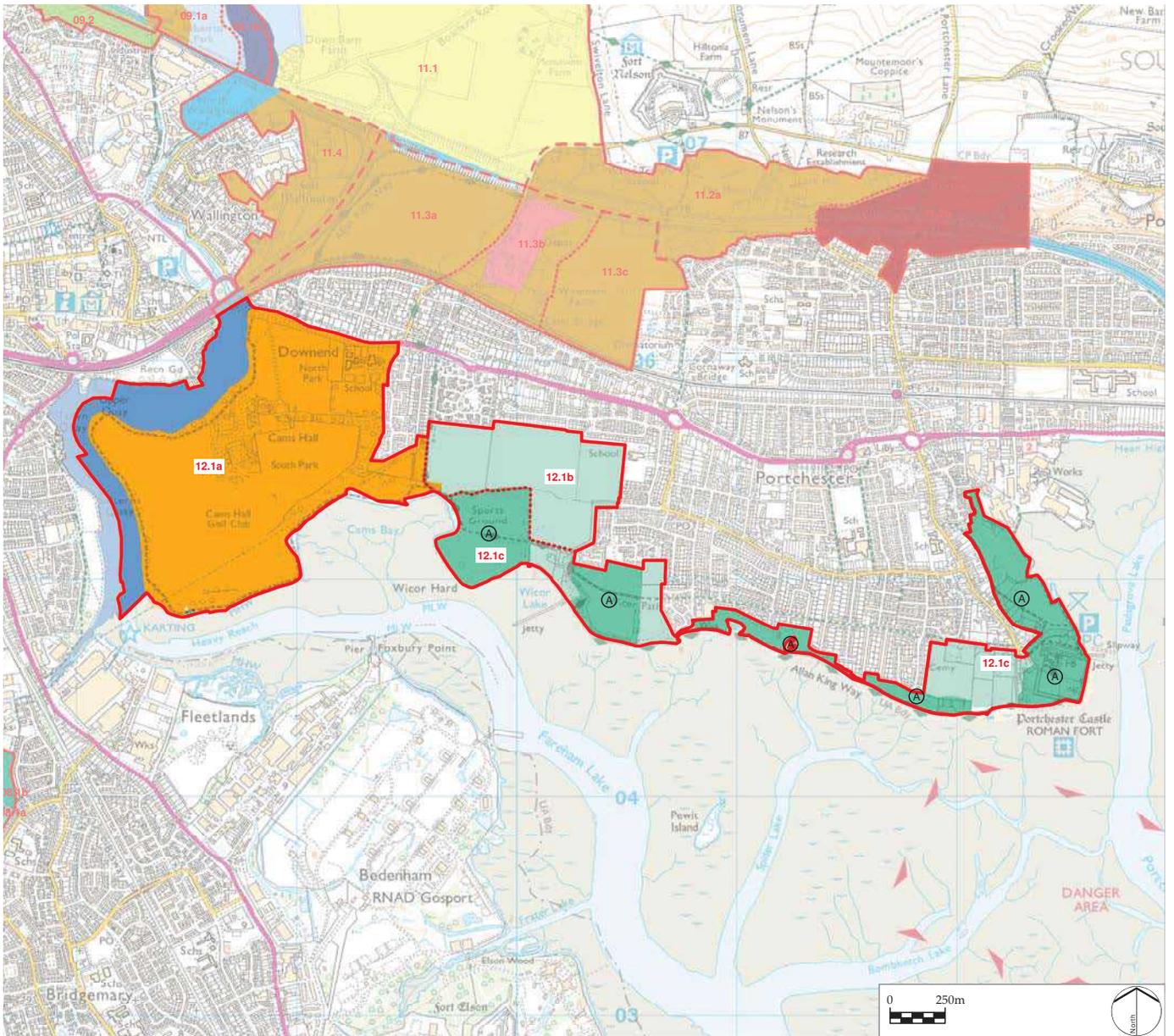
This area forms a discrete parcel of open landscape contained by the coast and the urban fringes of Downend and Portchester. One of its main features is the extensive parkland and woodlands of the Cams Hall Estate but it also includes other areas of open amenity landscape, fringe pasture and coastal industry to the east.

The essential characteristics of the Cams/Wicor Coastal Fringe are:

- An area of flat or gently undulating landform occupied by mixed but open land-uses, sandwiched between the urban fringes of Downend and Portchester and the shores of Fareham Lake;
- Strong coastal influence with wind-pruned trees and bushes and an exposed, windswept character and salty smell;
- Fringe character influenced by proximity of built form along the urban edge and non-agricultural land uses, such as the golf course, recreation ground and areas of neglected pasture;
- Valuable areas of open space with attractive views out across Portsmouth Harbour and to Portsdown Hill which provide an important recreational resource for nearby built areas;
- Cams Hall Estate (a Conservation Area) with its important historic buildings, historic parkland and Cams Plantation. The estate has undergone restoration and redevelopment for recreational and business use to preserve the buildings and grounds;
- Small-scale coastal industry adjacent to Wicor Lake.



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LEGEND

-  Landscape Character Area
-  Local Landscape Character Area
-  Local Landscape Character Area Subdivision

Landscape Types

-  Open Coastal Amenity Land
-  Open Coastal Plain: Fringe Character
-  Parkland & Grounds
-  Enclosed Tidal River

PART
TWO

FAREHAM LANDSCAPE ASSESSMENT

SENSITIVITY ASSESSMENT

LDÄ DESIGN



LOCAL LANDSCAPE CHARACTER AREAS



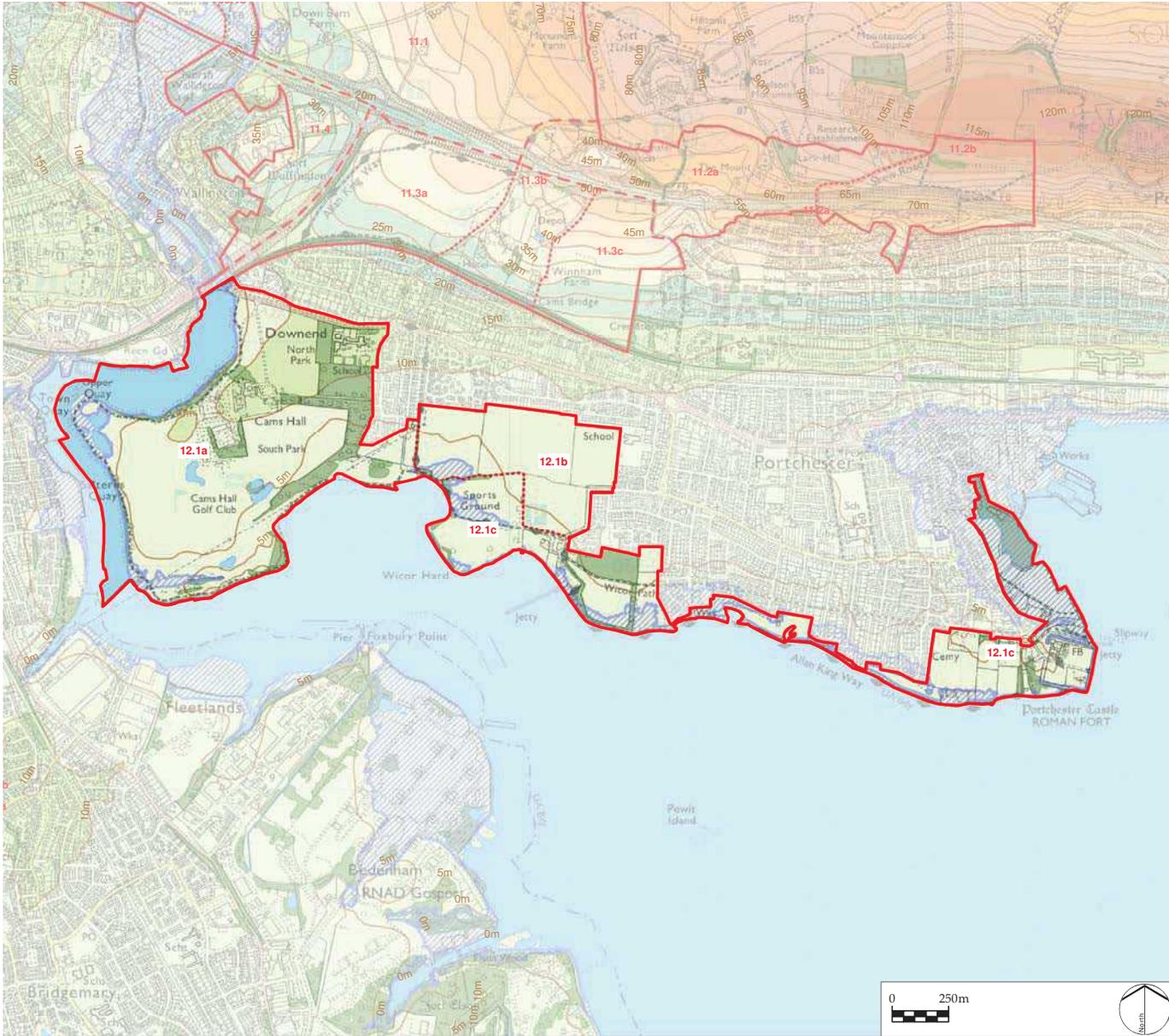
LEGEND

- Landscape Character Area
- Local Landscape Character Area
- Local Landscape Character Area Subdivision

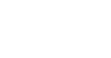


Location Diagram

PHYSICAL AND VISUAL CHARACTERISTICS

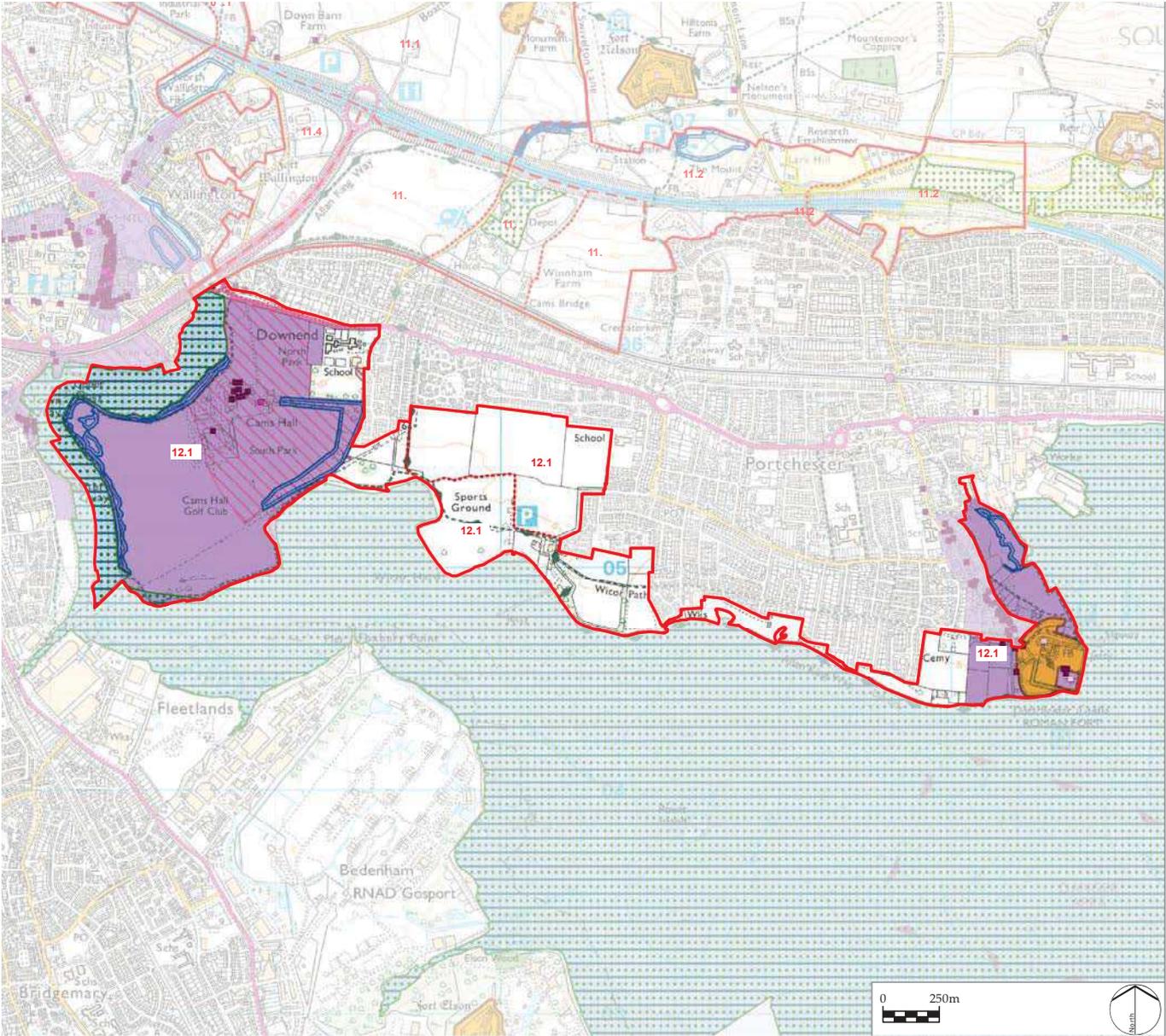


LEGEND

- | | | | |
|--|--|---|-----------------|
|  | Landscape Character Area |  | Woodland |
|  | Local Landscape Character Area |  | 5m Contours |
|  | Local Landscape Character Area Subdivision |  | e a n OD |
|  | Water |  | 0m |
|  | Flood Alert Areas |  | 60m |

LCA 12 - CAMS - WICOR COASTAL PLAIN

PLANNING CONTEXT



LEGEND

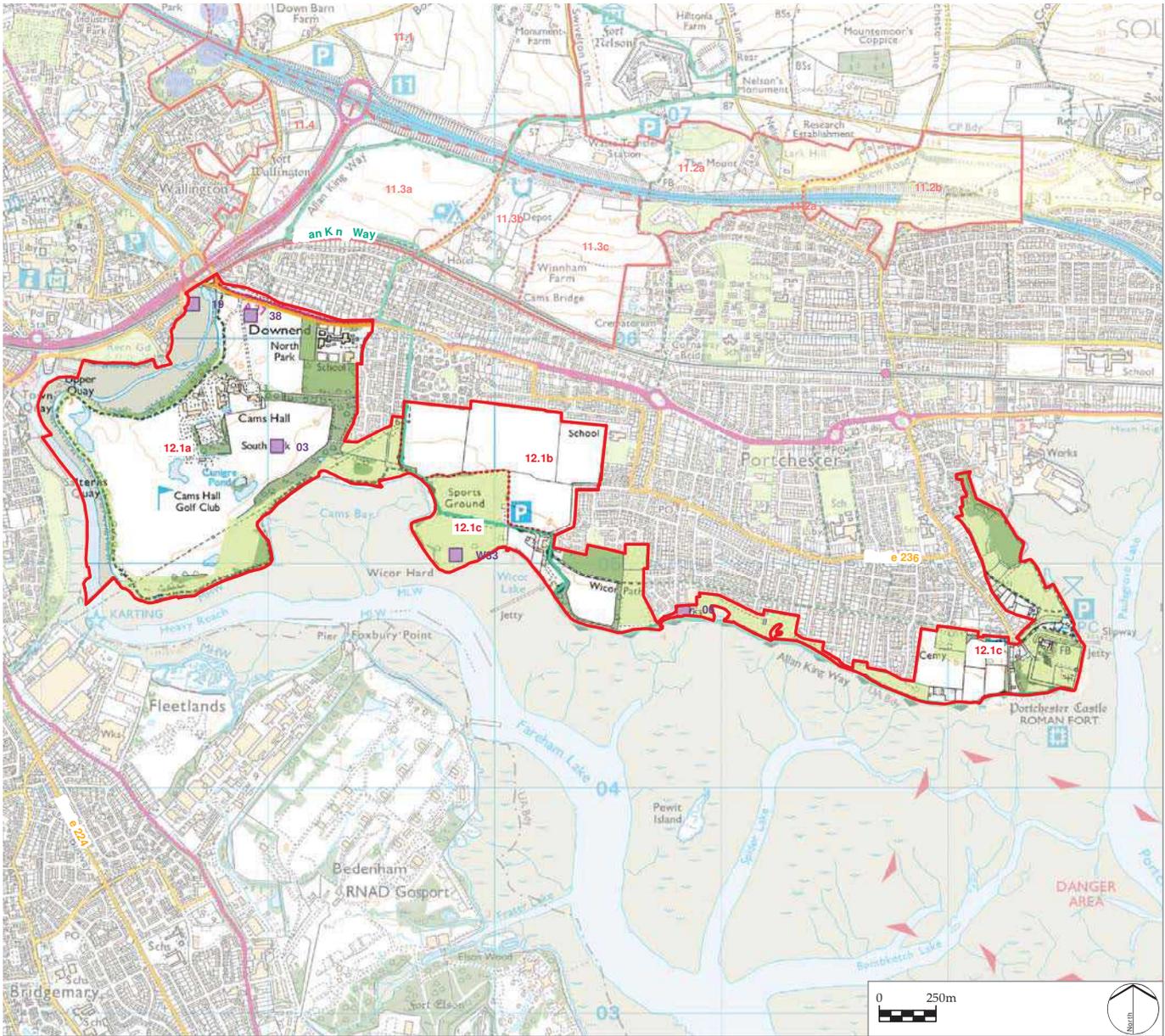
	Landscape Character Area		Site of Special Scientific Interest		Conservation Areas
	Local Landscape Character Area		Special Protection Area		Historic Parks and Gardens
	Local Landscape Character Area Subdivision		RAMSAR		Sites of Importance for Nature Conservation
			Scheduled Monument		

Designations

Listed Building Grade

	I		II		III
--	---	--	----	--	-----

GREEN INFRASTRUCTURE

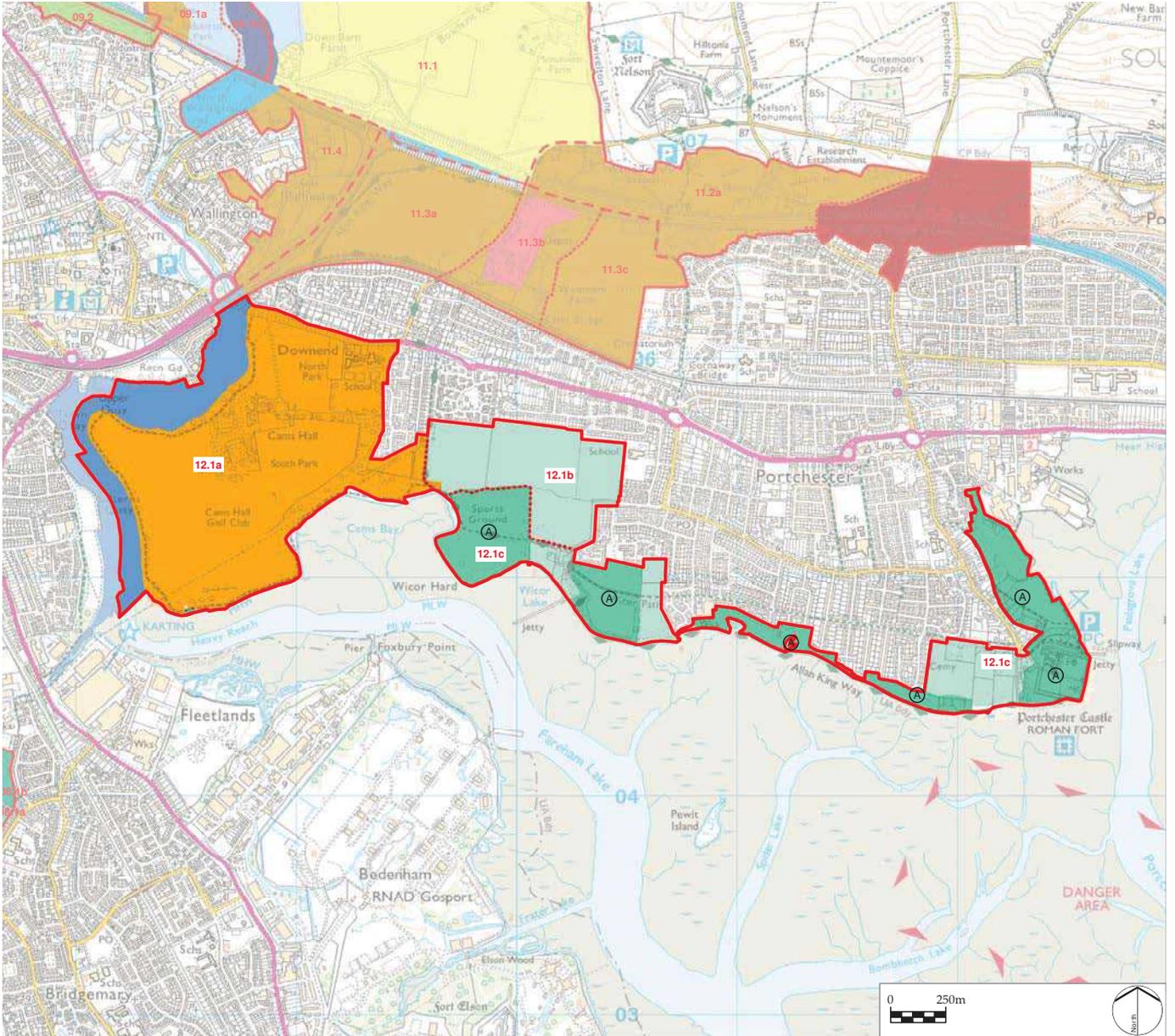


LEGEND

- Landscape Character Area
- Local Landscape Character Area
- Local Landscape Character Area Subdivision
- Green Infrastructure Projects
- Long Distance Footpaths
- National Cycle Network
- Woodland
- Existing Open Space

LCA 12 - CAMS - WICOR COASTAL PLAIN

LANDSCAPE CHARACTER TYPES



LEGEND

- Landscape Character Area
- Local Landscape Character Area
- Local Landscape Character Area Subdivision

Landscape Types

- Open Coastal Amenity Land
- Open Coastal Plain: Fringe Character
- Parkland & Grounds
- Enclosed Tidal River

LANDSCAPE CHARACTER, QUALITY AND VALUE

The Cams/Wicor Coastal Fringe LCA forms a discrete parcel of coastal plain landform sandwiched between the urban fringes of Downend and Portchester and the northern shores of Portsmouth Harbour. The area as a whole is unified and distinguished by its flat, low-lying topography and the influence of its coastal location, with characteristic salty smells, an exposed, windswept character and open, expansive views out across Portsmouth Harbour. It is also unified by a predominance of amenity land uses along the coastal strip (including the golf course at Cams Hall, the Wicor recreation ground and various other areas of accessible open spaces linked by footpaths along the coastline) which are intermixed with some pockets of farmland or undeveloped private land and of coastal industry. The area has a 'fringe' character influenced by the proximity of built form along the urban edge, areas of somewhat degraded farmland or abandoned pasture and some scruffy or unsightly features associated with pockets of commercial development and overhead power lines. However, it also has many positive attributes, not least the important heritage and landscape features of the Cams Hall estate and Portchester Castle at either end of the area, and the estuarine setting which includes internationally significant maritime habitats (SPA, SAC, SSSI, SIN). On the basis of these unifying features, the area is treated as a single LLCA but with three sub-divisions, reflecting some local variations in this overall character arising from specific individual, or mixed, land uses.

Area 12.1a comprises the peninsula of land formed by the curve of Fareham Lake as it flows from the mouth of the Wallington river into Portsmouth Harbour at the western end of the area, and is dominated by the Palladian mansion and other historic buildings, extensive parkland and woodlands of the Cams Hall Estate. Having fallen into disrepair, the whole estate was designated as a Conservation Area in 1982, including the north and south parks and the significant belts of trees known as Cams Plantation. Now restored, the historic core of the estate comprising the Hall, its associated Home Farm, Orangery and Walled Garden are set within the restored North and South Parks which are enclosed by important historic woodland planting belts. This was achieved through enabling development of a golf course, some offices and housing outside of the area. The buildings and surrounding gardens/parkland are all now listed or registered as important heritage features.

Despite the presence of the golf course, car parking, a school and other associated features of the enabling development, the predominantly open, undeveloped and well-managed character of the Cams peninsula landscape is generally of high quality and forms an important setting for the listed buildings and features of the estate, as described in the Cams Hall Conservation Area Character Assessment (2008). Many of the original features of the designed parkland remain, including the surviving parts of three significant tree belts which are of great importance to both character and setting, and also help to screen modern office/housing development and car parking. The golf course has been sensitively incorporated into the restored landscape avoiding significant intrusion on the landscape setting of the hall, and the areas of lawn, avenues and scattered trees within the restored parkland all contribute to landscape character and quality.



While part of the same coastal plain landscape, **area 12.1b** has a very different character. It comprises an area of flat, open farmland immediately to the east of the Cams estate and bordered to the north and east by residential development along the urban edge of Downend and Portchester and to the south by the playing fields of the Wicor recreation ground. It is characterised by fairly large, regularly shaped and intensively cultivated fields, a couple of smaller fields under rough pasture and an area of fenced paddocks used for horse grazing. There is substantial vegetation cover along the western boundary with the Cams Estate and the southern boundary with the recreation ground, and a couple of other mature hedgerows, but most other boundaries within and around the fields comprise low, trimmed hedges or fences, with few trees. The landscape consequently has a predominantly open, exposed and rather featureless character which is influenced by development around its edges and other intrusive features such as electricity pylons. It is physically isolated from open countryside elsewhere within the Borough but has some scarcity value as a remnant of open coastal plain farmland within the urban context. Overall, however, it is a relatively undistinguished piece of landscape with very few distinctive or notable features and is of lower intrinsic quality than other parts of the coastal plain.

Area 12.1c comprises the remaining areas of undeveloped land along the coastline to the east of the Cams peninsula and south of the open farmland of area 12.1b. The area is occupied by a mix of land uses and is characterised by a small-scale patchwork of open amenity grassland, strong belts of trees and areas of woodland, scrub and rough grassland, small enclosed fields and pastures, allotments, a cemetery, occasional individual properties and industrial premises and the historic landmark of Portchester Castle (SAM), all squeezed between built development to the north and the open water of Portsmouth Harbour to the south.

The belts and blocks of woodland and other mature and more semi-natural vegetation cover make a significant contribution to the character and quality of the open spaces within this corridor, providing enclosure and shelter from coastal exposure and helping to reduce the influence of neighbouring urban development and unsightly features. The varying degrees of enclosure, vegetation cover, land use, scale and type of spaces along the waterfront provides a rich and varied landscape experience, enhanced by the pervasive views and other sensory influences of the adjacent waterscape of Portsmouth Harbour, and the impressive remains and attractive setting of Portchester Castle. There are some intrusive or detracting influences from neighbouring residential or commercial development, some of the open spaces are somewhat sterile or bleak in character (e.g. adjacent to Kenwood Road) and there are small pockets of private land associated with existing development with a weaker relationship with the coastal landscape that may be of lesser value. However, on the whole, this patchwork coastal fringe landscape is of moderate to high landscape quality and is an important landscape resource within the Borough context, worthy of protection and enhancement.



LLCA 12.1 - CAMS/WICOR COASTAL FRINGE

LANDSCAPE RESOURCE - SENSITIVITY ASSESSMENT

SENSITIVITY AND DEVELOPMENT POTENTIAL

The majority of the landscape within **area 12.1** is highly sensitive to change. Undeveloped landscape at the extremities of the area – i.e. the Cams peninsula (area 12.1a) and around Portchester Castle (eastern end of area 12.1c) – is of particular sensitivity, not just because of its intrinsic quality but also because it provides the landscape setting for nationally important heritage assets and contains features of ecological and landscape value (e.g. Cams Plantation). New development would be highly intrusive within these settings and should be avoided.

The rest of the coastal strip (**area 12.1c**) is also mostly highly sensitive as a diverse, undeveloped amenity landscape along the coastal margin, with a strong connection with the waterscape of Portsmouth Harbour and attractive views out over the water. Existing areas of woodland or tree cover are especially valuable features within the open spaces along this coastal margin, providing visual interest, enclosure and shelter and screening some of the more unsightly land uses within and around the area.

Although landscape quality in some areas is influenced by existing development and land uses, the priority should be to reduce these effects rather than exacerbate them, or erode further the limited extent of undeveloped land along the coast. Development potential is therefore very limited within this area, the only exceptions possibly being the enhancement of existing commercial sites through redevelopment, or some very limited small-scale infill development in enclosed parcels of land closely associated with existing built development (e.g. gardens or small areas of vacant/brownfield land) that have a weaker connection with the coastal landscape.

Area 12.1b, however, represents an area of undistinguished landscape of lower intrinsic value and sensitivity with no specific features of note other than the mature tree cover and vegetation around some of its margins and no direct connection with the coast. Although it has some value as part of the undeveloped coastal plain landscape, some development in this area could potentially be accommodated without unacceptable adverse effects on the Borough's most valued landscape resources and without adversely affecting the character and quality of the rest of the landscape in this LLCA. There are also opportunities to mitigate any effects of change on neighbouring areas through sensitive design and appropriate strengthening of the existing landscape framework.



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VIEWS, VISUAL FEATURES AND VIEWERS

Views into the area from the south are primarily from the water, from which most of the area, apart from **area 12.1b**, is visible to some degree. However, vegetation along the coastal margins and within the area effectively interrupts or filters many of these low-level views. Most of the land to the south of Fareham Lake is in private ownership, occupied by industrial uses and Royal Navy land, with virtually no public views across the water to this area.

Apart from along the immediate boundaries of the area, views from land to the north are interrupted by the built development of Downend and Portchester and intervening vegetation cover. The viewpoint on Portsdown Hill below Fort Nelson provides expansive, elevated views from the north over this area but it appears only as a small component in the wide panoramic view of the urban and coastal landscape from this distance.

Views from the east are also mostly confined to views from the water, although Portchester Castle and the mature waterside vegetation cover at the far eastern end of the area is visible in some views from Southampton Road and across the water from the eastern side of Portsmouth Harbour (e.g. Lock View/ Approach and Marina Keep). The rest of the area is not visible from this direction.

Views from distant areas to the west are blocked by the urban area of Fareham but there are views across to the Cams peninsula (area 12.1a) from various roads, public spaces and properties along the eastern edge of Fareham, including key views from Lower and Town Quays, the Bath Road recreation ground and from Military Road, Wallington, albeit partly filtered by vegetation around and within the peninsula.

The main views into the area are, however, from the immediate periphery and from within the area itself. Public views into and across **area 12.1a** are available from the Delme Roundabout and A27 at Cams Hill on its northern edge and from the public footpath that runs along the periphery of the peninsula. There are also extensive internal views from the golf course, Cams Hall and offices within the estate itself. Views from the school and neighbouring housing development on the eastern side are screened by woodland and boundary vegetation.

Open views into and across **area 12.1b** are available from much of its immediate periphery, in particular from properties overlooking the area along Romsey Avenue and Quintrel Avenue, from Cranleigh Road and from the Allan King Way, a long-distance footpath route that follows the western boundary of the area. However, strong vegetation cover along parts of the peripheral and internal boundaries helps to filter or interrupt views into and across the area, particularly along the eastern, southern and western edges of the northern group of fields. Built form also blocks views from the residential streets and properties behind the immediate edge of the area.

Despite the quite extensive cover of woodland and trees, there are also views into most parts of **area 12.1c**. At the western end, the Wicor recreation ground is well-contained by strong vegetation cover which screen most views from outside, but is visible to its users and also from the Allan King Way long distance footpath that runs through the middle of the area. Moving eastwards, this path together with the Wicor Path, provides opportunities for views into most of the area between the boatyard at Wicor Lake and housing at Cadour Drive, although parts of this area are obscured by woodland or scrub (e.g. an area of overgrown allotments behind Tattershall Crescent/ Seaford Road). Most of the coastal strip between Cadour Drive and Bayley Avenue is overlooked by adjacent housing and visible from the coastal path (Allan King Way) which runs along the waterfront within this area.

VISUAL ENVIRONMENT – SENSITIVITY ASSESSMENT

SENSITIVITY AND DEVELOPMENT POTENTIAL

Conversely, there are very few views into the area of land that lies between Bayley Avenue and Hospital Lane, which is occupied by allotments, a cemetery and private gardens/plots and small fields, with very limited access. Views from the coast path are hidden behind property boundaries and strong vegetation cover within and around this area. At the far eastern end of the area, there are views into most of the coastal land surrounding Portchester Castle from the public access network and from some adjoining properties. Land at the far north of this area is less visible as it is enclosed by mature woodland and vegetation.

Overall, quite a wide range of viewers will experience views of different parts of the area but the main viewers will be local residents in properties on the immediate boundary of the area and recreational users of the public rights of way network and open spaces along the coastal strip, as well as the golf course and recreation ground, and visitors to Portchester Castle.

Despite its low-lying nature and the presence of woodland and other screening vegetation, the overall visual sensitivity of **area 12.1** is considered moderate to high. Most parts of the area are open to some partial views at least from surrounding areas or from within, and the viewers affected (local residents and recreational users) are people who will be particularly focused on enjoyment of their surroundings and sensitive to changes in the character and quality of views.

This is particularly the case within the Cams peninsula and along the coastal strip (areas 2.1a and c), where views outwards across Portsmouth Harbour make a significant contribution to visual amenity. These are also the areas best served by the network of public footpaths and open spaces and which are most sensitive to views from neighbouring housing and from or across the water. There are a few minor exceptions to this along the coastal strip, where small-scale parcels of land are enclosed by strong vegetation and inaccessible to the public. Such areas may offer some limited potential for small-scale, sensitive infill development.

The quality of views is somewhat lower within **area 12.1b**, where surrounding built development and electricity pylons already intrude upon the character of the area and where there is no direct visual connection with the coast. Boundary vegetation already limits views around parts of the area and there is an opportunity to strengthen and extend this screening by additional planting to reduce visibility from neighbouring properties and the Allan King Way. This area is, therefore, considered to be of moderate visual sensitivity and with a greater potential for accommodating development, as long as this is accompanied by extensive supplementary planting to maximise the screening potential of boundary vegetation.



LLCA 12.1 - CAMS/WICOR COASTAL FRINGE

SETTING OF URBAN AREA – SENSITIVITY ASSESSMENT

CONTRIBUTION TO SETTING AND SETTLEMENT CHARACTER

Given its physical location, bounded on three sides by the open water of Portsmouth Harbour, this area does not have a role to play in preventing the coalescence of settlements, in maintaining a clear distinction between town and country, nor defining the natural 'setting' or limits to growth of the urban area (which is effectively defined by the coast itself). However, it does form part of the visual setting of Portchester, particularly when viewed from, or across, the water and acts as a 'green' buffer of open spaces and vegetation along the shoreline, softening the impact of development on the urban edge.

This fringe of greenspace along the coastal margin not only forms an important part of the character and setting of Portchester as a settlement, but also is a vital part of the setting of the heritage features at Portchester Castle and within the Cams Hall Conservation Area. The open character of the Cams peninsula in turn provides an important setting for Fareham Lake and the creek and it has also been recognised as contributing to the setting of the historic settlements of Lower Quay and Upper Quay in the Town Quay Conservation Area Character Assessment (2005).

SENSITIVITY AND DEVELOPMENT POTENTIAL

The most critical and sensitive parts of the setting are those areas along the coastal margin that are visible in views from and across the water, principally the Cams peninsula (area 2.1a) and the most prominent areas of undeveloped land along the coastal margin (area 2.1c). Any development that urbanises the coastline or affects the 'green', undeveloped character of the coastal setting of Portchester and important heritage assets should be avoided. However, there may be some potential for development within areas that are less critical to the visual setting of Portchester and/or the heritage assets. These are primarily the 'inland' areas adjacent to the existing urban edge within area 12.1b, and small pockets of enclosed land that are hidden from view within area 12.1c.



LLCA 12.1 - CAMS/WICOR COASTAL FRINGE

GREEN INFRASTRUCTURE – SENSITIVITY ASSESSMENT

CONTRIBUTION TO GREEN INFRASTRUCTURE NETWORK

This area as a whole makes a significant contribution to the local GI network through its well-connected network of public footpaths and open spaces, the provision of significant areas of land for informal and formal recreation (including golf course, sports pitches, skate park, open spaces and play areas) and the network of woodlands, tree belts, scrub, grasslands and other vegetation along the coastal corridor. These features are mostly concentrated within areas 12.1a and c, although area 12.1b contains some valuable boundary vegetation and the Allen King Way long distance path follows an enclosed route along its western boundary. This route provides important links between the coast and Portsdown Hill to the north of the Borough.

The PUSH GI Strategy includes one project of some relevance to this area: Project C9 Wallington Estuary (which runs along the western side of the Cams peninsula) which seeks to conserve and enhance the biodiversity value of this area, retaining its character and the contribution it makes to the setting and sense of place of adjacent urban areas. This project is repeated within the Fareham GI Strategy as Project F19.

Other projects of some relevance to this area within the Fareham GI Strategy are:

- F38 – promoting cycle route connections from Cams Hill through Portchester to link with Portsmouth network;
- PO3 – promoting improved public access to Cam Hall Golf Club;
- PO6 – promoting the development of alternative footpath routes through the urban area to divert recreational pressures away from sensitive ecological areas (SPA) along the coast and within Portsmouth Harbour;
- BW33 – relates to the Portchester Castle to Hoeford Lake Shoreline Defence Strategy which provides guidance for the future of coastal defences along the frontages in Fareham and Portchester.

SENSITIVITY AND DEVELOPMENT POTENTIAL

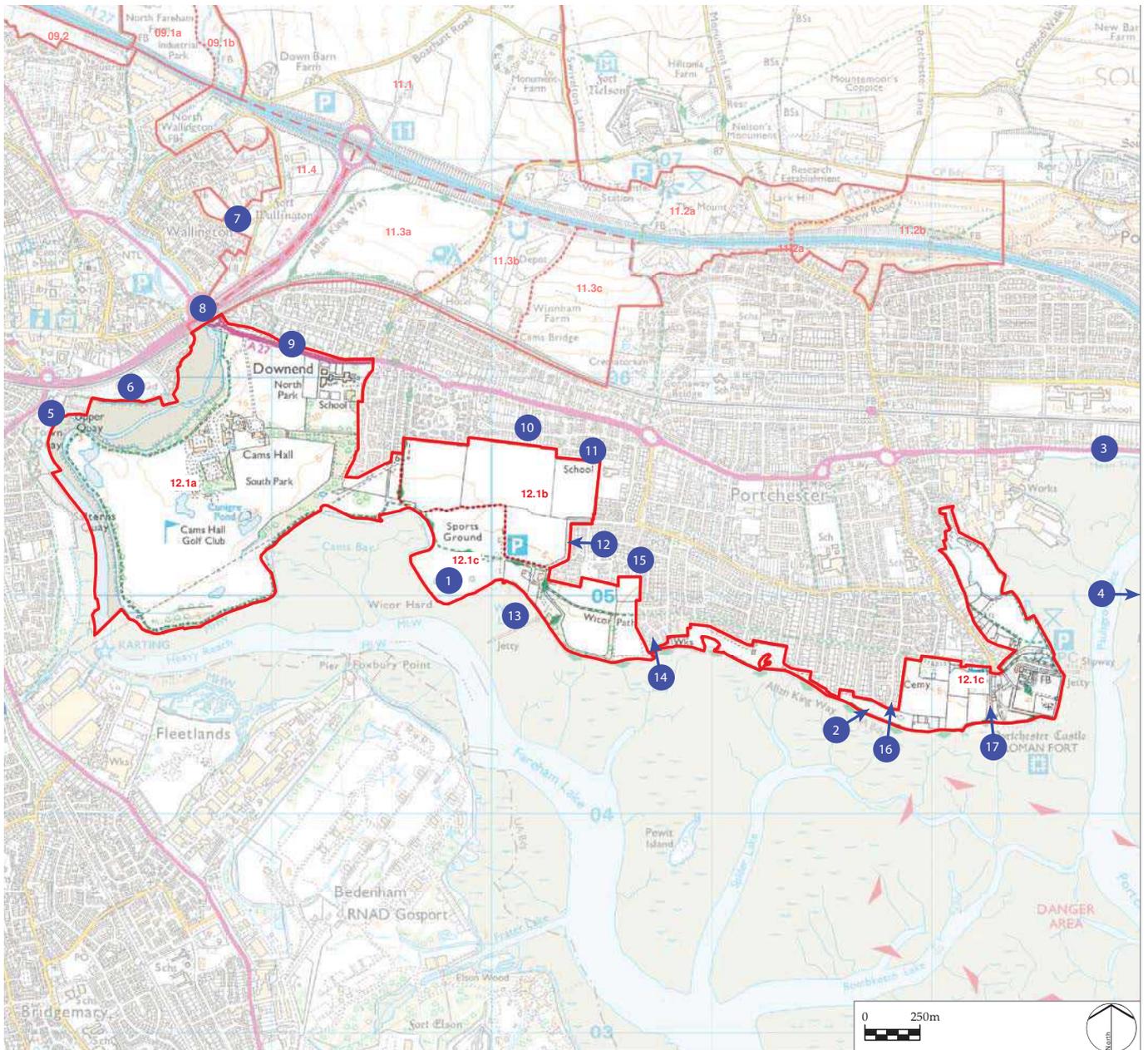
The area contains a number of important GI assets, including a valuable network of footpaths and other PRoW including long distance recreational footpath routes. These assets should be protected and, where possible, enhanced to maximise their value, and development that would adversely affect them should be avoided.

Opportunities to provide additional access links and extended public access within this area should be considered but need to be balanced against the need to protect valuable ecological assets from disturbance, especially habitats of international and national importance along the coastline.



LLCA 12.1 - CAMS/WICOR COASTAL FRINGE

LOCATION PLAN FOR ROADS AND OTHER FEATURES



LEGEND

- | | | | | | |
|---|--|---|--|--|------------------------------------|
|  | Landscape Character Area |  | Wicor Recreation Ground |  | Romsey Avenue |
|  | Local Landscape Character Area |  | Kenwood Road |  | uintrel Avenue |
|  | Local Landscape Character Area Subdivision |  | Southampton Road A27 |  | Cranleigh Road |
| | |  | Lock View/Approach and Marina Keep off map |  | Wicor Lake |
| | |  | Lower & Town ways, Fareham |  | Cador Drive |
| | |  | Bath Road Recreation Ground |  | Tattershall Crescent/Seafield Road |
| | |  | Military Road, Wallington |  | Bayley Avenue |
| | |  | Delme roundabout |  | Hospital Lane |
| | |  | Cams Hill A27 | | |

DEVELOPMENT CRITERIA AND ENHANCEMENT OPPORTUNITIES

Despite its fringe characteristics and moderate landscape quality, much of this area is of relatively high sensitivity, particularly in respect of its role as an undeveloped landscape setting for Portchester and for the Conservation Areas (Cams, Portchester Castle and Town Quay) and other important heritage assets within the area, its visual sensitivity, its close relationship with the waterscape and internationally important habitats within Portsmouth Harbour, and its contribution to the local GI network.

These sensitivities are most pronounced within **areas 12.1a** and **c**, where most of the valued assets are concentrated and there is a direct interface with the estuary. The ability to accommodate development is also affected by the sheer lack of space in an already tightly confined corridor of land within area 12.1c. Development potential is therefore very limited within these areas, the only exceptions possibly being the enhancement of existing commercial sites through redevelopment, or some very limited small-scale infill development in enclosed parcels of land closely associated with existing built development (e.g. private gardens or small areas of vacant/brownfield land) that have a weaker connection with the coastal landscape.

Area 12.1b, however, represents an area of undistinguished landscape of lower intrinsic value and sensitivity with no specific features of note other than the mature tree cover and vegetation around some of its margins, no direct connection with the coast or role in the setting of urban areas or heritage assets, and a very limited contribution to the local GI network. Although it has some value as part of the undeveloped coastal plain landscape, development in this area could potentially be accommodated without unacceptable adverse effects on the Borough's most valued landscape, heritage and ecological resources and without adversely affecting the character and quality of the rest of the landscape in this LLCA. This is particularly the case within the fields adjacent to the existing urban edge to the north where development could form a more 'natural' extension of the existing urban area.

Development within this area should provide substantial benefits in terms of strengthening landscape character and enhancing the GI and habitat networks, as well as minimising any effects on the visual amenity of neighbouring residents. It should also respond to the distinctive 'amenity' character of the local area, for example, by creating a new 'parkland' setting for development that reflects the woodland blocks, avenues and groups of trees, lawns and designed landscape of the adjacent Cams Hall estate. This should incorporate substantial networks of open space and wildlife habitat to divert pressures away from the more sensitive parts of the coastal margins.

DEVELOPMENT CRITERIA AND ENHANCEMENT OPPORTUNITIES

In order to protect and enhance the character and quality of landscape resources, views and visual amenity, urban character and green infrastructure, development proposals would need to:

- Avoid any intrusion or adverse impacts on the settings of important heritage assets and Conservation Areas at Cams Hall, Portchester Castle and Town Quay, Fareham and any further urbanisation of the coastal margin (areas 12.1a and c);
- Protect and enhance the cover of woodland, trees, hedgerows and other mature vegetation within the area as a whole, to maximise its screening/shelter, landscape and wildlife value;
- Avoid damage or disturbance to features of recognised ecological value within the area (SINCs), and sensitive ecological resources within the adjacent Portsmouth Harbour;
- Maintain the function and quality of the existing GI network within the area as a whole and take advantage of opportunities for enhancement of these assets, in particular within some of the more 'sterile' areas of amenity grassland along the coastal margin within area 12.1c;
- Within area 12.1c, be sensitively located and integrated within existing small-scale plots that are closely associated with existing development, are of low visual sensitivity and do not contribute to the character and setting of the coastal landscape, urban area or heritage assets;
- Be of a scale and character appropriate to the locality (e.g. individual or small groups of detached dwellings in large, well-treed plots);
- Within area 12.1b, be designed to create a distinctive character and strong sense of place within a high quality setting that reflects the local landscape context. Appropriate design references might include individual groupings of built development within a 'parkland' or estate setting (reflecting the adjacent Cam Hall landscape), with the introduction of substantial new woodland blocks, avenues and groups of trees, extensive areas of lawns/open grassland and characteristic road/boundary treatments etc.
- Within area 12.1b, protect and enhance the quality of the Allan King Way and incorporate significant new areas of greenspace and access/habitat networks, providing good connections to the wider GI network and with surrounding urban areas;
- Within area 12.1b, provide appropriate landscape buffers (i.e. corridors of new tree/ woodland planting and open space) around the edges of the area to protect the visual amenity of neighbouring residents;
- Avoid the introduction of buildings or structures that would be visually prominent within the open, flat landscape;
- Use native species appropriate to the locality and soil conditions within new planting schemes.

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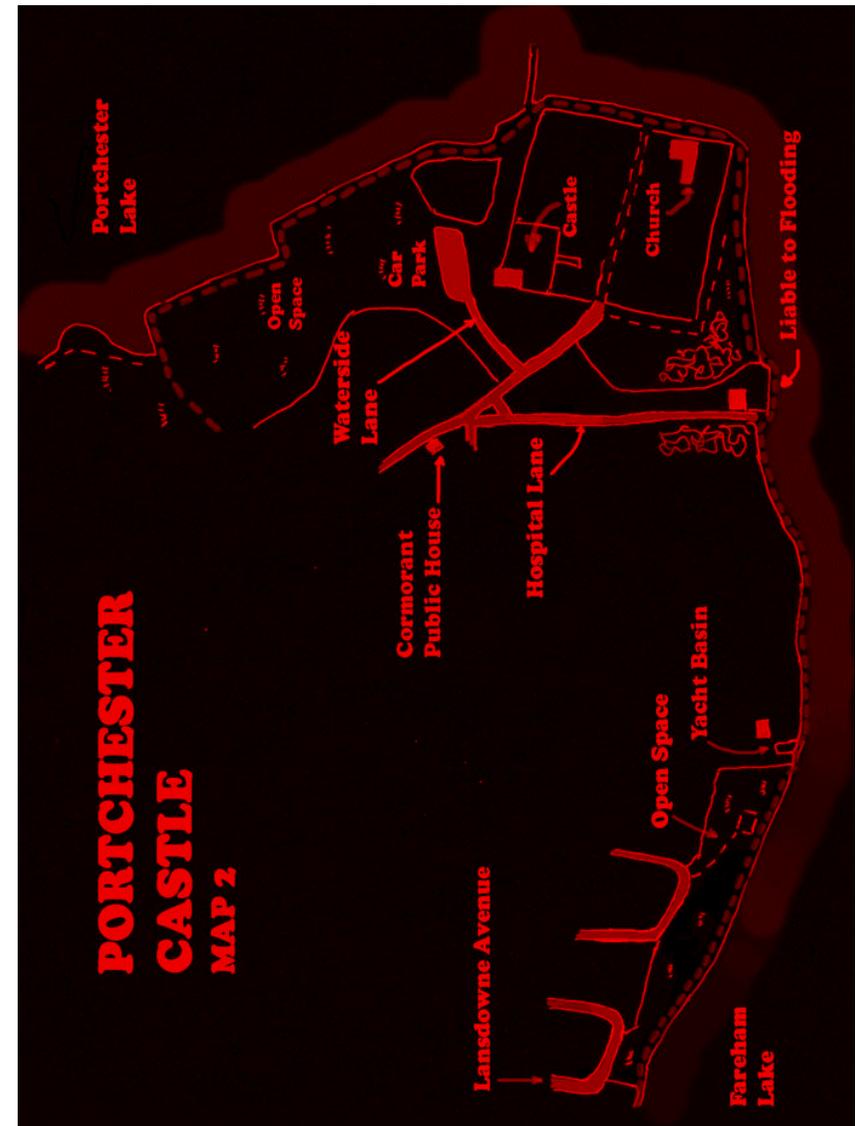
Appendix 3

Extracts from The Allan King Way Promoted Route

On reaching it and the shoreline follow it to the right. The water on your left is the tidal creek called Portchester Lake and Portchester Castle can be seen ahead. Keep to the sea wall as it turns left and then right, the path narrows and then you arrive at the Castle walls. Follow the shoreline going clockwise around the outside of the Castle. (At a gateway in the east wall you can access the Castle grounds and the church inside it.) As you turn right to follow the outside of the south wall Portsmouth, Gosport and the Isle of Wight can be seen across the harbour.

STAGE TWO - 2.63 MILES (TOTAL 3.91 MILES) PORTCHESTER CASTLE TO DOWNEND

Half way along the south wall bear left away from it to keep to the shoreline. After 100 metres you need to pass to the left of a concrete block wall and a property with frontage to the shore. The shore path will take you in about 80 metres to the end of Hospital Lane. [*Should the path be underwater at high tide return a few yards and walk towards the Castle walls and continue to follow them clockwise along the west wall and just before reaching the Castle Keep you will reach a roadway leading to a gate in the west wall. Turn left along it walking away from the Castle. Pass Waterside Lane on the right (which leads to a car park and toilets) and at an oak tree in an island in the road turn left down Hospital Lane until you reach the shoreline. To the left you can see the short section you avoided here go right*] Continue by following the path along the top of the sea wall which is fenced off from the roadway to the right. Pass over the entrance to a small yacht basin next



to a castellated house and you come out into some open space with a shoreline path made of blocks.

You are now looking up another creek called Fareham Lake. At the other end of the open space you again need to use a path on the seaward side of shoreline properties and it is the first 50 metres that could be underwater at very high tide after which the shore path is on the top of a sea wall. *[In the event of of high tide turn right when you reach the end of the green onto the nearby road and then turn left and then immediately right along Lansdowne Avenue. At a T junction turn left and follow Merton Crescent crossing Merton Avenue and at a T junction turn left along Grove Avenue and at the end of the road you will have returned to the shoreline only 200 metres west of where you had the high tide problem.]*

The shoreline path leads into more open space and at the end of it continue on the shore path initially between the shore on the left and industrial premises on the right followed by houses after which there is yet more open space. Continue to follow the path along the shore and then the path becomes fenced off from fields to the right. On reaching a boat yard you have to leave the shore to go right inland along a path through undergrowth and over a stile into a field. Go straight across the field to another stile and once on the other side of it turn left along another path. Keep straight on along this path until you exit onto a minor road. Turn right along it to a T junction with another road and turn left. When the road ends go under a height restriction barrier into Wicor Recreation Ground and straight on passing to the side of a field gate. Go straight on

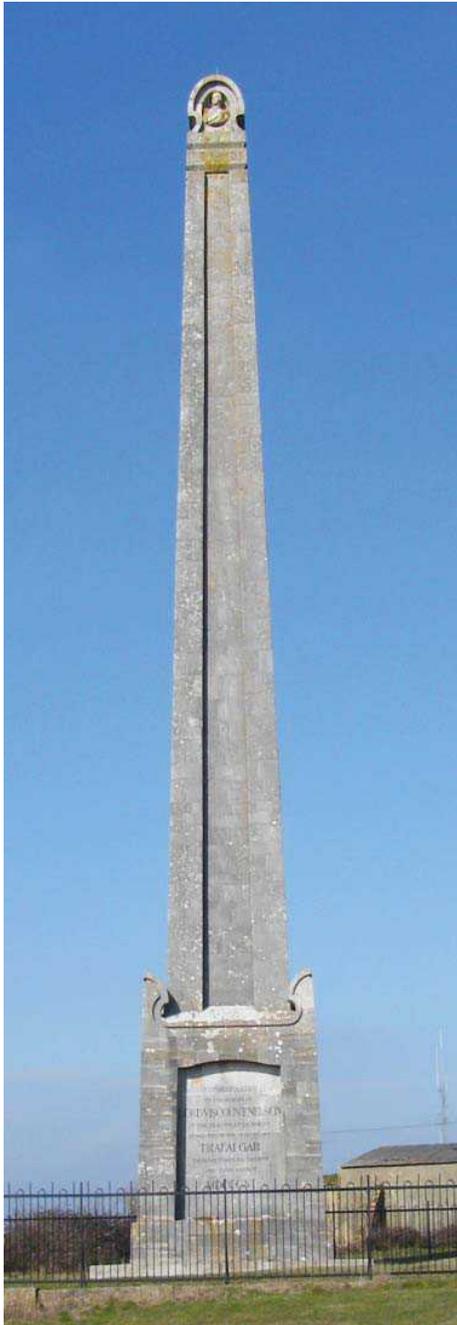


again keeping to the left of the vegetation ahead. Keeping the vegetation to your right which contains a hedge line and ditch and the playing fields to your left you will in 500 metres come back to the shoreline again. Turn right along the shore generally bending left around Cams Bay until you reach in 250 metres an outfall with railings around it. Here go right away from the shore to pick up a path heading inland. It runs between a hedge on the left and a fence with a field to the right. It passes to the left of a prominent high voltage electricity power pylon and on reaching the urban boundary continues straight on as a tarmac path between the backs of gardens. It ends at the A27 in Downend, to your right on the opposite side of the road is a bus stop where there are frequent bus services back to Portchester.

STAGE THREE 2.96 MILES DOWNEND TO NELSON'S MONUMENT (Totals 6.15 miles 417 feet Ascent 148 feet of descent)

This route goes left at this point along the main road towards the traffic lights ahead. Here cross over to the right and go up Down End Road. Ignore The Ridgeway on the left and East Cams Close on the right continuing gradually uphill. Ignore The Thicket on the right and The Causeway on the left as Down End Road bends right and then crosses the bridge over the railway between Portchester and Fareham. Immediately thereafter on the left take the footpath through a metal kissing gate and then follow the line side fence in a field. At the far south west end of the field, with Fareham Town Centre in view ahead, go through a kissing gate onto a vehicular track called Paradise Lane. There is a bridge





over the railway to the left but the Allan King Way is to the right uphill along the track between hedges. To the left and one narrow field away is the A27 connecting Fareham Town Centre with the M27. Continue uphill until reaching a T junction with the remains of Military Road now dissected by the A27 to the left and the M27 to the right. Here turn right along the tarmac remains of the former carriageway with a hedge to the left and a field to the right. You are effectively walking around three sides of this field and are now going along the third northern edge. On reaching the M27 motorway boundary fence bear right along it and the field edge. To your right is a view down across Fareham Creek to Gosport with the hills of the Isle of Wight beyond.

On reaching the north east corner of the field go through a gap in the post and rail fencing and over a crash barrier and across the road to the other side (Down End Road again but further up the hill). Turn left and follow the footway across the bridge over the M27 uphill around a right hand bend in the road. On the left at the bend the Private Road is the other end of Military Road.

After a straight section ignore Swivelton Lane on the left and continue along another straight section the road now being Portsdown Hill Road. As the footway runs out you have to walk in the carriageway - keep on the right facing the oncoming traffic. Portsmouth is now visible to the right and Portchester Castle. The Royal Armouries Museum in Fort Nelson is next on the left which has a cafe. A viewpoint and car park is to the right. Continue to follow Portsdown Hill Road until reaching a crossroads. Ignore Nelson Lane to the right and go left along the road signposted to Boarhunt and Soberton called Monument Lane which leads almost immediately to the massive column erected to Lord Viscount Nelson. Study the display board.

STAGE FOUR - NELSON'S MONUMENT TO B2177 ROMAN ROAD (2.89 miles 98 feet Ascent 294 feet of descent) (Totals 9.04 miles 98 feet Ascent 294 feet of descent)

Continue 50 metres along the Lane and after a barn and at the summit of the ridge cross a stile on the left. Once over it a square fenced underground reservoir is ahead, go clockwise around the outside of it. When on the other side and next to the rear boundary fence of Fort Nelson cross a stile. On the other side continue in a narrow field running around the north side of Fort Nelson and at the other end there is a stile into a large field beyond. Here with your back to Nelson's Column go diagonally across the field heading for a point halfway between a bungalow and an electricity pylon. Coming from the south or left is Swivelton Lane and near the bungalow it forks and the path joins the right hand



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Appendix 4

Visual Assessment Data Sheets

Data Sheet V1 - Visual Effects - Viewpoint 1

Viewpoint location:	Road off Romsey Avenue, adjacent to the Site boundary		
OS Grid reference:	460223, 105675	Distance and direction to Site:	On Site boundary, looking south
Receptor:	Users of minor roads		

Context and Current View

This is an open and close range view of the Site taken from the northern Site boundary. The baseline view is characterised by a large, flat ploughed field and in the foreground of the view, tall ruderals and low fencing form a weak Site boundary in the far left of the view. Also on the left, two dormer houses are seen; the gable end of the house to the right is facing the viewer whilst the house on the left is orientated towards the viewer from this perspective. Both of these existing houses have vegetated boundaries which provide some separation between them and the Site. In the middle ground of the view, also to the left, existing properties of Cranleigh Road are glimpsed in filtered views, by small trees and shrubs on the Site boundary. Harbour features such as masts and cranes are discernible in the centre ground beyond the extent of the Site boundary which comprises a sparse and species poor looking hedgerow. Existing industrial units at Wicor Lake are partially discernible in the centre ground. Wooded hills in the background forms a horizon in the far distance. Overall, the majority of the view is taken up by the ploughed field with fragmented and weak boundaries seen on the boundaries.

Sensitivity of Visual Receptors

The sensitivity of visual receptors at this viewpoint is assessed as low.

Construction Effects

Construction activity will be visible across the entire site which is not screened by existing vegetation at this location. All construction activities will be well visible, including earthworks, erection of buildings and vehicle movement. The view will undergo a temporary yet complete change of adverse nature. The magnitude of change during construction is assessed as **very high**.

Operational Effects

In the proposed view, the viewer is standing at the proposed vehicular entrance to the Site. Once the development is complete, the majority of the site would be screened by dwellings along the proposed access road into the Site and the character of the view would be enclosed. The proposed tree planting along the road would soften the proposed built form and increase the amenity of the proposed residential area. Whilst the existing view of agricultural land would be replaced by residential development, which is considered as an adverse change, the proposed development would not differ in character from the surrounding areas and the proposed landscape framework within the site would mitigate this adverse impact on visual amenity. It is therefore assessed that whilst the overall impact would be adverse in nature, the magnitude of change of the operational scheme would be **high**.

Data Sheet V2 - Visual Effects – Viewpoint 2

Viewpoint location:	Residential street of Romsey Avenue		
OS Grid reference:	460112, 105747	Distance and direction to Site:	50m, looking south
Receptor:	Users of minor roads		

Context and Current View

This is a framed and filtered close range view towards the Site. In this baseline view, two storey semi-detached houses in the foreground frame views towards the Site. A garden shed, wooden gate and a medium sized tree in the rears of these properties are seen in the centre ground. Beyond the rear gardens (screened here by a wooden fence), part of a tree belt is discerned. The Site is located in the middle ground, beyond the rears of the properties seen in the fore ground, and in front of the partially visible tree belt seen in the background of the view. The leading edge of the Site starts at the rear of these existing properties seen in the foreground.

Sensitivity of Visual Receptors

The sensitivity of visual receptors at this viewpoint is assessed as low.

Construction Effects

Most of the construction activities within the Site, including all ground level activities would be screened during the construction phase by the existing residential buildings in the foreground. Glimpsed views of cranes and larger construction machinery would be possible through the gap between the buildings. As the proposed buildings are set back from the boundary where a green buffer and boundary planting are proposed, the impact of the built form under construction would be small. The magnitude of change during construction is assessed as **low** and the nature of impact is assessed as adverse.

Operational Effects

Views of the proposed development would be limited from this perspective. The upper parts of the houses proposed closest to the rears of the existing properties seen in the foreground, although they are set back from the leading edge of the Site, would be partially visible in this framed view. In addition, the landscape strategy proposed includes a vegetated boundary along the leading edge of the Site. Tree canopies would be partially visible in the view once established. In time this would soften the appearance of the proposed built form.

The magnitude of change would be **low** (adverse) as only a very small part of the proposed development would be seen in the middle ground and the character of the view would not change.

Data Sheet V3 - Visual Effects – Viewpoint 3

Viewpoint location:	Cranleigh Road to the south-east of the Site		
OS Grid reference:	460358, 105280	Distance and direction to Site:	110m, looking north-west
Receptor:	Users of minor roads		

Context and Current View

The baseline view is taken from a residential road to the south east of the Site. In the foreground, a maintained hedgerow separates a field from the road. In the middle ground, another maintained hedgerow is seen across the view which runs perpendicular to the roadside hedgerow in the foreground. The hedgerow in the middle ground forms the leading edge of the Site from this perspective. Gaps in the hedgerow are discernible from this distance. To the right of the view in the near distance, the overgrown evergreen vegetation in a hedgerow is seen in contrast to the deciduous tree belt in the middle ground. A gappy hedgerow with hedgerow trees is discernible further beyond. In the background of the view, existing properties on that border the far edge of the Site on Romsey Avenue are seen. Electricity pylons are located at equal intervals across the view. A tree belt is seen in the middle ground, and to the right, properties with dark slate roofs on Birchwood Grove. In the far distance beyond this pylon, a tower block is seen on the skyline.

Sensitivity of Visual Receptors

The sensitivity of visual receptors at this viewpoint is assessed as low.

Construction Effects

During construction most of the ground level works will be screened by existing vegetation along the Site boundary and by hoarding. The construction of residential housing in the northern and western parts of the Site and the use of construction machinery would be visible. Due to the location of the bird conservation area in the south-eastern part of the Site, close to the viewpoint, construction activities will not be a major factor influencing the character of the view, which will retain its rural character with some influences of the built form at the skyline.

The magnitude of change during construction is assessed as **low** and the nature of impact is assessed as adverse.

Operational Effects

The proposed development would be partially visible in the middle ground over the hedgerow on the Site's leading edge. The hedgerow would be retained and enhanced as part of the proposals and once the vegetation matures, the additional tree planting along this hedgerow would soften the appearance of the newly proposed built form and reduce the adverse visual effects. The change to the view would be similar to that of the baseline, only the proposed two storey houses would be closer to the viewer than that of the existing dwellings on Romsey Avenue. The proposed bird conservation area would set back the proposed buildings from the south eastern corner of the Site and their visual impact would be very low.

The magnitude of change is **very low** (adverse) as the character of the view would not be fundamentally different to the baseline view if the proposals were implemented.

Data Sheet V4 - Visual Effects – Viewpoint 4

Viewpoint location:	Junction of Cranleigh Road and promoted Allan King Way/PRoW 111a		
OS Grid reference:	460266, 105131	Distance and direction to Site:	230m, looking north
Receptor:	Users of minor roads, recreational users of promoted route		

Context and Current View

This baseline view is taken from Cranleigh Road; roadside vegetation and one field lies between the viewer and the Site from this perspective. The existing hedgerow in the middle ground forms the leading edge of the Site. The field containing the Site is seen in the mid-background in the context of the existing properties of Romsey Avenue and Condor Avenue. Although the low hedgerow on the leading edge of the Site is gappy, the view is mostly limited to the upper parts of these properties, and rooflines are mostly seen. In the left of the view, a tree belt joins the gappy hedgerow on the Site's leading edge and screens views to the wider extent of the Site. Vegetation and lighting features associated with the AFC Portchester football grounds are discernible in front of this tree belt. To the right, in the background of the view, the crest of Portsdown Hill is seen in the medium distance where pylons are seen on the skyline.

Sensitivity of Visual Receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction Effects

During construction most of the ground level works will be screened by existing vegetation along the Site boundary and by hoarding. The construction of residential housing in the northern and western parts of the Site and the use of construction machinery would be visible. Due to the location of the bird conservation area in the south-eastern part of the Site, construction activities would not be a major factor influencing the character of the view, which will retain its rural character with temporary influences of partially completed built form and of construction machinery, such as cranes at the skyline.

The magnitude of change during construction is assessed as **low** and the nature of impact is assessed as adverse.

Operational Effects

The proposed development would be partially visible in the middle ground over the hedgerow on the Site's leading edge. The hedgerow would be retained and enhanced as part of the proposals and once the vegetation matures, the additional tree planting along this hedgerow would soften the appearance of the newly proposed built form and reduce the adverse visual effects. The change to the view would be similar to that of the baseline, only the proposed two storey houses would be closer to the viewer than that of the existing dwellings on Romsey Avenue. The proposed bird conservation area would set back the proposed buildings from the south eastern corner of the Site and their visual impact would be low.

The magnitude of change is **low** (adverse) as the character of the view (with existing urban features) would not be fundamentally different to the baseline view if the proposals were implemented.

Data Sheet V5 - Visual Effects – Viewpoint 5

Viewpoint location:	Allan King Way/PRoW 111a across Recreation Ground		
OS Grid reference:	459734, 105268	Distance and direction to Site:	184m, looking north-east
Receptor:	Recreational users of promoted route and recreation ground		

Context and Current View

The baseline view is a north-easterly view from the promoted route Allan King Way. It comprises training pitches contained by vegetated boundaries in the fore to middle ground. To the left, the tree belt with medium sized deciduous species is seen with some understorey growth beneath. Part of this tree belt forms the leading edge of the Site boundary from this perspective. To the right, the AFC Portchester stadium and club house are discernible in a view which is partially filtered by vegetation that separates the training ground and the stadium. Flood lights associated with the grounds are seen on the skyline. Beyond the extents of the football ground, there are partial and glimpsed views of a settlement edge. In the background of the view in the far distance, Portsdown Hill is glimpsed in the centre of the view.

Sensitivity of Visual Receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction Effects

During construction, all ground level activities and partially completed built form would be screened by existing vegetation. Intermittent views of cranes used in building construction may be possible above the existing skyline, however, they will be barely noticeable in the current view.

The magnitude of change during construction is assessed as **low** and the nature of impact is assessed as adverse.

Operational Effects

The proposed development would be glimpsed beyond the tree belt on the boundary of the football grounds. The extent of built form the proposed built form would not be obvious due to the existing vegetation that intervenes in the view. The proposed built form is set back from the tree belt, and it is not anticipated that rooflines would protrude over the canopies of the trees which would be retained as part of the proposals. Users of the football grounds would have glimpsed views of the proposals through the tree belt, albeit this would be most apparent when trees are not in leaf as shown in the photoviewpoints.

The magnitude of change is **very low** and the nature of the effect is considered adverse. The character of this view would not change.

Data Sheet V6 - Visual Effects – Viewpoint 6

Viewpoint location:	Allan King Way/PRoW 110, to the west of the Site		
OS Grid reference:	459579, 105550	Distance and direction to Site:	281m, looking east
Receptor:	Recreational users of promoted route		

Context and Current View

The baseline view is an easterly view from the promoted route Allan King Way. A ploughed field in the foreground takes up a large proportion of the frame. The field is seen in the fore to middle ground of the view. A pruned and fragmented hedgerow is seen in the middle ground. This hedgerow forms the leading edge of the Site from this perspective and views of the field containing the application Site is seen beyond. Further again, the far edge of the Site is demarcated by a scrubby tree belt and layers of vegetated field boundaries blend into each other. To the left of the view, existing properties on Romsey Avenue create an abrupt edge to the settlement due to the weak / lacking vegetated boundaries. Rising land is seen in the distance beyond the existing settlement and a chalk pit of centre to the left of the frame is prominent on the hillside due to its white colouring. In the right of the view, the tree belt is seen on the skyline forms the boundary between the Site and the adjacent football grounds. Existing properties on the far edge of the Site are visible in the background of the view.

Sensitivity of Visual Receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction Effects

Construction activities, predominantly within the western part of the Site, would be visible due to the open character of the Site's western boundary. Earthworks, erection of buildings and vehicle movement would be visible, however, construction hoarding along the Site boundary would limit the visibility of ground level activities. The construction would be visible in the context of the existing built form around the Site. The view will undergo a temporary yet apparent change of adverse nature.

The magnitude of change during construction is assessed as **high** (adverse).

Operational Effects

The proposed development would be a clear addition to the view. The scale and form of the dwellings proposed would be similar to that already seen in the baseline view on Romsey Avenue. The existing hedgerow on the leading edge of the Site would be retained and enhanced by the proposals. Tree planting and gapping up of this hedge would soften the appearance of the new built form over time, though the proposals would still have an additional urbanising effect on the view.

Once the development is complete, the magnitude of change is considered **medium** and the nature of effect is adverse.

Data Sheet V7 - Visual Effects – Viewpoint 7

Viewpoint location:	PRoW 523 on the edge of Cams Hill Golf Course and Conservation Area		
OS Grid reference:	459014, 105026	Distance and direction to Site:	924m, looking east-north-east
Receptor:	Recreational users of PRoW and golf course		

Context and Current View

The baseline view is taken PRoW 523, Fareham Creek Trail, and overlooks Cams Bay in a north-easterly view towards Portchester. On the left, Fort Nelson and Nelson's Monument are discernible beyond the water line in seen in the middle ground. Also on the left, a network of electricity pylons forms a pattern in the middle ground and the background of the view. In the centre ground, the deciduous tree belt nearest the water's edge is located along the near edge of the football training grounds at AFC Portchester. To the left of the tree belt, the hedgerow on the Site's leading edge is partially visible in the view. Existing properties on Romsey Avenue are discernible from this distance. These existing properties border the Site. Further beyond, partially wooded hills form the backdrop of the view and existing built form in the settlement of Portchester is seen along the foothills in the centre ground.

Sensitivity of Visual Receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction Effects

During construction, most activities and partially completed structures within the Site would be screened by existing vegetation. Temporary views of taller construction machinery would not punctuate the skyline and the construction would be cause a very minor alteration to the view.

The magnitude of change during construction is assessed as **very low** (adverse).

Operational Effects

The proposed development would be glimpsed in the middle distance in a view framed by the vegetation that is closest to the water's edge. Only a small proportion of the proposed built form would be glimpsed through vegetation and the change to the view would limit of extent of the view to the existing properties on Romsey Avenue. The proposed development would be seen in the context of the settlement of Portchester. Due to the distance of nearly 1km between the viewer and the Site's leading edge, the proposed development would be a very minor addition to the landscape, and the new built form would be a relatively small component in the view, and as the proposals are similar in scale and form to the existing built form, it would blend into the existing settlement pattern seen along the foothills in the middle distance.

The magnitude of change is assessed as **very low** and the nature of effect is adverse.

Data Sheet V8 - Visual Effects – Viewpoint 8

Viewpoint location:	Junction of Portsdown Hill Road and PRoW 23		
OS Grid reference:	460651, 107016	Distance and direction to Site:	1.39km, looking south-south-west
Receptor:	Recreational users of PRoW, Fort Nelson		

Context and Current View

This is a southerly view from promoted route Allen King Way on Portsdown Hill Road near Fort Nelson. This is an elevated panorama with far reaching views. An arable field is seen in the foreground and the settlement of Portchester is seen middle ground. Rooflines are seen in the left of the view, and this built form extends to the water's edge (Fareham Lake). In the centre ground, some fallow fields with poorly structured hedgerows are discernible. From this perspective, the gappy hedgerow in the centre ground forms the Site's far edge. The built form in front of the field containing this hedgerow is located on Romsey Avenue. The tree belt separating the Site and the football grounds is glimpsed in a partial view. The partial view is filtered by layers of vegetation bordering the field in the foreground. Overhead powerlines and poles across the view are seen at close range. The landmass seen in the background includes Gosport and the Isle of Wight.

Sensitivity of Visual Receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction Effects

Most construction activities would be screened from this viewpoint by vegetation and the intervening built form. The proposed bird conservation area would occupy the most visible part of the existing agricultural field within the Site and the main construction area would be partially screened. Due to the distance, the visual impact of the construction would be low and the open character of this expansive view would not change.

The magnitude of change during construction is assessed as **very low** (adverse).

Operational Effects

The proposed development would be partially visible in the centre ground, in the middle distance of the view, however, the most visible part of the Site (adjacent to the southern boundary) would be transformed into a bird conservation area, therefore limiting the amount of built form influencing the view. The proposed development would constitute a very small element in the landscape which would be a very minor addition to the already urbanised character of the landscape seen to the left and right of the Site.

The magnitude of change is considered **low** and the nature of effect as adverse.

Data Sheet V9 - Visual Effects – Viewpoint 9

Viewpoint location:	PRoW 118b to the north-east of the Site		
OS Grid reference:	461842, 106736	Distance and direction to Site:	1.88km, looking south-west
Receptor:	Recreational users of PRoW and Open Access Land		

Context and Current View

This is a north-easterly view from a PRoW to the south-east of Skew Road within the strip of Open Access Land at Ports Down. This is an elevated panorama with long reaching views including Portchester, Gosport headland and the Isle of Wight. The lowlands closest to the water's edge are developed, and the settlement of Portchester takes up a large proportion of the view. From this viewpoint, however, the extent of the built form is more legible as the land in the foreground steeper than that in VP 8. The Site is located in the centre ground of the frame, in the middle distance of the view and the field containing the Site is demarcated by the gappy hedgerow boundary which is identifiable from this distance. Pylons, electricity poles and overhead power lines are also dominant manmade features in the foreground of the view.

Sensitivity of Visual Receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction Effects

Many ground level construction activities would be screened from this viewpoint by vegetation and the intervening built form. The proposed bird conservation area would occupy approximately half of the existing agricultural field within the Site therefore limiting the visual impact of the main construction area. Due to the distance, the visual impact of the construction would be very low and the open character of this expansive view would not change.

The magnitude of change during construction is assessed as **very low** (adverse).

Operational Effects

The proposed development would be seen in an oblique view from this perspective. The field containing the Site is not as obvious as it is in VP 8 where the Site is seen in direct and framed view. Approximately half of the Site would be occupied by a bird conservation area, when perceived from this perspective. The magnitude of change is assessed as very low and the nature of effect is considered adverse as the built proposals constitute a very small part of the view and would be seen in the context of the existing urban area.

Data Sheet V10 - Visual Effects – Viewpoint 10

Viewpoint location:	PRoW 501 across Fareham Lake		
OS Grid reference:	461160, 101822	Distance and direction to Site:	3.65km, looking north-west
Receptor:	Recreational users of PRoW and Open Space		

Context and Current View

The baseline view is characterised by the coastal character of the marina with slip ways, piers and moored boats in the foreground to middle ground. In the left of the view, a wooded peninsula is seen on the skyline in the middle ground. To the right RNAD Gosport is seen. In the centre of the view, existing properties on Romsey Avenue that border the Site on its far edge are just visible in the middle distance. To the right, Fort Nelson is identifiable on the hillside. The settlement of Portchester is seen in the foothills, and agricultural fields with some woodland is seen on the skyline. The Site is partially visible in this distant view.

Sensitivity of Visual Receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction Effects

Due to the long distance from the Site and the intervening features, including a mooring area in the foreground, any construction activities within the Site would be barely perceptible.

The magnitude of change during construction is assessed as **negligible** (adverse).

Operational Effects

The proposed development would just be discernible in this distant view. The maritime features are the main focus of the view and the change to the view as a result of the proposals would be barely perceptible. The proposals would reflect the scale and form of the existing dwellings seen at a distance, and the proposals would remain below the skyline in the view.

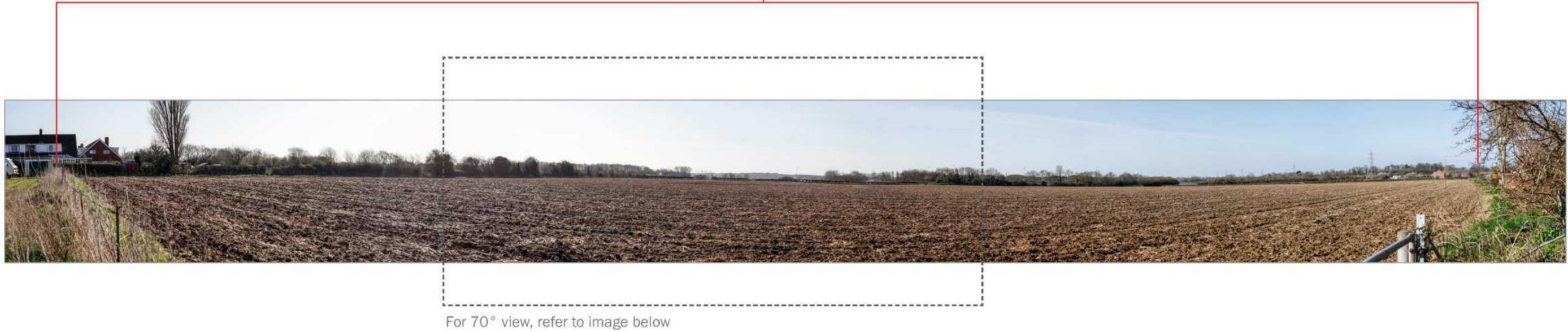
The magnitude of change is considered **negligible** and the nature of effect is considered adverse.

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Appendix 5

Viewpoint Sheets

Approximate extent of site



Viewpoint 1 - View from road off Romsey Avenue, adjacent to the site boundary





Majority of views from Romsey Avenue are curtailed by existing development, with glimpsed views between properties providing little visibility of the site's interior

Viewpoint 2 - View from residential street of Romsey Avenue



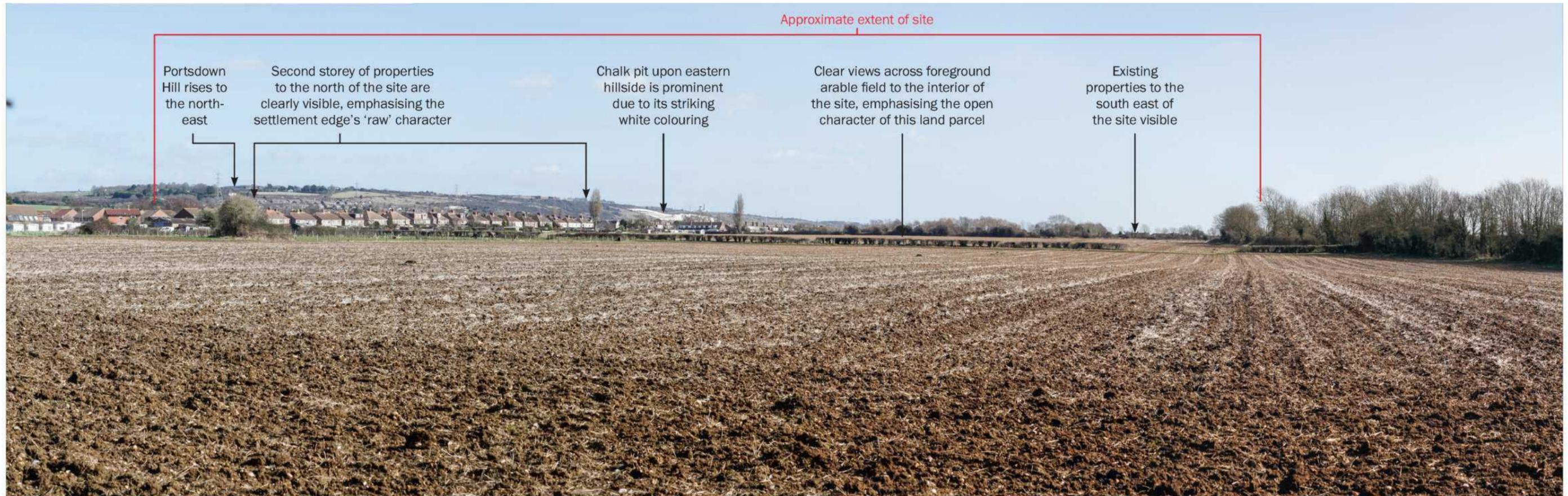
Viewpoint 3 - View from Cranleigh Road to the south-east of the site



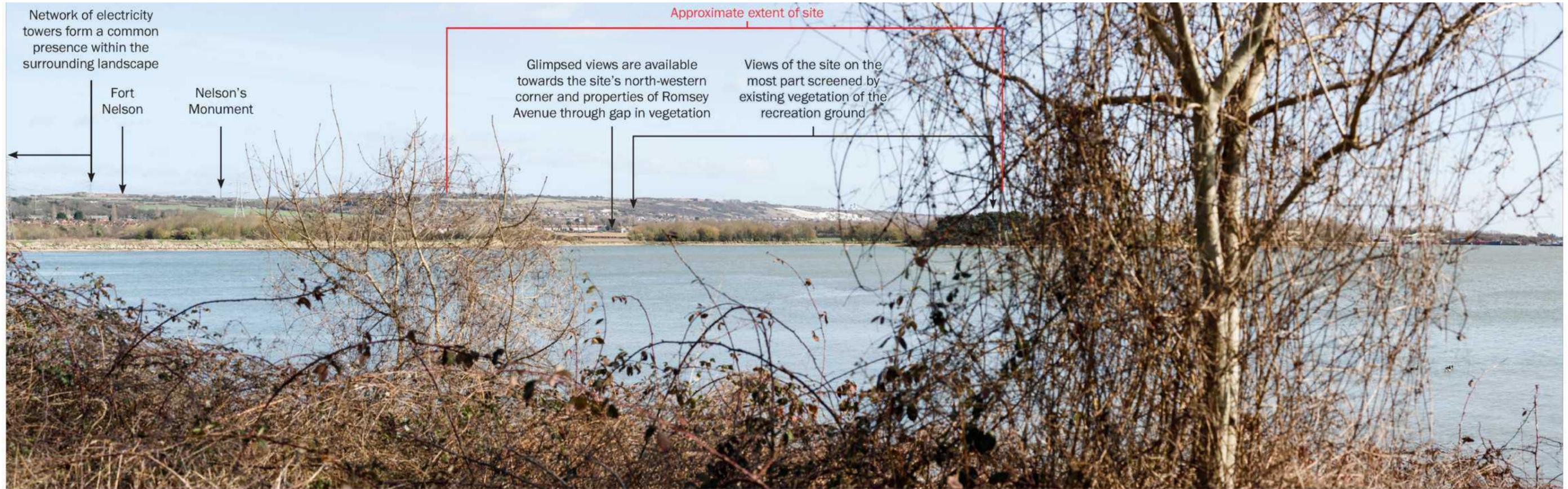
Viewpoint 4 - View from junction of Cranleigh Road and promoted Allan King Way/PRoW 111a



Viewpoint 5 - View from Allan King Way/PRoW 111a across Recreation Ground



Viewpoint 6 - View from Allan King Way/PRoW 110, to the west of the site



Viewpoint 7 - View from PRow 523 on the edge of Cams Hill Golf Course



Viewpoint 8 - View from junction of Portsdown Hill Road and PRow 23



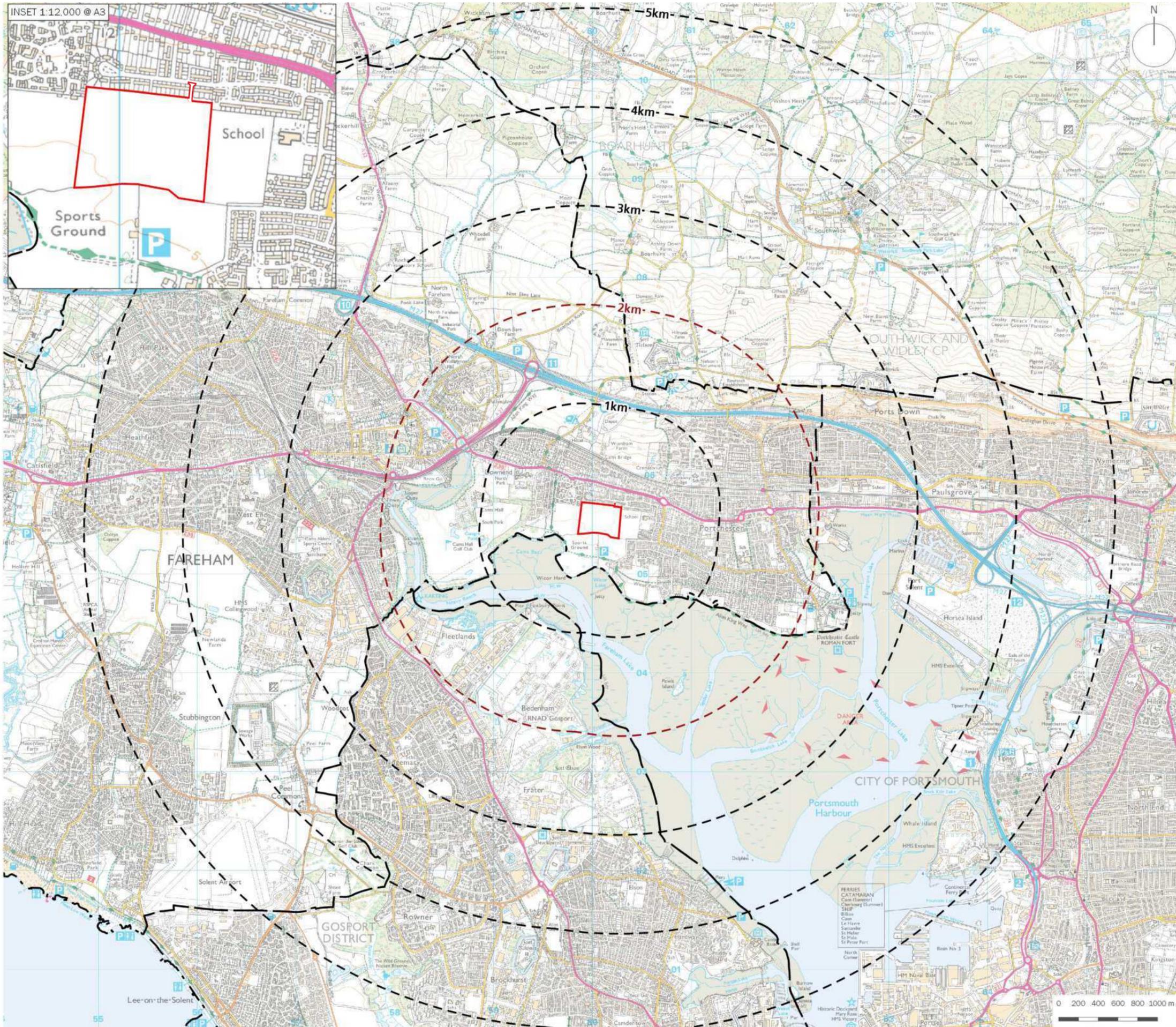
Viewpoint 9 - View from PRow 118b to the north-east of the site



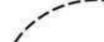
Viewpoint 10 - View from PRow 501 across Fareham Lake

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Supporting Figures



KEY

-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
-  District Boundary



12a The Square, Wickham, Fareham, Hampshire, PO17 5JQ
 Tel: 01329 557820
 Email: info@deacondesign.co.uk
 www.deacondesign.co.uk

Client
 Foreman Homes Group

Project
 Land to the south of Romsey Avenue, Portchester
 Environmental Statement Volume 3

Drawing Title
 Site Location and Site Boundaries

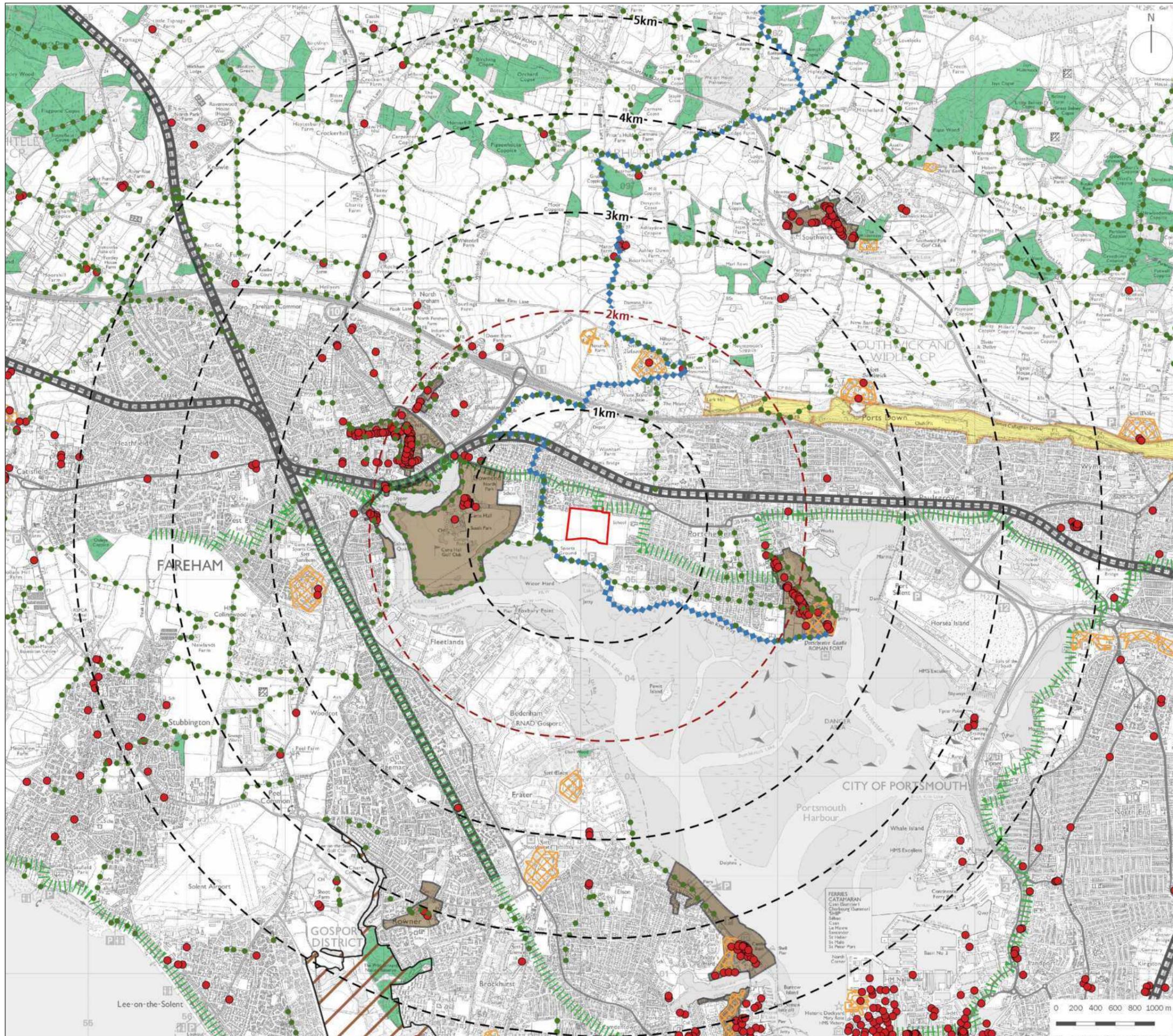
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Date: 25/05/2021

Scale: As Shown

Drawn by: MD

Checked by: PD



KEY

- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area
- Country Parks
- Ancient Woodland
- Open Access Land
- Public Right of Way (PRoW)
- Promoted Route
- National Cycle Routes (Sustrans)
- Railways
- Heritage Designations**
- Scheduled Monuments
- Conservation Area
- Listed Buildings



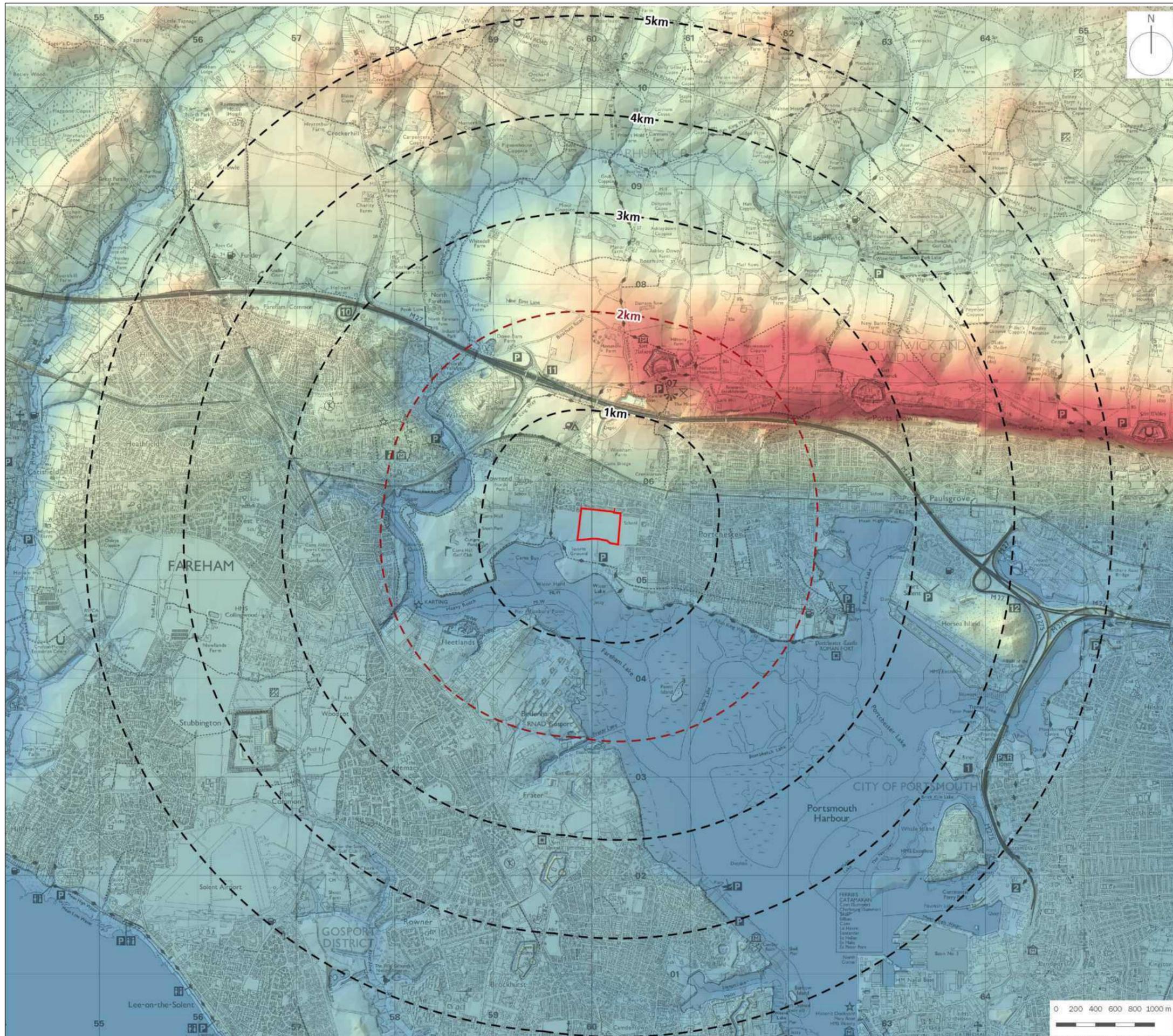
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**Land to the south of Romsey Avenue, Portchester
 Environmental Statement Volume 3**

Drawing Title
Landscaping Planning Context

Drawing Number: 3.2
 Date: 25/05/2021 Scale: As Shown
 Drawn by: MD Checked by: PD



KEY

- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area

Topography (m aOD)



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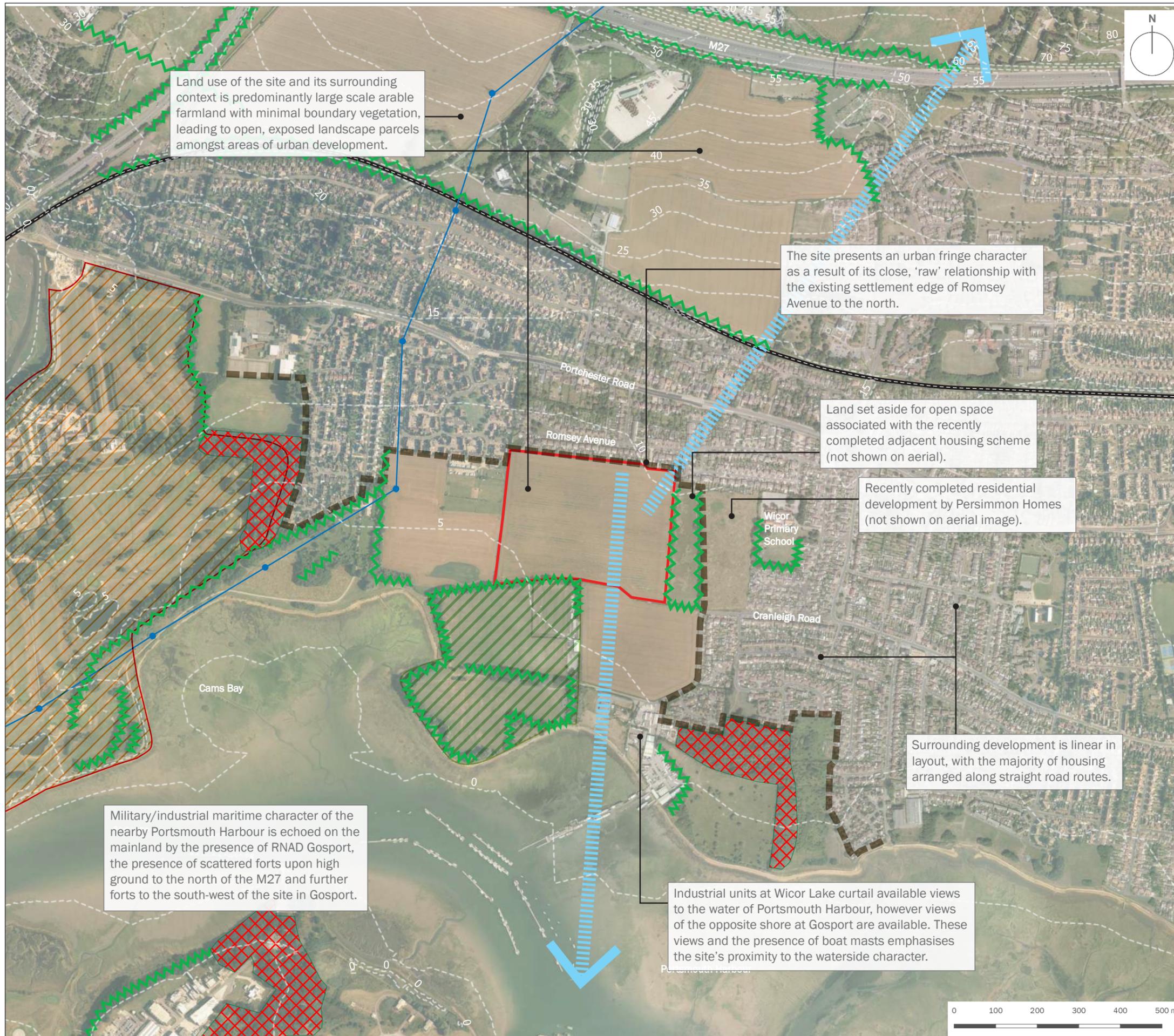
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Foreman Homes Group

Project
**Land to the south of Romsey Avenue, Portchester
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Drawing Title
Topographical Relief

Drawing Number: **3.3**

Date: 25/05/2021 Scale: As Shown
 Drawn by: MD Checked by: PD



KEY

-  Site Boundary
-  Contours
-  Manicured Landscape Character of Cam's Hall Golf Course
-  Recreation Ground
-  Perceived Settlement Edge
-  Woodland Blocks
-  Prominent Hedgerows/Tree Belts
-  Electricity Towers and Overhead Lines Form a Detractor Through the Surrounding Landscape
-  Railway
-  Extended Views



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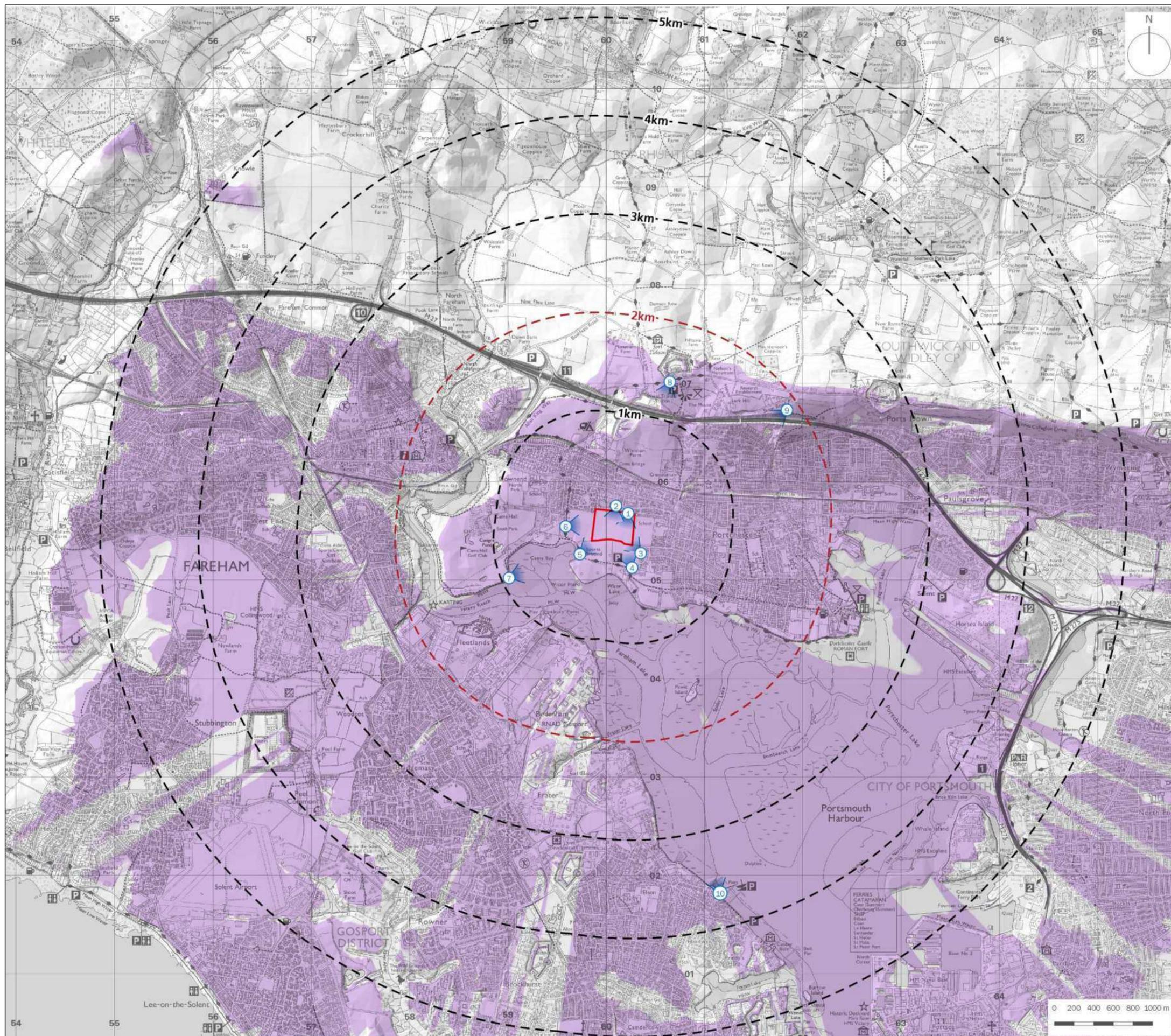
Client
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Project
**Land to the south of Romsey Avenue, Portchester
 Environmental Statement Volume 3**

Drawing Title
Site Character and Context

Drawing Number: **3.4**
 Date: 25/05/2021 Scale: As Shown
 Drawn by: MD Checked by: PD





KEY

-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
-  Zone of Theoretical Visibility (ZTV)
-  Photoviewpoint Location

Note:

The Zone of Theoretical Visibility presented is modelled on 'bare earth' data and the plan presented is the ZTV for properties of 2 storeys (9m) in height, using a target point height of 1.6m for the observer. The plan presented does not take into account intervening built form or vegetation.



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Project
**Land to the south of Romsey Avenue, Portchester
 Environmental Statement Volume 3**

Drawing Title
**Zone of Theoretical Visibility and Viewpoint
 Locations**

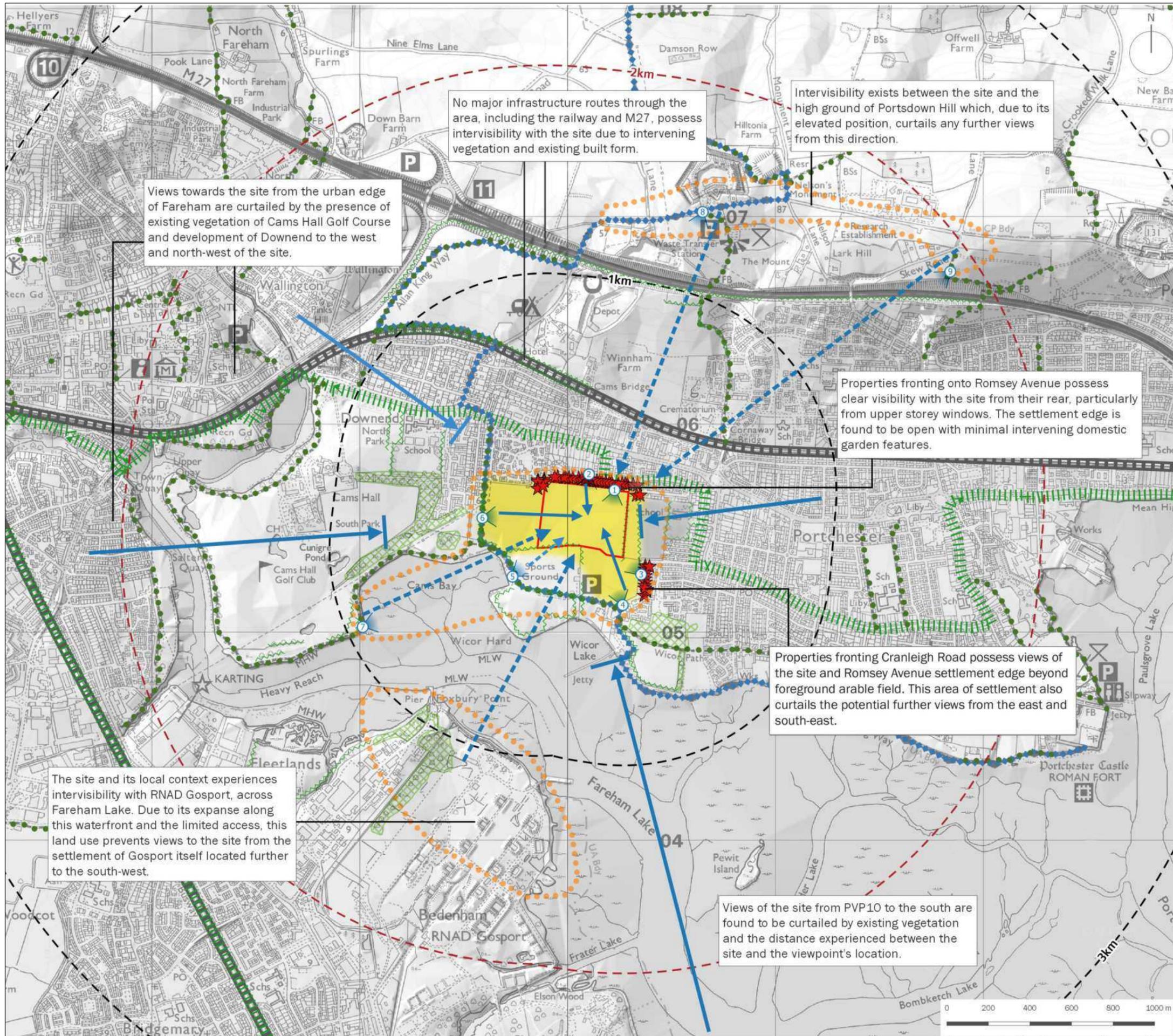
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Date: **25/05/2021**

Scale: **As Shown**

Drawn by: **MD**

Checked by: **PD**



- ### KEY
- Site Boundary
 - Range Rings (at 1km intervals)
 - 2km Detailed Study Area
 - ① Photoviewpoint Location
 - Zone of Primary Visibility (ZPV)
 - Zone of Secondary Visibility (ZSV)
 - Treebelts
 - Woodland
 - Public Rights of Way (PRoW)
 - National Cycle Routes (Sustrans)
 - ◆◆◆◆ Promoted Route
 - Railway
 - ★ Residential Receptors
 - ➔ Curtailed Views
 - ➔ Filtered Views
 - ➔ Clear Views

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Client
Foreman Homes Group

Project
 Land to the south of Romsey Avenue, Portchester
 Environmental Statement Volume 3

Drawing Title
Findings of the Visual Appraisal

Drawing Number: **3.6**

Date: 25/05/2021 Scale: As Shown

Drawn by: MD Checked by: PD

