



Winnham Farm

Landscape Appraisal

August 2020

Landscape Appraisal

August 2020

© Terence O'Rourke Ltd 2017. All rights reserved.
No part of this document may be reproduced in any form or stored in a retrieval system without the prior written consent of the copyright holder.

All figures (unless otherwise stated) © Terence O'Rourke Ltd 2017.

Based upon the 2017 Ordnance Survey mapping with the permission of the Ordnance Survey on behalf of Her Majesty's Stationery Office © Crown Copyright Terence O'Rourke Ltd Licence number 100019980.

WINNHAM FARM, LAND EAST OF DOWNEND ROAD
PORTCHESTER, HAMPSHIRE
LANDSCAPE AND VISUAL APPRAISAL
MILLER HOMES
AUGUST 2020



WINNHAM FARM, LAND EAST OF DOWNEND ROAD
 PORTCHESTER, HAMPSHIRE
 LANDSCAPE AND VISUAL APPRAISAL
 MILLER HOMES
 AUGUST 2020



Issue / revision	Prepared by Jane Davies
Reference	Signature
This document is issued for	Date
[] Information [] Approval	Checked by Tom Southgate
[] Comment [] Submission	Signature
Comments	Date
	Authorised by
	Signature
	Date
	Please return by

LONDON
 7 Heddon Street
 London
 W1B 4BD

BIRMINGHAM
 Enterprise House
 115 Edmund Street
 Birmingham
 B3 2HJ

BOURNEMOUTH
 Everdene House
 Deansleigh Road
 Bournemouth
 BH7 7DU

TELEPHONE
 020 3664 6755

www.torltd.co.uk

© Terence O'Rourke Ltd 2020. All rights reserved.
 No part of this document may be reproduced in any form or stored in a
 retrieval system without the prior written consent of the copyright holder.

All figures (unless otherwise stated) © Terence O'Rourke Ltd 2020.
 Based upon the Ordnance Survey mapping with the permission of the
 Ordnance Survey on behalf of Her Majesty's Stationery Office © Crown
 Copyright Terence O'Rourke Ltd Licence number 100019980.

Terence O'Rourke Ltd. Reg.
 No. 1935454. Registered office:
 Everdene House, Deansleigh
 Road, Bournemouth, Dorset,
 BH7 7DU. Registered in England
 and Wales. VAT No. 005095127.

Contents

1.0 Landscape and visual appraisal.....	3
Introduction.....	3
Planning policy	3
Methodology	6
Landscape baseline.....	6
Visual baseline.....	12
Development proposals	14
Predicted sources of landscape and visual effects.....	15
Predicted potential landscape and visual effects.....	16
Summary of landscape and visual impacts.....	21
Appendix A part 1: Planning policy.....	23
National planning policy	23
Local planning policies.....	33
Appendix A part 2: Appraisal methodology.....	41
Introduction.....	41
Baseline	42
Description of proposals	45
Mitigation measures.....	45
Landscape appraisal.....	46
Visual appraisal.....	49
Taking account of effects throughout the life of the project	51
Appendix A part 3: Photographic images methodology	52
Photographic survey	52

Figures

- Figure 1.** Site location and study area
- Figure 2.** Topography
- Figure 3.** Designations
- Figure 4.** National landscape character areas
- Figure 5.** Fareham landscape character areas
- Figure 6.** Viewpoint locations
- Figure 7.** Viewpoint 1 summer
- Figure 8.** Viewpoint 2 summer
- Figure 9.** Viewpoint 3 summer
- Figure 10.** Viewpoint 4 4summer
- Figure 11.** Viewpoint 5 summer
- Figure 12.** Viewpoint 6 summer
- Figure 13.** Viewpoint 7 summer
- Figure 14.** Landscape parameter plan
- Figure 15.** Zone of visual influence

1.0 Landscape and visual appraisal

Introduction

- 1.1 Terence O'Rourke Ltd has been commissioned by Miller Homes to undertake a landscape and visual appraisal of the land to the east of Downend Road. The purpose of this appraisal is to establish the baseline conditions in order to assess the potential effects of development on the key landscape character and visual amenity of the site and its setting.

References and data sources

- 1.2 In preparing this report the published documents and plans set out in table 1.1 have been referred to.

Table 1.1: References and data sources

Natural England, October 2014, An Approach to Landscape Character Assessment
Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Assessment (3 rd edition)
Ministry of Housing, Communities and Local Government, February 2019, The National Planning Policy Framework
Ministry of Housing, Communities and Local Government, National Planning Practice Guidance (NPPG)
Natural England National Character Area Profiles; website www.naturalengland.org.uk
Hampshire Integrated Character Assessment 2011, Hampshire County Council
Fareham Borough Landscape Assessment, Fareham Borough Council and Hampshire County Council May 1996 prepared by Scott Wilson Resource Consultants
Fareham Borough Council Core Strategy Local Development Framework adopted August 2011
Fareham Borough Council Local Plan part 2 Development Sites and Policies, Local Development Plan, adopted June 2015
Draft Fareham Local Plan 2036

The site

- 1.3 The site is located south of the M27 and to the east of Downend Road and comprises arable use and horse paddocks. The railway line forms the southern boundary and the Portchester Crematorium and Northfield Park forms the eastern boundary. An old hedge line forms the northern boundary that is midway across the agricultural fields. The site location is illustrated on figure 1.

Planning policy

Relevant planning policy documents

- 1.4 The site lies within the administrative area of Fareham Borough Council. The key planning documents applicable to the study area are the development plans of Fareham Borough Council. The development plan comprises the Fareham Local Development Framework Local Plan Part 1 Core Strategy (adopted August 2011), the Development Sites and Policies Local Plan Part 2 (adopted June 2015). The

draft Fareham Local Plan 2036 (October 2017) was published for consultation in November 2017 and a supplement was published in January 2020, as an emerging planning document that carries moderate weight. A broad appraisal of the local documents has been carried out identifying the key landscape related planning designations. Some of these are illustrated on figure 3 and are summarised below. A full list of policy criteria can be found in appendix A part 1.

National Planning Policy Framework (NPPF)

- 1.5 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England, the following of which are relevant to the landscape and visual appraisal:

Achieving sustainable development

- Paragraph 8 – achieving sustainable development

Making effective use of land

- Paragraph 117 – planning policies and decisions promoting effective use of land
- Paragraph 118 – list of considerations for planning policies and decisions

Achieving appropriate densities

- Paragraph 122 – list of considerations for supporting development
- Paragraph 123 – making optimal use of the potential of each site

Achieving well-designed places

- Paragraph 124 – the requirement for good design
- Paragraph 127 – list of considerations for developments

Conserving and enhancing the natural environment

- Paragraph 170 – list of planning policies and decisions that contribute to and enhance the natural and local environment
- Paragraph 171 – allocating land with the least environmental or amenity value
- Paragraph 172 – consideration of applications in or near protected environments

Conserving and enhancing the historic environment

- Paragraph 184 – importance of the historic environment
- Paragraph 185 – consideration of a strategy for the conservation of the historic environment
- Paragraphs 189, 190 and 192 – proposals affecting heritage assets
- Paragraphs 193, 194, 195, 196 and 197 – considering potential impacts.

National Planning Practice Guidance (NPPG)

- 1.6 The National Planning Practice Guidance is a web based resource that supports the NPPF and contains government guidance, the following of which are relevant to the landscape and visual appraisal:

- Paragraph: 001 Ref ID: 26-001-20191001 - Design: Process and tools, planning for well-designed places (revised 01.10.2019)
- Paragraph 005 Ref ID: 8-005-20190721 – Natural environment, importance of green Infrastructure (revised 21.07.2019)
- Paragraph 006 Ref ID: 8-006-20190721 – Natural environment, green Infrastructure planning goals (revised 21.07.2019)
- Paragraph 008 Ref ID: 8-008-20190721 – Natural environment, consideration of green Infrastructure in planning decisions (revised 21.07.2019)
- Paragraph 029 Ref ID: 8-029-20190721 – Natural environment, consideration for trees within settlements (revised 21.07.2019)
- Paragraph 036 Ref ID: 8-036-20190721 – Landscape, planning policies to conserve and enhance landscapes (revised 21.07.2019)
- Paragraph 037 Ref ID: 8-037-20190721 – Landscape, assessing landscape character (revised 21.07.2019)
- Paragraph 002 Ref ID: 18a-002-20190723 – Conserving and enhancing the historic environment (revised 23.07.2019).

Local planning policies

- 1.7 The Fareham Core Strategy Local Plan was adopted in August 2011. Policies contained within the local plan that are relevant to the landscape and visual appraisal are as follows:
- CS4 Green infrastructure, biodiversity and geological conservation
 - CS6 The development strategy
 - CS14 Development outside settlement
 - CS17 High quality design.
- 1.8 The following policies in the Fareham Development Sites and Policies, adopted in June 2015 are relevant to the landscape and visual appraisal:
- DSP5 Protecting and enhancing the historic environment
 - DSP6 New residential development outside of the defined urban settlement
 - DSP13 Nature conservation.
- 1.9 The site was initially identified in the draft Fareham Local Plan 2036 (October 2017) as a development allocation housing site HA4. This indicated a capacity of 350 residential dwellings. There is also a draft landscape policy NE1. The Fareham Local Plan supplement 2036 identifies the land east and west of Downend Road as a Strategic Growth Area north of Portchester, with a capacity c. 1,000 dwellings. The application site remains identified as having a capacity of 350 dwellings within this wider allocation.

Methodology

- 1.10 The appraisal judges the potential effects of the proposed development on the landscape and visual receptors that have been identified. The significance of a landscape and visual effect is determined by consideration of the sensitivity of the landscape and visual receptors and the magnitude of the landscape and visual effect as a result of the proposals. Further details of the methodology used in the appraisal is set out in full in technical appendix A part 2 and in figures A2.1 to A2.6 at the end of this report. Details of the methodology used in the photographic survey are set out in technical appendix A part 3.

Landscape baseline

- 1.11 As part of the desktop appraisal, previous classifications and evaluations of the surrounding landscape within the study area have been examined. The purpose of this was to assess whether the site shares any of these common landscape characteristics and to assess how typical or unique the site is within the landscape context. It also helps to understand the landscape characteristics of the study area and how the site interacts with them.

National landscape character areas (refer to figure 4)

- 1.12 Natural England's online National Character Area Profiles provide a description of the landscape character of the study area and the site at its broadest level. The site lies within character area 126 South Coast Plain and the surrounding study area lies within character area 128 South Hampshire Lowlands.
- 1.13 The national level character area provides a broad overview of the landscape context and does not necessarily represent the local landscape characteristics of the site and surrounding area. Therefore, it is considered appropriate to refer to the county and local character assessment as the basis for judging the value of the landscape in which the site and surrounding area lies.

Hampshire Integrated Character Assessment 2011

- 1.14 The Hampshire Integrated Character Assessment undertaken in 2011 divides the county into a series of geographically unique areas. They are areas where a combination of factors such as topography, vegetation, land use, and cultural heritage combine to create a distinct, recognisable character. The site lies wholly within the Portsdown Hill Open Downs character area 8i. This character area also extends to the west of the site to the A27 and then extends north of the M27 motorway to Ashley Down. North of the M27 it extends east and west for a considerable distance following the scarp slope of the downs between the M3 in the east and the River Meon in the west. To the south, west and east of the site lies the Gosport and Fareham Coastal Plain character area 9f. The coastline to the south of the site is Langstone and Chichester Harbours character area 10a. A description of the key characteristics of these landscape character areas is provided in the following paragraphs.

Portsdown Hill Open Downs (8i)

- 1.15 The key characteristics are:

- “An outlying chalk escarpment set in a predominantly low lying clay and coastal landscape giving the landscape added prominence
- Large predominantly arable fields with straight boundaries set between drove lanes, with more irregular fields around the Wallington stream and some fringe areas
- Generally low hedges or no hedges, and occasional banks to field boundaries associated with drove routes
- Very small copses including 19th century plantations – otherwise a distinct lack of trees and woodland. Chalk scrub on southern scarp side
- Elevated exposed east-west ridge line gives rise to long panoramic views over the Forest of Bere to the north and Portsmouth, the harbours, the Solent and the hilly profile of the Isle of Wight
- Victorian Palmerston forts which form a series of historic landmarks on the hill top with grassy moats and banks or glacii
- A popular green lung with easy access from settlements to the south – with significant areas of open access on the steeper south facing slopes
- Other than the military dominance there is little settlement. Occasional farms are located on the springline on the northern boundary. They are associated with Wallington and the fringes of contracted medieval villages
- 20th century housing development spreading up the southern and eastern slopes.”

Gosport and Fareham Coastal Plain (9f)

1.16 The key characteristics are:

- “A low lying landscape which physically forms part of the coastal plain but is isolated from the coastline by the development
- Drained by shallow valleys of the River Alver and Wallington in the east and by small streams running into the Meon to the west
- Predominantly light soils which are of high agricultural quality with healthier soils in the extreme south and shingle on the foreshore
- In the south, grassland pasture dominates while to the north there are large arable fields with no significant boundary vegetation
- The area is strongly influenced by the adjoining urban areas of Gosport, Stubbington and Fareham, and by defence infrastructure
- The Solent coast draws visitors, particularly local residents for various leisure activities including angling, sailing and walking
- Numerous small parks and allotments
- Varied coastal views including across Portsmouth harbour and the city skyline which contrast with views across busy stretch of the Solent
- A landscape rich in historic naval defences particularly forts which ring Portsmouth harbour and protect her entrance.”

Langstone and Chichester Harbours (10a)

1.17 The key characteristics are:

- “A shallow marine basin enclosed by a low lying natural and man made sea defence shoreline of low walls and embankments
- A varied underlying geology of clays and sands and chalk overlaid with beach, tidal flat deposits with some raised marine deposits predominantly of thick gloopy, anaerobic mud
- A hugely fluctuation seascape from almost completely covered at high water to about 90% exposed muds, shingle and sand at low water
- Small islands and areas of saltmarsh in upper reaches of the harbours which dissipate wave action on the shore
- A nationally renowned recreational sailing area, with a much reduced commercial shipping use, although fishing and in particular oyster and clam fishing is important to the local economy
- Within the harbours there is a strong sense of remoteness and separation from the surrounding highly populated areas
- A skyline of contrasts from the city skyline of Portsmouth to the hills of Portsdown, South Downs chalk ridge and profile of the Isle of Wight
- Rare and internationally important coastal habitats with many layers of designation
- Remains of well preserved archaeological sites in intertidal areas including prehistoric forest, peat deposits, stone tools, Bronze Age settlement and burial remains, Roman pottery and salt workings, Saxon watercraft and fishing related structures and a few modern ship wrecks
- A coastline which has been subject to much change and realignment due to reclamation, natural process and hardening.”

Fareham Borough Landscape Assessment 1996 (refer to figure 5)

- 1.18 The Fareham Borough Landscape Assessment undertaken in 1996 divides the borough into urban and rural landscape character areas and the site lies wholly within the rural landscape character area 11, Portsdown Hill. This character area follows the scarp and downland landscape that forms the western slopes of Portsdown Hill. The character area's southern boundary is formed by the urban edge of Downend and Portchester, and the M27 effectively divides the area into two separate but associated parts.
- 1.19 The study area to the south, east and west of the site lies within the urban character areas including Portchester North, Portchester South, Portchester Village, Downend and Fareham Quayside. The open recreational land to the north of Portsmouth Harbour lies within rural character area 12, Cams/Wicor coastal fringe.
- 1.20 The baseline study has established that the following landscape character areas and associated landscape resources may be affected by the development proposals:
- The site
 - Portsdown Hill (area 11)
 - Cams/Wicor Coastal Fringe (area 12)
 - Downend (area 36)
 - Portchester North (area 37)

- Portchester South (area 38)
- Portchester Village (area 39).

- 1.21 The potential effects of development on these character areas will be assessed within the predicted effects on landscape character section later in this report. A description of the relevant baseline landscape character areas is provided in the following paragraphs.

The site

- 1.22 The site contains few landscape resources. An existing track leads from Downend Road to a cluster of stables and barns and a motor garage at Winnham Farm. A second vehicle access to this group of buildings is from The Thicket to the south of the site. It is a tarmac road that crosses the railway line over a bridge. There is limited vegetation cover as it is currently in arable use with a few trees surrounding the barns and motor garage, including a small orchard. None of the trees have preservation orders. The tree species within the site and on the boundaries surrounding the site largely consist of oak, ash, hawthorn, sycamore, spruce, fir, birch and hazel. The intermittent hedgerow that forms the northern boundary of the site follows a historic field boundary.
- 1.23 The topography of the site gently falls from 41m AOD in the north west corner to approximately 14m AOD in the south east corner adjacent to the railway line.
- 1.24 There are no landscape, ecological or cultural heritage designations within the site, however it is currently defined as countryside within the Fareham borough Local Plan. Red Barn allotments lie to the north east of the site between Danes Road and the M27 and these are surrounded by Danes Road open space.
- 1.25 The site contains no public rights of way, however PROW number 117 in Fareham borough runs to the east of the site along Upper Cornaway Lane. The Allen King Way long distance recreation route is located on the western boundary of the site just north of the railway line on Downend Road.
- 1.26 Detracting features within the site are the high voltage electricity pylons and cables that run north south through the entrance to the site, adjacent to Downend Road. The large-scale modern barn on the hillside is also a detracting feature that is visible from long distance views.

Portsdown Hill (Area 11)

- 1.27 The Portsdown Hill character area lies to the north and west of the site as well as the site itself and covers the western scarp slopes of Portsdown Hill. It is a large character area extending into neighbouring Winchester district. The M27 motorway effectively divides the area into two separate but associated parts. The main historic features are the scheduled monuments at Fort Nelson, Fort Southwick and an anti-aircraft gun site at Monument Farm and the listed structure of Nelson's Monument. There is a site of special scientific interest (SSSI) at Downend Chalk pit to the west of the site, between the composting depot and Downend Road and a second area north of the M27 to the south of Fort Southwick. The essential characteristics are:

- “Large to medium-scale mosaic of pasture and arable fields with an open character and few hedgerows or trees
- The distinctive chalk downland above the Wallington River valley and the dramatic landscape ridge and steep, south-facing scarp of Portsdown Hill itself, which provides the setting for a number of landmark features such as Nelsons Monument and Fort Nelson (both outside the Borough boundary) and spectacular views over Portsmouth Harbour and the Solent
- The prominence of a number of unsightly elements in the form of masts, fences and typical roadside clutter
- The intrusion of the M27 motorway which cuts through the chalk scarp and divides its upper and lower slopes
- The physical isolation of the lower slopes by roads, railways and urban development, and the impact of quarrying, all of which intrude upon its open, rural character.”

- 1.28 The character assessment suggests that emphasis on enhancement should be on the maintenance of the rural character and an undeveloped scarp face and skyline. It goes on to state that, “the quality of the upper slopes has already been affected by intensive farming practice and the intrusion of power lines and the M27 motorway.”

Cams/Wicor Coastal Fringe (Area 12)

- 1.29 This character area lies to the south of the site and forms a parcel of open landscape contained by Portsmouth Harbour and the urban fringes of Downend and Portchester. It contains extensive parkland and woodland at the Cams Hall Estate which is a grade II* listed hall and grade II listed outbuildings. There are other areas of open amenity landscape, fringe pasture and coastal industry. The essential characteristics 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
 - Strong 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 is undergoing restoration and redevelopment for recreational and business use which will preserve the buildings and grounds
 - Small-scale coastal industry adjacent to Wicor Lake.”
- 1.30 The enhancement priorities suggested in the character assessment are to maintain its predominantly open character and maintain the historic buildings and parkland features of the Cams Hall estate. There is also a need for enhancement of the open space.

Downend (Area 36)

1.31 Downend lies immediately to the south of the site and railway line and is a large leafy suburban residential area served by the A27. The essential characteristics are:

- “Large detached and semi-detached villas and houses with large mature gardens
- Mature street trees on a grid road pattern
- A busy road, A27, running through the middle of the area
- Reasonable access to the open coastal area and to public open space
- New housing area currently under construction south of the A27.”

1.32 The main emphasis on enhancement is conservation and the protection of high-quality public and private realm landscape in residential areas. There is also a priority for improving pedestrian links and creating a more pedestrian friendly environment on Portchester Road.

Portchester North (Area 37)

1.33 Portchester North lies to the east of the site and includes the large residential area between the railway line and M27 motorway. It is made up of older suburban properties and a large area of recent housing on the higher slopes. The essential characteristics are:

- “An older grid pattern of roads serving inter war suburban housing and particularly bungalows
- Relatively poor street landscape
- Spectacular coastal views from elevated ground
- Open uncomfortable public realm, particularly in the newer housing area
- Tortuous street pattern and urban block structure in newer housing area reduces permeability and affects pedestrian links
- Railway line creates a barrier to pedestrian movement.”

1.34 The main emphasis in this character area is the enhancement of public realm landscape areas including reinforcing pedestrian routes and reinforcing the urban edge landscape.

Portchester South (Area 38)

1.35 Portchester South includes the large residential area between the railway line and the coast and it lies to the south east of the site. It includes Portchester town centre and the edge of an industrial area. The essential characteristics are:

- “A larger concentration of older, inter war suburban housing with a grid street pattern and block structure, allowing good permeability
- A generally poor public and private realm landscape with few street trees and scattered trees in gardens
- A ‘modern’ local shopping centre on the old high street, pedestrianized in part and served by car parks
- A busy main road corridor

- Lack of variety in built form, homogenous character
 - Public open space provision mostly outside the urban area next to the coastline and not very accessible
 - No coastal character in residential areas despite the proximity of the coast.”
- 1.36 There is a requirement to enhance the public realm areas and create better pedestrian links between the town centre and residential areas and the coastal fringe.

Portchester Village (Area 39)

- 1.37 This character area is the historic core of the village centred on the Castle and Castle Street with many listed buildings. It is predominantly residential apart from the scheduled monument Castle and keep. The essential characteristics are:
- “A coherent grouping of mainly 18C houses with a tight frontage to Castle Street which together form a delightful, traditional village streetscape of high visual and urban quality (a Conservation Area)
 - The small-scale and intimate character of the streetscape and the varied but harmonious rooflines and building heights
 - The dominance of Portchester Castle with its impressive keep and stone walls and its attractive coastal setting
 - Important areas of open space east of Castle Street and surrounding the Castle which are vital to its setting and provide a valuable recreational resource in their own right.”
- 1.38 The main emphasis on enhancement is conservation within this character area by managing the coastal greenspace to maintain the castle’s setting and protecting the urban quality of the village.

Visual baseline

Views of the site

- 1.39 There is no public access to the site therefore no visibility from the site itself, however there are limited public views from some of the surrounding area. Generally, visibility of the site is restricted to limited locations along the settlement edge or where there is open land in the foreground. The woodland blocks and topography in the landscape to the north mean that views of the site are very restricted from the southern slopes of Portsdown Hill. Open areas of ground on the western shores of Portsmouth Harbour provide some very limited views. The dense urban development of Portchester and Wallington restrict visibility of the site from within, allowing only occasional glimpsed views from the western edge of Portchester and views from Portchester Castle tower.
- 1.40 A preliminary computer-generated model of the zone of theoretical visibility (ZTV) in combination with fieldwork has been used to assess the potential visibility of proposed development from within the study area. The ZTV illustrated in figure 15 has been used to identify the visual receptors that have the potential to be affected by the proposals. Those visual receptors that may be potentially affected by the development proposals are set out in table 1.2.

- 1.41 A number of representative viewpoints have been selected within the study area to illustrate how the site is experienced by the identified visual receptors. The viewpoints chosen provide a representative selection of views from locations covering a range of receptors from varying directions and distances. The viewpoint locations are illustrated on figure 6 and the photographic viewpoints are illustrated on figures 7 to 13.

Table 1.2 Visual receptors		
Visual receptor	Location	Identified viewpoint(s)
Residents	From properties on Dore Avenue and Danes Road There are glimpsed views of the site from open and elevated areas on Dore Avenue leading onto cul-de-sacs. Views from the upper floors of a limited number of properties may be afforded, however these are likely to be oblique as the properties are side on to the site boundary. The site lies to the west of Northfield park and Portchester crematorium therefore is set some distance away from the receptors. The receptors are expected to be residents of the properties.	Viewpoint 5
	From Portchester Castle scheduled monument Portchester Castle is a scheduled monument and grade I listed building. It is one of the best-preserved Roman 'Saxon Shore' forts, and was originally built in the 3 rd century. The great tower stands 30m high and allows views in all directions. The main focus of views is towards Portsmouth harbour, reinforcing its location as a defensive structure. The only receptors will be visitors to the castle who climb to the top of the tower.	Viewpoint 7
Transport routes	Downend Road This road connects the A27 Portchester Road with Portsdown Hill Road. It begins at 30mph through the residential area and then increases to 40mph after it has crossed the railway line. It has footpaths on both sides of the road through the urban area and this reduces to a single sided footpath after the railway bridge. Part of the road is the Allen King Way, a long-distance recreation route, between Swivelton Lane and south of the M27 with a second section between the railway line and the A27. Receptors will be motorists, cyclists and pedestrians using this road.	Viewpoint 1
Recreational routes/areas	Fort Nelson Downland picnic area This is an area of open space adjacent to car park 2 for Fort Nelson Royal Armory. It is also a signposted picnic area and viewpoint area allowing far-reaching views across Portsmouth Harbour. The receptors using this area are likely to be pedestrians, dog walkers and visitors picnicking on the downland.	Viewpoint 3
	Public right of way number 505 the Allen King Way PROW 505 is part of the Allen King Way, a long-distance recreation route. It begins at Downend Road and travels west then south around the edge of an agricultural field following Paradise Lane to cross the railway line and connect to The Causeway. The receptors are expected to be pedestrians and dog walkers.	Viewpoints 2
	Public right of way number 117 over the M27 PROW number 117 starts at Dore Avenue north of the railway line. It follows Upper Cornaway Lane, past Portchester crematorium before entering a tree and hedgerow lined track with very few views out to the wider area. It provides a link across the M27 via a	Viewpoint 4

	pedestrian road bridge, connecting to Fort Nelson downland area. The receptors will be pedestrians and dog walkers.	
	Public right of way number 111A the Allen King Way PROW 111A begins at the car park at the end of Birdwood Grove and travels east through the recreation ground to join Cranleigh Road. It then joins Wicor path travelling along Windmill Grove and Merton Crescent before terminating at Castle Street. The receptors will be pedestrians, cyclists and dog walkers.	Viewpoint 6

Development proposals

- 1.42 The landscape parameter plan in figure 14 illustrates the development proposals. The following description covers the specific areas that will affect the landscape and visual resources and the primary mitigation measures.

Primary mitigation

- 1.43 The potential impacts on the landscape and visual resources were a significant consideration from the outset of the development of the landscape plan, which evolved as it progressed. The need to retain and accommodate key landscape elements, and the likely effect on receptors both within and beyond the development boundaries, influenced and guided the proposals. As a result, the scheme has been developed to best protect the landscape resources of the site and its landscape setting.
- 1.44 Key primary mitigation measures incorporated into the landscape plan in figure 14 aim to minimise the initial predicted impacts of the proposed development and include the following:
- Avoidance of development on the higher slopes beyond the application redline allowing an area of open ground to retain the setting of Fort Nelson scheduled monument
 - Creation of landscaped green corridors that run north south through the site to allow views through the development to Fort Nelson and connectivity to the open space
 - Creation of an area of formal open space that lies central to the development and creates a landscape layering effect
 - Retention of existing trees and vegetation along the railway line and the boundaries of the site, including adjacent to the existing waste facility
 - Retention and enhancement of part of the existing historic hedgerow
 - Maximisation of pedestrian and cycle connectivity between the site and Portchester and the open downland to the north of the M27 motorway
 - Provision of a new network of footpaths and cycleways through the site
 - Retention of approximately 15m wide dark landscape corridor along the majority of the railway line to the north and to the eastern boundary to maintain bat feeding corridors

- Creation of a central area of formal and informal public open space with tree planting.

Predicted sources of landscape and visual effects

- 1.45 The principal sources of change to landscape resources and visual amenity arise from the introduction of new built forms and landscape elements. The changes that could occur to the landscape can be separated into temporary (that occur during construction) and permanent changes that occur post construction. Some of these changes may be beneficial, resulting in an improvement in quality or landscape resources, while others may be adverse. Some changes may initially be adverse, but on establishment and maturity may result in a gradual improvement as new landscape resources replace old or supplement the existing. This makes qualitative evaluation more difficult. Experience indicates that the latter is frequently the case, as landscape perception inevitably determines an appraisal. Sudden change in a known landscape is almost always initially prominent, but its perceived significance soon fades with acceptance. The elements that will give rise to landscape and visual effects are summarised in the following paragraphs.

Predicted temporary effects during construction

- 1.46 The following activities will cause temporary changes to landscape and visual receptors during all phases of the construction period:
- Infrastructure provision – building access roads / connection to services / trenching operations
 - The erection of temporary protective and security fencing as well as hoarding to reduce noise impact
 - Site compounds and contractors' car parking
 - Site excavation and the movement of site soils for the construction of the new vehicular access
 - Site level changes, mainly involving foundations and creation of new road infrastructure
 - Introduction of cranes, rigs and large machinery and their associated movement and noise, both to and from the site and around the site
 - Temporary lighting and signage associated with construction works
 - Changes to the surrounding roads due to the movement of additional heavy machinery during construction
 - Construction related noise affecting local levels.

Predicted permanent effects at completion (post-construction)

- 1.47 The following activities will cause permanent changes to landscape and visual receptors:
- Construction of residential development along with new infrastructure
 - Introduction of new tree and shrub planting
 - Introduction of formal and informal open space in the form of green corridors and playing pitches

- Introduction of new junction arrangements and new roads
- Introduction of urban development including lighting
- Earthworks including surface water attenuation basins
- Alteration to access roads, junctions or highways improvements
- Changes in visual appearance of the site
- Loss of views
- Changes to the character of the site
- Loss 2 category C trees, 1 tree group of category B and 2 tree groups of category C and the removal of any U category trees that are dead or dying for sound arboricultural reasons.

Predicted potential landscape and visual effects

- 1.48 The following section predicts the potential effects on the landscape resources and visual amenity receptors within the site and in the areas surrounding the site identified in the baseline section.

Predicted effects on landscape character

- 1.49 The effects on the landscape resources identified in the baseline are set out below for each identified landscape character area within the ZTV.

Predicted effects on landscape character of the site

- 1.50 As described in the baseline section of this report, the landscape character of the site comprises gently sloping arable fields bounded by hedgerows and mature trees. There are no landscape, ecological or cultural heritage designations and it contains no public rights of way. There are a few detracting features within the site, including high voltage electricity pylons and cables that run north south through the entrance and the large-scale modern barn, visible from long distance views. The site contains few landscape resources. An existing gravel track leads from Downend Road to a cluster of stables and barns and a motor garage at Winnham Farm. A second vehicle access to this group of buildings is on a tarmac road from The Thicket to the south of the site, across a railway bridge. There is limited vegetation cover, with a few trees surrounding the barns and motor garage, including a small orchard. The intermittent hedgerow that forms the northern boundary of the site follows a historic field boundary. The site is therefore considered to be of medium/low sensitivity. The proposed development will largely retain the historic intermittent hedgerow to the north and this will be enhanced with additional planting. The surrounding trees and vegetation will be retained and protected. There will be a loss of some landscape elements that make up the baseline landscape. The agricultural land will be developed, the built form consisting of a range of new residential properties, open space and associated infrastructure. Although this will be in contrast to the existing land use, it will be consistent with the adjacent urban development. The proposed development including access roads and junctions will result in the loss of 2 category C trees, 1 tree group of category B and 2 tree groups of category C and the removal of any U category trees that are dead or dying for sound arboricultural reasons. Overall, the magnitude of change as a result of the development will be large adverse. The degree of effects will therefore be moderate adverse.

Predicted effects on landscape character area Portsdown Hill (Area 11)

- 1.51 As discussed in the baseline section, the Portsdown Hill character area lies to the north and west of the site as well as the site itself and covers the western scarp slopes of Portsdown Hill. The effects on the landscape character of the site have been described above. The landscape effects on the remaining parts of this character area will now be described. The M27 effectively divides the area into two separate but associated parts. The main historic features are the scheduled monuments at Fort Nelson, Fort Southwick, an anti-aircraft gun site at Monument Farm and the listed structure of Nelson's Monument. Potential inter-visibility with the site is restricted to the upper slopes of the valley where vegetation is limited, however existing vegetation on the embankments of the M27 largely screen visibility of the site. The character area is considered to be of medium sensitivity. None of the essential characteristics will be affected by the proposed development including spectacular views over Portsmouth Harbour and the Solent. The character assessment suggests that emphasis should be on the maintenance of the rural character and an undeveloped scarp face and skyline. The design of the proposals has ensured that the skyline remains undeveloped by retaining an agricultural field to the north and by maintaining green corridors that run north south through the site to allow views through the development to the Fort. The magnitude of change to the character area is expected to be negligible adverse. The degree of effects will therefore be negligible adverse.

Predicted effects on landscape character area Cams/Wicor Coastal Fringe (Area 12)

- 1.52 This character area is mainly open amenity space to the south of the site. It forms a parcel of open landscape contained by Portsmouth Harbour and the urban fringes of Downend and Portchester. It contains extensive parkland and woodland at the Cams Hall Estate which is a grade II* listed hall and grade II listed outbuildings. The character area is considered to be of medium sensitivity. While potential visibility of the site appears to be extensive on the ZVI the reality is that mature vegetation tends to screen views. None of the essential characteristics will be affected by the proposed development other than the characteristic **"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"**. The design of the proposed development has ensured that views of Portsdown Hill remain with an open agricultural field to the north and by maintaining green corridors that run north south through the site to allow views of Fort Nelson. The magnitude of change to the character is expected to be negligible adverse. The degree of effects on landscape character will therefore be negligible adverse.

Predicted effects on landscape character area Downend (Area 36)

- 1.53 Downend lies immediately to the south of the site and railway line and is a large leafy suburban residential area served by the A27. The sensitivity of this character area is considered to be low. Inter-visibility with the site is very limited due to the mature dense vegetation along the embankments of the railway line. None of the essential characteristics will be affected by the proposed development. One of the priorities for this area is improving pedestrian links. The proposals include a pedestrian connection to PROW number 117 and will introduce a further pedestrian link across the railway line. The link south across the railway line will

connect to The Thicket, an existing residential street, therefore creating enhancements to pedestrian routes. These routes will allow Downend better access to the downland to the north of the M27. The magnitude of change to the character is expected to be negligible adverse. The degree of effects on landscape character will therefore be negligible adverse.

Predicted effects on landscape character area Portchester North (Area 37)

- 1.54 The character of Portchester North is made up of older suburban properties and a large area of recent housing on the higher slopes. It lies immediately to the east of the site and is located between the railway line and M27 motorway. The character area is considered to be of low sensitivity. Inter-visibility with the site is limited to the immediate properties to the east of the site. None of the essential characteristics will be affected by the proposed development including the spectacular coastal views from elevated ground. One of the main enhancement priorities within this character area is reinforcing pedestrian routes and reinforcing the urban edge landscape. The proposals include a pedestrian connection to PROW number 117 and will introduce a further pedestrian link across the railway line into the site with connectivity to the existing residential community therefore creating enhancements to pedestrian routes. The magnitude of change to the character is expected to be negligible adverse. The degree of effects on landscape character will therefore be negligible adverse.

Predicted effects on landscape character area Portchester South (Area 38)

- 1.55 The character of Portchester South is a large residential area between the railway line and the coast, including the town centre and the edge of an industrial area, to the south east of the site. The character area is considered to be of low sensitivity. Inter-visibility with the site is extremely limited and is confined to the north western development edge along Cranleigh Road and potentially open areas of school grounds. None of the essential characteristics will be affected by the proposed development including the spectacular coastal views from elevated ground. The magnitude of change to the character is expected to be negligible adverse. The degree of effects on landscape character will therefore be negligible adverse.

Predicted effects on landscape character area Portchester Village (Area 39)

- 1.56 As discussed in the baseline section, this character area is the historic core of the village centred on the Castle and Castle Street. The character area is considered to be of medium sensitivity given the conservation area and scheduled monument Castle and keep. From the village, apart from the top of the Castle there will be no visibility of the proposed development. None of the essential characteristics will be affected by the proposed development, and the castle's setting and the urban quality of the village will be protected. The magnitude of change to the character is expected to be negligible adverse. The degree of effects on landscape character will therefore be negligible adverse.

Predicted effects on visual amenity

- 1.57 The effects on visual amenity to specific receptors are assessed below. To illustrate the visual effects, a number of representative viewpoints have been used.

- 1.58 Figure 15 shows the ZTV of the proposed development. In order to produce the ZTV the landscape plan (figure 14) was imported into the digital surface model. Selected points were added with varying height values to accord with the predicted proposed building heights. The height from which the proposed development would be visible was set at 1.6m. For full details of the heights and methodology used, refer to technical appendix A part 2.
- 1.59 The ZTV is mainly contained within a 2.5km radius from the site boundary. The ZTV illustrates that the potential visibility of the proposed development is largely within Portsmouth Harbour and the open areas of coastal fringe including Cams Hall and Town Quay. The dense urban development of Portchester to the east and south and Wallington to the west restricts visibility beyond the settlement edge. There are limited areas of potential visibility to the north of the M27 from the south facing slopes of Portsdown Hill.

From properties on Dore Avenue and Danes Road

- 1.60 The receptors are expected to be residents of the properties therefore are considered to be of high sensitivity. There are expected to be glimpsed views of the proposals from open and elevated areas on Dore Avenue leading onto cul-de-sacs. Views from the upper floors of a limited number of properties may be afforded, however these are likely to be oblique as the properties are side on to the site boundary. The majority of the residential properties on Dore Avenue and the cul-de-sacs leading from it will have no views of the proposed development due to the orientation of the properties, intervening properties and mature vegetation. The magnitude of visual change will be small over the length of the road as it will be visible from a very localised area and it will be a minor alteration to the composition of the view. Over time woodland planting to the east and north of the site will reduce visibility of the proposed development. The degree of effects will therefore be moderate adverse reducing to slight adverse over time.

From Portchester Castle scheduled monument

- 1.61 The receptors at the top of the tower of Portchester Castle are expected to be visitors to Portchester Castle scheduled monument and listed building. The receptors are considered to be of high sensitivity due to the location being a heritage asset of national importance. While views from the top of the tower are 360 degree the main focus of the views are towards Portsmouth Harbour, reinforcing its location as a defensive structure. Looking north west, away from Portsmouth Harbour, the site is just visible on an area of open ground below the horizon, beyond the rooflines of Portchester. The largest barn within the site is visible with a backdrop of woodland. Views of the proposals are likely to be difficult to discern from this distance. The development will sit on the lower slopes behind a combination of residential rooftops and mature woodland with only small pockets of development clearly visible. The development will be seen in the context of Portchester and will not extend any further up the slope than the existing residential development. The difference to the view will barely be perceptible with the large agricultural field to the north of the site remaining an open skyline with a backdrop of mature vegetation and electricity pylons. The magnitude of visual change is predicted to be negligible adverse. The degree of effects will therefore be negligible adverse.

From Downend Road

- 1.62 The receptors are expected to be motorists, cyclists and pedestrians that use Downend Road therefore the receptors are considered to be of low-medium sensitivity. Only a tiny section of the road will have any visibility of the proposals. This is at the site entrance for a length of approximately 142m. North of the railway line the road will have no views of the proposals due to intervening mature vegetation and woodland. South of the railway line the urban development will screen views. The magnitude of visual change will be small over the length of the road as it will be visible from a very localised area and will be a minor alteration to the composition of the view. Over time woodland planting to the south of the entrance will reduce visibility of the proposed development so that only the entrance road and a few properties will be glimpsed. The degree of effects will therefore be slight adverse reducing to negligible adverse over time.

From Fort Nelson Downland picnic area

- 1.63 The receptors are expected to be local residents and visitors using this open area of downland for picnics and dog walking. It is also a sign posted viewpoint with a large car park close by that is car park 2 for Fort Nelson Royal Armory. The views are far reaching over Portsmouth Harbour. The receptors are considered to be of medium sensitivity. From this area of downland the development will not be visible due to the falling topography, mature vegetation on the embankments of the M27 motorway and the mature hedgerow field boundaries. The magnitude of visual change is predicted to be negligible adverse. The degree of effects will therefore be negligible adverse.

From public right of way number 505 the Allen King Way

- 1.64 The receptors are expected to be local residents, visitors and dog walkers using the public right of way therefore the receptors are considered to be of medium sensitivity. From this footpath the development will not be visible due to the mature woodland surrounding the hotel and depot to the west of the site. The magnitude of visual change is predicted to be negligible adverse. The degree of effects will therefore be negligible adverse.

From public right of way number 117 over the M27

- 1.65 The receptors crossing the footbridge will be residents, dog walkers and possibly visitors to the area walking from Portchester to Fort Nelson downland area and picnic site. The receptors are considered to be of medium sensitivity. There will be no views of the proposed development from the picnic area, travelling south and across the footbridge over the M27. This is due to intervening vegetation combined with falling topography. At the footbridge the mature motorway embankment vegetation effectively screens the site from view. After the footpath crosses the motorway it follows Upper Cornaway Lane, past Portchester crematorium ending at Dore Avenue. Upper Cornaway Lane is a tree and hedgerow lined track with very few views out to the wider area therefore views of the site and proposed development is extremely limited. Overall the magnitude of visual change is predicted to be negligible adverse. The degree of effects will therefore be negligible adverse.

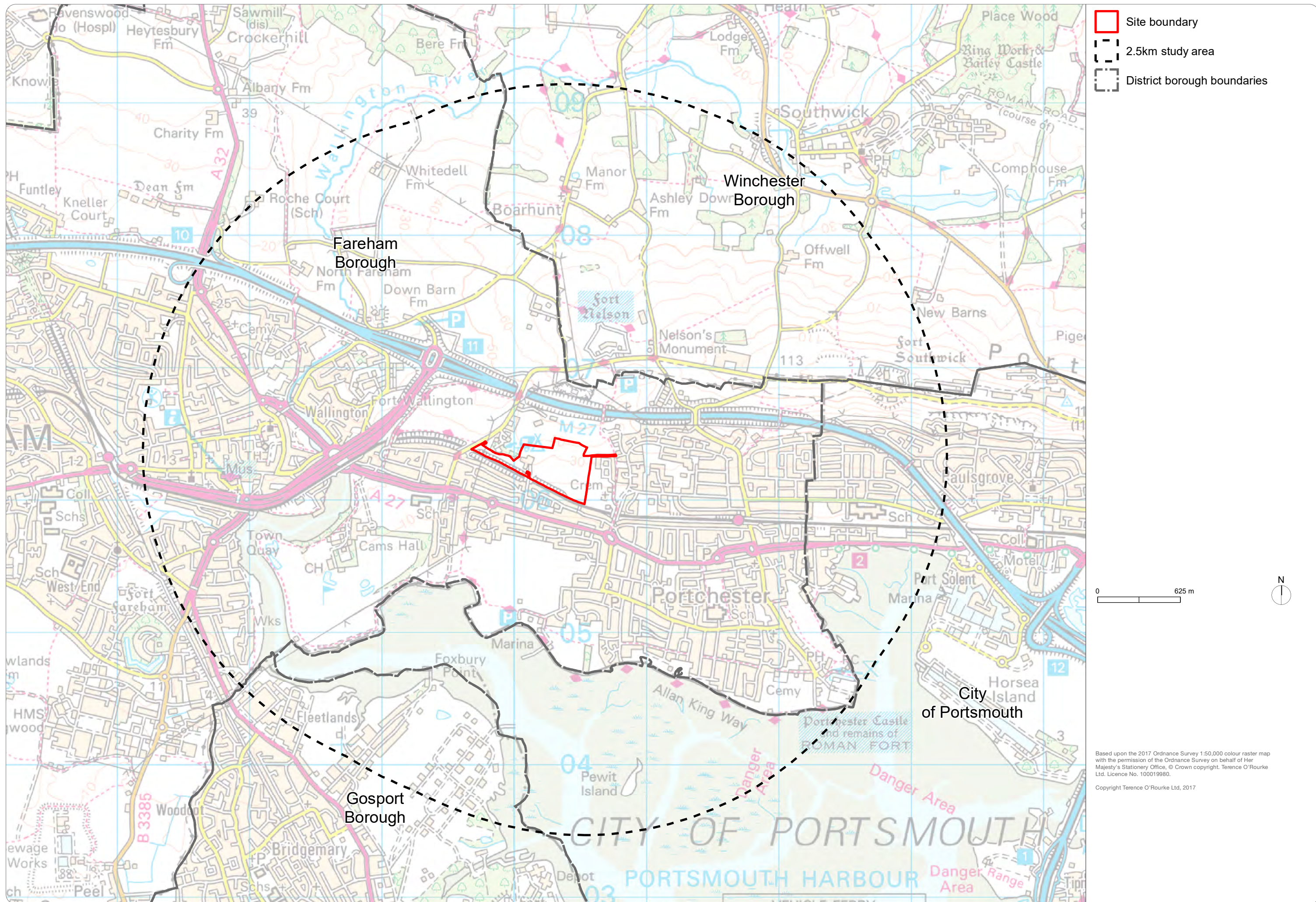
From public right of way number 111A the Allen King Way

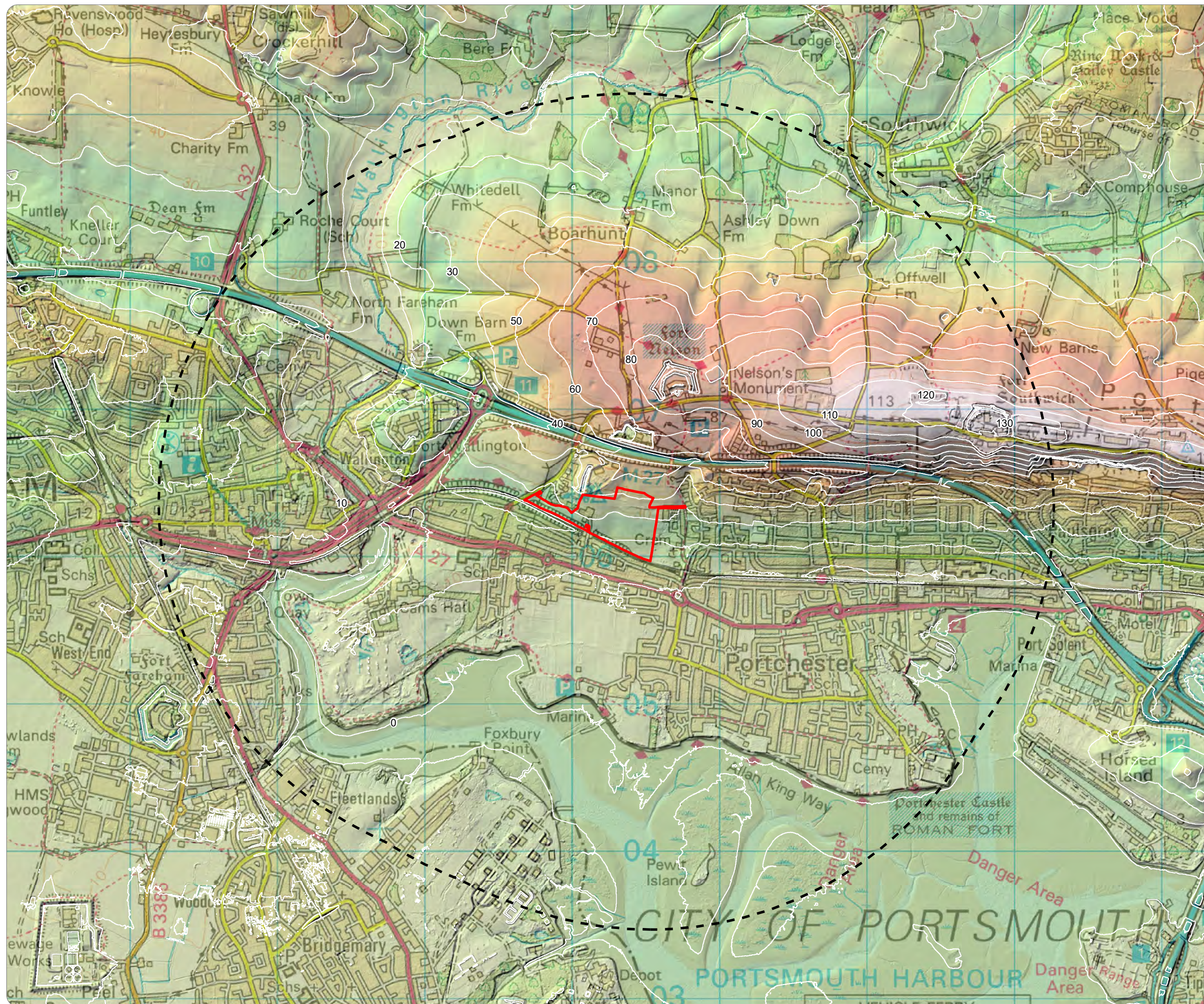
- 1.66 The receptors are expected to be local residents, visitors, dog walkers and cyclists using the public right of way therefore the receptors are considered to be of medium sensitivity. There will be no visibility of the proposed development on Wicor path travelling from Wicor Marine Yacht Haven along Windmill Grove and Merton Crescent before terminating at Castle Street over approximately two thirds of its length. From the car park at the end of Birdwood Grove through the recreation ground to Cranleigh Road there may be glimpsed views of the proposed development. Along much of this section of footpath there is intervening vegetation including a hedgerow to the north of Cranleigh Road. Where there are occasional glimpsed views along Cranleigh Road an open view of the site is available as illustrated in viewpoint 6. Similar views are available from the northern part of Cranleigh Road west of Orchard Grove, however a planning appeal for 120 residential units on land north of Cranleigh Road has been allowed and is currently under construction. This will reduce the visibility of the site for these residential receptors, as dwellings have been built in the foreground. The site is just visible beyond the rooflines of the properties at Downend and the large agricultural barn is visible from some limited views. The historic hedgerow can just be picked out running east west across the site that helps to identify the northern boundary. The proposed development will be located south of the historic hedgerow on the lower slopes of the agricultural field. Views of the proposed development will be screened in part by the mature woodland along the railway line, rooflines of existing properties and mature trees within gardens. The open agricultural field to the north of the historic hedgerow will be retained. The proposed development has been carefully designed to ensure that the rooflines of the northern most residential properties do not completely obscure the open agricultural field that has been retained to the north and by maintaining green corridors that run north south through the site to allow views of Fort Nelson. The setting of Fort Nelson will therefore be retained as an open field with a backdrop of woodland with the fort forming the distant horizon. The magnitude of visual change will be small from public right of way number 111A the Allen King Way. The degree of effects will therefore be slight adverse.

Summary of landscape and visual impacts

- 1.67 The site is on a gently sloping south facing scarp slope with very few landscape resources. Vegetation within the site is limited to a few trees around the barns and motor garage. There is an intermittent hedgerow forming the northern boundary that follows a historic field boundary.
- 1.68 There are no landscape, ecological or cultural heritage designations within the site and no public rights of way run through the site.
- 1.69 There are a number of detracting features within the site including the high voltage electricity pylons and cables that run north south close to Downend Road and the large-scale modern barn that is visible from long distance views.
- 1.70 The character of the site shares some characteristics with the national and regional character assessments. The landscape sensitivity of the site is considered to be medium/low and the magnitude of change as a result of the development will be large adverse. The degree of effects will therefore be moderate adverse.

- 1.71 This appraisal of effects on landscape character are not unexpected given the extent and nature of the proposed development, which will inevitably represent a permanent and long-term change to the landscape character of the site. The development of what is now an agricultural field on the northern edge of Portchester will introduce new elements in the form of housing and associated infrastructure including landscape planting. However, these are not necessarily uncharacteristic in the receiving landscape, as the urban edge of Portchester lies to the east, and extends up to the M27 motorway. The proposals have incorporated a number of primary mitigation measures, including avoidance of development on the higher slopes and creation of landscaped green corridors that run north south through the site, allowing views through the development to Fort Nelson. Retention of existing trees and vegetation along the railway line and the boundaries of the site, including adjacent to the existing waste facility. Retention and enhancement of the existing historic hedgerow and creation of areas of formal and informal public open space with tree planting.
- 1.72 There are a number of character areas surrounding the site that interact with the zone of visual influence. The majority of the character areas are considered to be of medium sensitivity apart from Downend, Portchester North and Portchester South that are considered to be of low sensitivity. The proposals will barely affect any of the essential characteristics of these character areas and therefore the degree of landscape effects will be negligible adverse from all of the character areas.
- 1.73 Eight representative viewpoints were chosen to represent views from a number of different receptors. The receptors tended to be residents, motorists with transitory views, pedestrians, cyclists and visitors. The majority of the receptors were considered to be of medium sensitivity or low-medium sensitivity with the exception of people in residential properties and visitors to Portchester Castle that were considered to be of high sensitivity. The proposed development will have a negligible adverse visual effect on almost all the receptors apart from the people in residential properties on Dore Avenue and PROW 111A. The visual effects from Dore Avenue will be moderate adverse and from PROW 111A slight adverse. Over time the visual effects will reduce due to the growth of mitigation structure planting along the boundaries and within the site.
- 1.74 The extent of visibility of the proposed development is very limited within the wider landscape. This is due to the dense urban fabric, hedgerows, scrub planting, copses, woodland and the topography.





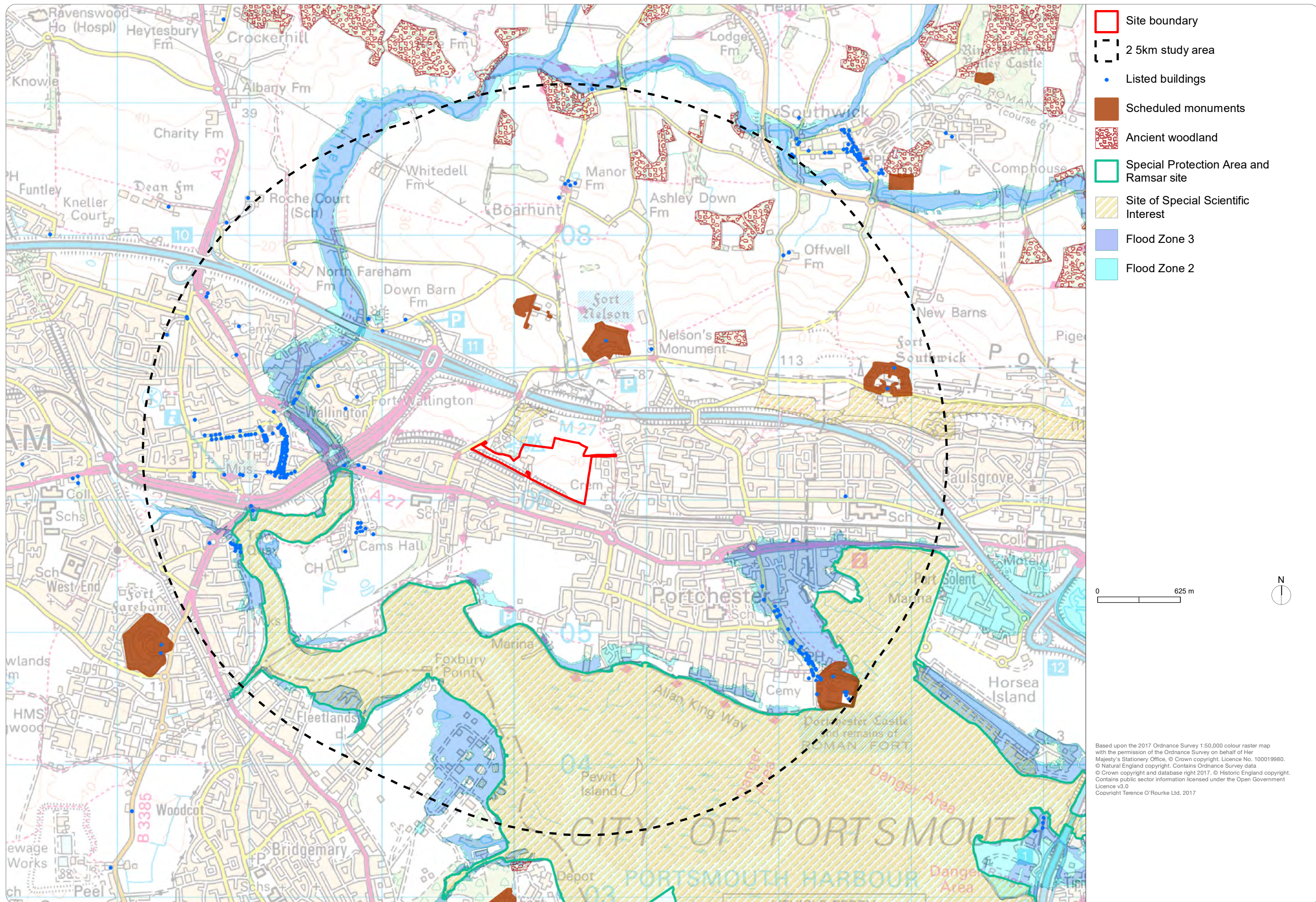
Site boundary

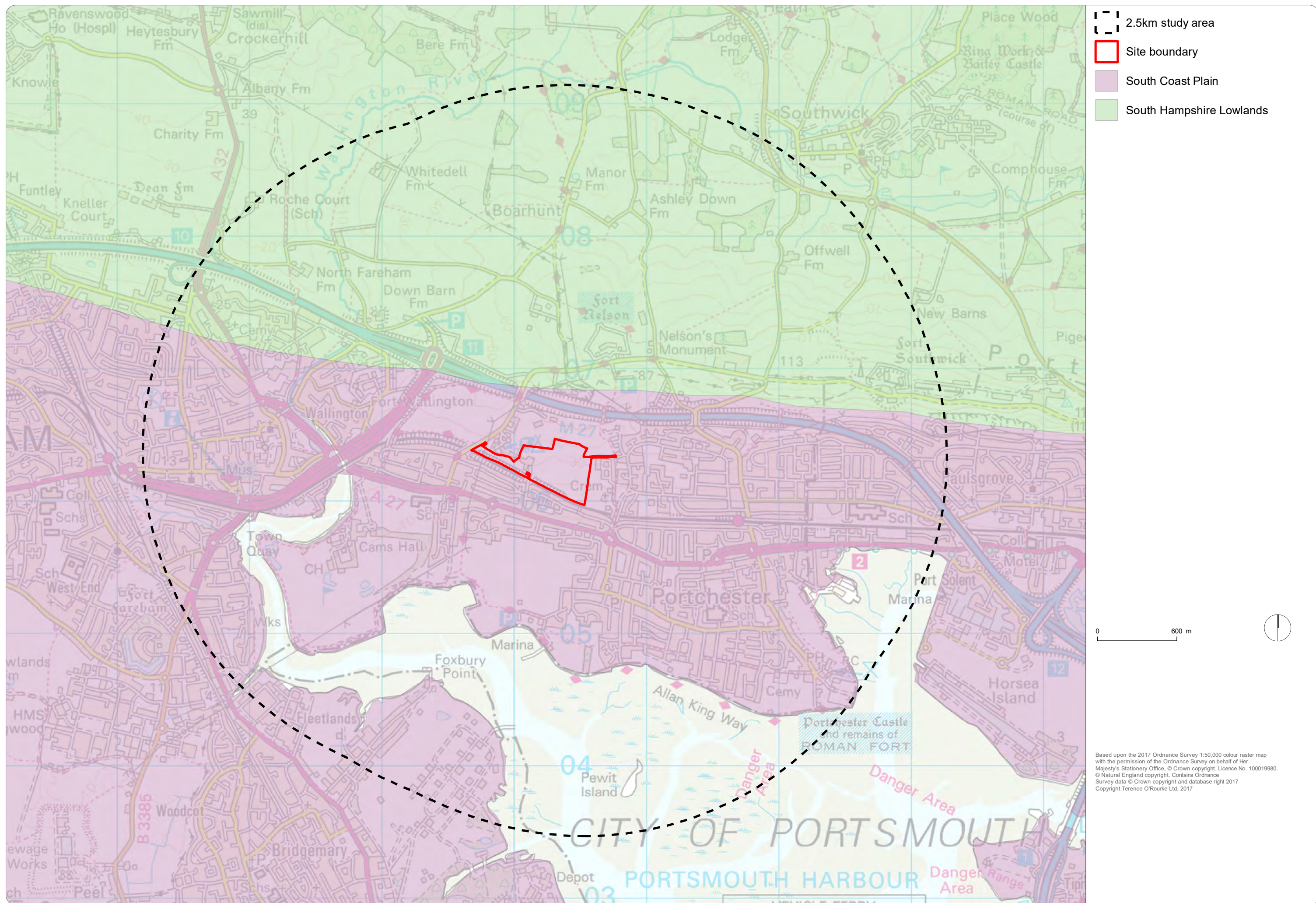
0 600 m

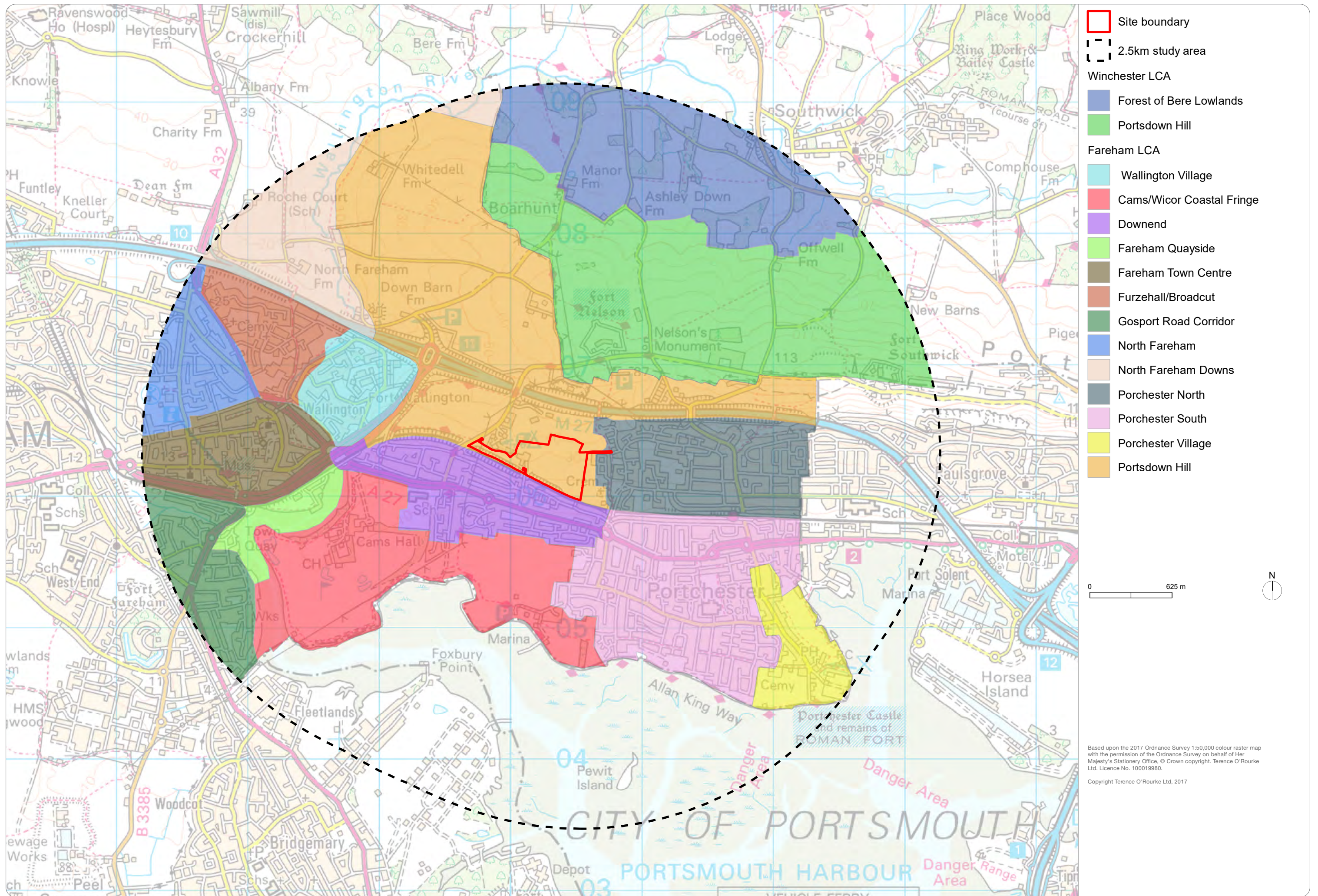


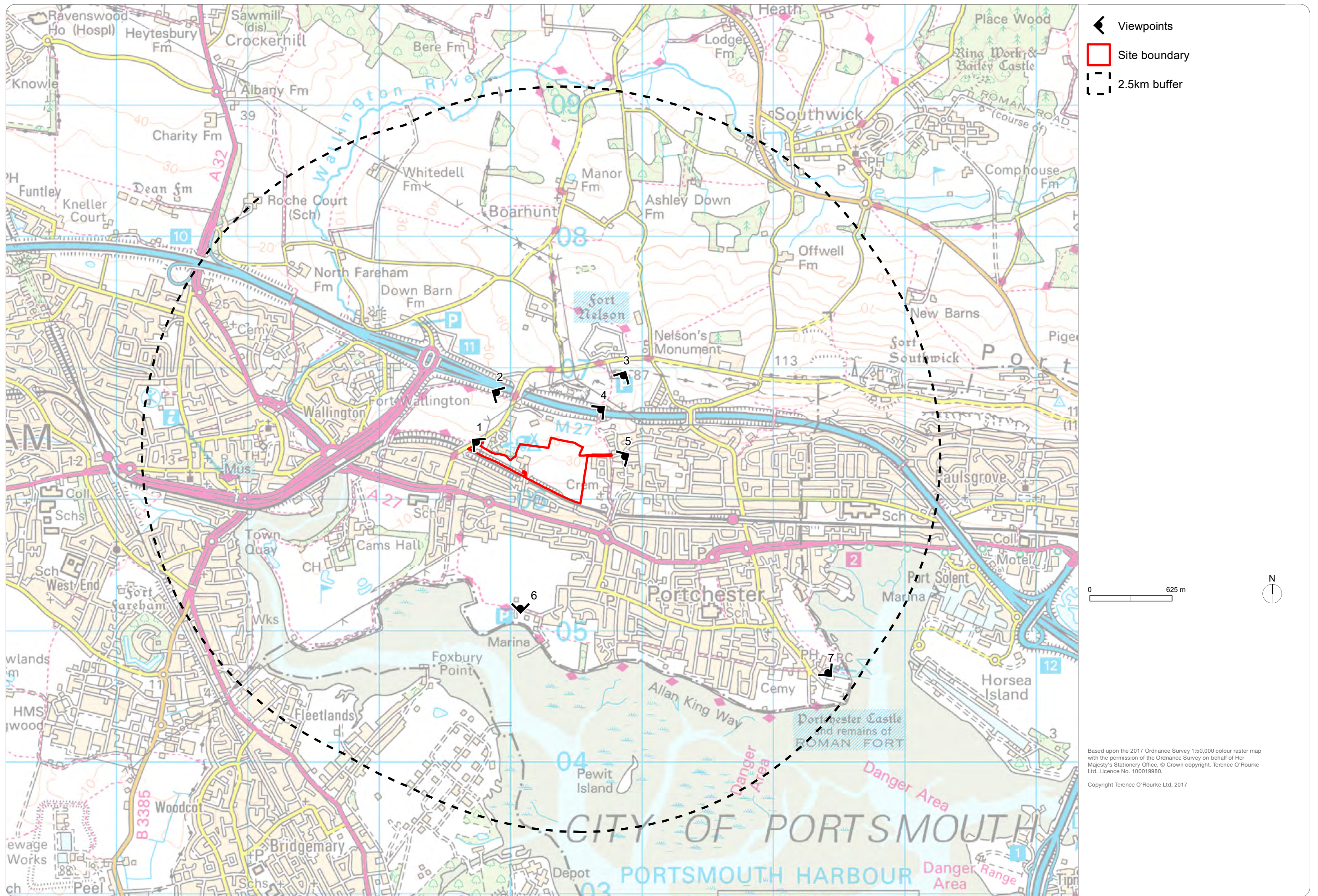
Based upon the 2017 Ordnance Survey 1:50,000 colour raster map with the permission of the Ordnance Survey on behalf of Her Majesty's Stationery Office, © Crown copyright. Terence O'Rourke Ltd. Licence No. 100019980.

Copyright Terence O'Rourke Ltd, 2017











View taken from the footpath on Downend Road looking east



Property on Downend road

Telecommunication mast
within gym car park

View taken from public right of way Fareham Number 505, the Allan King Way looking south east



Portsmouth Harbour



View taken from seating area within Fort Nelson Downland area, viewpoint and picnic spot looking south



Portsmouth Harbour

Approximate extent of site behind wooded embankment of M27

View from public right of way Fareham number 117 on the northern side of the footbridge crossing the M27 looking south west



View taken from the footpath on Dore Avenue opposite Danes Road looking west



View taken from public right of way, Fareham 111A, the Allan King Way looking north



View taken from the top of the tower at Portchester Castle looking west





Appendix A part 1: Planning policy

National planning policy

- A1.1 The National Planning Policy Framework (NPPF) published by the Ministry of Housing, Communities and Local Government, came into effect on 24 July 2018 and was last updated in February 2019. It sets out the government's planning policies for England and how these are expected to be applied. The NPPF provides a framework within which councils can produce their own local and neighbourhood plans. The relevant guidance on landscape and visual issues is stated below:

Achieving sustainable development

- A1.2 The NPPF in paragraph 8 states:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective—to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Making effective use of land

- A1.3 The NPPF in paragraph 117 states:

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”

- A1.4 The NPPF in paragraph 118 lists:

“Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains– such as developments that would enable new habitat creation or improve public access to the countryside;*
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and*
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”*

Achieving appropriate densities

A1.5 The NPPF in paragraph 122 lists:

“Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed, attractive and healthy places.”*

A1.6 The NPPF in paragraph 123 lists:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;

b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Achieving well-designed places

A1.7 The NPPF in paragraph 124 confirms:

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”

A1.8 The NPPF in paragraph 127 states:

“Planning policies and decisions should ensure that developments:

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

Conserving and enhancing the natural environment

A1.9 The NPPF in paragraph 170 states:

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

“a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services– including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

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

A1.10 The NPPF in paragraph 171 states that:

“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”

A1.11 The NPPF in paragraph 172 states that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

Conserving and enhancing the historic environment

A1.12 The NPPF in paragraph 184 states:

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

A1.13 The NPPF in paragraph 185 states that:

“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

Proposals affecting heritage assets

A1.14 The NPPF in paragraph 189 states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

A1.15 The NPPF in paragraph 190 states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by

development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

A1.16 The NPPF in paragraph 192 states that:

"In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness."*

Considering potential impacts

A1.17 The NPPF in paragraph 193 states that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

A1.18 The NPPF in paragraph 194 states that:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

A1.19 The NPPF in paragraph 195 states that:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*"

A1.20 Paragraph 196 states that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

A1.21 Paragraph 197 states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

National Planning Practice Guidance (NPPG)

A1.22 The National Planning Practice Guidance contains government guidance, the following of which is relevant to this assessment.

Design: process and tools

A1.23 Planning for well-designed places (paragraph: 001, reference ID: 26-001-20191001), revised 01.10.2019) states that:

"Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. This guidance explains the processes and tools that can be used through the planning system and how to engage local communities effectively.

To be read alongside this guidance, the National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice.

As set out in paragraph 130 of the National Planning Policy Framework, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Good design is set out in the National Design Guide under the following 10 characteristics

- *Context*
- *Identity*
- *Built form*

- Movement
- Nature
- Public spaces
- Uses
- Homes and buildings
- Resources
- Lifespan

The National Design Guide can be used by all those involved in shaping places including in plan-making and decision making."

Natural Environment – Green Infrastructure

A1.24 Importance of green infrastructure (paragraph: 005, reference ID: 8-005-20190721, revised 21.07.2019) states that:

"Green infrastructure is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling, and the management of flood risk. These benefits are also known as ecosystem services."

A1.25 Green infrastructure planning goals (paragraph 006, reference ID: 8-006-20190721, revised 21.07.2019) states that:

"Green infrastructure can help in:

Building a strong, competitive economy

Green infrastructure can drive economic growth and regeneration, helping to create high quality environments which are attractive to businesses and investors.

Achieving well-designed places

The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly, green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty.

Promoting healthy and safe communities

Green infrastructure can improve the wellbeing of a neighbourhood with opportunities for recreation, exercise, social interaction, experiencing and caring for nature, community food-growing and gardening, all of which can bring mental and physical health benefits. Outdoor Recreation Value (ORVal) is a useful online tool that can be used to quantify the recreational values provided by greenspace. Green infrastructure can help to reduce health inequalities in areas of socio-economic deprivation and meet the needs of families and an ageing population. It can also help to reduce air pollution and noise.

Mitigating climate change, flooding and coastal change

Green infrastructure can contribute to carbon storage, cooling and shading, opportunities for species migration to more suitable habitats and the protection

of water quality and other natural resources. It can also be an integral part of multifunctional sustainable drainage and natural flood risk management.

Conserving and enhancing the natural environment

High-quality networks of multifunctional green infrastructure contribute a range of benefits, including ecological connectivity, facilitating biodiversity net gain and nature recovery networks and opportunities for communities to undertake conservation work.”

- A1.26 Consideration of green infrastructure in planning decisions (paragraph 008, Ref ID: 8-008-20190721 revised 21.07.2019) states that:

“Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.

Depending on individual circumstances, planning conditions, obligations, or the Community Infrastructure Levy may all be potential mechanisms for securing and funding green infrastructure.

Green infrastructure will require sustainable management and maintenance if it is to provide benefits and services in the long term. Arrangements for funding need to be identified as early as possible, and factored into the design and implementation, balancing the costs with the benefits. Local community engagement can assist with management and tailoring provision to local needs.”

- A1.27 Consideration of trees within settlements (paragraph 029, Ref ID: 8-029-20190721 revised 21.07.2019) states that:

“Well-placed and well-chosen trees on streets and in urban spaces can provide a range of benefits: encouraging walking and enhanced physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage. Changing climate, in particular hotter summers and more frequent periods of dry weather, and unknown pests and diseases, will place new pressures on green infrastructure in the long-term, so trees of the right species and age profile are essential.

The interaction of trees and tree roots with built infrastructure, transport networks, buildings and utility services is complex and requires detailed inter-disciplinary co-operation, with expert arboricultural or forestry advice. The selection of street trees needs to consider which species will best suit the highway environment in the long term, including associated infrastructure and utilities.”

Natural Environment – Landscape

- A1.28 Planning policies to conserve and enhance landscapes (paragraph 036, Ref ID: 8-036-20190721 revised 21.07.2019) states that:

“The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can

include nationally and locally-designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.”

A1.29 Assessing landscape character (paragraph 037, Ref ID: 8-037-20190721 revised 21.07.2019) states that:

“For a designated landscape, the relevant management plan will contain further information on the area’s particular character and beauty.

Where appropriate, landscape character assessments can be prepared to complement Natural England’s National Character Area profiles. Natural England provides guidance on undertaking these assessments.

To help assess the type o and scale of development that might be able to be accommodated without comprising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed.

To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used.”

Historic Environment

A1.30 Conserving and enhancing the historic environment (paragraph 002, Ref ID: 18a-002-20190723 revised 23.07.2019) states that:

“Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- *capture and record the evidence of the asset's significance which is to be lost*
- *interpret its contribution to the understanding of our past;*
- *and make that publicly available (National Planning Policy Framework paragraph 199)"*

Local planning policies

Fareham Core Strategy, adopted August 2011

A1.31 Policy CS4 - Green infrastructure, biodiversity and geological conservation states that:

"Habitats important to the biodiversity of the Borough, including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, areas of woodland, the coast and trees will be protected in accordance with the following hierarchy of nature conservation designations:

- i) International – Special Protection Areas (SPA), Special Areas of Conservation (SAC) and RAMSAR;*
- ii) National – Sites of Special Scientific Interest (SSSI) and National Nature Reserves;*
- iii) Local – Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above;*
- iv) Sites of Nature Conservation Value.*

Where possible, particularly within the identified Biodiversity Opportunity Areas, sites will be enhanced to contribute to the objectives and targets set out in UK, Regional, County and Local Biodiversity Action Plans. Green Infrastructure networks, which buffer and link established sites, whilst also enabling species to disperse and adapt to climate change will be maintained and enhanced.

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. Development proposals will provide for appropriate access to greenspace for informal recreation to avoid adverse impacts from recreation and other impacts on European and Ramsar sites and o nationally and locally important sites.

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;*

- *Not permitting development that compromises its integrity and therefore that of the overall green infrastructure framework.*

In order to prevent adverse effects upon sensitive European sites in and around the Borough, the Council will work with other local authorities (including the Partnership for Urban South Hampshire) to develop and implement a strategic approach to protecting European sites from recreational pressure and development. This will include a suite of mitigation measures, with adequate provision of alternative recreational space for access management measures within and around the European sites and mitigation for impacts on air quality due to road traffic, supported by developer contributions where appropriate. Development likely to have an individual or cumulative adverse impact will not be permitted unless the necessary mitigation measures have been secured.

The Council will, through its Annual Monitoring Report, Local Air Quality Management and ongoing visitor surveys and related activities, scrutinise the effectiveness of the joint strategic approach to avoidance and mitigation of effects on European sites. It will adjust the rate, scale and/or distribution of housing or employment development across the Borough to respond to the findings of new evidence where appropriate, including the Solent Disturbance and Mitigation Project in order to preserve the integrity of European sites.

Sites of geological importance will be protected and enhanced."

A1.32 Policy CS6 - The Development Strategy states that:

"Development will be focussed in:

Fareham (Policy CS7), the Western Wards & Whiteley (Policy CS9), Portchester, Stubbington & Hill Head and Titchfield (Policy CS11);

Land at the Strategic Development locations to the north of Fareham (Policy CS13) and Fareham Town Centre (Policy CS8)

Land at the Strategic Development Allocations at the former Coldeast Hospital (Policy CS10) and Daedalus Airfield (Policy CS12).

In identifying land for development, the priority will be for the reuse of previously developed land, within the defined urban settlement boundaries including their review through the Site Allocations and Development Management DPD, taking into consideration biodiversity / potential community value, the character, accessibility, infrastructure and services of the settlement and impacts on both the historic and natural environment. Opportunities will be taken to achieve environmental enhancement where possible.

Development which would have an adverse effect on the integrity of protected European conservation sites which cannot be avoided or adequately mitigated will not be permitted. This will be informed by the results of ongoing surveys and research, including the Solent Disturbance and Mitigation Project, which may result in adjustments to the scale and/or distribution of development set out in policies CS7-CS13 and could reduce the overall level of development."

A1.33 Policy CS14 - Development outside settlement states that:

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

A1.34 Policy CS17 - High quality design states that:

“All development, buildings and spaces will be of a high quality design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principle 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*
- Provide continuity of built form, a sense of enclosure with active frontages to the street and safety of the public realm*
- Ensure permeable movement patterns and connections to local services, community facilities, jobs and shops*
- Create a sense of identity and distinctiveness and one that is legible*
- Enable and/or encourage a mix of uses and diversity in an area*
- Ensure that the public realm has pedestrian priority, is safe, secure, functional and accessible, and is constructed of quality materials and well maintained*
- Enable buildings to provide flexible accommodation, which can be adapted to suit all members of a community throughout their lifetime*
- Provide green infrastructure, including landscaping, open spaces, greenways and trees within the public realm, and*
- Provide appropriate parking for intended uses taking account of the accessibility and context of a development and tackling climate change.*

In addition new housing will be required to:

- Secure adequate internal and external space, dwelling mix, privacy, and sunlight and daylight to meet the requirements of future occupiers.*

Demonstration of adherence to the principles must be set out within design and access statements, and/or where relevant, design codes, briefs, frameworks or masterplans and to include a contextual analysis. Where relevant, a report by a licensed assessor which sets out compliance with the BREEAM and/or Code for Sustainable Homes level operating at the time of any application for planning permission.

New housing should seek to achieve the Lifetime Home standard from 2013. Prior to 2013, the Council will encourage developers to meet the lifetime home standard having regard to the viability of the proposal.”

Fareham Development Sites and Policies, adopted in June 2015

A1.35 Policy DSP5 – Protecting and enhancing the historic environment states that:

“Designated and non-designated heritage assets are an irreplaceable resource that will be conserved in a manner appropriate to their significance, to be enjoyed for their contribution to the quality of life of this and future generations. The wider social, cultural, economic and environmental benefits of their conservation will also be taken into account in decision making.

Development affecting all heritage assets should have regard to relevant guidance, including (but not limited to) the Design Supplementary Planning Document.

Proposals that provide viable future uses for heritage assets, that are consistent with their conservation, will be supported.

In considering the impact of proposals that affect the Borough's designated heritage assets, the Council will give great weight to their conservation (including those that are most at risk through neglect, decay, or other threats). Harm or loss will require clear and convincing justification in accordance with national guidance. Substantial harm or loss to a heritage asset will only be permitted in exceptional circumstances.

Listed Buildings will be conserved by:

- a) Supporting proposals that sustain and where appropriate enhance their heritage significance;
- b) Refusing to permit demolition, changes of use, or proposed additions and/or alterations that would unacceptably harm the building, its setting or any features of special architectural or historic interest which it possess; and
- c) Ensuring that development does not harm, and if desirable, enhances their settings.

Development affecting a conservation area will be permitted where it preserves or enhances its character, setting and appearance, and

- a) Takes account of the relevant Conservation Area Character Appraisal and Management Strategy;
- b) Does not involve the loss of important features of an individual building that contribute to character and appearance of the conservation area and/or its setting;
- c) Its form, bulk, scale, height, massing, alignment, proportion, material, building form and use are appropriate, including having regard to the surrounding buildings, spaces and views; and
- d) It does not involve the demolition or partial demolition of a building or structure that positively contributes to the area, without clear and convincing justification.

The Council will conserve Scheduled Monuments, and archaeological sites that are demonstrably of national significance, by supporting proposals that sustain and where appropriate enhance their heritage significance. Proposals that unacceptably harm their heritage significance, including their setting, will not be permitted.

Non-designated heritage assets including locally listed buildings, historic parks and gardens, and sites of archaeological importance will be protected from development that would unacceptably harm their Architectural and historic interest, and/or setting taking account of their significance."

A1.36 Policy DSP6 - New residential development outside of the defined urban settlement states that:

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

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

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

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

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

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

should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts, or detrimental impact on the character or landscape of the surrounding area.”

A1.37 Policy DSP13 - Nature conservation states that:

“Development may be permitted where it can be demonstrated that;

- i. Designated sites and sites of nature conservation value are protected and where appropriate enhanced;
- ii. Protected and priority species populations and their associated habitats, breeding areas, foraging areas are protected and, where appropriate, enhanced
- iii. Where appropriate, opportunities to provide a net gain in biodiversity have been explored and biodiversity enhancements incorporated; and
- iv. The proposal would not prejudice or result in the fragmentation of the biodiversity network.

Proposals resulting in detrimental impacts to the above shall only be granted where the planning authority is satisfied that (this section of the policy should not be applied to impacts on SPA designated sites which are subject to stricter protection tests as set out in The Conservation of Species and Habitats Regulations (as amended) 2010);

- i. Impacts are outweighed by the need for, and benefits of, the development; and
- ii. Adverse impacts can be minimised and provision is made for mitigation and, where necessary, compensation for those impacts is provided.

Enhancements that contribute to local habitat restoration and creation initiatives as set out in the Hampshire Biodiversity Action Plan (or other similar relevant document) will be supported.”

Fareham Draft Local Plan 2036, October 2017

A1.38 Housing site HA4 Downend Road East development allocation states that:

“Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

- a) *The quantum of housing proposed shall be broadly consistent with the indicative site capacity; and*
- b) *A design and layout that takes account of the site’s constraints and context, in particular the site’s landscape setting on Portsdown Hill, the Downend Chalk Pit SSSI and the potential presence of Palaeolithic archaeological remains; and*
- c) *Primary highway access shall be focused on Downend Road; and*
- d) *A network of interconnecting green and public access corridors throughout the site incorporating existing ecological and archaeological features and allowing only minimal highway cross over points (kept minimal in width); and*

- e) *The provision of pedestrian and cycle connectivity from the site to Downend Road, The Thickett and Upper Cornaway Lane; and*
- f) *Buildings heights limited to a maximum of 2.5 storeys, except for buildings which front onto the site access or perimeter, where heights will be limited to a maximum of 2 storeys; and*
- g) *A robust archaeological survey of the site to determine the Palaeolithic potential at the site, with areas identified as having high potential being designed within areas of open space or green corridors; and*
- h) *Proposals shall either provide directly, or provide a financial contribution towards the delivery of the following infrastructure:*
 - *Off-site highway improvement and mitigations works to the junction of Downend Road with the A27 and Delme Roundabout; and*
 - *Local schools and early-years childcare improvements (as identified by the Local Education Authority); and*
 - *A Neighbourhood Equipped Area of Play (NEAP) on-site within an accessible location."*

A1.39 Landscape policy NE1 states that:

"Development for all major applications will be permitted only where it can be demonstrated, through a robust landscape assessment that the proposals satisfy the specific development criteria contained within the Council' Landscape Sensitivity Assessment for the character area in which the development is located.

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 regard to:

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

Major development proposals shall include a comprehensive landscaping mitigation and enhancement scheme to ensure that the development is able to successfully integrate with the landscape and surroundings. The landscaping scheme shall be proportionate to the scale and nature of the development

proposed and shall be in accordance with the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment."

Appendix A part 2: Appraisal methodology

To be read with reference to figures A2.1 to A2.6.

Introduction

- A2.1 The following paragraphs set out the methodology that has been followed in the baseline study of the existing landscape, townscape and visual amenity and the subsequent appraisal of the effects of the proposals.

LVIA Guidelines

- A2.2 The landscape appraisal has been carried out in accordance with the following best practice guidelines:
- The Guidelines for Landscape and Visual Impact Assessment, (GLVIA) 3rd Edition, Landscape Institute (LI) and Institute for Environmental Management and Assessment (IEMA) (2013)
 - An Approach to Landscape Character Assessment, Natural England (October 2014)
 - SNH Visual Representation of Wind Farms guidance, version 2.1 December 2014
 - Landscape Institute Advice note 06/19, Visual Representation of Development Proposals, 17 September 2019.

Role of the LVIA

- A2.3 Paragraph 2.21 of the GLVIA states that there are two distinct components of the LVIA:

“Assessment of landscape effects: assessing effects on the landscape as a resource in its own right;

Assessment of visual effects: assessing the effects on specific views and on the general visual amenity experienced by people.”

Definition of landscape

- A2.4 In describing landscape, paragraph 2.19 of the GLVIA states that:

“Landscape results from the interplay of the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create the distinctive character of landscapes in different places, allowing different landscapes to be mapped, analysed and described. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of the landscape that make different places distinctive.”

Definition of visual amenity

- A2.5 In the GVLIA glossary defines the meaning of visual amenity as:

“The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.”

- A2.6 The methodology for assessing both the landscape and visual effects are outlined in paragraphs A2.32 to A2.65.

Appraisal process

- A2.7 The process of landscape and visual appraisal includes the following stages:

- Project description – Describes the proposed development, identifying the main features of the proposals, and establishes parameters such as maximum extents of the development or sizes of the elements.
- Baseline studies – Establishes the existing nature of the landscape and visual environment in the study area, including any relevant changes likely to occur independently of the development proposal. Includes information on the value attached to the different environmental resources.
- Identification and description of effects – Systematically identifies and describes the effects that are likely to occur, including whether they are adverse or beneficial.
- Mitigation – Makes proposals for measures designed to avoid / prevent, reduce or offset (or compensate for) any significant negative (adverse) effects.

Professional judgement

- A2.8 Professional judgement is an important consideration in the determination of the overall landscape and visual effects and even with qualified and experienced professionals there can be differences in the judgements made.

- A2.9 Paragraph 2.23 of the GLVIA states that:

“While there is some scope for quantitative measurement of some relatively objective matters, for example the number of trees lost to construction of a new mine, much of the assessment must rely on qualitative judgements, for example about what effect the introduction of a new development or land use change may have on visual amenity or about the significance of change in the character of the landscape and whether it is positive or negative.”

- A2.10 Paragraph 2.24 of the GLVIA states that:

“In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others.”

Baseline

- A2.11 The landscape and visual baseline conditions were established by:

Landscape	Visual
Identify elements and features Identify landscape character and key characteristics Consider value attached to landscape Identify landscape receptors	Identify extent of possible visibility (ZTV) Identify visual receptors (people) who may be affected Identify and select representative, illustrative and specific viewpoints

Site familiarisation

- A2.12 The site and surrounding area were visited in September 2016 to obtain familiarity with the landscape. Field studies and desk studies of photographs, aerial photographs, map information, landscape character assessments and statutory and emerging planning policy documents have enabled the recording of landscape elements such as topography, drainage, land use, development, vegetation and other features.

Defining the study area

- A2.13 The study area defines the scope of the appraisal. The study area includes the site itself and the wider area around it, within which the proposed development may have a significant influence. The extent of the study area has been established using a zone of theoretical visibility (ZTV) of the proposed development in combination with observations made on site. During the appraisal process the study area may change as a result of fieldwork studies or changes to the proposals.
- A2.14 A 2.5km study area was chosen and agreed with the local planning authority, as the visibility beyond this distance will become limited and the proposed development is unlikely to have any significant effects.

Identifying landscape character, elements and features

- A2.15 Published and adopted landscape character assessments (LCA) prepared by relevant authorities at varying levels, from national through to local assessments, have been referred to in order to identify the baseline landscape character, resources and associated value. These established assessments have been reviewed in terms of their status, scale and level of detail provided and therefore suitability for use within the LVIA. This review also took account of the date in which the assessments were carried out and how relevant the content is in relation to the current landscape characteristics.
- A2.16 National and county level LCA generally give a broad scale assessment which often provides an overview of the landscape context and setting but does not necessarily represent the local landscape characteristic of the site and surrounding area. Local LCA provide more detail on the types of landscape that occur in the study area. They are therefore considered appropriate as a basis for describing the key characteristics and are used to inform the description of the landscapes that may be affected by the proposals.
- A2.17 Detailed fieldwork carried out within the site and immediate surroundings is used to check the applicability of the landscape character assessments throughout the

study area, and where variations in the landscape are identified since the LCA was adopted, modifications or supplementary information are provided in the baseline.

- A2.18 ZTV analysis and field studies have been carried out to determine which landscape character areas will be physically or perceptually affected by the proposals.

Identifying possible extent of visibility (ZVI)

- A2.19 Computer generated mapping has been used in combination with fieldwork, to assess the potential visibility of the proposals. The extent of visibility over which the proposed development may theoretically be seen, Zone of Visibility influence (ZVI), is provided in figure 15.
- A2.20 The ZVI has been derived from a Digital Surface Modelling. The DSM used was based on a 2m grid provided by Lidar. This provides a highly detailed three-dimensional model of the landscape and townscape. Topographic features including landform, woodland, settlements, individual buildings, isolated trees, copses, hedgerows, embankments and other minor topographic features, out to a distance of 2.5km from the application boundary, are all modelled. The accuracy of the DSM falls within acceptable limits; however, there are potential discrepancies between the DSM and the actual landform where there are minor topographic features that are too small to be picked up. The data can pick up the majority of the woodland and buildings, although areas can be missed between the 2m grid.
- A2.21 For this project, the ZVI has been generated using the DSM and the following proposed building height parameters:
- Up to 2 storey 8m
 - Up to 2.5 storey 10.5m
 - Up to 3 storey 12m
- A2.22 The height from which the proposed development would be seen was set at 1.6m (mid way between the average heights for men and women given in the GLVIA). A professional judgement has been made for this appraisal that approximately 2.5km is the distance beyond which proposals of this scale, nature and context would not have a significant effect on either landscape / townscape character or views. The resulting ZVI, figure 15, illustrates the extent to which any part of the proposals (large or small) is potentially visible from the surrounding area.
- A2.23 During fieldwork, any significant discrepancies in the visual envelope and ZTV are recorded and later amended. Fieldwork was confined to accessible parts of the site, public rights of way, transport routes and other publicly accessible areas.

Identifying visual receptors

- A2.24 The baseline study will have determined the individuals and/or defined groups of people who have the potential to be affected by the proposals. These are referred to as visual receptors.
- A2.25 Paragraph 6.13 of the GVLIA states that visual receptors may include:

“...people living in the area, people who work there, people passing through the landscape on road, rail or other forms of transport, people visiting promoted landscapes or attractions, and people engaged in recreation of different types”.

Identifying viewpoints

A2.26 Following analysis of the ZTI and fieldwork, a series of viewpoints from which the proposals will be seen by the individual or groups of visual receptors were identified. To illustrate all potential viewpoints from which the proposals will be seen by the different visual receptors within the study area is not practical and is unnecessary. Therefore viewpoints selected for inclusion in the LVIA broadly fall into three groups:

- Representative viewpoints (represent the experience of different types of visual receptors). For example, certain points may be chosen to represent the views of users from a particular public right of way.
- Specific viewpoints (a particular view from a key or promoted viewpoint). For example, viewpoints with a particular cultural landscape associations.
- Illustrative viewpoints to demonstrate a particular effect/issue. For example, the restricted visibility at a certain location.

A2.27 Generally viewpoints are selected from publicly accessible land and/or the transport routes. Representative or specific viewpoints from these areas can take into consideration that similar views may be afforded from receptors of residential properties.

Description of proposals

A2.28 This report summarises the elements that are likely to give rise to landscape or visual effects. The effects on landform and on existing landscape features such as vegetation are also described. Proposals for landscape measures such as new planting are set out.

Mitigation measures

A2.29 The GLVIA describes three forms of mitigation measures. These are:

- *“Primary measures, developed through the iterative design process, which have become integrated or embedded into the project design;*
- *Standard construction and operational management practices for avoiding and reducing environmental effects;*
- *Secondary measures, designed to address any residual adverse effects remaining after primary measures and standard construction practices have been incorporated into the scheme.”*

A2.30 The first two forms are referred to as primary mitigation, while the last is referred to as secondary mitigation. At this stage of the design the purpose has been to prevent/avoid, reduce and where possible offset or remedy potential adverse effects by including primary mitigation measures. The plan illustrated in figure 14 incorporates the primary measures considered necessary and is used to assess predicted potential effects.

A2.31 Secondary mitigation measures have not been designed into the proposals and will not form part of this application.

Landscape appraisal

A2.32 The landscape appraisal judges the potential effects of the proposals on the landscape receptors that have been identified. The significance of a landscape effect is determined by consideration of the sensitivity of the landscape receptors and the magnitude of the landscape effect as a result of the proposals. These are defined in the following paragraphs.

Criteria for assessing potential significance of landscape effects

Sensitivity of landscape receptor

A2.33 The sensitivity of the landscape is assessed by combining the considerations of two factors:

- Value
- Susceptibility to specific change.

A2.34 The **value** of the landscape receptor is defined in the GLVIA (paragraph 5.19) as:

“The relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.”

A2.35 The value of the landscape receptor is established at the baseline stage and considers two key categories as highlighted in paragraph 5.44 of the GLVIA:

- *“The value of the landscape character types or areas based on review of any designations at both national and local levels, and, where there are no designations, judgements based on criteria that can be used to establish landscape value;*
- *The value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particular landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of the contributors.”*

A2.36 Landscape designations should not be over relied upon to signify the value of the landscape receptors. Other factors that can help in the identification of valued landscapes include:

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interests
- Recreational value
- Perceptual aspects including wildness and/or tranquillity
- Associations.

A2.37 In the absence of a formal landscape designation or landscape character area, judgement on the value of a landscape is based on the criteria set out in paragraph A2.36.

A2.38 The landscape receptors **susceptibility** to specific change is defined in the GLVIA (paragraph 5.40) as follows:

“The ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and /or achievement of landscape planning policy and strategies.”

A2.39 Paragraph 5.42 of the GLVIA also states that:

“Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project.”

A2.40 Factors for judging susceptibility to change include:

- Vulnerability or robustness of elements of the landscape
- The tolerance, i.e. the extent to which elements of the landscape can be replaced, restored or may be altered
- The level or role elements of the landscape have in defining the character of the landscape
- The landscape sensitivity to the specific type of development proposed.

A2.41 The guidance set out in figure A2.1 has been used in this appraisal to arrive at an overall evaluation of landscape sensitivity. Both susceptibility to change and value are judged as high, medium, low or negligible based on the criteria shown. There may be circumstances where the weighting given to some criteria may be greater than others. The combination of susceptibility and value produces an overall evaluation of landscape sensitivity, which is ultimately a matter of professional judgement, and is defined in this report as high, medium, low or negligible.

Magnitude of landscape effect

A2.42 The magnitude of effect is assessed in terms of:

- Size/scale
- Geographical extent
- Duration
- Reversibility.

A2.43 The **size or scale** of an effect is assessed by determining the degree of change that would arise from the proposals. The effect of both loss and addition of new features is judged as major, partial, minor or very minor based on the criteria set out in figure A2.2. The judgements may take into account:

- The extent of existing landscape elements that will be lost (this may be quantified)
- The degree to which aesthetic or perceptual aspects of the landscape are altered through the loss of or addition of landscape resources / elements. For example removal of hedges may change a small-scale intimate landscape into a large scale, open one.
- Whether the effect changes any of the key characteristics which are distinctive to the landscape character.

A2.44 The **geographical extent** of effects is assessed by determining the area over which the landscape effects will be felt. The effect is considered across varying scales of wide, intermediate, localised or limited based on the criteria set out in figure A2.2. In general, the effects will vary according to the nature of the project and may not be relevant on every occasion.

A2.45 The **duration** of effects is assessed by the period of time over which the degree of change to the landscape would arise from the development. Duration is judged as long term, medium term or short term based on the criteria set out in figure A2.2.

A2.46 The **reversibility** of an effect assesses the prospects or practicality of the effect being reversed. The effect is judged as reversible, partially reversible or permanent as set out in figure A2.2.

A2.47 Duration and reversibility can be considered together so that a temporary or partially reversible effect is linked to definition of how long that effect may last.

A2.48 The guidance notes and criteria set out in figure A2.2 have been used to make a judgement on the magnitude of landscape effect for this appraisal. The magnitude of landscape effect is determined by combining the judgements of the four individual factors of size/scale, geographical extent, duration and reversibility. There may be circumstances where the weighting given to some criteria may be greater than others. The combination of all four factors produces an overall evaluation of magnitude of landscape effect, which is ultimately a matter of professional judgement, and is defined in this appraisal as large, medium, small or negligible.

Judging the overall significance of landscape effect

A2.49 The degree of the effects on the landscape resources is considered from a sequentially combined evaluation of the landscape sensitivity and the magnitude of effect. The matrix in figure A2.3 has been used to guide this judgement. The definitions used are included in that figure. They are applied to both potential effects, and to residual effects.

A2.50 The GLVIA guidance also states that thought must be given to whether the likely significant landscape effects are judged to be positive (beneficial) or negative (adverse). The GLVIA (paragraph 5.37) suggests that when judging the effects to be adverse or beneficial the factors to be considered should include, but not be restricted to the following:

- *“The degree to which the proposal fits within the existing landscape character*

- *The contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to existing character.”*

Visual appraisal

A2.51 The visual appraisal judges the potential effects of the proposals on the visual receptors that have been identified. The significance of a visual effect is determined by consideration of the sensitivity of the visual receptors and the magnitude of the visual effect on visual amenity. These are defined in the following paragraphs.

Criteria for assessing potential significance of visual effects

Sensitivity of visual receptors

- A2.52 A visual receptor is a particular person or group of people who would be experiencing the view or are likely to be affected at a specific viewpoint.
- A2.53 The sensitivity of the visual receptor is assessed by combining the judgements of two factors:
- Value attached to views
 - Susceptibility of visual receptors to change
- A2.54 The GLVIA suggests that when judging the **value** attached to the views experienced (paragraph 6.37), account should be taken of:
- *“recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;*
 - *indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art”*
- A2.55 The value attached to the views experienced is established at the baseline stage and considers these two key categories:
- The quality of the view/visual experience i.e. attractive unspoilt landscape
 - The associations which contribute to the visual experience i.e. cultural/historical/ecological interests and planning designations
- A2.56 The visual receptors’ **susceptibility** to change is defined in the GLVIA (paragraph 6.32) as follows:
- *“the occupation or activity of people experiencing the view at particular locations; and*
 - *the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.”*
- A2.57 The guidance set out in figure A2.4 has been used in this appraisal to arrive at an overall evaluation of the sensitivity of the visual receptors. Both susceptibility to change and value are judged as high, medium, low or negligible based on the criteria shown. There may be circumstances where the weighting given to some

criteria may be greater than others. The combination of susceptibility and value produces an overall evaluation of visual receptor sensitivity, which is ultimately a matter of professional judgement, and is defined in this report as high, medium, low or negligible.

Magnitude of visual effect

A2.58 The magnitude of visual effect is assessed in terms of:

- Size/scale
- Geographical extent
- Duration
- Reversibility

A2.59 The **size or scale** of a visual effect is assessed by determining the degree of change that would arise from the proposals. The effect of loss, addition or change to the composition of the view through the introduction of development is judged as major, partial, minor or very minor based on the criteria set out in figure A2.5. The GLVIA (paragraph 6.39) suggests that when judging the visual effects the following be taken account of:

- *“the scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;*
- *the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture;*
- *the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.”*

A2.60 The **geographical extent** of visual effects is assessed by determining the area over which the visual effects will be seen. The visual effect is considered across varying scales of wide, intermediate, localised or limited based on the criteria set out in figure A2.5. The GLVIA (paragraph 6.40) suggests that extent is likely to reflect:

- *“the angle of view in relation to the main activity of the receptor;*
- *the distance of the viewpoint from the proposed development;*
- *the extent of the area over which the changes would be visible.”*

A2.61 The **duration** of effects is assessed by the period of time over which the degree of change to the visual receptor would arise from the development. Duration is judged as long term, medium term or short term based on the criteria set out in figure A2.5.

A2.62 The **reversibility** of an effect assesses the prospects and the practicality of the effect being reversed. The effect is judged as reversible, partially reversible or permanent as set out in figure A2.5.

A2.63 The guidance notes and criteria set out in figure A2.5 have been used to make a judgement on the magnitude of visual effect for this appraisal. The magnitude of visual effect is determined by combining the judgements of the four individual factors of size/scale, geographical extent, duration and reversibility. There may be circumstances where the weighting given to some criteria may be greater than others. The combination of all four factors produces an overall evaluation of magnitude of visual effect, which is ultimately a matter of professional judgement, and is defined in this appraisal as large, medium, small or negligible.

Judging the overall significance of visual effects

A2.64 The degree of the effects on the visual receptor is considered from a sequentially combined evaluation of the visual receptor sensitivity and the magnitude of effect. The matrix in figure A2.6 has been used to guide this judgement. The definitions used are included in that figure. They are applied to both potential effects and to residual effects.

A2.65 The GLVIA guidance also states that thought must be given to whether the likely significant visual effects are judged to be positive (beneficial) or negative (adverse). This is based on professional judgement as to whether the effects will affect the quality of the visual experience for those people who will see the proposed development, given the nature of the existing views. The GLVIA (paragraph 6.44) suggests that when judging the effects to be adverse or beneficial the factors to be considered should include but not be restricted to the following:

- *“Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.”*

Taking account of effects throughout the life of the project

A2.66 The degree of landscape and visual effects can vary considerably during the life cycle of the project. Within the appraisal a description of the development is provided at each stage in the life cycle of the project to assist in understanding the scheme and the predicted landscape and visual effects of the development. The description of effects considers the following project stages:

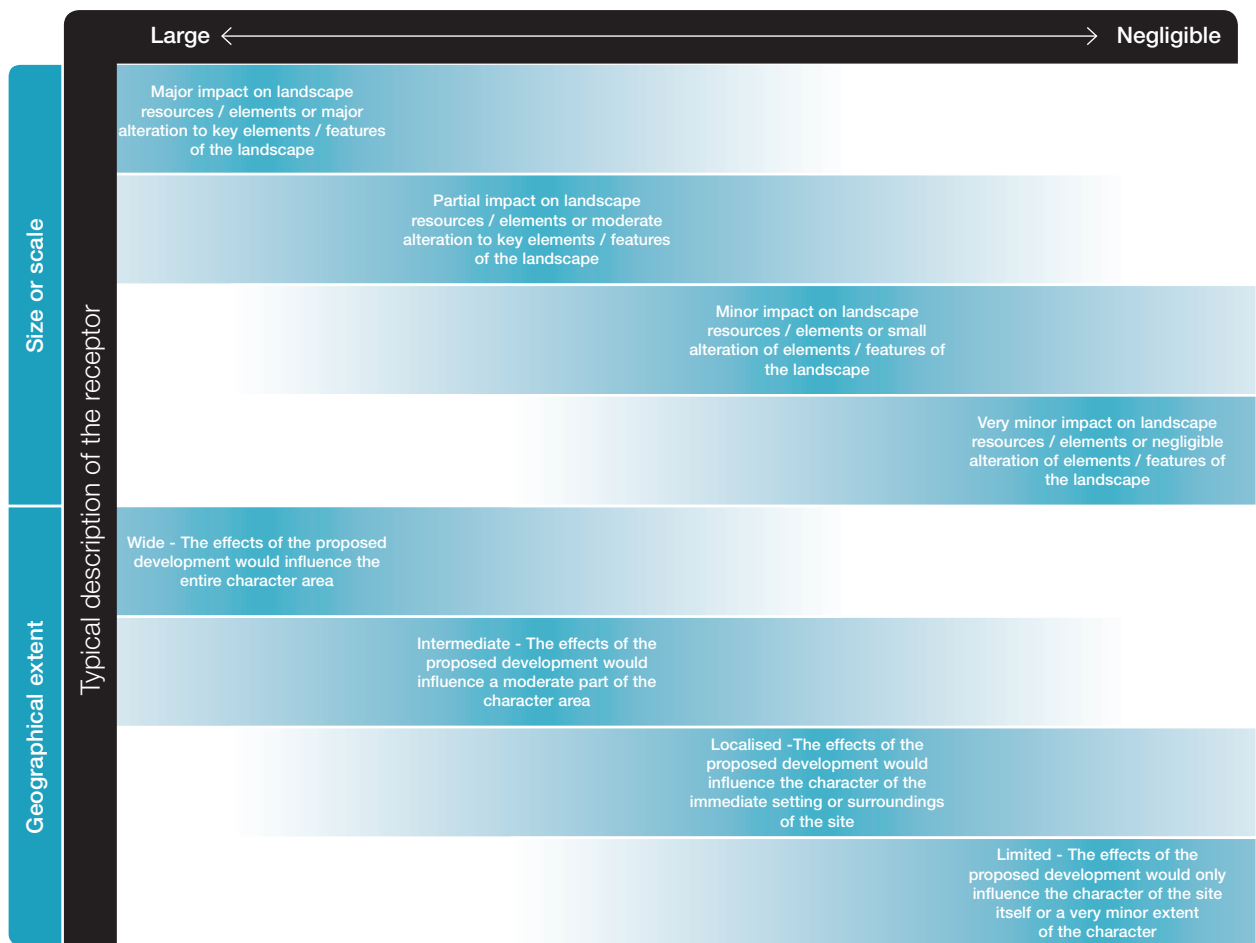
- At completion (post construction - year 0)
- Year 15 of operation.

Sensitivity of the receptor - Landscape

	Value	Susceptibility
High	<p>Internationally/nationally designated landscape / townscape e.g world heritage sites, areas of outstanding natural beauty and national parks / national scenic areas (Scotland)</p> <p>A very distinctive landscape / townscape with strong, widespread and defining characteristics. High quality with no detracting features. Contains features that could be described as unique or are nationally scarce. Considerable conservation and / or recreational / heritage</p>	<p>Landscape / Townscape can not accommodate any change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics</p>
	<p>Locally designated e.g public open space</p> <p>Reasonably distinctive landscape / townscape or with some strong contributing characteristics. Average quality with features that are locally commonplace which may exhibit some detracting features. Intermediate conservation and/or recreational / heritage interest. A strong sense of place.</p>	<p>Landscape / Townscape is able to accommodate a small change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics</p>
	<p>Not designated.</p> <p>Relatively bland or commonplace landscape / townscape or with limited positive characteristics. Features that make little contribution to local distinctiveness. Some detracting features. Limited conservation and/or recreational / heritage interest. Poor sense of place.</p>	<p>Landscape / Townscape is able to accommodate a medium change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics.</p>
Negligible	<p>Not designated.</p> <p>A degraded or featureless landscape with little or no characteristics of quality or interest. No sense of place.</p>	<p>Landscape is able to accommodate a large change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics</p>

		Susceptibility			
		High	Medium	Low	Negligible
Value	High	High	High / Medium	Medium	Medium / Low
	Medium	High / Medium	Medium	Medium / Low	Low
	Low	Medium	Medium / Low	Low	Low / Negligible
	Negligible	Medium / Low	Low	Low / Negligible	Negligible

Magnitude of landscape effects



Magnitude of landscape effects

The magnitude of effects is assessed by combining the judgments on the size or scale and the geographical extent of the landscape effect resulting from the proposals. The table provides an overall profile of these criteria for each factor. In determining the magnitude of effects during the construction phase and at completion, further consideration is also given to the duration and reversibility of the landscape effect.

Duration

Duration is a material consideration when determining the magnitude of effect and, where relevant, will be qualified in the data sheets contained within this report.

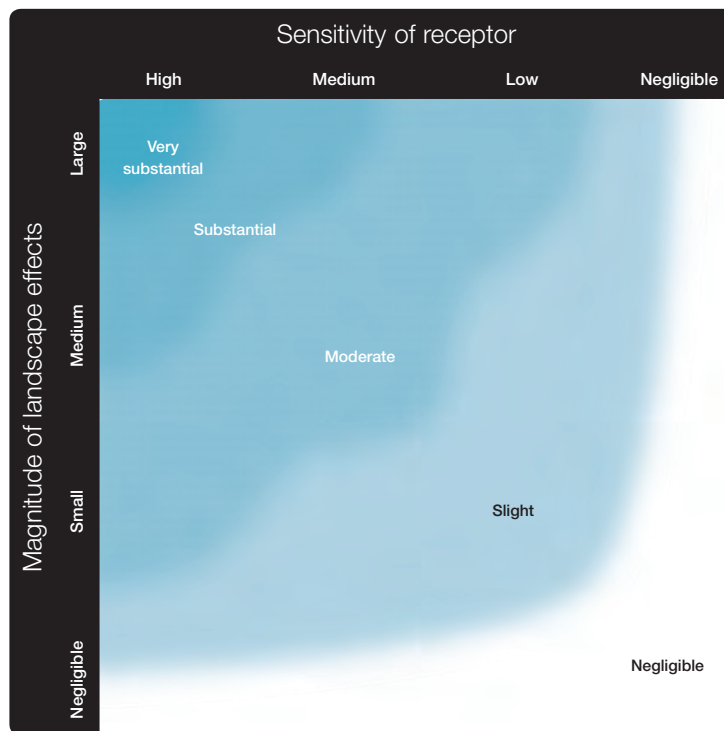
Where the construction or life of the project is proposed to be in excess of 25 years it is, although temporary, considered to be a substantial length of time and so is assigned a magnitude of effect equivalent to a permanent development.

Where the construction or operational phase is less than 25 years, the period over which the effects will be experienced is judged as short (less than 5 years), medium (5-10 years) or long (10-25 years) term.

Reversibility

The reversibility of an effect defines the prospects or practicality of the effect being reversed. Reversibility is judged as fully, partially or unable to reinstate/restore the original baseline situation

Determination of significance matrix – Landscape



In some cases, the judgement of sensitivity or magnitude of change may fall somewhere between two descriptions, for instance a magnitude of change may be considered to be greater than small but less than medium and in these cases it is acceptable to describe these instances as lying between the two, in this instance, small-medium. It is also acceptable to describe effects in the same way, if it is considered that the effect lies between two effect descriptions.

Degrees of effect

Very substantial:

Large change to a landscape of high sensitivity.

Substantial:

Medium-large change to a landscape of medium-high sensitivity, medium change to a landscape of high sensitivity or large change to a landscape of medium sensitivity.

Moderate:

Medium change to a landscape of medium sensitivity, large change to a landscape of low sensitivity or small change to a landscape of high sensitivity.

Slight:

Medium or small change to a landscape of low sensitivity or small change to a landscape of medium sensitivity.

Negligible: Negligible, small, medium or large change to a landscape of negligible sensitivity or negligible change to a landscape of low, medium or high sensitivity.

Significance

If the degree of effect is moderate or above, then the effect is considered to be significant.

Sensitivity of the receptor - Visual

	Value	Susceptibility
High	<p>Views from internationally / nationally designated landscapes / townscapes or landscapes recognised nationally as the best in the UK e.g areas of outstanding natural beauty, national parks/ national scenic areas (Scotland) national trails, registered parks and gardens or world heritage sites</p> <p>Internationally / Nationally recognised views with a strong cultural association or well known references or promoted views in literature / art / guide books / viewpoints marked</p>	<p>Occupiers of residential properties or users of long distance recreation routes / National Trail whose primary focus is on the landscape / townscape</p> <p>Visitors to heritage assets or other attractions where the landscape setting is an important contributor to the experience</p>
	<p>Views from local planning designations e.g country parks, Local Nature Reserves and conservation areas.</p> <p>Views from landscapes and townscapes well used by local residents who have a strong proprietary interest in the view or from landscapes with recognisable features that promote a strong sense of place</p>	<p>Views from public rights of way, rural roads, tourist routes or railway users with secondary focus on the landscape / townscape</p>
	<p>Views from undesignated landscapes or townscapes</p> <p>Views from commonplace landscapes / townscapes with a weak sense of place, limited cultural associations and / or where receptors have limited proprietary interest in the view.</p>	<p>Users of urban roads, railways and footways whose attention is unlikely to be on the landscape / townscape</p> <p>People engaged in outdoor sporting activities which does not depend upon appreciation of views</p>
Negligible	<p>Views from degraded landscapes or townscapes with very limited value to local residents or from landscapes / townscapes that require significant restoration</p>	<p>People at places of work, educational or social venues who have very limited focus on the landscape / townscape. People driving along motorways.</p>

		Susceptibility			
		High	Medium	Low	Negligible
Value	High	High	High / Medium	Medium	Medium / Low
	Medium	High / Medium	Medium	Medium / Low	Low
	Low	Medium	Medium / Low	Low	Low / Negligible
	Negligible	Medium / Low	Low	Low / Negligible	Negligible

Magnitude of change – Visual

Large ← → Negligible	
Size or scale	Major alteration to the composition or nature of views through the introduction of highly prominent elements and / or the alteration of a large proportion of the field of view.
	Partial alteration to the composition or nature of views through the introduction of elements that are of medium prominence and / or the alteration of a medium proportion of the field of view.
	Minor alteration to the composition or nature of views through the introduction of elements that are of limited prominence and / or the alteration of a small proportion of the field of view.
	Very minor alteration to the composition or nature of views through the introduction of elements that are barely visible and / or the alteration of a negligible proportion of the field of view.
Geographical extent	Wide - Proposed development visible from a large number of locations and is central to the focus of open views
	Intermediate - Proposed development visible from a number of locations and / or is not central to the focus of views
	Localised - Proposed development visible from a small number of locations and / or is viewed obliquely to the main focus of views
	Limited - Proposed development visible from a single location

Magnitude of visual effects

The magnitude of effects is assessed by combining the judgments on the size or scale and the geographical extent of the visual effect resulting from the proposals. The table provides an overall profile of these criteria for each factor. In determining the magnitude of effects during the construction phase and at completion, further consideration is also given to the duration and reversibility of the visual effect.

Duration

Duration is a material consideration when determining the magnitude of effect and, where relevant, will be qualified in the data sheets contained within this report.

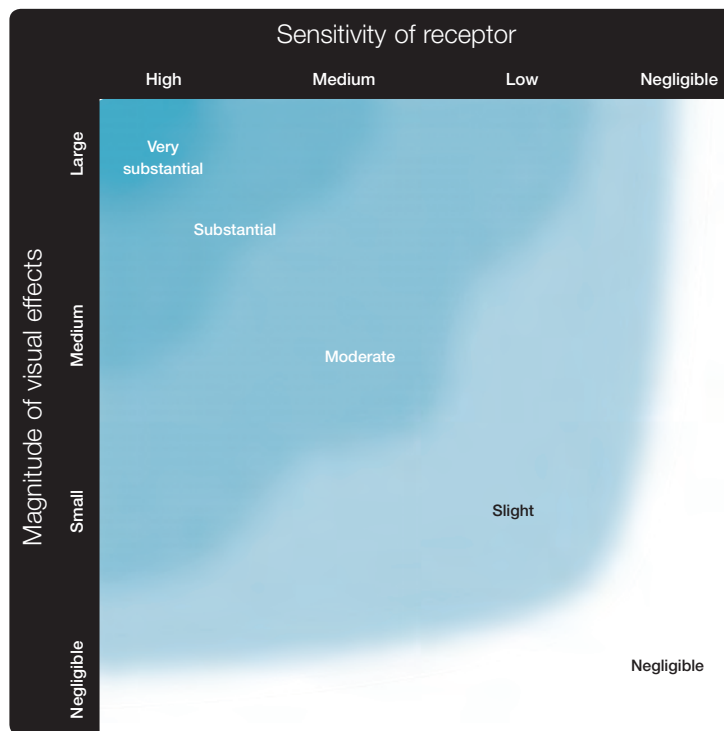
Where the construction or life of the project is proposed to be in excess of 25 years it is, although temporary, considered to be a substantial length of time and so is assigned a magnitude of effect equivalent to a permanent development.

Where the construction or operational phase is less than 25 years, the period over which the effects will be experienced is judged as short (less than 5 years), medium (5-10 years) or long (10-25 years) term.

Reversibility

The reversibility of an effect defines the prospects or practicality of the effect being reversed. Reversibility is judged as fully, partially or unable to reinstate/restore the original baseline situation

Determination of significance matrix – Visual



In some cases, the judgement of sensitivity or magnitude of change may fall somewhere between two descriptions, for instance a magnitude of change may be considered to be greater than small but less than medium and in these cases it is acceptable to describe these instances as lying between the two, in this instance, small-medium. It is also acceptable to describe effects in the same way, if it is considered that the effect lies between two effect descriptions.

Degrees of effect

Very substantial:

Large change to a landscape of high sensitivity.

Substantial:

Medium-large change to a landscape of medium-high sensitivity, medium change to a landscape of high sensitivity or large change to a landscape of medium sensitivity.

Moderate:

Medium change to a landscape of medium sensitivity, large change to a landscape of low sensitivity or small change to a landscape of high sensitivity.

Slight:

Medium or small change to a landscape of low sensitivity or small change to a landscape of medium sensitivity.

Negligible: Negligible, small, medium or large change to a landscape of negligible sensitivity or negligible change to a landscape of low, medium or high sensitivity.

Significance

If the degree of effect is moderate or above, then the effect is considered to be significant.

Appendix A part 3: Photographic images methodology

Photographic survey

- A3.1 The aim is to recreate as closely as possible what the human eye can see. 50 mm is a traditionally agreed focal length for matching a photograph to the actual view seen, but a range between 45 mm to 55 mm is often used.
- A3.2 For this appraisal, a Canon EOS 6D camera was used in conjunction with a 50mm prime lens. The EOS 6D employs a sensor of similar size to a traditional SLR therefore the 50mm lens used results in a focal length of 50mm as no modification factor is applied. This methodology is in accordance with the *LI Advice note 06/19, Visual Representation of Development Proposals, 17 September 2019*.
- A3.3 In this appraisal, the photographs are taken at approximately 1.6 m above ground level using a tripod.
- A3.4 GPS is used to provide a six-figure National Grid reference for the view. The accuracy of this device can vary (depending on factors such as satellite coverage, proximity of buildings, tree coverage etc.) so these figures are then checked on detailed OS survey plans to give a more accurate reference.
- A3.5 For panoramic photographs an overlap of between 35% and 50% of each frame is used to allow the creation of a seamless panoramic, using Photoshop.



TERENCE
O'ROURKE

LONDON

7 Heddon Street London W1B 4BD

BIRMINGHAM

Enterprise House 115 Edmund Street Birmingham B3 2HJ

BOURNEMOUTH

Everdene House Deansleigh Road Bournemouth BH7 7DU

Telephone 0203 664 6755

Email enquiries@torltd.co.uk

www.torltd.co.uk



RTPI
Learning Partner

