

**TOWN & COUNTRY PLANNING ACT 1990  
S78**

**APPEAL BY**

**PERSIMMON HOMES  
SOUTH COAST**

**FOR:**

**DEVELOPMENT COMPRISING 206  
DWELLINGS**

**AT**

**LAND EAST OF CROFTON CEMETERY  
AND WEST OF PEAK LANE,  
STUBINGTON, HAMPSHIRE**



**PROOF OF EVIDENCE  
OF  
JON SEYMOUR  
BA Hons Dip LA CMLI**

**PINS REF: APP/A1720/W/21/3275237  
LPA REF: P/20/0522/FP  
ACD REF: PERSC22805**

## **1.0 INTRODUCTION**

### **Witness**

1.1 I am Jon Seymour. I am a Director of ACD Environmental Ltd and I specialise in landscape and visual planning issues associated with development and change.

### **Qualifications**

1.2 I hold a BA (Hons) degree in Landscape Architecture and Post Graduate Diploma in Landscape Architecture from the University of Gloucestershire. I am a chartered member of the Landscape Institute.

### **Professional Practice**

1.3 I am a Director of ACD Environmental Ltd and I have been practising landscape architecture for 16 years; in private practice as a Landscape Architect.

1.4 ACD Environmental Ltd is a member of the Institute of Environmental Management and Assessment (IEMA) and a registered practice with the Landscape Institute.

1.5 I have an active involvement in schemes across the United Kingdom, for a great many clients. The range of residential projects in which we have been involved extends from single dwellings through to large scale developments of thousands of units. I am also involved in environmental impact assessment, environmental statements and general landscape design. During my professional career I have carried out a substantial number of Landscape and Visual Impact Assessments, Landscape Appraisals and Character Assessments on a wide variety of sites and areas.

1.6 ACD Environmental Ltd carries out archaeological, ecological and arboricultural surveys, impact assessments, master planning, landscape evaluations and detailed landscape proposals for a wide variety of clients. I liaise with local authority officers in many local planning authorities (London boroughs, district borough councils and unitary authorities) across the United Kingdom; and a high proportion of ACD's activity is based solely on site evaluation and landscape design.

1.7 I am familiar with the Application Site and its surroundings; ACD having carried out the original Landscape & Visual Impact Assessment (LVIA) (PER21540lvia, dated March 2019) and walked the site and surroundings.

1.8 I declare that the evidence that I have prepared and provide for this appeal is true. It has been prepared and is given in accordance with the guidance of the Landscape Institute and I confirm that the opinions expressed are true and professional opinions.

1.9 The scope of my Proof of Evidence is to deal with the landscape and visual impact issues associated with the site.

1.10 My evidence is structured as follows:

- Section 2 sets out the background and history to the development of the site.
- Section 3 sets out the description of the site and the surrounding landscape and the landscape strategy.
- Section 4 sets out the landscape policy.
- Section 5 sets out the methodology used for the proof.
- Section 6 sets out the Landscape Character Assessment.
- Section 7 sets out the Visual Assessment.
- Section 8 sets out the Allocation within the Local Plan.
- Section 9 sets out the response to the Reasons for Refusal; and
- Section 10 sets out the Summary Proof and conclusion.

## 2.0 BACKGROUND

2.1 A full planning application (the 'First Application') was registered by Fareham Borough Council (FBC) on 14 March 2019 (Application Reference: P/19/0301/FP) on the Appeal Site for:

*'Development comprising 261 dwellings access road from Peak Lane maintaining link to Oakcroft Lane, stopping up of a section of Oakcroft Lane (from Old Peak Lane to access road), with car parking, landscaping, public open space and associated works'.*

2.2 The First Application was recommended for refusal, and FBC's Planning Committee subsequently resolved to refuse planning permission on 21 August 2019. The Decision Notice was issued on 22 August 2019. The 21 reasons given for the refusal of the First Application are as follows:

*'The development would be contrary to Policies CS2, CS4, CS5, CS6, CS14, CS15, CS17, CS18, CS20, and CS21 of the Adopted Fareham Borough Core Strategy and Policies DSP1, DSP2, DSP3, DSP5, DSP6, DSP13, DSP14, DSP15 and DSP40 of the Adopted Local Plan Part 2, and is unacceptable in that:*

*(i) the provision of dwellings in this location would be contrary to adopted local plan policies which seek to prevent residential development in the countryside;*

*(ii) the development of the site would result in an adverse visual effect on the immediate countryside setting around the site;*

*(iii) the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces;*

*(iv) the quantum of development proposed would result in a cramped layout and would not deliver a housing scheme of high quality which respects and responds positively to the key characteristics of the area;*

*(v) the proposed development involves development that involves significant vehicle movements that cannot be accommodated adequately on the existing transport network. Insufficient information has been provided to demonstrate that the development would not result in a severe impact on road safety and operation of the local transport network;*

*(vi) the proposed access arrangement onto Peak Lane is inadequate to accommodate the development safely. This would result in an unacceptable impact on the safety of users of the development and adjoining highway network;*

*(vii) the proposal fails to demonstrate that the development would be accessible with regards to public transport links and walking and cycling routes to local services and facilities;*

*(viii) the development proposal fails to provide sufficient provision of, and support for, sustainable transport options. This would result in a greater number of trips by private car which will create severe impact on the local transport network and the environment;*

*(ix) inadequate information has been provided to assess the impact of the proposed works on water voles on site and any measures required to mitigate these impacts such as the provision of enhanced riparian buffers. In addition, there is insufficient information in relation to their long-term protection within the wider landscape by failing to undertake an assessment of the impact of the proposals on connectivity between the mitigation pond created as part of the Stubbington Bypass Scheme and the wider landscape. The proposal fails to provide appropriate biodiversity enhancements to allow the better dispersal of the recovering/reintroduced water vole population in Stubbington;*

*(x) insufficient information has been submitted in relation to the adverse impacts of the proposals on the Solent Waders and Brent Goose Strategy Low Use Site and Secondary Support Area and any mitigation measures required to ensure the long-term resilience of these support networks;*

*(xi) the development proposal fails to provide adequate wildlife corridors along the boundaries of the site to ensure the long-term viability of the protected and*

*notable species on the site and avoidance of any future conflicts between the residents and wildlife (e.g. badgers damaging private garden areas) due to the lack of available suitable foraging habitat;*

*(xii) in the absence of sufficient information, it is considered that the proposal will result in a net loss in biodiversity and is therefore contrary to the NPPF which requires a net gain in biodiversity;*

*(xiii) the development would result in an unacceptable impact on a number of protected trees around the periphery of the site;*

*(xiv) the submitted flood risk assessment fails to assess the impact of climate change on the development and therefore fails to demonstrate that the development is appropriately flood resistant and resilient;*

*(xv) the development would fail to preserve, and would result in less than substantial harm to, the historic setting of the Grade II\* Listed building Crofton Old Church;*

*(xvi) had it not been for the overriding reasons for refusal the Council would have sought to secure the details of the SuDS strategy including the mechanisms for securing its long term maintenance;*

*(xvii) the development proposal fails to secure an on-site provision of affordable housing at a level in accordance with the requirements of the Local Plan;*

*(xviii) in the absence of a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;*

*(xix) the development proposal fails to provide adequate public open space. In addition, in the absence of a legal agreement securing provision of open space and facilities and their associated management and maintenance, the recreational needs of residents of the proposed development would not be met;*

*(xx) in the absence of a legal agreement to secure the submission and implementation of a full Travel Plan, payment of the Travel Plan approval and monitoring fees and provision of a surety mechanism to ensure implementation of the Travel Plan, the proposed development would not make the necessary provision to ensure measures are in place to assist in reducing the dependency on the use of the private motorcar;*

*(xxi) in the absence of a legal agreement to secure such, the proposal would fail to provide a financial contribution towards education provision’.*

2.3 Prior to the refusal of the First Application, it was suggested by FBC that the operative Reasons for Refusal 2, 3 and 4 could not be overcome with additional information under the First Application and instead should form a new Application.

2.4 Following the refusal of the First Application, Persimmon Homes South Coast agreed to prepare a new Second Application and engaged in formal pre-application discussions with FBC.

2.5 An initial Pre-Application meeting between Persimmon Homes South Coast and FBC was held at FBC offices on 24<sup>th</sup> January 2020. Dave Buczynskij and Brian Robson in attendance for Persimmon Homes with Dominic Lyster and Peter Kneen from FBC. During this meeting it was agreed that a scheme could be amended to overcome the reasons for refusal for the First Application. The landscape response to the scheme was suggested as being critical to successfully place a development in this edge of settlement location and incorporate frontage parking and a landscaping lung through the development. It was agreed that a landscape strategy would be provided as part of pre-application discussions.

2.6 It was agreed with the FBC Urban Design Officer, Dominic Lyster, that the appointed landscape architect (ACD Environmental Ltd) should be involved with pre-application discussions with the Council. The Urban Design Officer specifically requested the production of three cross sections (approx. 15m wide) at the edges of the site to show how the transition from the housing, to the estate roads, to the tree boundary of the site and then the adjacent roads would

be designed to provide a robust planting buffer and additional public open space.

2.7 A second Pre-Application meeting was held at FBC offices on 20<sup>th</sup> February 2021. ACD Environmental Ltd were in attendance at this meeting, as was Hampshire County Council Ecology. ACD Environmental Ltd presented a landscape strategy for a revised scheme along with the three cross sections, as described in 2.7.

2.8 The landscape strategy presented the landscape-led design approach for a scheme for taking into account previous comments by FBC in terms of the overall 'masterplan' for the site. The Strategy is based on the block sketch (see Appendix 6) produced by FBC, to overcome the reasons for refusal on the First Application. Whilst the revised scheme addressed all of the reasons for refusal across a number of disciplines, the landscape strategy presented the following landscape elements:

(i) A layout which reflected the landscape character of the surrounding area as an edge of settlement location, leading to a reduction of units, to spread out the built form and introduce more areas of landscape. This is in direct response to reason for refusal ii) '*the development would result in an adverse visual effect on the immediate countryside setting around the site*', and part of reason for refusal iii) '*the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area*';

(ii) Specific request from the Urban Design Officer to increase the landscape buffers to the edges of the development in size and to form a continuous route around the development, with formal and informal pathways. This was also a direct response to part of reason for refusal iii) '*...providing limited green infrastructure and offering a lack of interconnected green spaces*';

(iii) Introducing further planting around the peripheral landscape buffers. Including larger native broadleaf trees and mixed native understorey and hedgerow, especially along the northern and western boundaries where

the site would form a transition to the rural edge and mitigating the potential visual impacts from the countryside and strategic gap. This is in direct response to reason for refusal ii) '*the development would result in an adverse visual effect on the immediate countryside setting around the site*', and part of reason for refusal iii) '*the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area*';

- (iv) Introducing areas of public open space within the centre of the site, to allow for useable spaces for play and recreation, as well as providing opportunity for large scale broadleaf tree planting within the site. This is in direct response to part of reason for refusal iii) '*the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area*' and reason for refusal xix) '*the development proposal fails to provide adequate public open space*';
- (v) The public open spaces within the site to form a 'green lung' through the development. This 'green lung' was to represent a strong green link through the development, from north to south, providing connectivity through the site. From the main access from Oakcroft Lane to the north, through the areas of public open space within the site, through to the pedestrian access and public right of way to the south at Marks Tey Road. The connectivity along this green link, between the public open spaces, included dedicated wide public footpaths with landscaped verges and avenue tree planting. This is in direct response to part of reason for refusal iii) '*...offering a lack of interconnected green spaces*';
- (vi) The alignment of the layout created dedicated viewing corridors through the site, from the settlement edge at the eastern boundary though to the cemetery to the west. This retains the visual connection as part of an edge of settlement location. This is in direct response to part of reason for refusal iii) '*...fail to respond positively to and be respectful of the key characteristics of the area*';

- (vii) Utilising the east to west visual corridors to form natural divides through the development that can be characterised into three separate character areas. The different approaches character areas, as part of the landscape strategy, give the development a greater identity and a greater sense of integration with the surrounding landscape. This is in direct response to part of reason for refusal iii) ‘...*fail to respond positively to and be respectful of the key characteristics of the area*’;
- (viii) Specific request from the Urban Design Officer to provide a trim trail around the site along the circular route, as opposed to the formal play provision of a Local Equipped Area for Play (LEAP), which was ultimately removed from the scheme; and
- (ix) Specific request from the Urban Design Officer to introduce more tree planting and landscape beds amongst parking courts and frontage parking areas to enhance the visual amenity of these spaces.

2.9 The landscape strategy, landscape led approach and redesign expressly delivered all of the landscape comments and design requests raised by the Urban Design Officer, and were well received by FBC. The Urban Design Officer had some further comments as a result of the second Pre-Application meeting. The Urban Design Officer requested:

- (i) A wider landscape buffer to the northern boundary – this was accommodated and led to a further reduction in units to 206 to accommodate this request.
- (ii) Hedges to be native species – this was addressed and delivered within the detailed soft landscape proposals as part of the Second Application.
- (iii) Enhancement of the southern area of the site with a native understorey mix – this was addressed and delivered within the detailed soft landscape proposals as part of the Second Application.
- (iv) Meadow planting to the eastern boundary with different levels of mowing regimes to create multiple habitats including path, amenity, meadow,

tussocky and scrub – this was addressed and delivered within the detailed soft landscape proposals as part of the Second Application; and

- (v) A 1m wide circular route around site with a flowering lawn mix - this was addressed and delivered within the detailed soft landscape proposals as part of the Second Application.

2.10 Appendix 1 includes a copy of the final Landscape Strategy Plan, which expressly delivered all of the comments and requests made by the urban Design Officer, with the design requests specifically annotated onto the plan for clarity.

2.11 Detailed landscape plans were prepared to support the Second Application which expressly delivered all of the landscape comments and design requests raised by the Urban Design Officer. These plans were presented to the Urban Design Officer for further comment with an opportunity to make further changes but there were no further responses.

2.12 The Second Application, which expressly delivered all of the Urban Designers comments, was submitted and made valid on 30<sup>th</sup> June 2021.

2.13 The Second Application went to Planning Committee on 17<sup>th</sup> February 2021 with an Officer recommendation to Approve. In the Officers report, it states:

*‘The applicant has sought to address these numerous reasons for refusal with the current application submission having reduced the number of units of the site by 55 (21% reduction) and increased the level of landscaping both to the periphery of the site and throughout the site’.*

2.14 It goes on to say:

*‘Reasons for refusal ii) and iii) raised concerns regarding the visual impact of the development, largely as a result of the overall density of the development and in particular how it impacted on the edge of settlement location.*

*‘Landscape Consultants acting for the Council previously commented that the principle of the development of the site could be supportable, but significant care would be needed to ensure its edge of settlement location is carefully*

*articulated with a robust landscaping belt to soften the appearance of the development when viewed across the open landscape to the north. The current proposal reflects this approach and has increased the level of landscaping around the periphery of the site, particularly on the western side, adjacent to the cemetery.*

*'The development proposal comprises a wide range and mix of dwelling styles and types, including detached, semi-detached and terraced properties throughout the site, although lower density detached properties are more prevalent to the periphery of the site to soften the transition to the countryside to the north and west. The mature belt of poplar trees to the northern boundary of the site would be retained (with the exception of the site entrance) and would be re-enforced and enhanced with a generous landscaping belt along the northern and western boundaries.*

*'It is considered the lower density, together with the mix of property styles and types and the greater level of boundary planting and landscaping throughout the site will result in a scheme which is considered to be sensitively designed, reflecting the prevailing character of the adjoining residential estates to the east and south. These matters together with various green corridors and interconnected green spaces within and around the development site will significantly enhance the landscape setting of the development. The changes made to the scheme would ensure the visual impact of the development on the immediate countryside setting around the site, and the living conditions of residents in the site will be significantly improved above the earlier application. Officers therefore consider that reasons for refusal (ii), (iii) and (iv) have been satisfactorily addressed'.*

2.15 Despite the Officer recommendation for approval and confirmation that reasons for refusal ii) and iii) have been satisfactorily addressed, Members of the Planning Committee refused the Second Application and stated the same reasons for refusal as the First Application, without any further supporting evidence to do so.

2.16 This decision was Appealed by Persimmon Homes South Coast and this Proof of Evidence forms part of that Appeal.

2.17 The landscape issues are the following two Reasons for Refusal:

- i) *'the development of the site would result in an adverse visual effect on the immediate countryside setting around the site'.*
- ii) *'the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces'.*

### **3.0 THE SITE, SURROUNDING LANDSCAPE AND LANDSCAPE STRATEGY**

#### **Site Background**

- 3.1 The Appeal Site measures approximately 19.4ha and comprises mainly agricultural land, bisected by Oakcroft Lane. The site is located immediately north of the urban area of Stubbington and is separated into two distinct areas, land on the southern side of Oakcroft Lane and land to the north of Oakcroft Lane.
- 3.2 Land on the southern side of Oakcroft Lane is bounded by residential development to the east, with a line of mature trees forming an existing buffer between the Appeal Site and the existing residential development. The southern boundary comprises additional residential development with an area of woodland and a Public Right of Way (PRoW) forming a break between these two areas. The western boundary comprises Crofton Cemetery which is separated from the Appeal Site by a mature hedgerow. The northern boundary comprises Oakcroft Lane. A line of mature poplar trees run along the line of the road.
- 3.3 Land to the north of Oakcroft Lane is bounded by Oakcroft Lane to the south and Peak Lane to the east. This parcel forms part of the wider gap that serves to separate Fareham and Stubbington. To the north is the route of the approved Stubbington Bypass, under construction.



IMAGE A – VIEW FROM SOUTHERN CORNER LOOKING NORTH ACROSS THE SITE TO LINE OF POPLAR TREES ALONG OAKCROFT LANE. THE CONSTRUCTION TRAFFIC ASSOCIATED WITH THE BYPASS CONSTRUCTION CAN BE SEEN THOROUGH THE POPLAR TREES



IMAGE B- CLOSE UP VIEW OF THE BYPASS CONSTRUCTION WORKS



IMAGE C – VIEW FROM SOUTHERN CORNER OF THE SITE, ALONG THE BOUNDARY, LOOKING INTO THE SUBURBAN LANDSCAPE OF MARKS TEY ROAD WITH MOWN, AMENITY GRASSLAND

3.4 The Appeal Site is not subject to any formal landscape designation. The site is not considered a ‘valued landscape’ in accordance with the NPPF Para 174a. The site does fall within the ‘Strategic Gap’ between Fareham and Stubbington, however this is considered a spatial designation and not a landscape issue. However, it is expressly agreed that there is not a breach of Policy CS22. There are two Listed Buildings some 55m away from the Appeal Site to the south west, Old Crofton Church (Grade II\*) and Crofton Manor Hotel (Grade II). These Listed Buildings are located beyond a band of protected trees. The band of trees along the eastern boundary is protected by a Tree Preservation Order (TPO). The potential impacts on the Listed buildings will be addressed by others, but I note that the Council agrees that there is no significant impact on these designations.

### **Landscape Strategy**

3.5 A landscape strategy plan (ACD ref: PERSC22805-09) along with detailed soft landscape proposals (ACD ref: PERSC22805-11 revision C sheets 1-9) have been provided as part of the application which detail the proposed elements of the scheme, including the landscape elements and mitigation measures. The

- landscape strategy and mitigation measures have been included as part of the initial design process and as part of the subsequent recommendations and evolution of the scheme through the consultation process with FBC.
- 3.6 The landscape features of value within the site include the existing boundary vegetation, the views through to the cemetery and the filtered views through to the open landscape to the north of the site.
- 3.7 The landscape strategy seeks to retain the majority of the existing trees and vegetation, with the exception of the small number proposed for removal to facilitate the single access. All of the retained trees and vegetation will fall within areas proposed as public open space to ensure the long-term sustainability of the vegetation. Tree surveys, arboricultural impact assessments, tree protection plans and arboricultural method statements, have been produced in accordance with 'BS5837:2012 Trees in relation to design, demolition and construction – Recommendations', within the application drawings to ensure the existing vegetation will be retained and protected.
- 3.8 Whilst the site offers filtered views from within the site to the Stubbington Gap to the north, this is predominantly experienced from the private land within the field. The surrounding residential properties are enclosed by a strong landscape buffer which further filters views into and beyond the site. Views experienced from the PRoW along the southern boundary of the site are at the furthest distance from the gap and as such, have limited experience of the open landscape. In addition to this, the open landscape within the Stubbington Gap has now become eroded with the construction of the Stubbington bypass. The construction elements associated with the works have become prominent within the view, and the landscape associated with the bypass will ultimately form visual barriers which will reduce the open views from within the site.
- 3.9 The boundary between the site and the cemetery is largely defined by a mixed native hedge, which forms a visual barrier to a height of 2m. This relatively low lying barrier, in the context of the mature adjacent boundary trees to the north and south, allows views out to the west. It is considered a key factor to maintain open views outwards and to avoid overshadowing the adjacent cemetery with a dense belt of woodland planting. A landscape buffer has been introduced to set

the proposed development edge away from the boundary and provide the rural transition towards the cemetery. The development has focused a number of vistas through the scheme which lead towards the cemetery to form a relationship with this landscape feature. These vistas take the form of road corridors, with public footpaths, allowing pedestrians, road users and residents to experience the visual connectivity. The east to west visual corridors continue throughout the scheme, north of where the westward views are appreciated, to maintain the design approach of visual connectivity through the site, forming interconnectivity to the established green corridors.

3.10 Incidental tree planting has been designed along the western boundary with the cemetery. This is to maintain and enhance the established and proposed corridors of landscape around the site, providing the appropriate visual barriers to the boundary to mitigate views into the site, whilst balancing the requirements for creating the visual connectivity through the site boundary to the cemetery, enhancing this landscape feature.

3.11 Public open spaces will be provided along all of the site boundaries. The public open spaces will be connected by a combination of public open spaces within the site, footpaths, tree lined avenues and visual corridors. The public open spaces, green links and built form are proposed on areas of former arable land that offers little ecological value. The detailed landscape scheme provides 129 new trees, 389m of mixed native hedgerow, a further 1,397m of native hedgerow in the plot landscape, 4,564msq of mixed native shrub planting, along with a significant amount of marginal, herbaceous, deciduous and wildlife friendly planting and a range of species rich wildflowers and grassland. The land to the north of Oakcroft Lane, which forms part of the Application Site, is proposed for use as biodiversity enhancement space and used to support the wider Solent waders and Brent goose network. The land would be transferred to FBC to ensure its long-term purpose as mitigation land. This would be secured through a Section 106 legal agreement. The development proposals can be considered to contribute positively to the wider green infrastructure.

## 4.0 LANDSCAPE PLANNING POLICY

### National Planning Policy

- 4.1 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, which should be seen running through both plan-making and decision-taking. For landscape, this means recognising the intrinsic beauty of the countryside and balancing any harm to the land resource with the benefits of the scheme in other respects. This balance is to consider the benefits of the scheme, weighed against the effects on the landscape character and visual amenity.
- 4.2 Paragraph 119 within Chapter 11 'Making effective use of land', states that 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.
- 4.3 Paragraph 121 of the same chapter 11, outlines that local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs.
- 4.4 Paragraph 130 within Chapter 12 'Achieving well-designed places' states that 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.*

4.5 Paragraph 174a) within Chapter 15 'Conserving and enhancing the natural environment', states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, in a manner commensurate with their statutory status or identified quality in the development plan. It is agreed that the site does not qualify as a 'valued landscape' for the purpose of Paragraph 174a) of the NPPF.

### **Local Planning Policy**

4.6 Local planning policy within Fareham Borough is provided by development plan which comprises the following documents:

- a) the adopted Fareham Borough Core Strategy, August 2011.
- b) the adopted Fareham Borough Council Local Plan Development Sites and Policies, June 2015.

4.7 The relevant landscape policies from the Core Strategy include:

- a) CS4: Green Infrastructure, Biodiversity and Geological Conservation
- b) CS14: Development Outside Settlements
- c) CS17: High Quality Design
- d) CS21: Protection and Provision of Open Space
- e) CS22: Development in Strategic Gaps

4.8 The relevant landscape policies from the Development Sites and Policies:

- a) DSP1: Sustainable Development
- b) DSP6: New Residential Development Outside of the Defined Urban Settlement Boundaries
- c) DSP40: Housing Allocations

4.9 Policy CS4: Green Infrastructure, Biodiversity and Geological Conservation covers a range of disciplines. The relevance to landscape states:

*'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 on 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'*

4.10 A public right of way (PRoW) runs within the southern boundary from Marks Tey Road. This PRoW does not currently lead anywhere, terminating within the site. The development proposals utilise this route by forming a circular path around the site with tree lined corridors through the site, integrating new public open spaces. This pedestrian connectivity allows for movement throughout and beyond the, between Marks Tey Road and Oakcroft Lane. The public open spaces and the proposed landscape planting form green corridors around the

site and through the site, enhancing the green infrastructure from the existing sterile field. The corridors of vegetation around the site will be enhanced from the existing arable field edge, through the inclusion of tree and understorey planting to strengthen these buffers and provide margins of wildflower meadow and long grass, to create a hierarchical structure to the landscape scheme. The development proposals deliver a strong green infrastructure, which will be safeguarded through long term management to ensure compliance with Policy CS4.

4.11 Policy CS14: Development Outside Settlements states:

*'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.'*

4.12 The landscape and visual impact assessment has concluded that there will be a negligible impact on the landscape character of the site and the surrounding landscape, which is not considered to adversely affect the landscape character to ensure compliance with Policy CS14.

4.13 Policy CS17: High Quality Design states:

*'All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places. In particular development will be designed to:*

- *respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials,*

- *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.'*

4.14 The proposed development has been developed through the pre-application design process with the FBC Urban Design team and a landscape-led approach to ensure a high quality design. The scheme responds positively to the edge of settlement location with lower density, detached properties to the rural edges of the development. The retained boundary vegetation is set within significant landscape buffers, enhanced and supplemented with native tree, understorey and wildflower meadow planting to create a natural transition to the countryside. The proposed development includes a strong green infrastructure, with permeability through the scheme. The scheme is centred around a strong green corridor with interlinked public open spaces which delivers a strong identity and clear legibility and distinctiveness to the scheme. The development proposals and landscape strategy demonstrate how the scheme is compliant with Policy CS17.

4.15 Policy CS21: Protection and Provision of Open Space states:

*The Borough Council will safeguard and enhance existing open spaces and establish networks of Green Infrastructure to add value to their wildlife and recreational functions Development which would result in the loss of or reduce the recreational value of open space, including public and private playing fields, allotments and informal open space will not be permitted, unless it is of poor quality, under-used, or has low potential for open space and a better quality replacement site is provided which is equivalent in terms of accessibility and size.*

*Proposals for new residential development will be permitted provided that, where existing provision is insufficient to provide for the additional population, public open space is provided as follows:*

- *Parks and Amenity Open Space 1.5 ha / 1,000 population*
- *Outdoor Sport – 1.2 ha / 1,000 population*
- *Children’s Play Equipment – 14 pieces of equipment per 1,000 1-12 year olds*
- *Youth Facilities – 1 youth facility/MUGA per settlement area*

*In addition to these types of open spaces, where existing provision is insufficient to provide for the additional population, the Borough Council will seek the provision of accessible greenspace which meets the standards set out in the South East Green Infrastructure Framework including Accessible Natural Green Space standards.*

4.16 It has been agreed that the Appeal Scheme would provide an acceptable amount of public open space in line with Local Plan requirements, as stated in paragraph 19.5 of the Statement of Common Ground.

4.17 Policy CS22: Development in Strategic Gaps states:

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

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

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

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

4.18 It is agreed within the Statement of Common Ground that the proposals do not significantly impact upon the integrity of the gap and the physical and visual separation of settlements and it is agreed that there is no breach of Policy CS22.

#### 4.19 Policy DSP1: Sustainable Development

*When considering development proposals, the Council will take a positive approach that reflects the "presumption in favour of sustainable development" contained in the National Planning Policy Framework. It will always work proactively with applicants to find solutions that enable proposals to be granted permission wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

*Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.*

*Where there are no policies relevant to the application, or where relevant policies are out-of-date at the time of making the decision, the Council will grant permission, unless material considerations indicate otherwise. This will include taking into account whether or not:*

- i. the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; and/or*
- ii. specific policies in the National Planning Policy Framework indicate that development will not be supported.*

4.20 The landscape and visual impact assessment process has concluded that there will be negligible impacts on the landscape character of the site and the surrounding landscape. The visual impacts are localised and limited to locations within the site, along the site boundaries or close to the site, which would not be unexpected for a large scale residential development. This has to be considered as part of the decision making process.

4.21 Policy DSP6: New Residential Development Outside of the Defined Urban Settlement Boundaries states in part:

*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.*

4.22 The proposed development retains all of the existing vegetation, with the exception of the small number of trees to facilitate the proposed access. The existing vegetation is supplemented and enhanced with further planting and the proposed planting more than mitigates for the loss of the small number of trees to be removed. The amenity of the residents is protected by the retention of the existing boundary vegetation. The boundary vegetation is set within strong landscape buffers with the development set back from the boundaries. The landscape and visual impact assessment process has concluded that there will be a negligible impact on the landscape character of the site and the surrounding landscape, which will not result in a detrimental impact, complying with Policy DPS6.

4.23 Policy DSP40: Housing Allocations states in part that:

*Where it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:*

- i. The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;*
- ii. The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;*
- iii. The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps*

- iv. *It can be demonstrated that the proposal is deliverable in the short term; and*
- v. *The proposal would not have any unacceptable environmental, amenity or traffic implications.*

4.24 The proposals are sustainably located with established and enhanced pedestrian connections from the site into the neighbouring estate at Marks Tey Road. The proposals have also been sensitively designed through the pre-application process, expressly delivering all of the comments from the Urban Design Officer, to ensure that the proposals reflect the prevailing character of the neighbouring residential estates to the east and south. The landscape and visual impact assessment process has concluded that there is a negligible overall landscape character effect on the surrounding landscape. The visual impact assessment also concluded that from locations within the surrounding countryside and Strategic Gap, there was at worst, a moderate overall residual visual effect. This was limited to those locations close to the site boundary as can be seen in Appendix 2b. Therefore, in accordance with DSP40, the proposal is considered to have been sensitively designed to reflect the character of the neighbouring settlement and has been designed to minimise the impacts on the countryside and strategic gap.

## 5.0 METHODOLOGY

- 5.1 ACD originally produced a landscape and visual impact assessment (LVIA) to accompany the First Application to assess the impacts and inform the development proposals. Following the refusal of the First Application, the proposed development was amended to address the reasons for refusal in conjunction with FBC.
- 5.2 The methodology used in preparing the landscape and visual impact assessment, on which this proof of evidence is based, is the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition 2013 (3rd Edition) (GLVIA) prepared by the Landscape Institute/ Institute of Environmental Management and Assessment.
- 5.3 The GLVIA recommends that the assessment of the landscape effects should not rely unduly on matrices but should be drawn from the separate judgements about sensitivity and magnitude. It suggests that the rationale for the overall judgement needs to be clear, demonstrating how the judgements about the landscape receptor and the effect have been linked in determining the overall effect.
- 5.4 The methodology adopted in the LVIA, which informs my evidence, can be found in Appendix A of PER21504lvia and draws upon the published guidance contained within:
- (i) 'Guidelines for Landscape and Visual Impact Assessment', Landscape Institute and Institute of Environmental Management and Assessment (IEMA) 3<sup>rd</sup> edition 2013; and
  - (ii) An Approach to Landscape Character Assessment by Natural England (2014).
- 5.5 The methodology to the LVIA has not been disputed at any stage
- 5.6 This Proof of Evidence forms an update to the assessment and the conclusions to the original LVIA ref: PER21504lvia, undertaken as part of the First Application.

## 6.0 LANDSCAPE ASSESSMENT

6.1 For the purposes of my evidence, I recognise 'landscape' as defined by the European Landscape Convention, 2000 (ELC) as:

*"...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors".*

6.2 My evidence deals with the potential effects of the changes proposed upon the character of the landscape. In this context, qualities such as openness and tranquillity are considered to be aspects of the landscape character.

6.3 Landscape character is defined in the GLVIA3 as:

*"The distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse"*

6.4 The process of classifying landscape into landscape character areas and types is a judgement free one.

6.5 The site and its surrounding landscape were initially assessed during October 2018 and subsequently in February 2019 and June 2021.

### *Landscape Character Baseline*

6.6 Natural England has published a study entitled 'Countryside Character Initiative'. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development.

6.7 The site lies within the South Coast Plain National Character Area (NCA) 126. The most relevant characteristics to the site are summarised below:

- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages

and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.

- 6.8 As part of the FBC Landscape Character Assessment, the site falls within character area LCA7 Fareham/ Stubbington Gap.
- 6.9 The relevant landscape characteristics of area LCA7 are level or gently undulating landform, open, predominantly arable farmland and horticulture, a few scattered farmsteads/ horticultural holdings, some intrusion from neighbouring development of Fareham, Stubbington and HMS Collingwood and activity associated with airfield and a mosaic of small fragments of open farmland and horse-grazed pastures located between large-scale non-agricultural, but predominantly unbuilt, land uses.
- 6.10 The landscape character area is further subdivided into local landscape character areas (LLCA) 7.1a and 7.1b. The site falls within LLCA7.1a as the '*predominantly agriculturally landscape*', as opposed to the LLCA7.1b, which is dominated by the sewage treatment works and solar farm.
- 6.11 Within the landscape character assessment, the overall landscape value is judged as moderate to high. Overall, the sensitivity of the landscape resource within area is judged to be high (moderate to high value and high susceptibility to change), with very limited capacity to accommodate development without a significant impact on the integrity of the area's rural, agricultural character. However, the assessment acknowledges that the existing balance of the landscape is likely to change with the construction of the Stubbington Bypass, the alignment of which will cut through the entire length of the character area.
- 6.12 The magnitude of change to LLCA 7.1a would be small. There would be a minor loss to the edge of settlement landscape, but would introduce elements that may be prominent, but are not uncharacteristic when set within the attributes of the receiving landscape. The introduction of the proposed development maybe slightly at odds to the scale of the landscape, affecting an area of recognised landscape character. The proposed development accords with the development criteria and enhancement opportunities outlined within the landscape character assessment to reduce the magnitude of change from medium to small. This is

- outlined in Table E in Appendix A of PER21504lvia. This would result in a moderate/ minor impact.
- 6.13 Within the context of the wider LCA7, the magnitude of change beyond the site is considered to be reduced to negligible, as there would be a very minor loss experienced from the introduction of the development. This would result in a minor impact.
- 6.14 At a county level and as identified in the Hampshire County Integrated Character Assessment published in 2012, the site also falls within the Landscape Character Area 9F: Gosport and Fareham Coast Plain.
- 6.15 The relevant landscape characteristics of 9F are the low lying landscape which physically forms part of the coastal plain but is isolated from the coastline by the development. There are predominantly light soils which are utilised for agriculture. To 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.
- 6.16 The landscape assessment was conducted in line with published best practice guidelines and includes a desk study; (review of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical Visibility (ZTV)) and onsite observations.
- 6.17 The overall sensitivity of this landscape character area is considered to be medium. The character area covers a large area, with a variety of land uses including large areas of urban development, a large number of edge of settlement arable fields, along with many more coastal and historical landscapes and landscape features of value.
- 6.18 The magnitude of change to this character area would be small. There would be a minor loss to the edge of settlement landscape, but would introduce elements that may be prominent, but are not uncharacteristic when set within the attributes of the receiving landscape. The introduction of the proposed development maybe slightly at odds to the scale of the landscape, affecting an

area of recognised landscape character. This is outlined in Table E in Appendix A of PER21504lvia.

### *Landscape Character Assessment*

- 6.19 The development site is situated to the north of Stubbington and to the south-west of Fareham and falls within the 'Strategic Gap' between Fareham and Stubbington. It is located on generally flat ground and rises very gently towards the north-east. The vast majority comprises arable farmland with large area of ruderal and scrub vegetation in the south-eastern corner. It is enclosed on its northern, eastern and southern boundaries and partly on the western boundary, by well-established trees, hedgerows and understorey planting which reduce the visibility of the development site from its immediate surroundings.
- 6.20 The existing vegetation comprises a number of hedgerows typical of an agricultural setting. The eastern hedgerow is a mature tree line containing some gaps and areas dominated by scrub. Hedgerow running along the western boundary of the site is largely scrubby and up to 2 metres in height. There is a woodland in the south-western corner of the site and a gappy hedgerow containing a number of mature trees and scrub. This hedgerow runs adjacent to a ditch and is connected to the woodland in the south of the site. The northern boundary is formed by a line of poplars with very limited understorey layer. These trees and hedgerows act as green corridors and are considered of local value for landscape and wildlife and form part of the wider green infrastructure within this predominantly arable farmland. These features will be retained as part of the proposals including mature tree lines, hedgerows and the woodland to the south-west of the site.
- 6.21 Whilst the site is an edge of settlement location, the landscape can be described as being more suburban in character than rural. The site is bound by suburban development to the east and south and a cemetery to the west, with further residential, commercial and light industrial development beyond this. Land to the north is more rural with an agricultural landscape, however, this has been affected by the introduction of the Stubbington bypass, forming a strong, man-made, linear feature across the landscape. The landscape immediately surrounding the site, including Oakcroft Lane, the junction of Oakcroft Lane and

Peak Lane and the triangular open space at this junction, along with the landscape between the site and Marks Tey Road at the southern corner of the site, have a high degree of mown amenity grassland, with managed, clear stemmed trees and formal asphalt footpaths, all associated with a suburban landscape, as opposed to a more rural edge of settlement landscape.

6.22 The quality of the landscape, which includes the site and study area, has been assessed as having a low landscape quality. This assessment has been reached as few landscape elements remain intact and in good repair, such as the tree line along the eastern site boundary, however there are many detracting elements. The presence of the manmade elements through the landscape, including the electricity pylons and the construction of the Stubbington bypass introduces detracting elements to the landscape. There is an intrusion from large-scale non-agricultural, but predominantly unbuilt, land uses of the Solar Energy Farm, the Solent Enterprise Zone at HMS Daedalus airfield and the Peel Common Waste Water Treatment Works forming a prominent, man-made feature through the landscape. This is defined in Table A in Appendix A of PER21504Ivia.

6.23 The value of the existing landscape has been assessed as low. The landscape consists of areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual element such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement. This is defined in Table B in Appendix A of PER21504Ivia.

6.24 The character sensitivity of the landscape has been defined as low, as there are few important landscape elements of moderate susceptibility to change. The area is subject to the presence of man-made infrastructure with a semi-enclosed scale. In terms of remoteness the area is subject to human activity and development and in terms of tranquillity it is subject to noise and movement. This is outlined in Table C in Appendix A of PER21504Ivia.

6.25 The landscape visual sensitivity has been defined as low as the landscape has a relatively flat topography with vegetative and frequent built features. There is only some degree of focus on the landscape, however this has been reduced

with the impact of the Stubbington bypass, which lies between the site and the PRow which runs through the Stubbington to Fareham gap. This is outlined in Table D in Appendix A of PER21504Ivia.

6.26 The overall weighted assessment of landscape sensitivity has been assessed as low.

6.27 Due to the change in baseline characteristics (i.e. the introduction of residential dwellings into an arable field) a change in the landscape character will be appreciated.

6.28 The provision of stronger green infrastructure will positively contribute to the enhancement of the landscape on the local level.

6.29 During the phased and gradual removal of some of the existing features, to be replaced with the storage of spoil, laydown areas full of materials, construction compounds and buildings under construction will form part of a perceived loss of localised landscape elements. These construction elements and activities are considered temporary and will occur over a relatively short period of time.

6.30 The magnitude of landscape impacts has been assessed as small as there is likely to be minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character. This is outlined in Table E in Appendix A of PER21504Ivia.

6.31 With an assessed low landscape sensitivity to this form of development, set against a small magnitude of change, it is considered that there is a negligible overall landscape character effect on the site and surrounding landscape. This is outlined in Table F in Appendix A of PER21504Ivia.

6.32 Table 1 below summarises the assessment and effects on the landscape character of the site and the surrounding landscape:

*Table 1 Summary of Landscape Character Impacts*

<b>Receptor Type</b>	<b>Overall Sensitivity</b>	<b>Magnitude of Change</b>	<b>Overall Effect</b>
Site and Surrounding Landscape	Low	Small	Negligible
LCA7 Fareham/ Stubbington Gap	High	Small	Moderate / minor
LLCA7.1a	High	Negligible	Minor
LCA 9F: Gosport and Fareham Coast Plain	Medium	Small	Minor

## **7.0 VISUAL ASSESSMENT**

- 7.1 In conjunction with the landscape character impact assessment, a visual impact assessment has been undertaken in order to assess any potential visual impact arising as a result of the proposed development.
- 7.2 All viewpoints are from publicly accessible areas and have been specifically chosen to represent certain views or users of certain views.
- 7.3 Following an initial scoping process with FBC, a total of nineteen viewpoints were selected to represent residents of Stubbington, users of Public Rights of Way (PRoW) and users of adjacent roads which surround the site. The site and its surrounding landscape were initially assessed during October 2018 and subsequently in February 2019 and June 2021. The LVIA includes nineteen photographs taken in accordance with the Landscape Institute's Advice Note on Photography and photomontage in landscape and visual impact assessment.
- 7.4 Residential receptors are considered to have a high visual sensitivity, even though in planning terms there is no right to view from a residential property. This report does not specifically assess any viewpoints from specific residential properties, but does consider residential receptors in publicly accessible locations close to residential properties. Although the ZTV indicates extensive areas of theoretical visibility within the existing settlements in the study area, due to a combination of localised topography, intervening built form and vegetation, there would be no long-distance views for visual receptors within the surrounding settlement areas.
- 7.5 Viewpoint 4 can be considered to be representative of views from the residential properties adjoining the site from the south-east and there was assessed to be a major/moderate overall visual effect. Once the mitigation planting has matured, the residual overall visual effect would be moderate.
- 7.6 Users of long-distance routes would be considered to have a high visual sensitivity in that receptors' attention is often focused on the landscape through which they are travelling. The landscape associated with long distance routes is considered an important component to their overall experience and in this instance would be the Solent and Southampton water Ramsar Sites.

7.7 Due to distance, intervening built form and vegetation, there are no opportunities along this route to have views of the site. Viewpoint 16 is representative of views from the Solent Way and there was assessed to be a negligible visual effect.

7.8 Users of Public Rights of Way are also considered to have a high visual sensitivity in that receptor's attention is often focused on the landscape through which they are travelling. Receptors often use Public Rights of Way for recreational purposes and the landscape is considered an important component to their overall experience. The following PRoW's have been assessed as follows:

- (i) Viewpoint 3, south of the site, represents a location from along PRoW. The overall visual effect for users of this location is major as the development would be easily seen through the retained woodland vegetation. Once the mitigation planting associated with the buffer along the southern boundary has matured, the residual overall visual effect would be major/ moderate.
- (ii) Viewpoint 6 is taken from a PRoW to the north of the site. The Stubbington bypass sits in the foreground of this view between the receptor and the site. Beyond this lies the line of poplar trees along Oakcroft Lane. Due to their structure and the lack of understorey planting, filtered views of the proposed development would result in a noticeable change in the existing view. Once the mitigation planting associated with the northern landscape buffer has matured, residual overall visual effect would be moderate. Once the mitigation planting associated with the bypass as matured, the residual overall visual effect would be reduced to minor.
- (iii) Viewpoint 10 has been taken from a PRoW, adjacent to western edge of Solent and Southampton Water Ramsar Site and Special Protection Area. The viewpoint 9 represents views from the same public footpath but considers receptors along Titchfield Road. Due to the interceding built form, flat topography, vegetation and with so many elements within the view, the proposed development would result in a barely perceptible

change in the existing view and would be indistinct to the observer. The residual overall visual effects for users of these locations are negligible.

- (iv) Viewpoints 11, 12, 13, 15, 17, 18 and 19 are PRowS looking towards the site from various locations within the study area. Due to topography, distance, intervening built form and vegetation, there are no opportunities along these footpaths to have views of the site.

7.9 Road users are typically less sensitive than users of Public Rights of Way or residential receptors due to the speed through which they travel through the landscape. Road users' attention may also not be focused on the landscape. The following viewpoints are representative of views from surrounding roads:

- (i) Viewpoints 1 and 5 were taken from Oakcroft Lane, along the northern boundary of the proposed development. The existing line of poplars with no understorey planting, doesn't form a strong visual barrier to views of the site. The development would result in a prominent change in the existing view and would be easily noticed by the observer. The overall visual effect for users of these locations are major/moderate. Once the mitigation planting has matured, the residual overall visual effect would be moderate.
- (ii) Viewpoint 7 has been taken from Ranvilles Lane. The viewpoint represents receptors along this rural lane. Due to distance and interceding vegetation, the proposed development would result in a barely perceptible change in the existing view and would be indistinct to the observer. The overall visual effect for users of these locations are considered negligible.
- (iii) Viewpoint 14 is taken from Titchfield Road and represents a view from the nearest SSSI, which is part of the Solent and Southampton Water Ramsar site. The vegetation foreshortens outward views and no change could be appreciated.
- (iv) Other roads within the study area were visited, as they were indicated as having potential views on the ZTV, but no change could be appreciated.

7.10 In terms of overall visual amenity, it has been concluded that visual effects are very constrained and localised given the flat topography of the area, strong vegetative network, and location of the proposed development behind existing properties and vegetative boundaries. The most affected receptors would be along the Oakcroft Lane, from Crofton Cemetery, a few locations along Marks Tey Road and the PRow no 509 due to their proximity. Outside of the immediate vicinity of the site there would generally be limited visibility of the development and any views would typically be partial or seen beyond the context of existing vegetation. The proposed development would be partially visible from PRow no 67. However, the consented bypass will create a degree of visual separation between the proposal and wider landscape to the north of the bypass. The majority of visual receptors within the 2.5km study area would experience negligible effects from the proposed development.

7.11 The conclusions of the visual assessment can be seen in the summary plan in Appendix 2, Residual Visual Assessment Summary.

## **8.0 ALLOCATION WITHIN THE LOCAL PLAN**

- 8.1 The site has been allocated for residential development within the revised FBC Local Plan 2037 as Policy HA54.
- 8.2 Policy HA54 has allocated the site for an indicative yield of 180 dwellings. The principle of introducing a large scale residential development into the site has therefore been established.
- 8.3 It has been agreed within the Planning Statement of Common Ground, paragraph 5.1, that the site is suitable, in principle, for housing, with an indicative yield of 180 dwellings.
- 8.4 It is important to note that the allocation is an indicative yield. 206 units is only a 14% increase on the indicative 180 units.
- 8.5 A planning application has been submitted which delivers 180 units within the proposed development site. As part of this planning application, a revised scheme has been prepared and has been accompanied by an updated landscape and visual impact assessment and landscape strategy.
- 8.6 The Illustrative layout for the 180 unit scheme can be seen in Appendix 3. The accompanying landscape strategy plan can be seen in Appendix 4.
- 8.7 The 180 unit scheme, as illustrated in Appendix 3 and 4, utilises the same overall built extents as the 206 unit scheme, see Appendix 1. The landscape buffers around the site boundaries remain the same for both schemes in terms of both the widths and the landscape treatments, although there is a marginal increase in width in the landscape buffer along Oakcroft Lane for the 180 unit scheme, although this remains a substantial landscape buffer in the 206 unit scheme. The general layout and arrangement of all of the primary and secondary roads and residential blocks remains the same in both schemes, which retains the same hierarchical structure to the site boundaries, with the roads on the outside of the blocks, to continue to set the lower density housing back from the boundaries. Both schemes also deliver the same key landscape features including exactly the same central open spaces and the same tree lined avenues through the site, providing the green corridors of connectivity, the

same east to west corridors through the site, frontage parking and pedestrian connectivity around the site with links to the PROW to the south and Marks Tey Road.

8.8 The evolution of the technical requirements between the two schemes has resulted in a few differences. The 180 unit scheme has a greater extents of attenuation within the southern open space, and an additional pond to the north of Oakcroft Lane. Both of these attenuation features can be accommodated as part of the landscape scheme within the 206 unit scheme without any changes required to the built form. The access road into the site connects through to Peak Lane to form a new access road in the 180 unit scheme. The 206 unit scheme can be delivered to provide the same access without impacting the layout of the 206 unit scheme or requiring the removal of any additional vegetation, that would not be required for the 180 unit scheme. A LEAP (locally equipped play area) is shown within the 180 unit scheme. This was initially proposed but later replaced for an alternative form of play provision, as part of the pre-application design process, listed in 2.9. However, the LEAP can be delivered in the same location in the 206 unit scheme if required without any impact upon the built form of the 206 unit scheme. The 206 unit scheme delivers all of the landscape requirements that are proposed as part of the 180 unit scheme.

8.9 A landscape and visual impact assessment was undertaken to assess the impacts on the 180 unit scheme and submitted as part of the planning application. The assessment for the 180 unit scheme reached the same conclusions as the 206 unit scheme for both the impact on the landscape character and the visual impact on the agreed receptors and viewpoints. The slightly reduced density of the 180 unit scheme has not affected the thresholds of the assessment and the magnitudes of change and overall impacts remain the same for both schemes. This is illustrated in Table 2 in Appendix 5.

8.10 From a landscape perspective, it has been demonstrated above and illustrated in Appendix 5, that there will be no material change in the impacts of the 206 unit appeal scheme and the 180 unit scheme. As such, if a 180 unit scheme is acceptable, and it is agreed the site is suitable, in principle, to support an

indicative yield of 180 units, then this 206 unit scheme should be considered acceptable.

## 9.0 RESPONSE TO THE REASONS FOR REFUSAL

9.1 The application was recommended for approval by officers. However, Members of the Planning Committee chose to disregard the advice of their officers and refused the planning application for 10 reasons. Two reasons relate specifically to landscape matters.

9.2 The first landscape reason for refusal is:

*'ii) the development of the site would result in an adverse visual effect on the immediate countryside setting around the site'.*

9.3 ACD Environmental Ltd undertook a Landscape and Visual Impact Assessment to assess the visual effects of the proposed development. The conclusions were that the visual effects are constrained and localised given the flat topography of the area, strong vegetative network, and location of the proposed development behind existing properties and vegetative boundaries. The receptors with the greatest change would be along the Oakcroft Lane, from Crofton Cemetery, a few locations along Marks Tey Road and the PRoW no 509 due to their proximity. Beyond the development site visibility with views typically seen within the context of existing vegetation. The proposed development would be partially visible from PRoW no 67. However, the consented bypass will create a degree of visual separation between the proposal and wider landscape to the north of the bypass. The majority of visual receptors within the study area would experience negligible effects from the proposed development.

9.4 A development of this scale would expect to have visual impacts for locations along the site boundaries or from within the site. To mitigate the visual effects on the immediate countryside i.e. the northern and western boundaries of the site, in conjunction with the Pre-Application discussions and recommendations from Officers, the Appeal Scheme has increased the landscape buffers along the northern and western boundaries to form generous landscaping belts. The existing trees along these boundaries are being retained and have space to continue to grow to maturity. Within the landscape buffers, large, native broadleaf tree planting, along with mixed native understorey and mixed native hedgerow planting, have been provided to enhance the visual barriers. The density of housing has been reduced along the northern and western site

boundaries, along with the mix of property types and styles reflecting the edge of settlement character.

9.5 As a result, it is considered by the Appellant and the Officers that the Appeal Scheme would not have an adverse visual effect on the immediate countryside setting around the site and would be compliant with policies CS14, DSP1, DSP6 and DSP40.

9.6 The second landscape reason for refusal is:

*(iii) the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces;*

9.7 The first element of the reason for refusal is the '*introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location*'.

9.8 ACD Environmental Ltd undertook a Landscape and Visual Impact Assessment to assess the impact of the proposed development on the landscape character. The conclusions were that the overall effect on landscape character was negligible. In response to the refusal of the First Application and in conjunction with the Pre-Application discussions and recommendations from Officers, the Appeal Scheme positively responded to the edge of settlement location, by increasing the landscape buffers to form generous landscape belts, introducing further native planting, including large broadleaf trees, reducing the development density and varying the house types and styles to focus on detached dwellings to the northern and western parts of the Application Site. The landscape strategy also introduced landscape character areas within the site to give the development greater identity and a greater sense of integration with the surrounding landscape. As part of this, the landscape scheme included a higher degree of native planting and native hedgerows amongst the plot landscape to the northern and western areas.

9.9 This element will also be addressed by others to look at the urban design characteristic, but as a result, it is considered by the Appellant and the Officers

that the Appeal Scheme would respond positively to and be respectful of the key landscape characteristics of the area, in this countryside, edge of settlement location.

9.10 The second element of the reason for refusal is the '*providing limited green infrastructure*'.

9.11 The Appellant considers that this objection is a hangover from the from the refusal of the First Application included essentially by error, because the point was addressed through the process of the Appeal Scheme.

9.12 The landscape strategy seeks to retain the majority of the existing trees and vegetation, with the exception of the small number proposed for removal to facilitate the single access. All of the retained trees and vegetation will fall within areas proposed as public open space to ensure the long-term sustainability of the vegetation. Public open spaces will be provided within the site and along the site boundaries and will be connected by open space, footpaths, tree lined avenues and visual corridors. The public open spaces, green links and built form are proposed on areas of former arable land that offers little ecological value. The detailed landscape scheme provides 129 new trees, 389m of mixed native hedgerow, a further 1,397m of native hedgerow in the plot landscape, 4,564msq of mixed native shrub planting, along with a significant amount of marginal, herbaceous, deciduous and wildlife friendly planting and a range of species rich wildflowers and grassland. The land to the north of Oakcroft Lane, which forms part of the Application Site, is proposed for use as biodiversity enhancement space and used to support the wider Solent waders and Brent goose network. The land would be transferred to FBC to ensure its long-term purpose as mitigation land. This would be secured through a Section 106 legal agreement. The development proposals can be considered to contribute positively to the wider green infrastructure.

9.13 The third element of the reason for refusal is the '*offering a lack of interconnected green/public spaces*'.

9.14 The Appellant considers that this objection is a hangover from the from the refusal of the First Application included essentially by error, because the point was addressed through the process of the Appeal Scheme.

9.15 In response to the refusal of the First Application and in conjunction with the Pre-Application discussions and recommendations from Officers, the Appeal Scheme delivers a generous landscape belt around the periphery of the site. This belt has a circular path, which provides both public access and connectivity. Two public open spaces have been proposed. These two spaces are connected by a strong green link, forming a 'green lung' feature. The green links between these public open spaces are achieved by a continuous public footpath alongside large landscape verges with avenue tree planting. These green links connect to the public open space along the northern site boundary, at the entrance to the site, at Oakcroft Lane, which in turn provides connectivity to the north of Stubbington. This green link also connects to the public open space along the southern boundary and to the PRow no. 509 and onto Marks Tey Road. This green link provides both pedestrian connectivity and ecological connectivity with habitat corridors. Three visual corridors have been provided from east to west through the development, providing visual connectivity through the site. These features and design process undertaken to deliver these demonstrates significant provision of green/ public spaces and a clear connectivity of these spaces.

9.16 The Appellant considers that the introduction of dwellings in this location is acceptable and the scheme responds positively to and is respectful of the key characteristics of the area, in this countryside, edge of settlement location. The Appellant also considers that the scheme provides strong green infrastructure and connectivity between the green/public spaces within the site through to the wider landscape, and is compliant with policies CS4, CS14, CS17, CS21, DSP6 and DSP40.

## **10.0 SUMMARY PROOF AND CONCLUSION**

10.1 ACD Environmental Ltd undertook a Landscape and Visual Impact Assessment in accordance with best practice guidelines, to inform and assess an initial planning application for 261 units. This scheme was refused and the developer engaged in Pre-Application discussions with FBC to prepare a new Second Application to overcome the Reasons for Refusal and provide a scheme for 206 units that was acceptable and recommended for approval to the planning committee. The scheme was refused by the planning committee.

10.2 The Appeal Site is for 206 residential dwellings with associated open space. It is appreciated that due to the change in baseline characteristics (i.e. the introduction of residential dwellings into an arable field) a change in the landscape character will be appreciated.

10.3 The development proposals can be considered to contribute positively to the landscape of the site and the surroundings and to the wider green infrastructure. The proposed development includes the retention of all of the existing boundary trees and vegetation with the exception of the small area of planting required to facilitate the single access into the site. Other valuable landscape components of the site include the views to the west across the cemetery. The layout and landscape design has evolved to incorporate these views and balance the mitigation required. The boundary vegetation has been included within the landscape buffers and incorporated into areas of public open space. The public open spaces will be connected by a combination of green spaces, footpaths, tree lined avenues and visual corridors through the site. The public open spaces, green links and built form are proposed on areas of former arable land that offers little ecological value. The introduction of a large number of native trees, shrubs and hedgerows, along with a significant amount of marginal, herbaceous, deciduous and wildlife friendly planting and a range of species rich wildflowers and grassland, will provide significant positive benefits positively contribute to the enhancement of the landscape on the local level.

10.4 The overall weighted assessment of landscape character sensitivity for the site and the surrounding landscape has been assessed as low. This has considered the quality, value, visual and character sensitivities.

- 10.5 The magnitude of landscape impacts has been assessed as small as there is likely to be minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character.
- 10.6 With an assessed low landscape sensitivity to this form of development, set against a small magnitude of change, it is considered that there is a negligible overall landscape character effect.
- 10.7 Following an initial scoping process with FBC, a total of nineteen viewpoints were selected to represent residents of Stubbington, users of Public Rights of Way (PRoW) and users of adjacent roads which surround the site.
- 10.8 In terms of overall visual amenity, it has been concluded that visual effects are constrained and localised given the flat topography of the area, strong vegetative network, and location of the proposed development behind existing properties and vegetative boundaries. The receptors that would be most affected are along the Oakcroft Lane, from Crofton Cemetery, a few locations along Marks Tey Road and the PRoW no 509 due to their close proximity. Beyond the site, generally, views would be limited and seen within the same context as the existing vegetation. The proposed development would be partially visible from PRoW no 67. However, the consented bypass will create a degree of visual separation between the proposal and wider landscape to the north of the bypass. The majority of visual receptors within the 2.5km study area would experience negligible effects from the proposed development.
- 10.9 The site does not fall within any areas of designation although the site does fall with the Stubbington to Fareham Gap. However, the site has been allocated for residential development and an indicative yield of 180 dwellings, within the revised FBC Local Plan 2037.
- 10.10 The principle of introducing a large scale residential development into the site has therefore been established through the allocation. It has also been

established within the Planning Statement of Common Ground, that the site is suitable, in principle, for housing, with an indicative yield of 180 dwellings.

10.11 An alternative planning application has also been submitted which delivers 180 units within the proposed development site. As part of this planning application, a revised scheme has been prepared and has been accompanied by an updated landscape and visual impact assessment and landscape strategy.

10.12 The 180 unit scheme utilises the same overall built extents as the 206 unit scheme. The landscape buffers around the site boundaries remain the same for both schemes in terms of both the widths and the landscape treatments, although there is a marginal increase in width in the landscape buffer along Oakcroft Lane for the 180 unit scheme, although this remains a substantial landscape buffer in the 206 unit scheme. The general layout and arrangement of all of the primary and secondary roads and residential blocks remains the same in both schemes, which retains the same hierarchical structure to the site boundaries, with the roads on the outside of the blocks, to continue to set the lower density housing back from the boundaries. Both schemes also deliver the same key landscape features including exactly the same central open spaces and the same tree lined avenues through the site, providing the green corridors of connectivity, the same east to west corridors through the site, frontage parking and pedestrian connectivity around the site with links to the PROW to the south and Marks Tey Road.

10.13 A landscape and visual impact assessment was undertaken to assess the impacts on the 180 unit scheme and submitted as part of the planning application. The assessment for the 180 unit scheme reached the same conclusions as the 206 unit scheme for both the impact on the landscape character and the visual impact on the agreed receptors and viewpoints. The slightly reduced density of the 180 unit scheme has not affected the thresholds of the assessment and the magnitudes of change and overall impacts remain the same for both schemes.

10.14 From a landscape perspective, it has been demonstrated that that there will be no material change in the impacts of the 206 unit appeal scheme and the

180 unit scheme. As such, if a 180 unit scheme is acceptable, and it is agreed the site is suitable, in principle, to support an indicative yield of 180 units, then this 206 unit scheme should be considered acceptable.

10.15 In response to the Reasons for Refusal. The first landscape Reason for Refusal is:

*'ii) the development of the site would result in an adverse visual effect on the immediate countryside setting around the site'.*

10.16 ACD Environmental Ltd have concluded that the visual effects are constrained and localised given the flat topography of the area, strong vegetative network, and location of the proposed development behind existing properties and vegetative boundaries. The receptors with the greatest potential change would be along the Oakcroft Lane, from Crofton Cemetery, a few locations along Marks Tey Road and the PRoW no 509 due to their proximity. Beyond the site generally, views would be limited and seen within the same context as the existing vegetation. The proposed development would be partially visible from PRoW no 67 to the north. However, the consented bypass will create a degree of visual separation between the proposal and wider landscape to the north of the bypass. The majority of visual receptors within the study area would experience negligible effects from the proposed development.

10.17 A development of this scale would expect to have visual impacts for locations along the site boundaries or from within the site. To mitigate the visual effects on the immediate countryside (i.e. the northern and western boundaries of the site) and in conjunction with the Pre-Application discussions and recommendations from Officers, the Appeal Scheme has increased the landscape buffers along the northern and western boundaries to form generous landscaping belts. The existing trees along these boundaries are being retained and have space to continue to grow to maturity. Within the landscape buffers, large, native broadleaf tree planting, along with mixed native understorey and mixed native hedgerow planting, have been provided to enhance the visual barriers. The density of housing has been reduced along the northern and western site boundaries, along with the mix of property types and styles reflecting the edge of settlement character.

10.18 As a result, it is considered by the Appellant and the Officers that the Appeal Scheme would not have an adverse visual effect on the immediate countryside setting around the site’.

10.19 The second landscape reason for refusal is:

*(iii) the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces;*

10.20 The first element of the reason for refusal is the ‘*introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location*’.

10.21 ACD Environmental Ltd have concluded that the overall effect on landscape character was negligible. In response to the refusal of the First Application and in conjunction with the Pre-Application discussions and recommendations from Officers, the Appeal Scheme positively responded to the edge of settlement location, by increasing the landscape buffers to form generous landscape belts, introducing further native planting, including large broadleaf trees, reducing the development density and varying the house types and styles to focus on detached dwellings to the northern and western parts of the Application Site. The landscape strategy also introduced landscape character areas within the site to give the development greater identity and a greater sense of integration with the surrounding landscape. As part of this, the landscape scheme included a higher degree of native planting and native hedgerows amongst the plot landscape to the northern and western areas.

10.22 This element will also be addressed by others to look at the urban design characteristic, but as a result, it is considered by the Appellant and the Officers that the Appeal Scheme would respond positively to and be respectful of the key landscape characteristics of the area, in this countryside, edge of settlement location.

10.23 It is considered that the second and third elements of the reason for refusal, ‘providing limited green infrastructure’ and ‘*offering a lack of*

*interconnected green/public spaces*', have been included essentially by error, because they have been addressed through the process of the Appeal Scheme.

10.24 I conclude therefore, that the site was adequately assessed and the landscape enhancement and mitigation scheme proposed is appropriate to the setting, retaining all natural features of merit and enhancing aspects of the current site and landscape character of the proposed development and is compliant with policies CS4, CS14, CS17, CS21, DSP1, DSP6 and DSP40.

10.25 I respectfully submit that landscape and visual matters are not a reason to withhold planning permission in this case.

Jon Seymour CMLI  
September 2021

## **APPENDICES**

Appendix 1a – Landscape Strategy for 206 unit Appeal Scheme – in response to Pre-Application meetings and design requests from Dominic Lyster, drawing reference: PERSC22805-09

Appendix 1b – Landscape Strategy for 206 unit Appeal Scheme – with annotations identifying how the design requests have shaped the development proposals and landscape strategy, drawing reference: PERSC22805-19

Appendix 2a – Residual Visual Assessment Summary for 206 unit Appeal Scheme

Appendix 2b – Extract of Residual Visual Assessment Summary for 206 unit Appeal Scheme

Appendix 3 – Illustrative Layout for 180 unit scheme, drawing reference: 104-P1 – Indicative Block Structure Plan

Appendix 4 – Landscape Strategy Plan for 180 unit scheme, drawing reference: PERSC23328-09A

Appendix 5 – Table 2 - Summary table for conclusions of landscape and visual impact assessments between 206 unit appeal scheme and 180 unit scheme

Appendix 6 – Block Sketch produced by FBC during pre-application meeting for Appeal scheme.

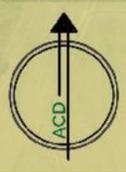
**LEGEND**

- Site boundary
- Proposed residential development
- Existing tree planting
- SUDS location
- Long distance views
- Proposed green link
- Proposed open space trees
- Proposed street trees
- Proposed feature trees

**Character Area 1**

Dwellings within the Charles Church area will include shrubs which create colour and scent. Ornamental planting will include shrub species *Cistus purpureus* 'Alan Fradd', *Lavandula angustifolia* 'Hidcote', *Pittosporum tenuifolium* 'Golf Ball' and *Nandina domestica* 'Nana Purpurea'. The shrub planting predominantly consists of evergreen ornamental amenity planting species for all year round colour, texture and visual amenity.

A trim trail will be proposed around the circular route of the site. There are two open spaces located along the central green link. The northern play area will have a more informal feel with an open lawn space, where the area found towards the centre will have a more formal enclosed character.



**Circular Route**

Towards the edges of the development, a circular route will include a flowering lawn tree species and the open space areas will have larger native species such as *Carpinus betulus* and *Tilia cordata*. The planting will create a link between the development and the surroundings.

**Green Link**

A green link is proposed through the centre of the site. An avenue of tree species will include *Ulmus* 'New Horizon', *Pyrus calleryana* 'Chanticleer' and *Acer campestre* 'Elsrijk', adding a natural vertical element to the street scene. Proposed planting will enhance this green link to become an biodiversity corridor. Certain areas of planting along the central tree belt are to be appropriate for S38.

SUDS areas to be planting with suitable wetland wildflower mix and marginal and aquatic planting to add to the visual amenity and create wildlife habitat.

**Car Parking Court**

Trees and shrubs will be planted within the car parking court to create soft elements within the hard landscape. The chosen ornamental trees will also create seasonal interest and act as focal points within the space.

Existing trees to provide visual barrier to existing dwellings.

Informal open space providing amenity value and a green corridor through the site to include wildflower meadow and planted with native species.

**Character Area 2**

Dwellings near boundaries will have a rural style with a mix of semi-native and wildlife friendly species to soften the edge of the development. These shrubs will include *Cornus sanguinea*, *Viburnum opulus* 'Compactum' and *Hypericum moserianum*.

Structural planting at the front of houses will be planted reducing the urban scale, filtering views and providing an instant impact on the street scene.

**Character Area 3**

Dwellings within this area will have mews with small neat evergreen shrub species. The planting will include *Pittosporum tenuifolium* 'Golf Ball', *Hebe franciscana* 'Blue Gem' and *Juniperus squamata* 'Blue Star'. Hedges will be *Euonymus japonica* 'Palma Blanca' which is a dense upright hedge. Shrubs and hedges will be predominantly evergreen for year round colour and visual amenity.

Trees will include *Sorbus aucuparia* 'Cardinal Royal', *Magnolia Kobus* and *Tilia cordata* 'Rancho'.

Trees will include *Malus sylvestris*, *Carpinus betulus* 'Lucas' and *Betula pendula*.

Images supplied by Google Earth Accessed 17 February 2020

# Oakcroft Lane, Stubbington Landscape Strategy Plan

scheme: Oakcroft Lane, Stubbington  
 client: Persimmon Homes  
 drawing: Landscape Strategy Plan  
 date: February 2020  
 scale: 1:1000@A1  
 drawing no: PERSC22805 09  
 drawn: PF/LS checked: JM

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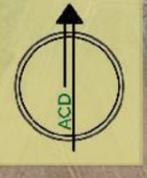
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**LEGEND**

-  Site boundary
-  Proposed residential development
-  Existing tree planting
-  SUDS location
-  Long distance views
-  Proposed green link
-  Proposed open space trees
-  Proposed street trees
-  Proposed feature trees



The public open spaces within the site to form a 'green lung' through the development. This 'green lung' was to represent a strong green link through the development, from north to south, providing connectivity through the site. From the main access from Oakcroft Lane to the north, through the areas of public open space within the site, through to the pedestrian access and public right of way to the south at Marks Tey Road. The connectivity along this green link, between the public open spaces, included dedicated wide public footpaths with landscaped verges and avenue tree planting.

A layout which reflected the landscape character of the surrounding area as an edge of settlement location, leading to a reduction of units, to spread out the built form and introduce more areas of landscape.

A wider landscape buffer to the northern boundary, leading to a further reduction in units to 206

Increase the landscape buffers to the edges of the development in size and to form a continuous route around the development, with formal and informal pathways.

Hedges to be native species

Introduce more tree planting and landscape beds amongst parking courts to enhance the visual amenity of these spaces.

Introducing further planting around the peripheral landscape buffers. Including larger native broadleaf trees and mixed native understorey and hedgerow, especially along the northern and western boundaries where the site would form a transition to the rural edge and mitigating the potential visual impacts from the countryside and strategic gap.

Meadow planting to the eastern boundary with different levels of mowing regimes to create multiple habitats including path, amenity, meadow, tussocky and scrub

A 1m wide circular route around site with a flowering lawn mix

Introducing areas of public open space within the centre of the site, to allow for useable spaces for play and recreation, as well as providing opportunity for large scale broadleaf tree planting within the site.

Utilising the east to west visual corridors to form natural divides through the development that can be characterised into three separate character areas. The different approaches character areas, as part of the landscape strategy, give the development a greater identity and a greater sense of integration with the surrounding landscape.

Provide a trim trail around the site along the circular route, as opposed to the formal play provision of a Local Equipped Area for Play (LEAP).

Enhancement of the southern area of the site with a native understorey mix

The alignment of the layout created dedicated viewing corridors through the site, from the settlement edge at the eastern boundary through to the cemetery to the west. This retains the visual connection as part of an edge of settlement location.

Image supplied by Google Earth Accessed 17 February 2020

# Oakcroft Lane, Stubbington Landscape Strategy Plan - Annotated for Appeal

scheme: Oakcroft Lane,  
Stubbington  
client: Persimmon Homes  
drawing: Landscape Strategy Plan -  
Annotated for Appeal  
date: September 2021  
scale: 1:1000@A1  
drawing no: PERSC22805 19  
drawn: PF/LS checked: JM



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Rev	Date	Details	Drawn



### LEGEND



Site boundary



Viewpoint location – negligible residual visual impact



Viewpoint location – moderate residual visual impact



Viewpoint location – major/moderate visual impact

### Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Client: Persimmon Homes

Scheme: Oakcroft Lane, Stubbington

Drawing: Visual Impact Summary

Appendix 2a

ACD Ref: PERC22805

Scale: NTS@A3

Drawn: ALK

Checked: JS





### LEGEND



Site boundary



Viewpoint location – negligible residual visual impact



Viewpoint Location – moderate residual visual impact



Viewpoint location – major/ moderate visual impact

### Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Client: Persimmon Homes

Scheme: Oakcroft Lane, Stubbington

Drawing: Visual Impact Summary - extract Appendix 2b

ACD Ref: PERC22805

Scale: NTS@A3

Drawn: ALK

Checked: JS





**KEY**

- Red Line Boundary
- Residential Development Cells
- Landscaping and Other Open Space
- Open Space and Woodland Areas
- Indicative Location for SuDS
- Amenity Space
- LEAP
- ← Vehicular Access Point
- Indicative Block Frontage

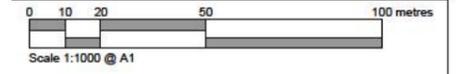
DO NOT SCALE  
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

**DESIGNER'S RISK ASSESSMENT**

Construction (Design and Management) Regulations 2015

**RESIDUAL RISKS:**

REF.	DESCRIPTION	DATE



REVISION	DATE	DESCRIPTION	CHECKED

**ARCHITECTURE | MASTERPLANNING | URBAN DESIGN**

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PROJECT CLIENT  
Oakcroft Lane, Stubbington  
Persimmon Homes

DRAWING TITLE  
Indicative Block Structure Plan

PROJECT ARCHITECT KD	PROJECT NO N81:3038	DRAWING REVISION P1
DRAWN BY AH	DRAWING NO 104	
CHECKED BY IDP	SCALE 1:1000	DRAWING STATUS <b>PLANNING</b>
DATE 12/07/2021	COPYRIGHT : IDPartnership Northern	

- LEGEND**
- Site boundary
  - Proposed residential development
  - Existing tree planting
  - Proposed location of SuDS
  - Long distance views
  - Proposed green link
  - Proposed open space trees
  - Proposed street trees
  - Proposed feature trees
  - Proposed boundary buffer planting
  - Proposed location of LEAP

**Character Area 1**

Dwellings within the development will include shrubs which create colour and scent. Ornamental planting will include shrub species *castus purpureus* 'Alan Pradd', *lavandula angustifolia* 'Hidcote', *pittosporum tenuifolium* 'Golf Ball' and *nandina domestica* 'Nana Purpurea'. The shrub planting predominantly consists of evergreen ornamental amenity planting species for all year round colour, texture and visual amenity.

**Circular Route**

Towards the edges of the development, a circular route will include a flowering lawn tree species and the open space areas will have larger native species such as *carpinus betulus* and *tilia cordata*. The planting will create a link between the development and the surroundings.



**Green Link**

A green link is proposed through the centre of the site. An avenue of tree species will include *urnus* 'New Horizon', *pyrus calleryana* 'Charicleer' and *acer campestre* 'Elsrijk', adding a natural vertical element to the street scene. Proposed planting will enhance this green link to become an biodiversity corridor. Certain areas of planting along the central tree belt are to be appropriate for S38.

Potential SuDS areas to be planting with suitable wetland wildflower mix and marginal and aquatic planting to add to the visual amenity and create wildlife habitat.

Existing trees to provide visual barrier to existing dwellings.

Informal open space providing amenity value and a green corridor through the site to include wildflower meadow and planted with native species.

**Character Area 2**

Dwellings near boundaries will have a rural style with a mix of semi-native and wildlife friendly species to soften the edge of the development. These shrubs will include *comus sanguinea*, *viburnum opulus* 'Compactum' and *hypericum moserianum*.

**Character Area 3**

Dwellings within this area will have hedges with small neat evergreen shrub species. The planting will include *pittosporum tenuifolium* 'Golf Ball', *hebe franciscana* 'Blue Gem' and *juniperus squamata* 'Blue Star'. Hedges will be *euonymus japonica* 'Paloma Blanca' which is a dense upright hedge. Shrubs and hedges will be predominantly evergreen for year round colour and visual amenity.

Trees will include *sorbus aucuparia* 'Cardinal Royal', *magnolia kobus* and *tilia cordata* 'Rancho'.

Trees will include *malus sylvestris*, *carpinus betulus* 'Lucas' and *betula pendula*.

Structural planting at the front of houses will be planted reducing the urban scale, filtering views and providing an instant impact on the street scene.

Equipped play area located close to existing settlement, the PRoW and green link through the site to provide accessibility, with natural surveillance from adjacent outward facing dwellings.

Image supplied by Google Earth Accessed 17 February 2020

# Oakcroft Lane, Stubbington Landscape Strategy Plan

scheme: Oakcroft Lane, Stubbington  
 client: Persimmon Homes  
 drawing: Landscape Strategy  
 date: Jun. 2021  
 scale: 1:1000@A1  
 drawing no: PERSC23328 09A  
 drawn: IN checked: DKM

A	08.07.21	Client Comments	ALK
Rev	Date	Details	Drawn



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## APPENDIX 5

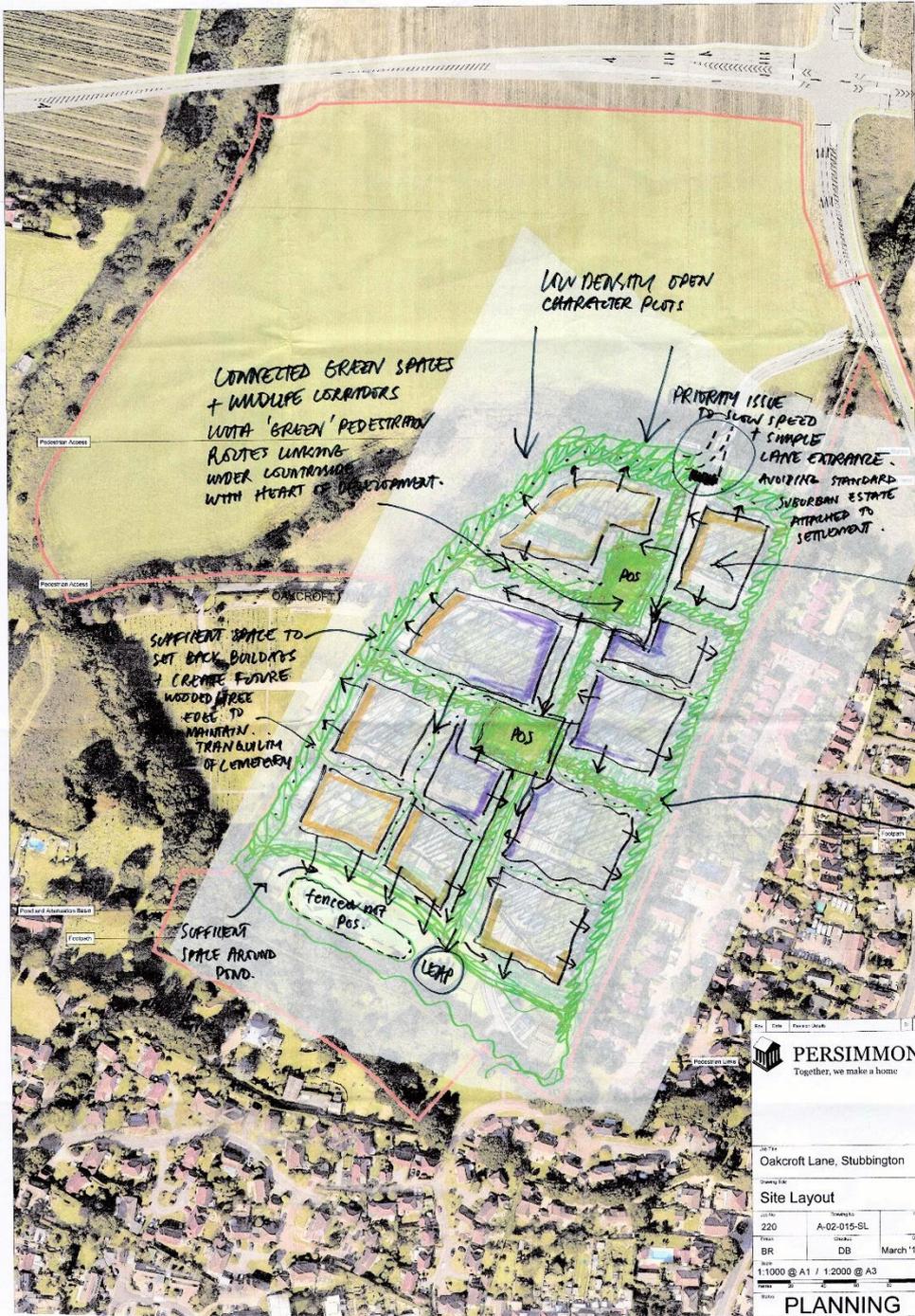
*Table 2 Summary table for conclusions of landscape and visual impact assessments between 206 unit appeal scheme and 180 unit scheme*

<b>Receptor Type</b>	<b>Overall residual effects from 206 unit scheme</b>	<b>Overall residual effects from 206 nit scheme</b>
<b><i>Landscape Character Impacts</i></b>		
Site and Surrounding Landscape	Negligible	Negligible
LCA7 Fareham/ Stubbington Gap	Moderate / minor	Moderate / minor
LCA 9F: Gosport and Fareham Coast Plain	Minor	Minor
<b><i>Landscape Visual Impacts</i></b>		
1-Oakcroft Lane	Moderate	Moderate
2-Crofton Cemetery	Moderate	Moderate
3-PRoW Path No: 509	Major/moderate	Major/moderate
4-Marks Tey Road	Moderate	Moderate
5-Oakcroft Lane	Moderate	Moderate
6-PRoW Path No: 67	Moderate	Moderate
7-Ranvilles Lane	Negligible	Negligible
8-Oakcroft Lane	Negligible	Negligible
9-PRoW Path No: 50	Negligible	Negligible
10-PRoW Path No: 50 near NNR, Ramsar Site and SPA	Negligible	Negligible
11-PRoW Path No: 68	Negligible	Negligible
12-PRoW Path No: 70	Negligible	Negligible
13-PRoW Path No: 66	Negligible	Negligible
14-Titchfield Road, Ramsar Site and SPA	Negligible	Negligible

Receptor Type	Overall residual effects from 206 unit scheme	Overall residual effects from 206 nit scheme
15-PRoW Path No: 122	Negligible	Negligible
16-PRoW Path No: 33b and Solent Way Long Distance Route near Ramsar Site, SPA, NNR	Negligible	Negligible
17-PRoW Path No: 73c	Negligible	Negligible
18-PRoW Path No: 38	Negligible	Negligible
19-PRoW No. 34 and 35	Negligible	Negligible

# APPENDIX 6

Block Sketch produced by FBC during Pre-Application meeting between Persimmon Homes South Coast and FBC, held at FBC offices on 24<sup>th</sup> January 2020



## INITIAL GENERAL ISSUES / THOUGHTS

- DEVELOPMENT APPEARS CRAMPED + SQUEEZED
- NO REAL SENSE OF PLACE → HIGHWAY CIRCULATION WITH A COLLECTION OF DISJOINT UNITS PLACED ALONG
- REAL LACK OF STRUCTURAL LONG-TERM PLANNING + LINKED GREEN SPACES WITHIN THE HEART OF DEVELOPMENT → LINKED TO THE PERIPHERY + POS
- LONG STRIPES ONLY DOMINATED BY POSSIBLE PARKING  
 ↳ IT APPEARS AS A HOUSING SITE FOCUSED ON CAR CIRCULATION + PARKING CONVENIENCE RATHER THAN A PEDESTRIAN ORIENTATED, SLOW SPEED, STREETS + SPACES "WALKABLE" ATTRACTIVE ENVIRONMENT

NB STRUCTURE CAN BE CURVILINEAR ~ SKETCH IS JUST TO SHOW IMPORTANCE OF LINKED CORRIDORS + POS FOCUSING ON PEDESTRIAN WALKABLE DEVELOPMENT.

SUFFICIENT SPACE OUTSIDE OF CANOPY FOR WINDUPE BUFFER + LINKED PATH NETWORK - OFF CARRIAGEWAY PATHS NOT FOOTWAYS

**PERSIMMON**  
 Together, we make a home

25/19/20  
 Oakcroft Lane, Stubbington

22/0  
 A-02-015-SL  
 BR DB March '19

1:1000 @ A1 / 1:2000 @ A3

**PLANNING**



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**ECOLOGICAL SURVEYS \* PROTECTED SPECIES LICENSING \* MITIGATION \* IMPACT ASSESSMENT  
ARBORICULTURAL SITE MONITORING AND SUPERVISION \* ARCHAEOLOGY  
LANDSCAPE & VISUAL IMPACT ASSESSMENT \* LANDSCAPE AUDIT \* PROJECT MANAGEMENT  
EXPERT WITNESS\* LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT**