

02 The Site



The site currently comprises two fields; the southern field with mature trees and undergrowth forming a dense buffer to the south and west and a row of Poplar trees on its northern boundary; and the field to the north of Oakcroft Lane which is more open in character and fewer landscape buffers. There is a Public Right of Way within the application site boundary (Route No. 509) that links Marks Tey Road with Crofton Cemetery and a second (Route No. 66), outside of the site, that links Marks Tey Road with Lychgate Green to west.



Historically, the land to the north of Stubbington was in agricultural use with Oakcroft Lane being established by the mid 18th Century.

Development has moved incrementally to the north of Stubbington in recent years, however, and has now encompassed the land to the south and east of the application site, with each phase taking on the characteristics of its own time.

As shown in the images and descriptions on the following pages, the residential character of the areas adjoining the site are established. In addition to the general characteristics described on the following page, it can be said that there are three distinct areas in the immediate vicinity of the site: the area surrounding Oakcroft Lane and Ranvilles Lane (**Area A**); the areas around Lychgate Green to the south west of the site and the environs of the southern end of Marks Tey Road (**Area B**) and the northern end of Marks Tey Road and Summerleigh Walk to the east (**Area C**)

The three areas neatly illustrate the phases and evolution of built development of the area around the application site and are shown and discussed in more detail.

The Site: Local Vernacular and Character

Materials

Brick is the predominate facing material in the locality, with other materials being used to accent the properties. The roofing material tends to be concrete tile in varying shades. Soffits and rainwater goods are generally UPVC.

Surface treatment

The internal estate roads are formed by a mix of tarmac and block paving, often indicating shared surfaces and at the terminus of estate roads. Both stone and concrete kerbs are represented on the nearby roads.

Boundary treatments

Boundary treatments in the public domain are few, with occasional walls of matching materials to the dwellings areas along Marks Tey Road. Front garden areas, where provided, are predominantly open with low planting and hedges delineating boundaries.



Plot sizes

Dwelling all have rear gardens but in a variety of shapes and sizes. In many instances gardens are around 10m in depth and gardens may extend around the sides of plots. The dwellings along the southern section of Marks Tey Road have larger gardens.

Window detail

Windows in the immediate area comprise dark brown, double glazing or white UPVC. Some dwellings incorporate headers of contrasting brick and many have bay windows and flat roof porch detailing.

Plot frontages and parking

The adjacent estates are open in character with few enclosing structures. There are a number of properties that front directly onto the footway along Summerleigh Walk and many that have frontage parking. Car parking is on plot in almost every instance.

02 Area A - Oakcroft Lane & Ranvilles Lane

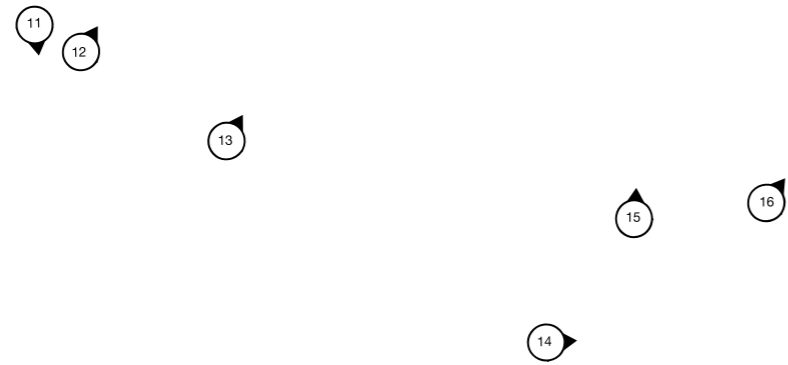
As demonstrated in the accompanying Landscape and Visual Impact Assessment, this area retains much of its agricultural character with the land boundaries being formed of hedges or, as in the case of the land to the south of Oakcroft Lane, tall trees.

Crofton Cemetery and the large dwellings accessed from Ranvilles Lane extend up to the eastern site boundary.



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Area B - Lychgate Green & Southern end of Marks Tey Road



The southern and south eastern corner of the application site is adjacent to Marks Tey Road.

This road was developed in the 1980's and comprises a planned estate containing detached, two storey houses with the stylistic characteristics of that period. The buildings are predominantly constructed of brick with a variety of additional materials, including flint and hanging tile features. The majority of properties have hipped/half hipped roofs finished in tile. There are occasional bungalows, again of brick construction under hipped roofs.

The southern section of Marks Tey Road is separated from the application site by substantial trees.



02 Area C - Northern end of Marks Tey Road

The areas directly to the east of the application site were developed in more recent years. The residential density in this area is higher than along the southern end of Marks Tey Road.

There is a mixture of detached, semi-detached and terraced housing with simpler architectural detailing. The properties are constructed of brick under plain concrete tile roofs.

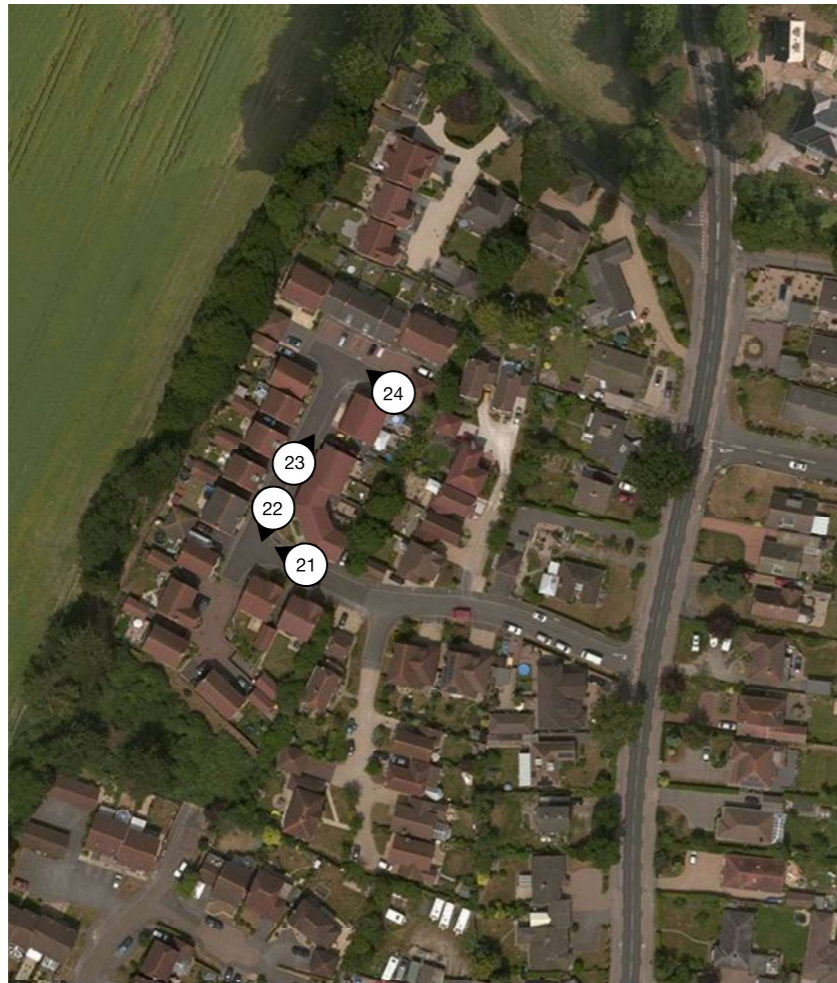
As shown on the following images, Summerleigh Walk is again at a greater density with notable areas of well used frontage parking,

In terms of the dwellings, there are occasional rendered features and use of tan brick. Some properties have accommodation within the roof space and there are examples of flat roofed front dormer windows.



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Area C - Summerleigh Walk



The site has been subject to a detailed Landscape Visual Impact Assessment (LVIA).

The main findings of the LVIA were:

- Total of four of the sixteen viewpoints with significant visual effects. These viewpoints are located in close proximity to the site where topography and vegetation provide limited screening to views into the site.
- Following mitigation measures, vegetation growth and weathering, significant visual impacts would remain from one of the sixteen viewpoints. For the remaining receptors the views of the development will remain largely unchanged or have only glimpsed views at such a distance that it would be difficult for the casual viewer.
- The development of the site would form a defined edge to the existing Stubbington settlement to the south.
- Development of the southern field solely would respond to the gap designation where existing field boundary vegetation would provide filtering or restriction to views.

OAKCROFT LANE, STUBBINGTON

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

ACD ENVIRONMENTAL
Ecology
Archaeology
Arboriculture
Landscape Architecture

Panoramic View (Distance 0.25km looking south)
This is a view from the Public Right of Way to the north of the application site. The view is looking south towards northern half of the application site. This is an open view across arable field with mature field boundary and Oakcroft Lane vegetation forming the background. The view shows manmade objects including commercial greenhouse structures and telegraph poles which are partially visible within the centre left of the view. Existing residential dwellings are visible to the far right of the view. This is an open view to the northern half of the proposed development site where open space will be located. Proposed new built elements will be located within the southern part of the development site. Views to this part of site will be partly obstructed by Oakcroft Lane and its associated field boundary vegetation. However, the future Stubbington Bypass (its green infrastructure located within the short distance to the view will screen most of available views to the proposed development site. Introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character. The development would result in a noticeable change in the existing view and may be readily noticed by the observer or receptor.

Viewpoint 2: View from Public Right of Way to the south-west of application site.

Viewpoint	Description	Predicted change	Magnitude of Change	Type of Change
Vp2	Panoramic View (Distance 0.05km looking north) This is a partially screened view to the southern part of application site where attenuation basin will be located. The view is through the woodland boundary vegetation located within the south-western edge of the application site. The public footpath is visible to the far right and far left of the view.	New housing will be easily seen through the retained woodland vegetation within the short distance to the view.	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	The development would result in a prominent change in the existing view and may be easily noticed by the observer or receptor.

Assessment	Sensitivity	PRoW users
Magnitude	Large	High
Significance of Effect	Major - Significant	

The LVIA concludes with recommendations that:

- The scale of the development should be limited to 2.5 storey at the periphery to retain the same skyline to views from the local landscape.
- Development should also be kept back from the site boundaries to allow for boundary planting and visual barrier elements to minimise the potential impact of built form.
- Materials that form the external envelope and roof of the buildings to match the surrounding existing palette, for example, the brick and dark brown roof tiles. These colours will also have a more subtle impact on the landscape.
- A tree belt with native understorey planting should be allowed for on the northern boundary of the southern half of the application site, along Oakcroft Lane to provide additional landscape buffers for the development from the north and minimise the impact of built form.
- Buffer planting including native trees, hedges and shrubs should be planted along all the boundaries to supplement the existing landscape buffer and boundary hedging.
- Additional native buffer planting should be provided adjacent to the existing dwellings along Marks Tey Road, Summerleigh Walk and Three Ways Close to supplement the existing trees and hedging.