

OAKCROFT LANE,
STUBBINGTON

LANDSCAPE AND VISUAL IMPACT ASSESSMENT



Ecology
Archaeology
Arboriculture
Landscape Architecture



PERSIMMON

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1.0 Non-Technical Summary

- 1.1 ACD Environmental has been commissioned to undertake a Landscape and Visual Impact Assessment (LVIA) of the proposed residential development at land south of Oakcroft Lane, Stubbington on behalf of Persimmon Homes.
- 1.2 The LVIA was requested by the Fareham Borough Council and forms part of a suite of documents to support the planning application for the development proposals.
- 1.3 The proposals are for the residential development of 261 units with associated road infrastructure and a provision of open space including play areas, pond area, proposed trees, hedges and planting together with the retained vegetation.
- 1.4 The application site covers approximately 18.75ha and comprises two parcels, the proposed residential development parcel to the south of Oakcroft Lane referred to in the document as 'the site' and the parcel to the north of Oakcroft Lane, referred to in the document as 'the application site'. The northern parcel will remain as an undeveloped land to be bounded by the future Stubbington Bypass at its northern and eastern boundary.
- 1.5 In compiling this baseline information for this report, ACD have undertaken a desktop study including reviews of aerial photography, web searches, Local Planning Authority (LPA) publications, local landscape character assessments and National Character Assessment (NCA) information. ACD then undertook a field assessment which includes a photographic survey of the landscape, using photography from a number of representative viewpoints.
- 1.6 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.
- 1.7 It is bounded by the rear gardens of properties along Marks Tey Road and Summerleigh Walk to the east, open arable fields to the north, woodland area to the south and the Crofton cemetery to the east.

- 1.8 The development site is located on generally flat ground and rises very gently towards the north-eastern corner. This site consists of open arable land and 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. Access will be off Peak Lane.
- 1.9 As the Site is set back from the edge of Marks Tey Road and Summerleigh Walk behind existing residential properties and back gardens, only very limited views of the Site are available between gaps in this almost continuous built form along these roads. Residents from the properties adjacent to the Site boundary would experience more open views of the development due to their proximity. The northern boundary is formed by a line of poplars with very limited scrub layer and filtered views are available from Oakcroft Lane. Views are also available from the adjacent cemetery over the intervening field boundary hedgerow. These would be buffered to a certain extent by proposed mitigation planting.
- 1.10 The application site does not fall within the boundary of any designated landscape, but some fall within the 2.5km study area, including Southampton Water Ramsar and SPA, Titchfield Haven LNR and NNR and SSSI located to the west of the application site. There are also a number of public footpaths and Solent Way Walk long distance route, with receptors who will have a degree of focus on the landscape.
- 1.11 Field work has confirmed that due to the intervening distance, mature vegetation and the existing built environment, there would be no views of the proposed development from the Designated Areas and the Solent Way Walk.
- 1.12 Figure 3 shows the pattern of settlements and scattered buildings, with associated infrastructure including Royal Navy establishments, Public Rights of Way (PROW) and local roads, within the 2.5km study area. The significant features that also fall within the study area are the Peel Common Sewage Treatments Works , the Solar Energy Farm and the Solent Airport.

- 1.13 Although the ZTV indicates extensive areas of theoretical visibility within the existing settlements in the study area, field observation has confirmed that due to a combination of localised topography, intervening built form and vegetation, there would be very little to no visibility from visual receptors within those areas.
- 1.14 The roads that pass through the surroundings are Titchfield Road, Ranvilles Lane and Peak Lane. Field work has established that due to the intervening distance, built form and vegetation, effects on users of these routes will be minimal.
- 1.15 The future Stubbington Bypass, with its elevated position and associated vegetation, will also form an additional visual barrier to long distance views from a number of potential receptors to the north and east of the study area.
- 1.16 Site observations have also confirmed that due to a combination of intervening vegetation and built form, there would be very limited to no views of the proposed development from the network of PRow within the study area. Some views of the proposed development through the gappy boundary vegetation will be available from the PRow nr 509 that passes through the woodland in the southern area of the site and from the PRow nr 67 due to its open aspect and proximity to the Site. These would be buffered to a certain extent by proposed mitigation planting. Views from the PRow nr 67 will be further reduced once the consented Stubbington Bypass is built.
- 1.17 Following the implementation of the landscape strategy and mitigation planting, residual overall visual effects of the proposed development will remain for viewpoints along the Oakcroft Lane, Marks Tey Road, Crofton Cemetery and the PRow no 509.
- 1.18 It is considered in landscape and visual terms that the proposal would not impact negatively on the perceived coalescence between Fareham and Stubbington as described in paragraph 9.9.

2.0 Introduction, Purpose and Methodology

Introduction

- 2.1 ACD Environmental has been commissioned by Persimmon Homes to undertake a Landscape and Visual Impact Assessment (LVIA) for the proposed residential development at land south of Oakcroft Lane ('the Site') to inform planning proposals and accompany the planning application for the site.
- 2.2 This document has been updated to address consultation feedback and provide supplementary information in support of the application.
- 2.3 The development proposals are for 261 units. This is outlined in the appendices of this report and shown on **Figure 6**.
- 2.4 The site is located in Stubbington, Hampshire. An ordnance survey plan showing the site location is included in the appendices of this report and is shown on **Figure 1**.
- 2.5 The application site covers approximately 18.75 hectares and comprises two agricultural fields with boundary vegetation and a small copse to the south-west of the site. The southern field proposed for the residential development is bounded to the south by existing woodland, to the east by residential properties, and to the north by agricultural fields, including the area of land proposed for the construction of the consented Stubbington Bypass. Crofton Cemetery bounds the west of the site. The northern and southern parcels of land are bisected by Oakcroft Lane. An aerial photograph of the site is included in the appendices of this report and is shown on **Figure 2**.
- 2.6 The Multi-Agency Geographic Information for the Countryside (MAGIC) database (DEFRA, 2018) was reviewed to establish the location of statutory designated sites located within the vicinity of the site. This included a search for all internationally and nationally designated sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Wetlands of International Importance (Ramsar sites), Sites of Special Scientific Interest (SSSIs), National

Nature Reserves (NNRs) and Local Nature Reserves (LNRs) within one 2.5km of the site. See **Figure 5** for details.

- 2.7 The study area comprises the following designation areas which are all located to the south-west of the study area: Southampton Water Ramsar and SPA, Titchfield Haven LNR and NNR and SSSI. A Designations Plan is included in the appendices of this report and is shown on **Figure 5**.
- 2.8 The proposed development has considered the relevant policies of the National Planning Policy Framework (NPPF) and the Fareham Borough Local Plan including Core Strategy (part1) and Development Sites and Policies (part2). The relevant policies of which can be found within **Appendix H**.

Purpose

- 2.9 LVIA's can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.
- 2.10 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance.
- 2.11 In compiling this baseline information for this report, ACD have undertaken the following:
- A desktop study of relevant background documents, maps and databases. The desktop study included reviews of aerial photography, web searches, Local Planning Authority (LPA) publications and landscape character assessments and National Character Assessment (NCA) information;
 - A field assessment which includes a photographic survey of the landscape, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect; and

- Providing the baseline conditions with respect to landscape character and receptors visual amenity.

Methodology

- 2.12 This proposal is not subject to an Environmental Impact Assessment (EIA). However, this LVIA has been undertaken in accordance with 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA) as this document is relevant to non-EIA schemes. Reference was also made to 'An Approach to Landscape Character Assessment' (Second Edition), published by Natural England (2018).
- 2.13 Potential receptors were identified within the study area and the assessment identifies the sensitivity of receptors, the magnitude of change and the level of effect. The methodology of assessment is included within **Appendix A**.

Study Area

- 2.14 The study area was set to a radius of approximately 2.5km from the centre of the site (50°50'12.83"N, 1°12'46.88"W) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible. The 2.5km study area is shown on the designations plan is included in the appendices of this report and is shown on **Figure 5**.
- 2.15 The baseline information focused on identifying national and local landscape and other associated designation within 2.5km of the site and providing a general understanding of the site, its location within the landscape and context.

3.0 Policy

Landscape Planning Policies

3.1 Guidelines, legislation and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.

3.2 Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:

- The Countryside and Rights of Way Act 2000;
- Wildlife and Countryside Act 1981;
- Town and Country Planning Act 1990;
- Hedgerow Regulations 1997;
- Environment Act 1995;
- Countryside Act 1968; and
- The National Parks and Access to the Countryside Act 1949.

National Planning Policy

3.3 The National Planning Policy Framework (NPPF) sets out the government's requirements for the planning system in England. The original document was published in 2012 with the revised NPPF published in February 2019. A number of sections of the NPPF are relevant when taking into account development proposals and the environment.

3.4 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, which should be seen as a golden thread 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 be undertaken by the decision makers and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report and as detailed in the Planning Statement accompanying this application.

- 3.5 Paragraph 117 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.
- 3.6 Paragraph 119 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.
- 3.7 Paragraph 127 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 users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Aspects of protecting and enhancing valued landscapes are dealt with under paragraph 170 and relate to sites of biodiversity or geological value and soils.

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

3.8 Following on from this, it is notable that the proposed development site is identified in the Ecological Impact Assessment (ECOSA Ltd, 2018) as arable habitat with occasional grassland areas and ruderal vegetation which are assessed as having no more than site value. The woodland, mature trees and hedgerows are of local importance and will be retained and enhanced where possible.

3.9 The trees, woodlands and hedgerows contribute greatly to the local distinctiveness of the area providing ecological, amenity, recreational and economic value.

Local Planning Policy and guidelines

3.10 Local planning policy within Fareham Borough is provided by the adopted Core Strategy August 2011 and policies within the Fareham Borough Council Local Plan, adopted June 2015. A total of 5 policies specifically refer to landscape, countryside protection and Strategic Gap.

Policy CS4: Green Infrastructure, Biodiversity and Geological Conservation.

- Ensures protection of habitats important to the biodiversity of the Borough, including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, areas of woodland, the coast and trees.
- Outlines that 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

Policy CS14: Development Outside Settlements

- Ensures that built development on land outside the defined settlements is 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

Policy CS17: High Quality Design

- Ensures that 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.

Policy CS21: Protection and Provision of Open Space

- Outlines that 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.

- Outlines that 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. In addition to these, 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.

Policy CS22: Development in Strategic Gaps

- Ensures that 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.
- Outlines that 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.

Policy DSP6: New Residential Development Outside of the Defined Urban Settlement Boundaries

- Outlines that there will be a presumption against new residential development outside of the defined urban settlement boundaries (as identified on the Policies Map). New residential development will be permitted in instances where one or more of the following apply:
 - It has been demonstrated that there is an essential need for a rural worker to live permanently at or near his/her place of work; or
 - It involves a conversion of an existing non-residential building where;
 - a) the buildings proposed for conversion are of permanent and substantial construction and do not require major or complete reconstruction; and b) evidence has been provided to demonstrate that no other suitable alternative uses can be found and conversion would lead to an enhancement to the building's immediate setting.
 - It comprises one or two new dwellings which infill an existing and continuous built-up residential frontage, where: a) The new dwellings and plots are consistent in terms of size and character to the adjoining properties and would not harm the character of the area; and
 - It does not result in the extension of an existing frontage or the consolidation of an isolated group of dwellings; and
 - It does not involve the siting of dwellings at the rear of the new or existing dwellings.
 - It is in keeping with the character, scale and appearance of the surrounding area; and ii. It will not detract from the existing landscape; and iii. It respects views into and out of the site.

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

PUSH Green Infrastructure Strategy

- 3.11 Green Infrastructure (GI) is a network of multi-functional green spaces, green links and other green areas which link urban areas with the wider countryside. The purpose of this strategy is to set the vision and framework for the delivery of an integrated network of strategic green infrastructure across the South Hampshire sub-region.
- 3.12 It outlines a desire for new strategic GI to be embedded within new or existing development / communities rather than increasing the burden on existing GI and sensitive sites, and where new GI is proposed outside of settlements, appropriate sustainable links are created to enable communities to access GI

4.0 Baseline Information: Character

4.1 This section identifies potential receptors within the study area and provides a description of the site, study area and landscape context. Desktop and field analysis has been used to scope out sensitive receptors within the 2.5km study area.

4.2 Landscape related designations are shown in the appendices of this report and are shown on **Figure 5**.

Southampton Water Ramsar/ Special Protection Area, Titchfield Haven Local Nature Reserve/ National Nature Reserve/ Site of Special Scientific Interest

4.3 The application site does not fall within the boundary of any designated landscape, but some designations fall within the 2.5km study area.

4.4 Viewpoints 10, 14, 16 and 19 to the east of the study area, are representative of the impact on the designation sites, although there are no views of the site due to intervening built form, roadside and field vegetation.

National Trails

4.5 The Solent Way is a long-distance route which mostly follows the coast line. Viewpoint 16 represents the impact along this route. The trail passes through the southern part of study area. North of viewpoint 16, the settlements of Stubbington and Hill Head forms a dense visual barrier to views of the site.

Public Rights of Way

4.6 There are a number of Public Rights of Way (PRoW) which transect the landscape and are shown on the Ordnance Survey Plan which is included in the appendices of this report and is shown on **Figure 1**. There are PRoW's to the north (no 67), north-west (no 49) and north-east (no 68) of the site, and viewpoints 6, 11 and 15 are representative of these. Views from the east are representative of viewpoint 12 (no 70). Further south-east along the B3334, viewpoint 17 (no 73c) is representative of this. Viewpoints 9 (no 50), 10 (no 50),

18 (no 38) and 19 (no 34) reflect PRow's to the west. Viewpoints 3 (no 509) and 13 (no 66) represent PRow's to the south and within proximity to the development site.

- 4.7 Site observations have confirmed that due to combination of intervening vegetation and built form, there would be very limited to no views of the proposed development from the network of PRow within the study area. Filtered views of the proposed development through the boundary vegetation are available from the PRow no 509 that passes through the woodland in the southern area of the site and from the PRow no 67, due to its open aspect and proximity to the Site. Views from the PRow no 67 will be foreshorten once the consented Stubbington Bypass is built. This viewpoint also represents future visual receptors associated with the Bypass.

Road, Street and Lane Network in the immediate locality

- 4.8 As the Site is set back from the edge of Marks Tey Road and Summerleigh Walk and sits behind existing residential properties and back gardens, only glimpsed views of the development site will be available between gaps in built form along these roads. Residents from the properties with back gardens adjacent to the Site boundary will be likely to experience more open views of the development due to proximity. Viewpoint 4 reflects views from Marks Tey Road towards the site. This viewpoint also represents users of public open space adjacent to Marks Tey Road and people occupying properties to the immediate south of the development site where the greatest effects would be anticipated.
- 4.9 The northern boundary of the development site is formed by a line of poplars with very limited scrub layer and filtered views are available from Oakcroft Lane and viewpoints 1 and 5 are representative of this. Views are also available from the adjacent cemetery over the intervening field boundary hedgerow and viewpoint 2 is representative of this.
- 4.10 Viewpoint 7 represents people occupying individual properties, farms and workplaces along Ranvilles Lane. The vegetation along Oakcroft Lane forms a

visual barrier to the majority of views towards the proposals from this direction, but the roof lines of dwellings in the west may be visible.

Heritage Designations

- 4.11 Within the study area there is a Scheduled Monument named Fort Fareham located to the north-east behind Longfield Avenue. Viewpoint 11 is representative of the impact on this, although there are no views of the site from this viewpoint and the Fort Fareham is surrounded by woodland.
- 4.12 There are a number of Listed Buildings within the study area throughout the surrounding settlements. The listed buildings are located within other areas of built form or vegetation and as such there are no views of the site from these locations.

Landscape Character

- 4.13 A review of site and local landscape character has been undertaken as part of this report and includes a review of the National Character Assessment, Landscape Character Assessments and site assessment.

National Character Assessment

- 4.14 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.
- 4.15 The site lies within the South Coast Plain National Character Area (NCA) 126.
- 4.16 The key characteristics of this area are:
- *The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight,*

- *The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained highquality soils.*
- *In places, streams and rivers flow south from the higher land of the Downs to the sea.*
- *Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.*
- *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.*
- *There are isolated remnants of coastal heath in the west.*
- *Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.*
- *The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.*
- *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.*
- *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.*

Landscape Character Assessment

- 4.17 There are a number of Landscape Character Assessments (LCA) prepared for Fareham Borough Council. A LCA was prepared by LDA Design for the Adopted Local Plan in August 2017 which offers guidance on the sub regional level character. This is considered to replace the Fareham Landscape Assessment, undertaken in 1996.
- 4.18 The site falls within character area LC/A7 Fareham/ Stubbington Gap. The key characteristics of the LCA are listed fully within **Appendix H**.
- 4.19 The relevant landscape characteristics of area LC/A7 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 sandwiched between large-scale non-agricultural, but predominantly unbuilt, land uses.
- 4.20 Within the Hampshire County Integrated Character Assessment published in 2012, the site lies within the 9F: Gosport and Fareham Coast Plain. The key characteristics of the LCA are listed fully within **Appendix H**.

Site Assessment

- 4.21 **Figure 1:** Ordnance Survey Plan within the appendices of this report show the topographical information of the site and study area.
- 4.22 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.
- 4.23 It is bounded by the rear gardens of properties along Marks Tey Road and Summerleigh Walk Road to the east, open arable fields to the north, woodland area to the south and the Crofton cemetery to the east. Access will be off Peak Lane.
- 4.24 The development site is located on generally flat ground and rises very gently towards the north-eastern. 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.
- 4.25 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 scrub 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 largely retained as part of the proposals including mature tree lines, hedgerows and the woodland to the south-west of the site.

Image A illustrates the line of poplars along the northern boundary seen from the PRow no 67.



Image A: Northern boundary vegetation

Image B illustrates the existing access into proposed development site and the northern boundary vegetation seen from Oakcroft Lane.



Image B: Northern boundary vegetation and existing access

Image C illustrates the gappy hedgerow running adjacent to a ditch on the southern boundary.



Image C: Southern boundary vegetation

Image D illustrates the hedgerow running adjacent to the western boundary seen from the Crofton Cemetery.



Image D: Western boundary vegetation

Image E illustrates the hedgerow with mature oaks at the south-eastern corner of the proposed development site



Image E: South-eastern boundary vegetation

Local landscape characteristics

- 4.26 There is Fareham to the north, Stubbington to the south and Gosport to the east. The character is predominantly agricultural. The immediate land uses are characterised by the arable and horticultural landscape with scattered farmsteads/horticultural holdings. 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.
- 4.27 The electricity pylons and man-made elements associated with these are visible on the skyline and among rural properties within the local landscape.

5.0 Baseline Conditions: Visual

Introduction

- 5.1 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying distances, and from both public and private areas.
- 5.2 A Zone of Theoretical Visibility (ZTV) was prepared and included in the appendices of this report and is shown on **Figure 3**. Viewpoints are included within **Appendix D** of this report and locations are shown on **Figure 4**, within the report appendices.
- 5.3 This section identifies those visual receptors that have the potential to view the site, their distribution, character and sensitivity to change.
- 5.4 The original photographic study to support the application was undertaken in October 2018 and was recently re-visited during February 2019 to provide supplementary information following consultation feedback. Viewpoints at varying close distance from the site were selected to represent the typical views of the site. **Figure 4** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the overall impact upon receptors in those locations.
- 5.5 The following viewpoints in **Table 1** were selected as being representative of the potential visual issues associated with the proposed development. These also include 3 additional viewpoints, as requested by the landscape consultant LDA Design appointed by the Fareham Borough Council, during the consultation process in December 2018.

Table 1: Viewpoint Details

No.	Location	Distance (km) and direction of view	Northing	Westing	Rationale for selection
1	Oakcroft Lane	0.02km S	50°50'11.9 2"N	1°12'46.51 "W	Public road
2	Crofton Cemetery	0.08km E	50°50'6.86 "N	1°12'53.40 "W	Publicly assessable land
3	PRoW Path No: 509	0.05km N	50°50'1.09" N	1°12'51.49" W	Public footpath along the site boundary
4	Marks Tey Road	0.10km NW	50°49'58.5 1"N	1°12'46.35 "W	Adjacent residential properties, public open space
5	Oakcroft Lane	0.01km SW	50°50'10.93 "N	1°12'38.33" W	Public road
6	PRoW Path No: 67	0.25km S	50°50'25.45 "N	1°12'44.57" W	Public footpath
7	Ranvilles Lane	0.29km SE	50°50'13.6 5"N	1°13'3.87" W	Public road
8	Oakcroft Lane	0.00km N	50°50'10.49 "N	1°12'49.93" W	Public road
9	PRoW Path No: 50	0.45km E	50°50'14.0 2"N	1°13'22.72 "W	Access point to Public Footpath
10	PRoW Path No: 50 near NNR, Ramsar Site and SPA	0.65km E	50°50'8.49 "N	1°13'34.64 "W	Public footpath near Solent and Southampton Water Ramsar Site and SPA
11	PRoW Path No: 68	0.55km SW	50°50'16.5 4"N	1°12'11.89 "W	Public footpath
12	PRoW Path No: 70	0.35 NW	50°50'0.98 "N	1°12'28.35 "W	Access point to public footpath
13	PRoW Path No: 66	0.10km NE	50°50'0.20 "N	1°12'58.39 "W	Public footpath
14	Titchfield Road, Ramsar Site and SPA	0.25km E	50°50'6.03" N	1°13'14.19" W	Solent and Southampton Water Ramsar Site and SPA, public road
15	PRoW Path No: 122	0.95km SE	50°50'38.97 "N	1°13'30.62" W	Public footpath
16	PRoW Path No: 33b and Solent Way Long	2.85km NE	50°49'6.73" N	1°14'51.29" W	Public footpath

	Distance	Route	near			
	Ramsar Site, SPA, NNR					
17	PRoW Path No: 73c	1.75km	NW	50°49'16.18 "N	1°11'48.25" W	Public footpath
18	PRoW Path No: 38	2.50km	SE	50°50'39.00 "N	1°14'58.49" W	Public footpath
19	PRoW No. 34 and 35	1.65km	NE	50°49'57.82 "N	1°14'21.61" W	Public footpath

5.6 The findings of the site appraisal show that there are some views into the site from locations to the north, east, west and south. Residents from the private properties with back gardens adjacent to the western boundary are likely to experience close range views, due to proximity. Close range views are also afforded at a few locations along Marks Tey Road and the PRoW no 509 due to gaps in the existing structure of the boundary vegetation. There are also views from the Crofton Cemetery where the site appears above the existing 2m high hedgerow planting. The proposed development would be visible from PRoW no 607. However, the consented bypass will create a degree of visual separation between the proposal and the north of the bypass. There are limited to no views from locations and properties along Titchfield Road, and Ranvilles Lane, due to intervening built development and vegetation.

5.7 The visual envelope concentrates north and east of the site and along the site boundaries. Viewpoints demonstrate there is no view of the site from further south, east and west locations, and as such, there are no additional views from the Designated Areas and from the Solent Way long distance walk.

Visual Receptors

Public Rights of Way Users

- 5.8 Users of PRow, bridleway and National Trails are considered to have a high sensitivity and so the visual assessment included a comprehensive analysis on the visual effects of this user group.

Residential Properties and Users

- 5.9 Views from private residential properties, although likely to have a high sensitivity to any changes in a view, are not protected planning regulations, policies or guidance. There are adjacent residential back gardens, however set within a strong landscape buffer and the views are filtered.

Road Users

- 5.10 Road users are less sensitive than residential receptors or users of PRow due to the speed in which they experience and perceive the landscape, however road users are notable receptors. Users of Oakcroft Lane along the northern boundary and Marks Tey Road along the south-eastern corner, are the closest receptors of this type.

6.0 Proposals and Mitigation

The Proposed Development

- 6.1 The development proposals are laid out in full in The Design and Access Statement in support of this application. The site layout is shown in **Figure 6**.
- 6.2 The proposed development will comprise the following elements as described in more detail in the Design and Access Statement (DAS):
- 261 high quality homes comprising of 2.5 storey houses located at the periphery to retain the same skyline to views from the local landscape and 3 storey development to be accommodated at key locations in the centre of the site.
 - A mix of dwelling types and sizes for both affordable and market residents providing a safe and well laid out addition to the local neighbourhood
 - Provision of vehicular links with the consented bypass and vehicular/pedestrian links onto Oakcroft Lane and pedestrian links only onto public open space adjacent to Marks Tey Road, with an access to PRow no 509
 - Creation of pedestrian links only between the new development junction and the Tree Ways Close
 - Public open space within the development, the larger areas of which are located towards the southern edge of the Site adjacent to woodland, and a gateway feature near to the main Site entrance. The southern open space includes a LEAP (Local Equipped Area for Play) and pond area;
 - Retention and management of the existing hedgerows and trees contained within and on the borders the Site, with details of the management operations to be agreed as part of the detailed landscape proposals;

- Mixed native hedgerow and trees mitigation planting to the eastern, western, northern and southern edge of the development to provide a visual buffer

6.3 The heights of the proposed buildings have been carefully considered to ensure that effects are minimal on the existing landscape setting.

Landscape Mitigation

6.4 The conclusions of the Landscape and Visual Impact Assessment have influenced the illustrative sketch layout through an iterative process. The proposals therefore include a degree of mitigation already as to avoid or reduce the potential effects. These include:

- A green infrastructure network as part of the development, taking its origin from the existing landscape buffers within the site.
- The land to the north of Oakcroft Lane which forms part of the application boundary will remain free from built development and will include a NEAP area (Neighbourhood Equipped Area of Paly) to be incorporated into the scheme.
- The large area of open space along the southern boundary of the Site will include an attenuation basin and a LEAP (Local Equipped Area of Play).
- The following measures have been taken into consideration to ensure functionality of the green infrastructure within the Site:
 - Sufficiently large buffers have been provided to the existing field boundary hedgerows to retain and enhance their effectiveness as green corridors.
 - They also provide visual screening and establish an attractive setting for the proposed development.
 - Hedgerows within the Site have been retained where possible in order to create green links through the Site, which also include adjacent swales to accommodate surface water run off;
 - Areas of informal open space have been created within the boundaries which comprises of existing mature vegetation, attenuation basins within the largest area to the south, as part of the sustainable urban drainage scheme (SUDS), and proposed

wildflowers grassland with scattered tree cover. This will further enhance the visual buffers between the Site and the surrounding areas;

- Further contributions are made to the green network by providing additional tree and hedgerow planting to the NEAP area within the northern parcel
 - Tree lined streets and hedges will provide green links throughout the proposed development
 - The proposed planting will consist of native species where it is practicable, which are prevalent in the local area, to provide sustainable and dense vegetative features along all of the site boundaries
- Locating the new residential dwellings further away from boundaries to the northern and southern extents of the site
 - The scale of the development will be limited to 2.5 storey at the periphery to retain the same skyline to views from the local landscape and 3 storey at key locations within the center of the site
 - Providing a separate landscape framework around the new dwellings to enhance and strengthen the visual barriers of these properties,
 - Incorporate materials which reflect the surrounding site context, both within the soft and hard landscape design.
 - Materials that form the external envelope and roof of the proposed buildings to match the surrounding existing palette.
 - Proposed planting species should be partly reflective of those already found within the context of the site but also reflective of the surrounding landscape. A native and wildlife friendly species palette should be utilised

throughout in order to visually blend with the surrounding landscape and to create a wildlife rich environment

- Ornamental, modern cultivars will be avoided where possible, particularly in association with the open space

- 6.4 In adopting the above measures, the proposals will reduce the magnitude of potential landscape and visual effects on the identified receptors.
- 6.5 The visual assessment has been undertaken to assess the sketch site layout, as shown in **Figure 6**.
- 6.6 After a period of 10-15 years the above mitigation measures will have weathered and planting will have become established to further reduce the visual impact.

7.0 Assessment of Effects

Introduction

- 7.1 Predicted effects on receptors are assessed at operation. The assessment of landscape and visual effects considers the site in its current baseline condition and judges the type and level of effects of the proposals. The site layout is shown in **Figure 6**.
- 7.2 The landscape strategy is to provide a high-quality mixed-use development set within a site that has a strong, mature landscape framework. This includes the retention of the existing vegetation, to maintain a similar visual baseline. New planting will provide visual barriers to the new parking areas. The new access road within the site will be designed and framed to create vistas of the site upon approach. The new residential dwellings will be set within a mature landscape, supplemented with native hedge, tree and understorey, to provide additional visual enclosure. The landscape design is detailed within the Landscape Proposals which will accompany the Planning Application. The landscape design would help to visually blend the proposals into the receiving landscape and soften the look of the built form over time. The assessment of effects is outlined in **Appendix C** (character) and **Appendix D** (visual).
- 7.3 It is considered that there is the potential for effects on the following receptors:

Landscape

- Landscape elements such as the trees; and
- The landscape character of the site and the local area surrounding the site.

Visual

- Public Rights of Way in the local area;
- Roads adjacent to and surrounding the site.

- Publicly accessible area adjacent to site

7.4 The sensitivity of the visual receptors in the viewpoints are outlined in **Table G** within **Appendix A** of this report.

Effects upon the Receiving Landscape

7.5 Effects on the landscape is considered as a two stage process:

1. Effects on the character of the site, that includes the direct effects on the different elements that make up the site character;
2. The receiving landscape character, as defined in the Landscape Character Assessments; and
3. Effects on the local landscape context which includes the indirect effects on the defined landscape character that surrounds the site.

7.6 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, however there are many detracting elements. The presence of the manmade elements through the landscape introduces a detracting element which has downgraded the assessment of landscape quality from medium to low. This is defined in **Table A** in **Appendix A** of this report.

7.7 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 this report.

7.8 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 this report.

- 7.9 As defined in **Table D** the landscape visual sensitivity has been defined as **low** as the landscape has an undulating topography with vegetative and frequent built features. There is only some degree of focus on the landscape.
- 7.10 Due to the change in baseline characteristics (i.e. introduction of new dwellings into an arable land) a change in the landscape character will be appreciated.
- 7.11 The provision of stronger green infrastructure will positively contribute to the enhancement of the landscape on the local level.
- 7.12 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.
- 7.13 The magnitude of landscape impacts, as outlined in **Table E** in **Appendix A**, 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
- 7.14 Overall weighted assessment of landscape sensitivity has been assessed as **negligible**.

Visual Impacts

- 7.15 Visual impact assessment considers the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.
- 7.16 A summary of the overall residual magnitude of change at each viewpoint location is shown in **Table 2**.

Table 2: Summary and comparison of overall Residual Visual Effects

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
				Operational Stage		Residual Stage	
1	Oakcroft Lane	Public road	Medium	Large	Major/moderate	Medium	Moderate
2	Crofton Cemetery	Publicly assessable land	High	Medium	Major/moderate	Small	Moderate
3	PRoW Path No: 509	Public footpath along the site boundary	High	Large	Major	Medium	Major/moderate
4	Marks Tey Road	Adjacent residential properties, public open space	High	Medium	Major/moderate	Small	Moderate
5	Oakcroft Lane	Public road	Medium	Large	Major/moderate	Medium	Moderate
6	PRoW Path No: 67	Public footpath	High	Medium	Major/moderate	Small	Moderate
7	Ranvilles Lane	Public road	Medium	Negligible	Negligible	Negligible	Negligible
8	Oakcroft Lane	Public road	Medium	Negligible	Negligible	Negligible	Negligible
9	PRoW Path No: 50	Access point to Public Footpath	High	Very small	Minor	Negligible	Negligible

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
10	PRoW Path No: 50 near NNR, Ramsar Site and SPA	Public footpath near Solent and Southampton Water Ramsar Site and SPA	High	Negligible	Negligible	Negligible	Negligible
11	PRoW Path No: 68	Public footpath	High	Negligible	Negligible	Negligible	Negligible
12	PRoW Path No: 70	Access point to public footpath	High	Negligible	Negligible	Negligible	Negligible
13	PRoW Path No: 66	Public footpath	High	Negligible	Negligible	Negligible	Negligible
14	Titchfield Road, Ramsar Site and SPA	Solent and Southampton Water Ramsar Site and SPA, public road	Medium	Negligible	Negligible	Negligible	Negligible
15	PRoW Path No: 122	Public footpath	High	Negligible	Negligible	Negligible	Negligible
16	PRoW Path No: 33b and Solent Way Long Distance Route near Ramsar Site, SPA, NNR	Public footpath	High	Negligible	Negligible	Negligible	Negligible
17	PRoW Path No: 73c	Public footpath	High	Negligible	Negligible	Negligible	Negligible
18	PRoW Path No: 38	Public footpath	High	Negligible	Negligible	Negligible	Negligible

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
19	PRoW No. 34 and 35	Public footpath	High	Negligible	Negligible	Negligible	Negligible

Residential Receptors

- 7.17 Residential receptors are considered high, even though in planning terms there is no right to view from a residential property. This report does not specifically assess any viewpoints from residential receptors. 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.
- 7.18 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.

Users of Long-Distance Route – Solent Way

- 7.19 Users of long-distance route would be considered high 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.
- 7.20 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.

Users of Public Rights of Way and bridleway

- 7.21 Users of Public Rights of Way are also considered high 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:

- 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 has matured, the residual overall visual effect would be major/ moderate.
- Viewpoints 6 is taken from a PRow to the north of the site. Due to structure of the existing poplars along Oakcroft Lane and the lack of understorey planting, the overall visual effect for users of this location is major/moderate as the development would result in a noticeable change in the existing view. However, views from this location will be further reduced once the consented Stubbington Bypass is built. Once the mitigation planting has matured and the bypass built, the residual overall visual effect would be moderate to minor.
- Viewpoint 10 has been taken from a PRow, adjacent to western edge of Solent and Southampton Water Ramsar Site and SPA. 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 overall visual effect for users of these locations are minor to negligible.
- 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.

Road Users

7.22 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:

- Viewpoints 1 and 5 was 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.
- 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.
- 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.

7.23 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.

Summary of Landscape Character and Visual Impacts

- 7.24 The proposals are for the residential development of 261 units with associated road infrastructure and a provision of open space including play areas, drainage features, proposed trees, hedges and planting together with the retained vegetation.
- 7.25 The application site covers approximately 18.75ha and comprises two parcels, the proposed residential development parcel to the south of Oakcroft Lane and the parcel to the north of Oakcroft Lane which will remain as an undeveloped land to be bounded by the future Stubbington Bypass at its northern and eastern boundary.
- 7.26 It is bounded by the rear gardens of properties along Marks Tey Road and Summerleigh Walk Road to the east, open arable fields to the north, woodland area to the south and the Crofton cemetery to the east.
- 7.27 The development site is located on generally flat ground and rises very gently towards the north-eastern. This site consists of open arable land, but 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. Access will be off Peak Lane.
- 7.28 The existing vegetation comprises a number of hedgerows typical of an agricultural setting. The eastern hedgerow is a mature tree line containing a number of 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 scrub layer. These trees and hedgerows act as green corridors and are considered of local value for landscape and wildlife and forms part of the wider green infrastructure within this predominantly arable farmland. These features will be

largely retained as part of the proposals including mature tree lines, hedgerows and the woodland to the south-west of the site.

- 7.29 Figure 3 shows the pattern of settlements and scattered buildings, with associated infrastructure including Royal Navy establishments, Public Rights of Way (PROW) and local roads, within the 2.5km study area. The significant features that also fall within the study area are the Peel Common Sewage Treatments Works, the Solar Energy Farm and the Solent Airport.
- 7.30 The immediate land uses are characterised by the arable and horticultural landscape with scattered farmsteads/horticultural holdings. 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. The electricity pylons and man-made elements associated with this are visible on the skyline and among rural properties within the local landscape.
- 7.31 The Proposal will comprise high quality homes with a mix of dwelling types and sizes for both affordable and market residents, provision of vehicular and pedestrian links, public open space and play areas within the development, retention and management of the existing hedgerows and trees contained within and on the borders the site, and mixed native hedgerow and trees mitigation planting to the eastern, western, northern and southern edge of the development to provide a visual buffer.
- 7.32 The proposed development has been carefully designed to ensure that potential effects are minimal and the proposed mitigation measures are most successful. These include:
- A green infrastructure network as part of the development;
 - comprising extensive landscape buffers to supplement the existing field boundary hedgerows,
 - with a purpose to enhance the effectiveness as green corridors.

- with a purpose to provide visual screening and establish an attractive setting for the proposed development.
 - provision of tree and hedge lined streets to provide green links throughout the proposed development with a provision of separate landscape framework around the new dwellings to enhance and strengthen the visual barriers and add connectivity
 - the proposed buffers will consist of native species, which are prevalent in the local area, to provide sustainable and dense vegetative features and visual blending along all of the site boundaries
-
- The land to the north of Oakcroft Lane will remain free from built development and will include a NEAP area (Neighbourhood Equipped Area of Play) to be incorporated into the scheme;
 - The large area of open space along the southern boundary of the Site will include an attenuation basin and a LEAP (Local Equipped Area of Play);
 - Areas of informal open space have been created within the boundaries which comprises of existing mature vegetation, attenuation basins within the largest area to the south, as part of the sustainable urban drainage scheme (SUDS), and proposed wildflowers grassland with scattered tree cover. This will further enhance the visual buffers between the Site and the surrounding areas;
 - Further contributions are made to the green network by providing additional tree and hedgerow planting to the NEAP area within the northern parcel
 - Locating the new residential dwellings further away from boundaries to the northern and southern extents of the site

- The scale of the development will be limited to 2.5 storey at the periphery to retain the same skyline to views from the local landscape.
- Incorporate materials which reflect the surrounding site context, both within the soft and hard landscape design.
- Materials that form the external envelope and roof of the proposed buildings to match the surrounding existing palette.

7.33 The existing vegetation along the eastern development boundary and the existing vegetation associated with the woodland in the southern area of the site, provide strong visual barriers. Views of the site from Oakcroft Lane and the Crofton Cemetery are afforded, largely due to the structure of the existing vegetation which allows views through and beyond the vegetation.

8.0 Conclusions and Discussions

- 8.1 This report provides a Landscape and Visual Impact Assessment of the proposed residential development at land south of Oakcroft Lane, Stubbington to inform planning proposals and accompany the planning application for the site.
- 8.2 In compiling this baseline information for this report, ACD have undertaken a desktop study including reviews of aerial photography, web searches, Local Planning Authority (LPA) publications and landscape character assessments and National Character Assessment (NCA) information. ACD then undertook field assessments which includes a photographic survey of the landscape and using photography from a number of representative viewpoints.
- 8.3 The development site falls within the 'Strategic Gap' between Fareham and Stubbington.
- 8.4 The application site does not fall within the boundary of any designated landscape, but some fall within the 2.5km study area, including Southampton Water Ramsar and SPA, Titchfield Haven LNR and NNR and SSSI located to the west of the application site. There are also a number of public footpaths and Solent Way Walk, with receptors who will have a degree of focus on the landscape.
- 8.5 When considering the landscape quality, value, character and visual sensitivity, the overall weighted assessment of landscape sensitivity has been assessed as **low**.
- 8.6 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.

- 8.7 The overall landscape character effect is therefore assessed as **negligible**. This is outlined in **Table F** in **Appendix A** of this report.
- 8.8 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, few locations along Marks Tey Road and the PRow no 509 due to their close proximity. Outside of the immediate vicinity of the development site there would generally be very 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 607. 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.
- 8.9 Following the implementation of the landscape strategy and mitigation planting, the residual overall visual effects of the proposed development will remain for viewpoints along the Oakcroft Lane, Marks Tey Road, Crofton Cemetery and the PRow no 509.
- 8.10 It is considered in landscape and visual terms the proposal would not impact negatively on the perceived coalescence between Fareham and Stubbington as the proposed development site is located within a gap, behind the northern edge of Stubbington settlement boundary where existing built form such as the residential properties already create an almost continuous line of built environment between Titchfield Road and Peak Lane. Areas to the north of Oakcroft Lane, where the perception of separation is stronger would remain open. There is limited visibility of the proposed dwellings from the edge of Fareham and as such, it is concluded there would be no perception that the edge of Stubbington has moved.

9.0 Appendices

Appendix A – Methodology

Appendix B- Zone of Theoretical Visibility Methodology

Appendix C- Landscape Effects

Appendix D- Visual Effects

Appendix E- Glossary of Terms

Appendix F - Sources of information

Appendix G - Policy

Appendix H - Published Landscape Character Areas

Figure 1- Ordnance Survey Map

Figure 2- Aerial Photography

Figure 3- Zone of Theoretical Visibility

Figure 4- Viewpoint Locations

Figure 5- Statutory Designation Plan

Figure 6- Site Layout

Appendix A- Methodology

Quality

- 9.1 Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional and ecological perspectives, together with the state of repair of its constituent features or elements (e.g. hedgerows, woodlands, field pattern etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table.

Table A. Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Value

9.2 The value attributed to an area of landscape reflects communal perception at a local, regional, national or, occasionally, international scale. It is informed by a number of factors including scenic beauty, wildness, tranquillity and particular cultural associations. Cultural associations may be widely held at a national scale or more local in nature. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes, perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable landscape as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

Table B. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g. National Parks
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas, such as Areas of Outstanding Natural Beauty (AONB). Such areas may also relate to the setting of internationally or nationally statutory designated areas, e.g. National Parks.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Character sensitivity

9.3 Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, taking into account its key characteristics, landscape elements, composition and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers particular experiences such as remoteness or tranquillity. The criteria used to determine the sensitivity of landscape character are set out in the following table.

Table C. Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	<p>Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition.</p> <p>Scale and Enclosure: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered.</p> <p>Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors</p> <p>Remoteness and Tranquillity: Sense of peace, isolation or wildness, remote and empty, no evident movement.</p>
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	<p>Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition.</p> <p>Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views.</p> <p>Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles.</p> <p>Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.</p>
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	<p>Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition.</p> <p>Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views.</p> <p>Manmade influence: Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects.</p> <p>Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.</p>

Visual Sensitivity of Landscape Areas:

- 9.4 The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.
- 9.5 The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table D. Landscape Visual Sensitivity

Landscape Sensitivity	Visual	Typical Indicators
Very High		Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High		Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium		Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low		Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low		Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

- 9.6 The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium and Low.

- 9.7 Since each criterion has a varying weight in its contribution to sensitivity the overall value is determined by professional judgement.
- 9.8 For the purposes of this assessment greater weight is attributed to Landscape Value and Landscape Character Sensitivity since these factors have greater defining criteria in the description of the landscape characterisation.

Magnitude of Change

- 9.9 Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape elements (e.g. tree planting, landform, buildings, and watercourses etc.), which would arise through introduction of the proposed scheme.

Table E: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of 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 considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	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
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

Overall Landscape Character Effect

9.10 The overall landscape character effect is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in the table below.

Table F: Overall Landscape Character Effects

Magnitude	Sensitivity			
	Very High	High	Medium	Low
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/ minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

9.11 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

Visual Receptor Sensitivity

- 9.12 The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.
- 9.13 In accordance with the GLVIA, for the purposes of the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table G: Visual Receptor sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

- 9.14 The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.
- 9.15 It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

- 9.16 The visibility of the proposals and the magnitude of their change upon a view and the resulting effect of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from a main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked in accordance with the follow table.

Table H: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, and indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Overall Visual Effect

9.17 The overall visual effects are determined by the assessment of receptor sensitivity set against the magnitude of change, as indicated by the matrix in **Table I**.

Table I: Overall Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Visual Assessment Parameters

9.18 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location takes into account the:

- Sensitivity of the views and viewers (visual receptor) affected;
- Nature, scale or magnitude and duration of the change
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

9.19 A range of fixed visual receptors was initially considered, with emphasis placed on identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.

9.20 These preliminary viewpoints locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. In addition, field investigation identified a number of other closer viewpoints.

- 9.21 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Photography and photomontage in landscape and visual impact assessment advice notes issued by the Landscape Institute (Advice note 01/11).
- 9.22 Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, taking into account the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

- 9.23 The photographic study was undertaken in October 2018 and February 2019. Viewpoints at varying close distance from the site were selected to represent the typical views of the site. ACD **figure 4** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the overall impact upon receptors in those locations.
- 9.24 The locations from which the proposed development will be visible are known as visual receptors. In accordance with the “Guidelines for Landscape & Visual Impact Assessment 3rd Edition”, for the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.
- 9.25 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.
- 9.26 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view.

Limitations of Assessment

- 9.27 The field study and photographic appraisal was undertaken during October 2018 at a time when views benefit from vegetation in leaf fall. Some of photographs were taken during February 2019 when deciduous species have completely lost their foliage and the views of the landscape has the potential for greater visibility. However, in the summer months, the existing vegetation will form stronger visual barriers. Photographs at the end of each viewpoint indicate the general outlook for receptors.
- 9.28 In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the overall impact upon receptors in those locations.
- 9.29 For the purposes of this report, the assessment has been based on development proposals illustrated in the planning application. The proposals include a series of elevations and sections for the various heights of buildings and a series of detailed development plans.

APPENDIX B – Zone of Theoretical Visibility Methodology

- 9.30 Following an initial desk based assessment of aerial photography, Ordnance Survey mapping a Zone of Theoretical Visibility (ZTV) was prepared.

Zone of Theoretical Visibility

- 9.31 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the visual barrier effects of vegetation or buildings.
- 9.32 A computer generated ZTV was established and a study area together with a number of representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.
- 9.33 The extent of study area and viewpoints were selected as being representative and having the potential to offer a degree of landscape and visual effects.

APPENDIX C- Landscape Assessment

LOCAL CHARACTER AREA

The application site covers approximately 18.75ha and comprises two parcels, the proposed residential development parcel to the south of Oakcroft Lane and the parcel to the north of Oakcroft Lane which will remain as an undeveloped.

It is bounded by the rear gardens of properties along Marks Tey Road and Summerleigh Walk Road to the east, open arable fields to the north, woodland area to the south and the Crofton cemetery to the east.

The development site is located on generally flat ground and rises very gently towards the north-eastern. This site consists of open arable land, but it is enclosed on its northern, eastern and southern boundaries and partly on the western boundary, by well-established trees, hedgerows and understory planting.

The existing vegetation comprises a number of hedgerows typical of an agricultural setting. The eastern hedgerow is a mature tree line containing a number of 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 scrub layer. These trees and hedgerows act as green corridors and are considered of local value for landscape and wildlife and forms part of the wider green infrastructure within this predominantly arable farmland.

The pattern of settlements and scattered buildings, with associated infrastructure including Royal Navy establishments, Public Rights of Way (PROW) and local roads, falls within the 2.5km study area. The significant features that also fall within the study area are the Peel Common Sewage Treatments Works, the Solar Energy Farm and the Solent Airport.

Assessed Landscape Sensitivity of Local Character Area		
Criteria	Indicator Description	Assessed Result
Quality	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident	Low
Value	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.	Low
Character sensitivity	Few Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. Noise, evident, but not dominant human activity and development, noticeable movement.	Low
Landscape visual sensitivity	Few vegetative and some built features.	Low

	Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.	
	Overall, Weighted Landscape Sensitivity.	Low

APPENDIX D- Visual Assessment

No.	Location	Distance (km) and direction of view	Northing	Westing	Rationale for selection
1	Oakcroft Lane	0.02km S	50°50'11.9 2"N	1°12'46.51 "W	Public road
2	Crofton Cemetery	0.08km E	50°50'6.86 "N	1°12'53.40 "W	Publicly assessable land
3	PRoW Path No: 509	0.05km N	50°50'1.09" N	1°12'51.49" W	Public footpath along the site boundary
4	Marks Tey Road	0.10km NW	50°49'58.5 1"N	1°12'46.35 "W	Adjacent residential properties, public open space
5	Oakcroft Lane	0.01km SW	50°50'10.93 "N	1°12'38.33" W	Public road
6	PRoW Path No: 67	0.25km S	50°50'25.45 "N	1°12'44.57" W	Public footpath
7	Ranvilles Lane	0.29km SE	50°50'13.6 5"N	1°13'3.87" W	Public road
8	Oakcroft Lane	0.00km N	50°50'10.49 "N	1°12'49.93" W	Public road
9	PRoW Path No: 50	0.45km E	50°50'14.0 2"N	1°13'22.72 "W	Access point to Public Footpath
10	PRoW Path No: 50 near NNR, Ramsar Site and SPA	0.65km E	50°50'8.49 "N	1°13'34.64 "W	Public footpath near Solent and Southampton Water Ramsar Site and SPA
11	PRoW Path No: 68	0.55km SW	50°50'16.5 4"N	1°12'11.89 "W	Public footpath
12	PRoW Path No: 70	0.35 NW	50°50'0.98 "N	1°12'28.35 "W	Access point to public footpath
13	PRoW Path No: 66	0.10km NE	50°50'0.20 "N	1°12'58.39 "W	Public footpath
14	Titchfield Road, Ramsar Site and SPA	0.25km E	50°50'6.03" N	1°13'14.19" W	Solent and Southampton Water Ramsar Site and SPA, public road
15	PRoW Path No: 122	0.95km SE	50°50'38.97 "N	1°13'30.62" W	Public footpath

16	PRoW Path No: 33b and Solent Way Long Distance Route near Ramsar Site, SPA, NNR	2.85km NE	50°49'6.73" N	1°14'51.29" W	Public footpath
17	PRoW Path No: 73c	1.75km NW	50°49'16.18 "N	1°11'48.25" W	Public footpath
18	PRoW Path No: 38	2.50km SE	50°50'39.00 "N	1°14'58.49" W	Public footpath
19	PRoW No. 34 and 35	1.65km NE	50°49'57.82 "N	1°14'21.61" W	Public footpath

Viewpoint 1: View from Oakcroft Lane



Vp1	Panoramic View	(Distance 0.02km looking south)
Baseline	This is a view from Oakcroft Lane. The view is looking south towards the proposed development site.	
Description	Oakcroft Lane divides the application site into the southern and northern parcel. The northern boundary of the southern parcel where the future development is proposed, is formed by a line of poplars with very limited scrub layer and filtered views are available from Oakcroft Lane. The view also shows road infrastructure. Existing landscape buffer along the eastern boundary forms a skyline to the view within the far centre.	
Predicted change	The proposed development, including new residential buildings and vehicular access would form a new and immediately recognisable feature within the view and would obstruct views towards the mature vegetation on the skyline. The view would alter from an agricultural field to a suburban form.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of landscape that already exists in the surrounding area.	
Type of Effect	The development would result in a prominent change in the existing view and may be easily noticed by the observer or receptor.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Large
Overall Visual Effects	Major/moderate	

Viewpoint 2: *View from Crofton Cemetery*



Vp2	Panoramic View	(Distance 0.08km looking east)
Baseline	This is a view from Crofton Cemetery. The view is looking east towards the proposed development site.	
Description	The view is at a hedgerow running along the western boundary of the site which is largely scrubby and up to 2 metres in height. The view also shows tarmac service road and soil compound. The existing landscape buffer along the eastern boundary appears above the hedge and forms a skyline to the view within the far centre.	
Predicted change	The proposed development, including new residential buildings would form a new and recognisable feature within the view. The view would alter from rural in feel to a suburban form.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of landscape that already exists in the surrounding area.	
Type of Effect	The development would result in a perceptible change in the existing view and may be readily noticed by the observer or receptor.	
Assessment	Sensitivity	Cemetery users - High
	Magnitude	Medium
Overall Visual Effects	Major/moderate	

Viewpoint 3: View from Public Right of Way to the south-west of application site.



Vp3	Panoramic View	(Distance 0.05km looking north)
Baseline	This is a view from the Public Right of Way. The view is looking north towards southern half of the application site.	
Description	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.	
Predicted change	New housing will be easily seen through the retained woodland vegetation within the short distance to the view.	
Magnitude of Change	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.	
Type of Effect	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 - High
	Magnitude	Large
Overall Visual Effect		Major

Viewpoint 4: View from Marks Tey Road



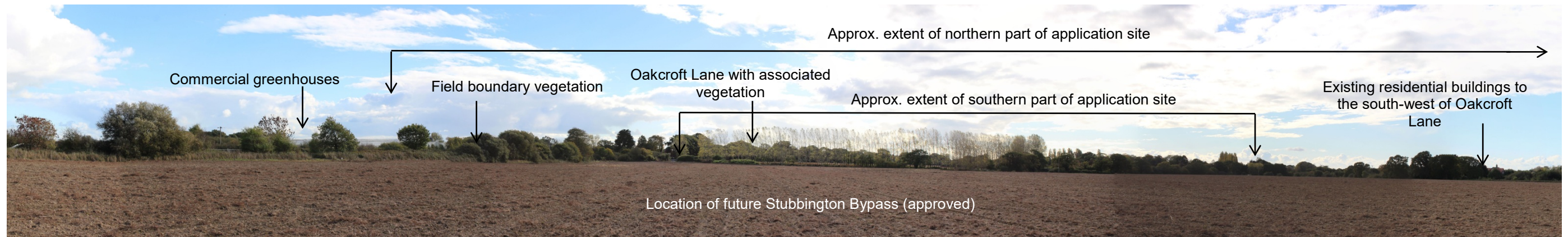
Vp4	Panoramic View	(Distance 0.10km looking north-west)
Baseline	This is a view from Marks Tey Road adjacent to the southern corner of application site. The view is looking north-west.	
Description	This is a view to the southern part of the application site where new built elements will be located. This view is from a public residential road looking through a gap within existing site boundary vegetation. There is a partially screened view to the application site through the fragmented boundary vegetation. Existing residential building is visible within the far right to the view.	
Predicted change	New housing will be clearly visible through the retained woodland vegetation within the short distance to the view.	
Magnitude of Change	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.	
Type of Effect	The development would result in a noticeable change in the existing view and may be readily noticed by the observer or receptor.	
Assessment	Sensitivity Magnitude	Occupiers of residential properties- High Medium
Overall Visual Effect		Major/moderate

Viewpoint 5: View from Oakcroft Lane



Vp5	Panoramic View	(Distance 0.01km looking south-west)
Baseline	This is a view from Oakcroft Lane. The view is looking south-west towards the southern half of application site.	
Description	Oakcroft Lane divides the application site into the southern and northern part. This view is at the entrance to the southern half of application site located to the east of Oakcroft Lane. There is a partly obscured view of the southern half of application site with road vegetation providing limited screening within the centre left and right of the view. The view shows several manmade objects including residential building, gate and tarmac road with associated infrastructure. Existing vegetation bordering the southern half of application site forms a skyline to the view within the far centre.	
Predicted change	The proposed development, including new residential buildings and vehicular access would form a new and immediately recognisable feature within the view and would obstruct views towards the mature vegetation on the skyline. The view would alter from an agricultural field to a suburban form.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of landscape that already exists in the surrounding area.	
Type of Effect	The development would result in a prominent change in the existing view and may be easily noticed by the observer or receptor.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Large
Overall Visual Effect		Major/moderate

Viewpoint 6: View from Public Right of Way to the north of the application site.



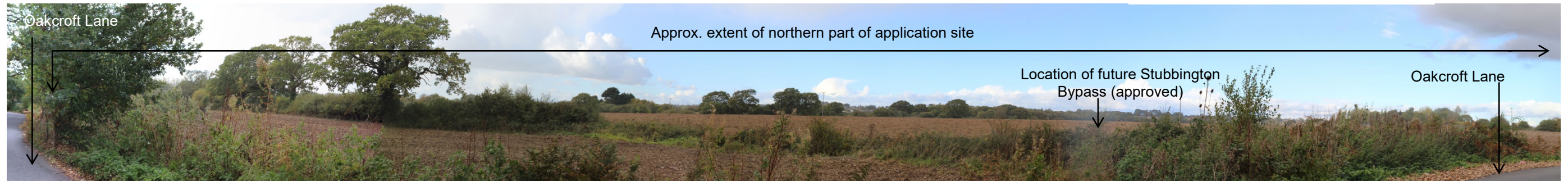
Vp6	Panoramic View	(Distance 0.25km looking south)
Baseline	This is a view from the Public Right of Way to the north of the application site. The view is looking south towards northern half of the application site.	
Description	This is an open view across arable field with mature field boundary and Oakcroft 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.	
Predicted change	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 and its green infrastructure located within the short distance to the view will screen most of available views to the proposed development site.	
Magnitude of Change	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.	
Type of Effect	The development would result in a noticeable change in the existing view and may be readily noticed by the observer or receptor.	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Medium
Overall Visual Effect		Major/moderate

Viewpoint 7: View from Ranvilles Lane



Vp7	Panoramic View	(Distance 0.29km looking south-east)
Baseline	This is a view from Ranvilles Lane. The view is looking south-east.	
Description	This is a south-eastwards view from an access point to RSPCA towards western boundary of the development site. The view shows few manmade objects including tarmac road and agricultural fencing within the foreground to the view. The existing vegetation visible within the backdrop creates a visual barrier with few glimpses to the wider landscape.	
Predicted change	The rooftops of the proposed buildings could be discernible above intervening vegetation within the far distance to the view.	
Magnitude of Change	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.	
Type of Effect	Only a small part of the development would be discernible and at such a distance that no change to the existing view can be appreciated.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 8: View from public road



Vp8	Panoramic View	(Distance 0.00km looking north)
Baseline	This is a view from Oakcroft Lane. The view is looking north towards the northern half of the application site.	
Description	This is a view to the northern part of the application site which is going to remain undeveloped. This is a partially obscured view through the fragmented boundary vegetation visible within the middle and short distance to the view. The view shows several manmade objects including electricity poles with overhead cables and existing buildings partially visible within the far centre of the view. Existing vegetation also forms a skyline to the view.	
Predicted change	There will be no new feature within this parcel of the site application boundary.	
Magnitude of Change	The introduction of the proposed development would be comparable to the type of landscape that already exists in the surrounding area.	
Type of Effect	The development would result in no change in the existing view.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 9: View from access point to Public Right of Way



Vp9	Panoramic View (Distance 0.45km looking east)	
Baseline	This is a view from access point to Public Right of Way adjacent to the western edge of Solent and Southampton Water Ramsar Site and SPA. The view is looking east.	
Description	This is an eastwards view from an access point to the Public Right of Way towards western boundary of the application site. The view shows few manmade objects including tarmac road and agricultural fencing within the foreground to the view. Existing residential building is also visible to the centre right of the view. The existing vegetation visible within the backdrop creates a visual barrier with few glimpses to the wider landscape.	
Predicted change	The rooftops of the proposed buildings could be barely discernible above intervening vegetation within the far distance to the view.	
Magnitude of Change	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.	
Type of Effect	The development would result in a barely perceptible change in the existing view and would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor.	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Very small
Overall Visual Effect		Minor

Viewpoint 10: View from Public Right of Way



Vp10	Panoramic View	(Distance 0.65km looking east)
Baseline	This is a view from Public Right of Way adjacent to western edge of Solent and Southampton Water Ramsar Site and SPA. The view is looking east.	
Description	This is an eastwards view from a Public Right of Way towards western boundary of application site with the northern settlement corner of Stubbington. The view shows several manmade objects including commercial, residential buildings and agricultural fencing. Existing vegetation forms a skyline to the view. There are also buildings punctuating the skyline.	
Predicted change	Intervening existing green infrastructure and buildings will restrict views to the proposed development site.	
Magnitude of Change	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.	
Type of Effect	The development would not be discernible within the overall view and would not be seen by an observer.	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 11: View from Public Right of Way to the north-east of the application site.



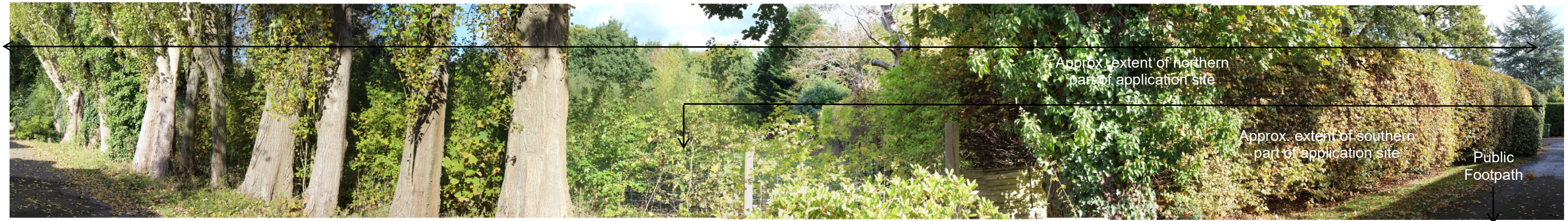
Vp11	Panoramic View	(Distance 0.55km looking south-west)
Baseline	This is a view from the Public Right of Way to the north-east of the application site. The view is looking south-west.	
Description	This is an open view across arable field with mature field boundary and Peak Lane vegetation forming the background. The view shows several manmade objects. These are commercial greenhouse structures and electricity pylons partially visible through vegetation within the centre left of the view. Electricity poles and overhead lines feature along Peak Lane. Existing residential dwellings are visible to the far left of the view. View to the northern part of application site is partially obscured by the existing vegetation. Views to the southern part of application site are obstructed by commercial greenhouse structures and field boundary vegetation.	
Predicted change	The rooftops of the proposed buildings could be discernible above intervening vegetation within the far distance to the view. However, the future Stubbington Bypass with associated green infrastructure within the short distance to the view will screen any available views to the proposed development site.	
Magnitude of Change	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.	
Type of Effect	Only a small part of the development would be discernible and at such a distance that no change to the existing view can be appreciated.	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 12: View from access point to Public Right of Way.



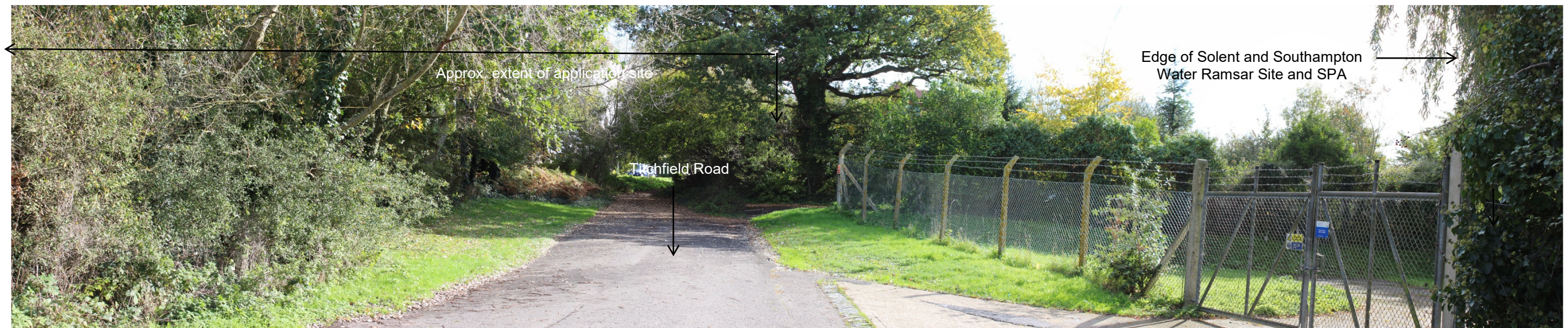
Vp12	Panoramic View	(Distance 0.35km looking north-west)
Baseline	This is a view from access point to Public Right of Way to the south-east of the application site. The view is looking north-west.	
Description	Most elements within the view are manmade. The existing housing with associated vegetation creates visual barriers to the wider landscape.	
Predicted change	From this viewpoint the development will be not be visible due to intervening existing built forms and associated vegetation.	
Magnitude of Change	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.	
Type of Effect	The development would not be discernible within the overall view and would not be seen by an observer.	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 13: View from Public Right of Way adjoining the south-western corner of application site.



Vp13	Panoramic View	(Distance 0.10km looking north-east)
Baseline	This is a view from the Public Right of Way adjoining the south-western corner of application site. The view is looking north-east.	
Description	This view is from a tarmac pathway along Lychgate Green at the northern settlement edge of Stubbington. Woodland vegetation forms a visual barrier in the short distance to the view. The manmade elements are tarmac footpath and fencing within the centre right and to the far left and right of the view	
Predicted change	From this viewpoint the development will be not be visible due to the intervening mature vegetation.	
Magnitude of Change	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.	
Type of Effect	The development would not be discernible within the overall view and would not be seen by an observer.	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 14: View from public road



Vp14	Panoramic View	(Distance 0.25km looking east)
Baseline	This is a view from Titchfield Road at the edge of Solent and Southampton Water Ramsar Site and SPA. The view is looking east.	
Description	This view is from a public road looking east through a gap within vegetation adjoining Titchfield Road. The application site is heavily screened within the view by intervening vegetation and existing housing within the northern settlement edge of Stubbington.	
Predicted change	From this viewpoint the development will be not be visible due to intervening mature vegetation and existing built forms.	
Magnitude of Change	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.	
Type of Effect	The development would not be discernible within the overall view and would not be seen by an observer.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 15: View from PRow to the far north-west of the application site.



Vp15	Panoramic View	(Distance 0.95km looking south-east)
Baseline	This is a view from PRow accessed from Titchfield Road. The view is looking north-west.	
Description	This view is from a PRow looking through a gap in the vegetation at the farm located within the middle distance and the northern edge of Stubbington settlement area forming the skyline of this partly obscured view.	
Predicted change	From this viewpoint the development will be not be visible due to intervening mature vegetation and existing built forms.	
Magnitude of Change	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.	
Type of Effect	The development would not be discernible within the overall view and would not be seen by an observer.	
Assessment	Sensitivity	PRow users- High
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 16: View from PRow and Solent Way Long Distance Route



Vp16	Panoramic View	(Distance 2.85km looking north-east)
Baseline	This is a view from the Public Right of Way and Solent Way Long Distance Route to the far south-west of the application site. The view is looking north-east.	
Description	This is an open view at the Ramsar Site, SPA and NNR designation areas. Mature vegetation forms the background across the full width of the view. Manmade objects including tarmac road and fencing are visible within the middle and short distance of the view. There are no views of the application site.	
Predicted change	From this viewpoint the development will be not be visible due to intervening mature vegetation.	
Magnitude of Change	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.	
Type of Effect	The development would not be discernible within the overall view and would not be seen by an observer.	
Assessment	Sensitivity	PRow users - High
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 17: View from Public Right of Way to the far south-east of the application site.



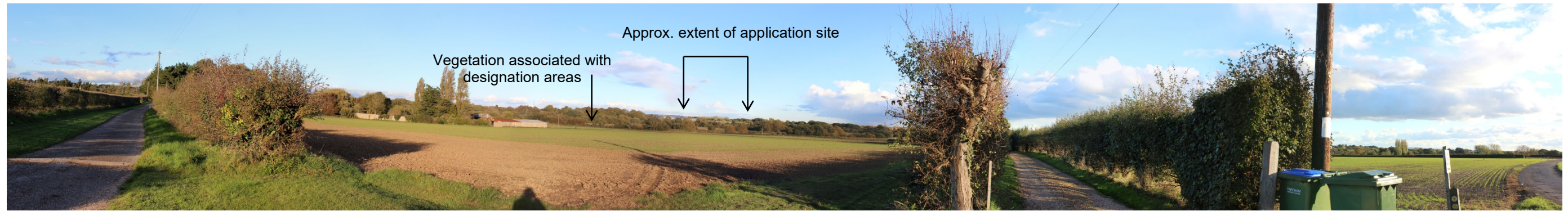
Vp17	Panoramic View	(Distance 1.75km looking north-west)
Baseline	This is a view from the Public Right of Way to the south-east of the application site. The view is looking north-west.	
Description	The application site is not visible within the view due to intervening vegetation and existing buildings.	
Predicted change	From this viewpoint the development will be not be visible due to intervening existing built forms and associated vegetation.	
Magnitude of Change	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.	
Type of Effect	The development would not be discernible within the overall view and would not be seen by an observer.	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 18: View from PRow to the far north-west of the application site.



Vp18	Panoramic View	(Distance 2.50km looking south-east)
Baseline	This is a view from PRow accessed from Brownwich Lane. The view is looking north-west.	
Description	The field boundary vegetation creates visual barriers to the wider landscape.	
Predicted change	From this viewpoint the development will be not be visible due to intervening mature vegetation.	
Magnitude of Change	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.	
Type of Effect	The development would not be discernible within the overall view and would not be seen by an observer.	
Assessment	Sensitivity	PRow users- High
	Magnitude	Negligible
Overall Visual Effect		Negligible

Viewpoint 19: View from PRow to the far west of the application site.



Vp19	Panoramic View	(Distance 1.65km looking south-west)
Baseline	This is a view from the Public Right of Way to the north-east of the application site. The view is looking south-west.	
Description	This is a partly open view across agricultural land with mature vegetation associated with field boundaries forming the background to the centre left and far right. The farm tracks are obstructing the view to the centre right and far left. The view shows several manmade objects. Views to the application site are obstructed by intervening mature vegetation and commercial buildings visible to the centre of the view.	
Predicted change	From this viewpoint the development will be not be visible due to intervening mature vegetation and buildings.	
Magnitude of Change	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.	
Type of Effect	The development would not be discernible within the overall view and would not be seen by an observer.	
Assessment	Sensitivity	PRow users - High
	Magnitude	Negligible
Overall Visual Effect		Negligible

APPENDIX E - Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
Assessment (landscape)	An umbrella term for description, classification and analysis of landscape.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
Compensation	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes cause by a development in conjunctions with other past, present or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction or creation.
Environment	Our physical surroundings including air, water and land.

Environmental appraisal	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
Environmental Impact Assessment (EIA)	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System (GIS)	Computerised database of geographical information that can easily be updated and manipulated.
Heritage	Historical or cultural associations.
Indirect impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape character type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.

Landscape effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
Landscape feature	A prominent eye-catching element, for example, wooded hilltop or church spire.
Landscape quality (or condition)	is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which makes up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.
LCA	Landscape Character Area
Magnitude	A combination of the scale, extent and duration of an effect.

Methodology	The specific approach and techniques used for a given study.
Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
NCA	National Character Assessment
Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic or feature over another.
PRoW	Public Right of Way
Quality	See Landscape quality
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of a development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; <i>genius loci</i> literally means 'spirit of the place'.
Sensitive/sensitivity	See landscape sensitivity
Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without

compromising the ability of future generations to meet their own needs.

Technique	Specific working process
Threshold	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (ie beneficial or an improvement) or negative (ie adverse or a detraction)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of theoretical visibility (ZTV)	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX F - Sources of Information

9.34 The following sources of information were obtained or consulted during the course of the assessment:

- Consultations with the client regarding the development proposals;
- Natural England published national landscape character assessment;
- Fareham Borough Council published landscape character descriptions;
- Aerial photography;
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.

APPENDIX G – Policy and guidelines

9.35 Local planning policy within Fareham Borough is provided by the adopted Core Strategy August 2011 and polices within the Fareham Borough Council Local Plan, adopted June 2015. The relevant landscape policies which have been considered during the design development and assessment of the scheme include:

Policy CS4: Green Infrastructure, Biodiversity and Geological Conservation.

- Ensures protection of habitats important to the biodiversity of the Borough, including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, areas of woodland, the coast and trees.
- Outlines that 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

Policy CS14: Development Outside Settlements

- Ensures that built development on land outside the defined settlements is 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

Policy CS17: High Quality Design

- Ensures that 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.

Policy CS21: Protection and Provision of Open Space

- Outlines that 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.
- Outlines that 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. In addition to these, 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.

Policy CS22: Development in Strategic Gaps

- Ensures that 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.

- Outlines that 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.

Policy DSP6: New Residential Development Outside of the Defined Urban Settlement Boundaries

- Outlines that there will be a presumption against new residential development outside of the defined urban settlement boundaries (as identified on the Policies Map). New residential development will be permitted in instances where one or more of the following apply:
 - It has been demonstrated that there is an essential need for a rural worker to live permanently at or near his/her place of work; or
 - It involves a conversion of an existing non-residential building where;
 - a) the buildings proposed for conversion are of permanent and substantial construction and do not require

major or complete reconstruction; and b) evidence has been provided to demonstrate that no other suitable alternative uses can be found and conversion would lead to an enhancement to the building's immediate setting.

- It comprises one or two new dwellings which infill an existing and continuous built-up residential frontage, where: a) The new dwellings and plots are consistent in terms of size and character to the adjoining properties and would not harm the character of the area; and
- It does not result in the extension of an existing frontage or the consolidation of an isolated group of dwellings; and
- It does not involve the siting of dwellings at the rear of the new or existing dwellings.
- It is in keeping with the character, scale and appearance of the surrounding area; and ii. It will not detract from the existing landscape; and iii. It respects views into and out of the site.
- Outlines that new buildings should be well-designed to respect the character of the area and, where possible, should be grouped with existing buildings.
- Ensures that 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.

-

PUSH Green Infrastructure Strategy

- 9.36 Green Infrastructure (GI) is a network of multi-functional green spaces, green links and other green areas which link urban areas with the wider countryside. The purpose of this strategy is to set the vision and framework for the delivery of an integrated network of strategic GI across the South Hampshire sub-region.
- 9.37 It outlines a desire for new strategic GI to be embedded within new or existing development / communities rather than increasing the burden on existing GI and sensitive sites, and where new GI is proposed outside of settlements, appropriate sustainable links are created to enable communities to access GI

APPENDIX H - Published National and Local Landscape Character Areas

9.38 Natural England has published a set of National Character Areas, which classifies landscape character on a national scale. It should be noted that this level of character guidance sets the broad scene for the study area. In this case, the sub regional character assessment provides the local context for understanding the landscape character of the site. However, the key characteristics for this NCA (126: South Coast Plain) that can be seen as relevant to the site would be as follows:

- The plain slopes gently southwards towards the coast.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.
- The area has significant urban development.

9.39 A Local Landscape Character Assessment was prepared by LDA Design in August 2017 for the Fareham Borough Council which offers guidance on the sub regional level character.

The site falls within the The Fareham/Stubbington Gap and comprises the major part of a strategic wedge of open landscape which separates the urban areas of Fareham to the north, Stubbington to the south and Gosport to the east. It excludes the built area of HMS Collingwood (included within an urban area) and also the corridor of the Alver Valley to the east which has a different character.

The essential characteristics of the Fareham/ Stubbington Gap are:

- Level or gently undulating landform which physically forms part of the coastal plain but which has become isolated from the coast by the development of Stubbington;
- Open, predominantly arable farmland and horticulture with a weak hedgerow structure and few trees and a relatively homogenous character;
- Some intrusion from neighbouring development of Fareham, Stubbington and HMS Collingwood around edges of area but retains overwhelmingly rural agricultural character.
- A few scattered farmsteads/horticultural holdings with a few limited north- south access routes and little or no east-west access, reinforcing the sense of a true gap between the built-up areas of Fareham and Stubbington; *f* Activity associated with airfield;
- A mosaic of small fragments of open farmland and horse-grazed pastures sandwiched between large-scale non-agricultural, but predominantly unbuilt, land uses of the Solent Enterprise Zone at HMS Daedalus airfield and the Peel Common Waste Water Treatment Works.

9.40 The site also falls within the Hampshire County Integrated Character Assessment published in 2012 and the site lies within the 9F: Gosport and Fareham Coast Plain.

9.41 The key characteristics of the LCA that can be seen as relevant to the site would be as follows:

- Low lying landscape which physically forms part of the coastal plain but is isolated from the coastline by the development.
- Predominantly light soils which are of high agricultural quality

- In the south, grassland pasture dominates while to the north there are large arable fields with no significant boundary vegetation.
- The area is strongly influenced by the adjoining urban areas of Gosport, Stubbington and Fareham, and by defence infrastructure.



LEGEND



Site boundary



Client: Persimmon Homes

Scheme: Oakcroft Lane, Stubbington

Drawing: Ordnance Survey Plan

Figure No: 1

ACD Ref: PER21504

Scale: NTS@A3

Drawn: DKM

Checked: JS





LEGEND



Site boundary



Image supplied by Google Maps
<https://maps.google.co.uk/>
Accessed 24/10/2018

Client: Persimmon Homes

Scheme: Oakcroft Lane, Stubbington

Drawing: Aerial Photograph

Figure No: 2

ACD Ref: PER21504

Scale: NTS@A3

Drawn: DKM

Checked: JS

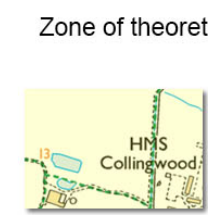




LEGEND



Site boundary



Zone of theoretical visibility
Yellow wash - Potential view



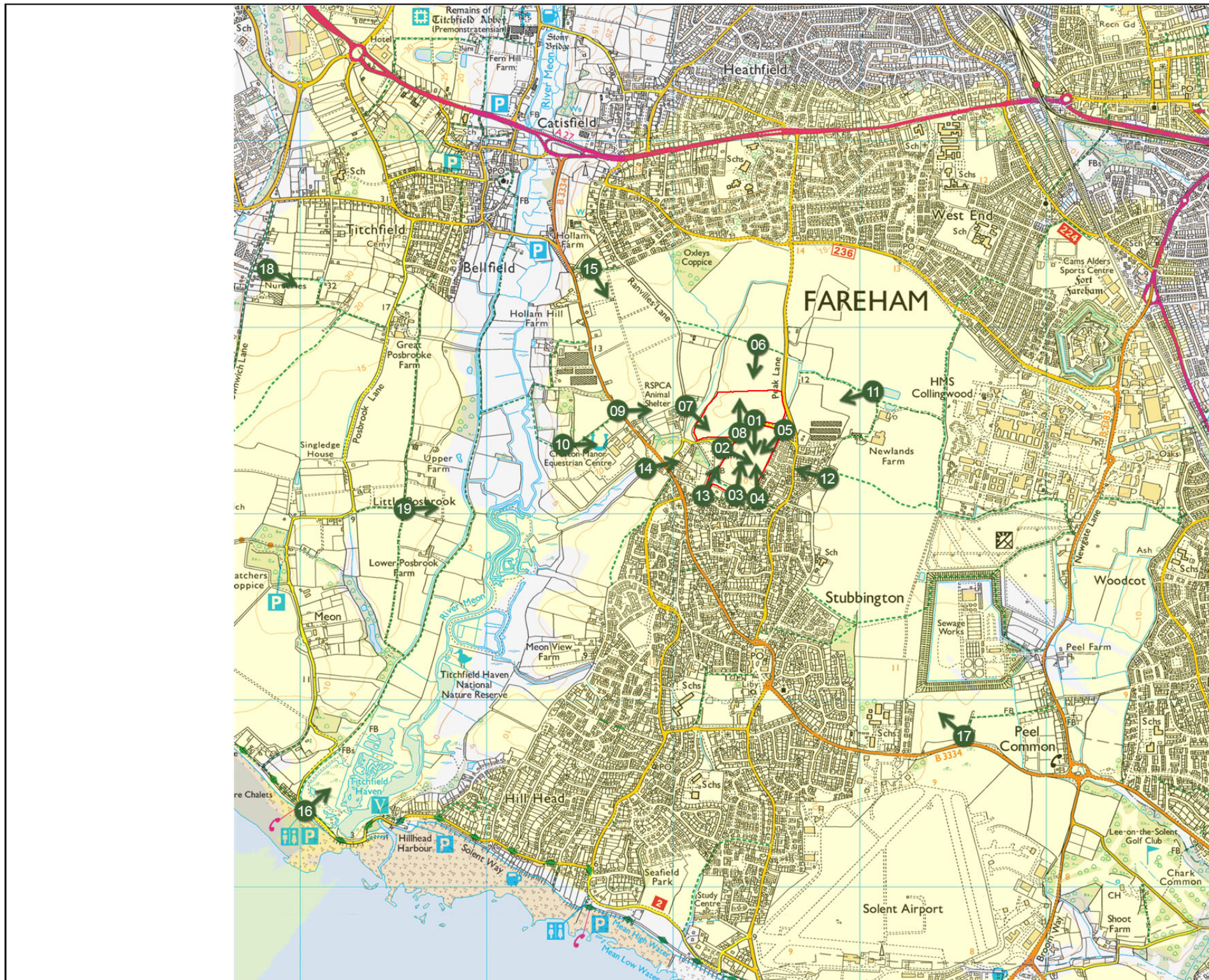
Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 6m 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: Zone of Theoretical Visibility	Figure No: 3
ACD Ref: PER21504	
Scale: NTS@A3	Drawn: DKM
	Checked: JS





LEGEND



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



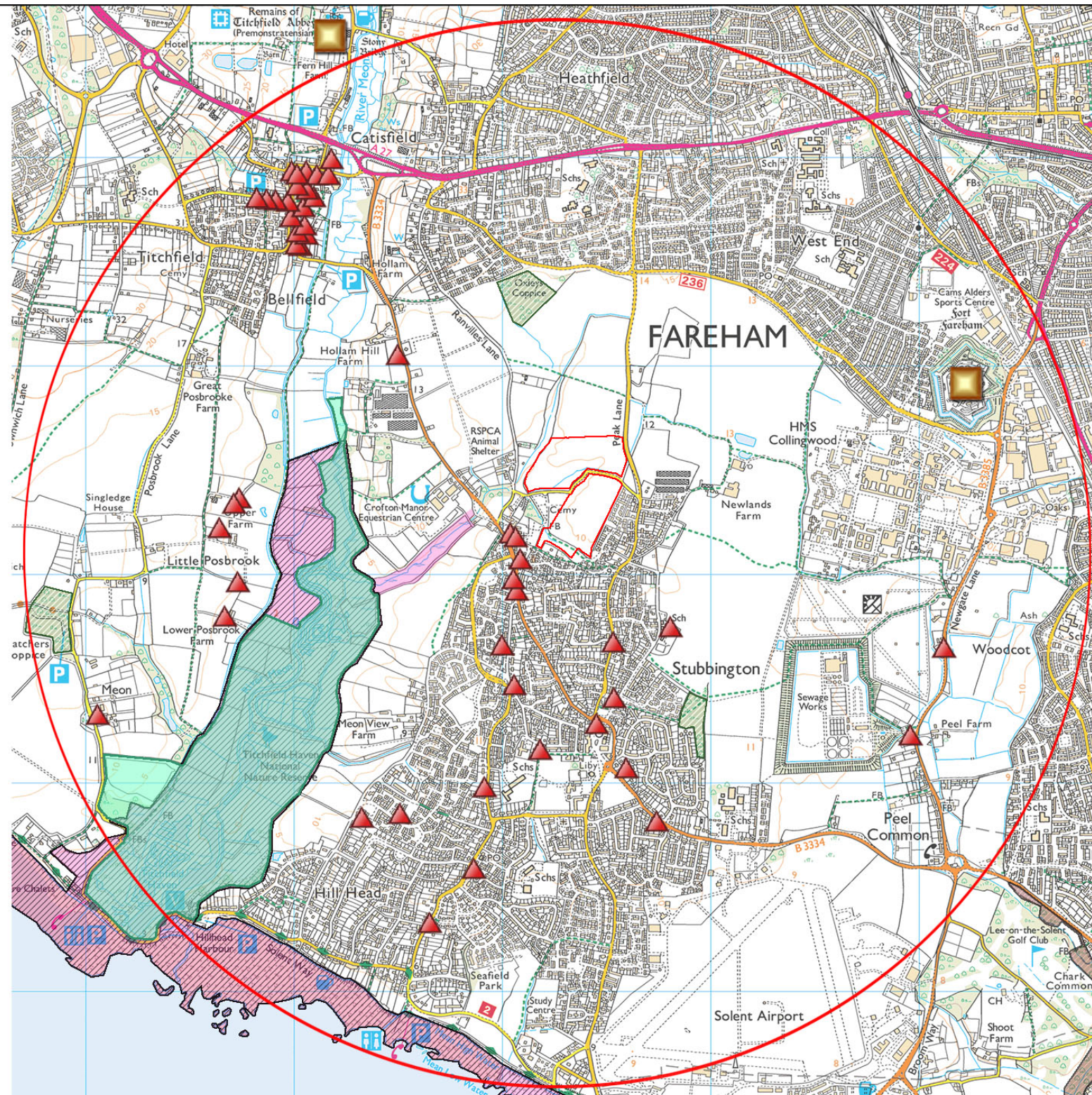
Grey wash - No potential view

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: Viewpoint Location Plan	Figure No: 4
ACD Ref: PER21504	
Scale: NTS@A3	Drawn: DKM Checked: JS





LEGEND

-  Site Boundary
-  2.5km Radius
-  Country Parks
-  Local nature reserves
-  RAMSAR areas
-  SSSI
(Sites of Special Scientific Interest)
-  Scheduled monuments
-  Listed buildings within 500m approx
of the site
-  Ancient replanted woodland
-  Long distance walking path



Not present in this area:
National forests, national nature reserves, national parks, registered parks and gardens, english heritage assets, AONB, SPA, woodland trust sites, priority habitats, registered battlefields, national trust properties, national trails, green belts, registered commonland, public open space, conservation areas

Client: Persimmon Homes		
Scheme: Oakcroft Lane, Stubbington		
Drawing: Designations Plan	Figure No: 5	
ACD Ref: PER21504		
Scale: NTS@A3	Drawn: DKM	Checked: JS





Client: Persimmon Homes		
Scheme: Oakcroft Lane, Stubbington		
Drawing: Site Proposal Plan	Figure No: 6	
ACD Ref: PER21504		
Scale: NTS@A3	Drawn: DKM	Checked: JS





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