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Landscape and Visual Proof of Evidence

Fareham Borough Council

Land East of Newgate Lane East, Fareham

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1. INTRODUCTION

Personal Details

- 1.1 My name is Ian Dudley and I work for Nicholsons Lockhart Garratt, an environmental consultancy and Landscape Institute Registered Practice with its headquarters in Oxfordshire.
- 1.2 I hold a Bachelor of Science honours degree in Forestry from Bangor University. I am a Chartered Member of the Landscape Institute, a Chartered Member of the Institute of Chartered Foresters, and a Chartered Member of the Society for the Environment.
- 1.3 I am the Principal of the Landscape division within Nicholsons Lockhart Garratt, which provides professional advice in the areas of landscape architecture, garden design, green infrastructure, natural capital and environmental planning.
- 1.4 My professional experience over the last 20 years has included land management, management planning, green infrastructure planning and assessment, landscape and visual impact assessment, landscape character assessment, landscape design and landscape planning. I currently contribute to the landscape sector at regional and national levels, sitting on panels and committees for the Landscape Institute, Natural England and Defra.
- 1.5 I am an experienced landscape witness, having acted on behalf of both public and private sector bodies for a number of years and for a range of development types including residential, leisure and industrial developments. I am familiar with the landscape in question, having been involved in two appeals relating to this part of the Alver Valley and having reviewed all relevant background information and undertaken a field survey in March 2022.

Project Involvement

- 1.6 I was originally appointed by Fareham Borough Council (the 'Council') in March 2022 to undertake an independent review of the landscape and visual implications of a planning application (LPA ref P/22/0165/OA) for up to 375 dwellings with access from Newgate Lane East that is now the subject of a non-determination Appeal, upon land to the east of Newgate Lane East, Fareham (the 'Site').
- 1.7 I submitted an initial Consultation Response (Ref. 21-2477) to the Council in April 2022 based upon desktop research and a site visit, and I contributed to the Council's Statement of Case on landscape and Strategic Gap matters.
- 1.8 Following the submission of this Appeal against the non-determination, I was instructed by the Council to prepare evidence based upon my previous findings and to present this at a Public Inquiry scheduled to open on 11th October 2022.

Recent Planning Context: The Site

- 1.9 In January 2022, an outline planning application (Ref. P/22/0165/OA) was submitted by the Appellant for up to 375 dwellings with access from Newgate Lane East on the Site, with all other matters reserved.
- 1.10 An appeal was lodged by the Appellant against the non-determination of this application on 15th June 2022, and the Council subsequently resolved on 27th June 2022 that, had members

been able to determine the application, they would have refused planning permission for the following reasons:

The development would be contrary to Policies CS2, CS4, CS5, CS6, CS14, CS16, CS17, CS18, CS20 and CS22 of the Adopted Fareham Borough Core Strategy 2011, Policies DSP6, DSP13, DSP14, DSP15 and DSP40 of the Adopted Local Plan Part 2: Development Sites and Policies 2015, and paragraphs 110 and 111 of the National Planning Policy Framework 2021 and is unacceptable in that:

- a) The provision of residential development in this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;*
- b) The application site lies outside of the defined urban settlement boundary within the open countryside. The proposed development would result in a range of significant adverse landscape and visual effects, harmful to the landscape character, appearance and function of the countryside and failing to respect or respond positively to the key characteristics of the surrounding area;*
- c) The proposed development would physically and visually reduce the separation between settlements significantly adversely affecting the integrity of the Strategic Gap;*
- d) The proposal would have likely adverse effects on the integrity of Habitat Sites alone and in combination with other developments due to additional nutrients entering the water environment of The Solent and the absence of appropriate and appropriately secured mitigation;*
- e) In the absence of appropriate and appropriately secured mitigation, the proposal would have likely adverse effects on the integrity of Habitat Sites alone and in combination with other developments due to additional recreational disturbance arising from residents of the development;*
- f) The proposal would have likely adverse effects upon the integrity of Habitat Sites and the wider Solent Waders and Brent Goose network due to the unacceptable loss of functionally linked Special Protection Area habitat. Insufficient information has been provided to demonstrate that adequate mitigation for the loss of Secondary Support Area and Low Use Areas is being provided;*
- g) The applicant has failed to provide sufficient evidence to demonstrate that the development would not result in unacceptable harm to protected species that may be present on site or affected by its development;*
- h) The proposal would result in the loss of best and most versatile agricultural land;*
- i) The applicant has failed to demonstrate the development would not result in an unacceptable impact on highway operation and safety, nor that the development can be accommodated in a manner that would not cause increased danger and inconvenience to highway users, including those travelling by sustainable modes. On this basis the proposed development would result in a severe impact on the road network;*
- j) Had it not been for the overriding reasons for refusal, the Council would have sought to secure the details of the SuDS strategy including the mechanisms for securing its long-term maintenance through an appropriate legal agreement;*

k) In the absence of a legal agreement to secure such, the proposal fails to secure on-site provision of affordable housing at a level in accordance with the requirements of the Local Plan;

l) In the absence of a legal agreement to secure provision of the open space and facilities and their associated management and maintenance, the recreational needs of residents of the proposed development would not be met;

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

n) In the absence of a legal agreement to secure such, the proposal would fail to provide a financial contribution towards education provision.

Recent Planning Context: Immediate Setting

Land west of Newgate Lane East

1.11 Applications were made in 2018 (P/18/00018/OA) and 2019 (P/19/0460/OA) for residential development upon two adjoining sites to the south-west of the Site, west of Newgate Lane East, for a total of up to 190 dwellings. These were refused by the Council and subsequently dismissed on appeal. In dismissing the appeals, Inspector Jenkins concluded (paragraph 29) with regard to the sensitivity of the landscape:

“Overall, I regard the sensitivity of the landscape resource within LLCA 8.1a to be medium/high, consistent with the Council’s Landscape and Visual Impact Assessment findings, and contrary to the low/medium findings set out in the LVIA’s.”

1.12 Inspector Jenkins went on to determine that the development in this location would result in significant harm to the landscape of the area (paragraph 32), and significant harm to the appearance of the area (paragraph 36), even taking into account the illustrative mitigation proposals.

1.13 With regard to the impacts upon the Strategic Gap, Inspector Jenkins found (paragraph 83) that the proposals would *“cause significant harm to the integrity of the Fareham-Stubbington Gap and the physical and visual separation of settlements”*.

1.14 Inspector Jenkins then went on to make the following statement:

“Furthermore, in my judgement, the impact on the integrity of the Strategic Gap would be greater than would be likely to be the case if the same scale of development were to be located to the east of Newgate Lane East, next to an existing urban settlement boundary and Peel Common were to remain a small, isolated ribbon development within the gap.”

1.15 It is important to note from this statement that Inspector Jenkins’ conclusion is predicated on two factors: firstly, that Peel Common remains a small, isolated ribbon development within the Gap, and secondly that the development is of the same scale, i.e. 190 dwellings. The view of Inspector Jenkins on the appeal scheme must therefore be that it is more harmful than what he was considering, because the scale and location of the appeal scheme, in combination with the 99 dwellings to the south, would mean that it would be impossible

for Peel Common to remain a small, isolated ribbon development within the gap. Peel Common would become part of the adjoining settlement and all sense of a Strategic Gap in this location would be lost. In relation to the second factor, the appeal development cannot be considered to be of a comparable scale, because it comprises approximately double the number of dwellings.

Land East of Newgate Lane East

- 1.16 An application was made in 2019 (P/19/1260/OA in Fareham Borough and 19/00516/OUT in Gosport Borough) for residential development of up to 99 dwellings of entirely affordable housing on the land directly to the south of the Site, and north of Brookers Lane. This was refused by both Fareham and Gosport Borough Councils, but subsequently granted outline planning permission at appeal. In considering the impacts upon the landscape, Inspector Jones commented with regard to the submitted evidence that *“while I do not entirely agree with all of FBC’s evidence on this matter, the assessment and conclusions contained in the Lockhart Garratt Statement of Evidence document produced for FBC more closely align with my own conclusions than do those of the appellant”*.
- 1.17 Inspector Jones determined (paragraph 33) that the proposals would harm the character and appearance of the area, including in terms of the Strategic Gap, and that significant weight should be attached to this harm, but that this was outweighed by a housing shortfall in the overall planning balance.
- 1.18 With regard to the effects upon the Strategic Gap, Inspector Jones commented that the modest size of the development and its location at the edge of the Gap meant that *“there would not be a significant effect on the integrity of the Gap, be it individually or cumulatively”*. In making this statement, the Inspector was not referring to any particular cumulative site, and in particular he was not referring to the scheme that is the subject of this appeal, because the submission of the planning application post-dated the Inspector’s decision by approximately six months. The Inspector was simply following the wording of Core Strategy Policy 22, which states that *“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.”*

Scope of Evidence

- 1.19 This Proof of Evidence covers matters relating to the anticipated landscape and visual impacts of the proposed residential development upon the Site and its setting, to inform the Inspector’s consideration of this appeal.
- 1.20 It will set out my independent appraisal of the Site and its landscape and visual characteristics, and the anticipated impacts of the proposed development, based upon the assessment framework within the Nicholsons Lockhart Garratt Landscape and Visual Impact Assessment Methodology presented at **Appendix 2**. This has been prepared in line with the nationally accepted guidance presented within Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute and Institute of Environmental Management & Assessment, 2013).
- 1.21 This evidence has been found to support the Council’s putative Reasons for Refusal (b) and (c) for the proposed residential development, as stated above.

1.22 The evidence which I have prepared and provide for this appeal in this Statement is true and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.

2. POLICY BACKGROUND AND DESCRIPTION OF PROPOSED DEVELOPMENT

Relevant National Planning Policy

National Planning Policy Framework (2021)

- 2.1 Paragraph 130 of the National Planning Policy Framework relates to the achievement of well-designed places, and reads as follows:

Planning policies and decisions should ensure that developments:

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

- 2.2 Paragraph 174 of the National Planning Policy Framework relates to the conservation and enhancement of the natural environment, and reads as follows:

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

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*

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

Relevant Local Planning Policy

Adopted Local Plan Part 1: Core Strategy

2.3 Of those Core Strategy policies listed above in the reasons for refusal, the following are considered to be of relevance to landscape and visual matters:

2.4 *Policy CS14: Development Outside Settlements* requires built development on land outside the defined settlements to be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function.

2.5 *Policy CS22: Development in Strategic Gaps* states that development proposals will not be permitted either individually or cumulatively where they significantly affect the integrity of the gap and the physical and visual separation of settlements, and it references two Strategic Gaps, one of which being the Fareham-Stubbington Gap in which the Site is located.

Adopted Local Plan Part 2: Development Sites & Policies

2.6 Of those policies within this document listed above in the reasons for refusal, the following are considered to be of relevance to landscape and visual matters:

2.7 *Policy DSP6: New Residential Development Outside of the Defined Urban Settlement Boundaries* establishes a presumption against new residential development outside of the defined urban settlement boundaries (subject to exceptions that are not applicable in this case). It states that proposals 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.

2.8 *Policy DSP40: Housing Allocations* addresses situations in which the Council does not have a five year supply of land for housing against the requirements of the Core Strategy. It makes provision for additional housing sites to be developed outside of the urban area boundary, subject to the following criteria:

- i. The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;*
- ii. The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;*
- iii. The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;*
- iv. It can be demonstrated that the proposal is deliverable in the short term; and*
- v. The proposal would not have any unacceptable environmental, amenity or traffic implications.*

Relevant Emerging Local Planning Policy

2.9 The Fareham Local Plan 2037 is at an advanced stage of preparation, with a Revised Publication Local Plan having been submitted to the Planning Inspectorate for examination

on 30th September 2021. A Planning Inspector was appointed to carry out the examination on 15th October 2021 and Local Plan Examination Hearings were conducted between 8th March 2022 and 5th April 2022.

2.10 The following draft policies within the emerging Local Plan are considered to be of relevance to landscape and visual matters:

2.11 *Draft Strategic Policy DS1: Development in the Countryside* supports development outside defined urban area boundaries where it meets a number of specific criteria, none of which apply to the development that is the subject of this Appeal. Where developments are compliant with the criteria, the policy requires compliance with additional conditions, including requiring a location outside of the urban area, the conservation and enhancement of landscapes and recognition of the intrinsic character and beauty of the countryside.

2.12 Draft Strategic Policy DS2 relates to development within the two existing Strategic Gaps, including the Fareham-Stubbington Gap, which are carried into the new Local Plan. It reads as follows:

In order to prevent the coalescence of urban areas and to maintain the separate identity of settlements, Strategic Gaps are identified as shown on the Policies map between the following areas:

- 1) Fareham / Stubbington and the Western Wards (Meon Gap)*
- 2) Fareham / Bridgemoor and Stubbington / Lee-on-the-Solent (Fareham-Stubbington Strategic Gap)*

Development proposals will not be permitted where they significantly affect the integrity of the gap and the physical and visual separation of settlements or the distinctive nature of settlement characters.

2.13 Draft Strategic Policy DS3 specifically relates to the landscape, and reads as follows:

Areas of Special Landscape Quality have been identified in the Borough and are shown on the Policies map. Development proposals shall only be permitted in these areas where the landscape will be protected and enhanced.

Development in the countryside shall recognise the intrinsic character and beauty of the countryside, paying particular regard to:

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

Major development proposals must include a comprehensive landscaping mitigation and enhancement scheme to ensure that the development is able to successfully integrate with the landscape and surroundings. The landscaping scheme shall be proportionate to the scale and nature of the development proposed and shall be in accordance with the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment.

Description and Review of the Proposed Development Design

- 2.14 The submitted application comprises the construction of up to 375 dwellings and associated uses within the Site, with all matters reserved except for access.
- 2.15 A Concept Masterplan has been submitted with the application, which proposes a generic, perimeter block layout in a similar style to the development to the south that was allowed on appeal. The development is entirely residential with no community buildings, shops or similar provision. Vehicular access is provided via a new roundabout on Newgate Lane East, and pedestrian/cycle access is proposed to the north onto Public Footpath 084/128/1, onto the recently permitted development to the south, onto Newgate Lane East to the west and onto Tukes Avenue to the east.
- 2.16 The illustrative layout preserves the existing Site vegetation to a great extent, although a number of gaps are proposed to be created within hedgerows to facilitate access within the scheme. Additional vegetation planting is proposed in certain locations on the western boundary to reduce the prominence of the built form, although no further details are given. Tree planting is proposed throughout the scheme, to enhance the existing hedgerows.
- 2.17 A wedge-shaped field on the western edge of the scheme is proposed to be retained, as ecological habitat with a pedestrian link on its northern boundary. It is unclear to what extent this field will be subject to public access, although the path running through the northern part of the field suggests that it would be used by residents, which has the potential to conflict with its ecological purpose. The proposed new access roundabout on Newgate Lane East is located directly adjacent to this field, with associated noise, air pollution, movement and lighting disturbance. The shape of this field is such that at its southern end, residential parcels are within relatively close proximity to Newgate Lane East.
- 2.18 The built elements in the eastern part of the scheme are set back from the eastern boundary by approximately 20m, with residential access roads and a path in the intervening space. Similar linear belts with vehicular and non-vehicular access are proposed along the northern and southern boundaries of the scheme.
- 2.19 The illustrative layout includes a number of internal open space areas, although a significant proportion of this space is given over to sustainable drainage features. A linear park is located between one of the main access routes and a retained hedgerow, and a central green is contiguous with this, which also includes space for a Neighbourhood Equipped Area for Play. Whilst the linear park is retained running parallel to an existing hedgerow, this is truncated in two places by main vehicle routes and flanked by another route, and it is further breached in three places by lesser access routes, therefore it is highly unlikely to function as an effective green infrastructure corridor or an attractive place for recreation.
- 2.20 All of these factors indicate that response to the prevailing character and the creation of high-quality places were not significant considerations in the design of this scheme.

3. LANDSCAPE BASELINE APPRAISAL

Introduction

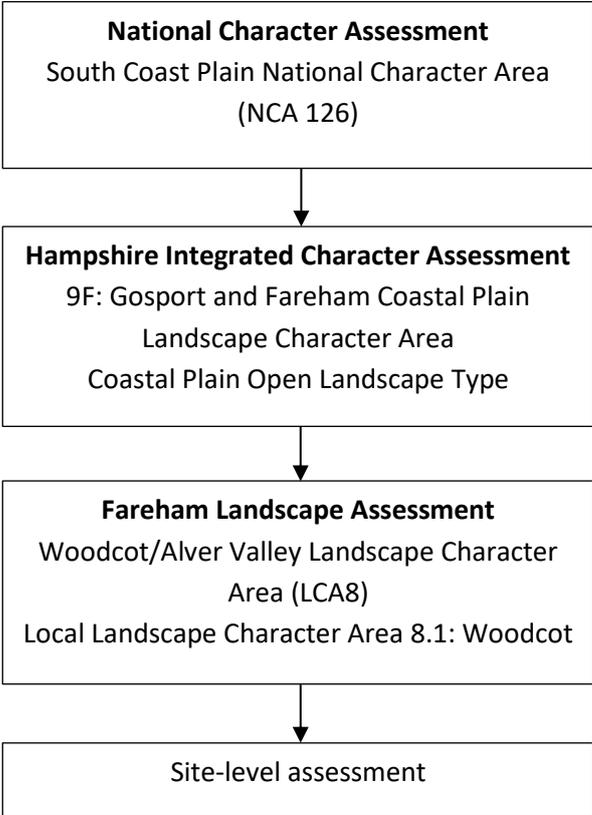
- 3.1 This section will present the results of my independent analysis of the landscape characteristics of the Site.
- 3.2 It will set out the baseline context against which I have reviewed the illustrative Concept Masterplan as submitted with the planning application, and it will conclude with a list of those characteristics of the Site and its setting that I consider to be relevant landscape receptors of the proposed developments.

Study Area

- 3.3 Based upon my analysis of the Zone of Theoretical Visibility Map (Ref. 22-0842) at **Appendix 1** and the type of development proposed, I consider a 2.5km study area to be appropriate. Beyond this distance, the Site is likely to be either screened by structures or vegetation such that significant effects are unlikely.

Hierarchy of Landscape Character Assessment

- 3.4 Landscape character can be considered at a range of scales, from national scale to individual sites. In the context of the Site, this hierarchy is illustrated in the following diagram:



National Character Assessment

- 3.5 Natural England's National Character Assessment places the Site within the South Coast Plain National Character Area (NCA). This is broadly described as a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water.
- 3.6 The key characteristics of this NCA are as follows, with those characteristics considered to be relevant to the Site and its setting highlighted in bold text:
- **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 beyond;**
 - **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 high quality 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; and**
 - Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.
- 3.7 The Site and its setting are therefore considered to be moderately representative of the South Coast Plain National Character Area, in particular in relation to the Site's presence as an area of farmed land separating developed areas that slopes gently to the south.

County Level Assessment

3.8 At county level, the Hampshire Integrated Character Assessment, undertaken in 2012, places the Site within the 9F: Gosport and Fareham Coastal Plain Landscape Character Area, the key characteristics of which are as follows, with those representative of the Site and its setting highlighted in bold text:

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

3.9 The Site and its setting are therefore considered to be strongly representative of the Gosport and Fareham Coastal Plain Landscape Character Area, representing all key characteristics with the exception of those that only occur near to the coast.

3.10 The assessment also places the Site within land associated with the Coastal Plain Open Landscape Type. The key identifying characteristics and boundary definitions of this landscape are listed as follows, with those considered to be representative of the Site and its setting highlighted in bold text:

- **Extensive and flat or gently sloping plain;**
- **Nationally important high grade agricultural soils, often supporting intensive horticulture and historically market gardening crops;**
- **Tree shelter belts and low hedgerows with windswept trees near the coast;**
- **Often associated with early more piecemeal enclosure – but the fields have often been enlarged and reorganised creating an open character;**
- Includes area where there has been historically greater levels of market gardening;
- **Often associated with arable land uses;**

- **Less semi natural habitats than coastal plain enclosed;**
 - **Lack of bridleways, open access sites restricted to remnant seaside commons;**
 - History of gravel quarrying – restored sites can sometimes be obvious by the fact that they are at a lower level than the surrounding landscape;
 - **Some of the most densely developed areas in Hampshire have occurred in this landscape;**
 - Some areas are particularly exposed to coastal weather where trees have been moulded by the prevailing winds; and
 - Big skies and flat horizon to the south, sometimes with distant grey outline of the hills of the Isle of Wight, engender sense of exposure and anticipation of the coast to the south.
- 3.11 The Site and its setting are therefore considered to be strongly representative of the Coastal Plain Open Landscape Type, reflecting the majority of its key characteristics.

Borough Level Assessment

Fareham Borough Landscape Assessment (1996)

- 3.12 In 1996, Scott Wilson Resource Consultants undertook an assessment of the character of the whole of Fareham Borough, including its urban areas. This assessment divided the borough into a number of geographically discrete Landscape Character Areas, and also identified the presence of a range of Landscape Types, both rural and urban.
- 3.13 The assessment placed the Site within the Woodcot/Alver Valley (Area 8) Landscape Character Area, close to the boundary with the Fareham/Stubbington Gap (Area 7) Landscape Character Area, which laid to the west.
- 3.14 The summary description of the Woodcot/Alver Valley (Area 8) Landscape Character Area is as follows:
- “The Alver Valley also forms part of the strategic gap separating Fareham and Gosport but it is very different in character and scale from the open farmed landscape to the west. It comprises a mixed pattern of wooded common, small-scale pasture and ribbon development along the corridors of the River Alver and Newgate Lane and is bounded to the east by the urban edge of Gosport and to the north by the outskirts of Fareham.”*
- 3.15 The essential characteristics of the Alver Valley are listed as follows, with those elements reflected by the Site and its setting highlighted in bold text:
- **A mosaic of small and medium scale fields at Woodcot, forming a mixture of small horse-grazed pasture and larger arable fields divided by fences, ditches and gappy hedgerows;**
 - **Although this area forms the upper part of the Alver Valley it lacks a distinct valley character;**
 - The hedgerow pattern is gradually replaced by scrubby woodland to the south, enclosing Chark Common and the golf course; and

- **The character is influenced by the busy road corridor and the urban characteristics of Peel Common and HMS Daedalus on one side and the urban edge of Bridgemary on the other.**
- 3.16 The Site and its setting are therefore considered to be strongly representative of the prevailing landscape character.
- 3.17 In terms of priorities for the enhancement of this landscape, the assessment states: *“the priority must be to maintain separation between settlements but also to improve the quality of the landscape through management and new planting”*.
- 3.18 With regard to Landscape Types, the assessment placed the Site within the ‘Open coastal plain farmland: fringe character’ Landscape Type, which covered a significant majority of the Fareham-Stubbington Gap.

Fareham Landscape Assessment (2017): Landscape Character Assessment

- 3.19 A more up to date assessment of the borough’s landscape was undertaken by LDA Design in 2017. This wide-ranging independent study not only considered the character of the landscape, but also its sensitivity to development and it reviewed the relevance of the local landscape designations and strategic gaps, including the one in which the Site is located.
- 3.20 In a similar manner to the previous assessment, this assessment divided the borough into a number of geographically discrete Landscape Character Areas, and also identified the presence of a range of Landscape Types.
- 3.21 This assessment places the Site within the Woodcot/Alver Valley Landscape Character Area (LCA8), close to the boundary of the Fareham/Stubbington Gap Landscape Character Area (LCA7). These findings correspond with the previous assessment and therefore validate its results.
- 3.22 The Woodcot/Alver Valley Landscape Character Area is described as follows:
- “The Alver Valley also forms part of the strategic gap separating Fareham and Gosport but it is very different in character and scale from the open farmed landscape to the west. It comprises a mixed pattern of wooded common, small-scale pasture and ribbon development along the corridors of the River Alver and Newgate Lane and is bounded to the east by the urban edge of Gosport and to the north by the outskirts of Fareham.”*
- 3.23 The essential characteristics of this area are listed as follows, with those representative of the Site and its setting highlighted in bold text:
- **A mosaic of small and medium fields at Woodcot, forming a mixture of small horse-grazed pasture and larger arable fields divided by fences, ditches and gappy hedgerows;**
 - **Although this area forms the upper part of the Alver Valley it lacks a distinct valley character;**
 - The hedgerow pattern is gradually replaced by scrubby woodland to the south, enclosing Chark Common and the golf course; and

- **The character is influenced by the busy road corridor and the urban characteristics of Peel Common and Solent Enterprise Zone at HMS Daedalus on one side and the urban edge of Bridgemary on the other.**
- 3.24 The Site and its setting are therefore considered to be strongly representative of the Woodcot/Alver Valley Landscape Character Area, representing all key characteristics with the exception of the one that only occurs to the south of the area.
- 3.25 In terms of Landscape Types, the assessment associated the Site with the Open Coastal Plain: Weak Structure Landscape Type. The Open Coastal Plain is the most expansive landscape within the borough, and the Weak Structure sub-classification encompasses those areas that represent open farmland with a less pronounced hedgerow and tree structure. Again, the Site and its setting are strongly representative of this published character.

Fareham Landscape Assessment (2017): Sensitivity Assessment

- 3.26 The second section of this document presents a sensitivity assessment of each of the Landscape Character Areas, dividing them into Local Landscape Character Areas (LLCAs). The assessment placed the Site within LLCA 8.1 (Woodcot). This LLCA is further sub-divided into Sub-Areas 8.1a, reflecting the arable land in the south of LLCA 8.1, and 8.1b, reflecting the recreational land in the north. The assessment therefore places the Site within Sub-Area 8.1a, with the adjacent playing fields and recreation ground falling within Sub-Area 8.1b.
- 3.27 For each LLCA, the assessment examined the baseline context and then presented an assessment of the following factors:
- Landscape character and value;
 - Views, visual features and viewers;
 - Contribution to setting and settlement character; and
 - Contribution to green infrastructure network.

- 3.28 For each of the above factors, the sensitivity and development potential has been assessed.

LLCA 8.1: Landscape character and value

- 3.29 With regard to LLCA 8.1a, this comprises the land between Woodcote Lane and Brookers Lane in the south and Springfield Park Playing Fields in the north. It is noted as expressing the typically flat topography of the coastal plain, but with a smaller scale field pattern. Fields are described as being medium-scale and regular-shaped, mostly under arable cultivation, bounded by a network of drainage ditches and a relatively intact structure of hedgerows, albeit gappy with few hedgerow trees. The internal area is described as being open but with tree belts on the periphery lending a sense of enclosure, particularly from the surrounding urban areas. The western part of this LLCA is described as being less subject to urban influences, with a predominantly unspoilt, rural and agricultural character.
- 3.30 The assessment of sensitivity and development potential notes that the distinctive character of this area relies upon its openness and rural agricultural character and the absence of prominent urban features, and therefore it would be difficult to accommodate significant new development.

- 3.31 Overall, the assessment judges LLCA 8.1a to be of **high landscape sensitivity**.
- 3.32 The assessment was conducted prior to the construction of Newgate Lane East but it takes account of the new road, noting that whilst it would introduce additional disturbance to this area, its corridor is relatively narrow, and it includes new hedgerow and tree planting along its route to reduce its visibility and impact upon the landscape when established.

LLCA 8.1: Views, Visual Features and Viewers

- 3.33 The assessment generally acknowledges that the flat and low-lying nature of much of the borough does not naturally give rise to long views, due to the screening effect of boundary vegetation and built form. It notes that shorter-distance views into the area are largely filtered views from built-up areas, particularly to the east, as well as highway views in the southern part. It also identifies views from Woodcote Lane and the properties along this route, particularly from upper storey windows.
- 3.34 The assessment recognises the presence of Newgate Lane East, noting that this will increase visibility from the public highway in the short to medium term, but that this will diminish when the new roadside planting matures.
- 3.35 The assessment of sensitivity and development potential notes that whilst screened from longer distance views, LLCA 8.1a is highly visible from the adjacent public highways and is overlooked by a number of properties.
- 3.36 Overall, the assessment judges LLCA 8.1a to be of **moderate to high visual sensitivity**.

LLCA 8.1: Contribution to Setting and Settlement Character

- 3.37 The assessment recognises the role of this area, as well as LCA7 to the west, in forming a swathe of largely undeveloped land between Fareham, Stubbington and Gosport, providing clear visual and physical separation of these settlements. It further notes that the visual separation between settlements is apparent in all short distance views into the area.
- 3.38 With regard to the urban-rural interface, the assessment comments that the substantial vegetation along the eastern boundary of this area provides a strong definition of the edges of the urban areas and marks a clear distinction between town and country. It further states that this vegetation helps to reinforce the separate identity of each settlement and provides the urban areas with a rural setting.
- 3.39 With regard to the recently constructed Newgate Lane East, the assessment states that whilst it encroaches within the gap, it should not fundamentally alter the sense of separation, and indeed may strengthen it in some ways.
- 3.40 The assessment of sensitivity and development potential summarises this factor as follows (with my emphasis):

*‘Overall, therefore, there is **very limited scope to accommodate development** without a significant impact on the integrity of the area’s rural, agricultural character and the role it performs in maintaining the separate identity and character of the settlements and their landscape settings.’*

LLCA 8.1: Contribution to Green Infrastructure Network

- 3.41 The assessment comments that the area does not support a wide range of green infrastructure assets, but that the area as a whole makes a contribution to the local network as an extensive area of undeveloped greenspace between the urban areas of Fareham and Gosport, albeit with limited public access.
- 3.42 It further notes that the South Hampshire Green Infrastructure Strategy 2017-2034 identifies a sub-regional blue corridor following the drainage network that runs southwards through the western part of the area to join the River Alver.
- 3.43 The assessment of sensitivity and development potential found that the area's green infrastructure value lies in its largely open, undeveloped nature. It also found the east-west linkage formed by Woodcote Lane and Brookers Lane was of value, and likely to be affected by Newgate Lane East, but that mitigation proposals would offset much of this impact.
- 3.44 The assessment therefore concluded that this area was of **moderate green infrastructure sensitivity**.

LLCA 8.1: Development Criteria and Enhancement Opportunities

- 3.45 In summarising the sensitivity of LLCA 8.1, the assessment comments that the area is of high sensitivity, primarily on account of its critical role in preventing the coalescence of settlements and in defining the edges, setting and separate identity of Fareham, Bridgemarky and Stubbington. It further notes that the open nature of the landscape means that it is difficult to integrate development without it being highly visible and potentially affecting the rural undeveloped character across a wide area, and eroding the physical, visual and perceived gap between settlements, and that the construction of Newgate Lane East is likely to increase this sensitivity through its effects upon the integrity and character of the landscape resource.
- 3.46 The assessment then sets out the following list of criteria that development proposals in LLCA 8.1 will need to comply with in order to protect and enhance the character and quality of landscape resources, views and visual amenity, urban setting and green infrastructure:
- Protect the open, predominantly agricultural and undeveloped, rural character of area 8.1a;
 - Maintain and strengthen the existing structure of trees, hedgerows and other mature vegetation, to maximise its landscape and wildlife value and to minimise impacts on the rural character of the landscape;
 - Maintain the essentially open, undeveloped character of the public open space, playing fields and sports facilities within area 8.1b, and be designed to relate closely to the existing structure of trees hedgerows and existing characteristic built features within the area;
 - Avoid any major incursion of the urban area into the countryside beyond existing well-defined boundaries, or create significant new pockets of urban or urbanising development within open farmland;
 - Protect the area's role in maintaining the separation of settlements and a clear distinction between urban and rural areas. In particular, avoid ribbon development

strung out along road corridors (e.g. along the existing and proposed new alignment of Newgate Lane) and any development beyond the existing urban edge that cannot be successfully integrated within the existing landscape structure and which could affect the visual, physical or perceived integrity of the strategic gap;

- Maintain significant distance and separation from the corridor of the new road to minimise its urbanising effects upon the rural character of the area;
- Avoid the introduction of tall buildings or structures that would be particularly visually prominent within the open, flat landscape;
- Protect and enhance enjoyment of the landscape by maintaining and enhancing the existing areas of public open space and access network, and by making further provision for accessible greenspace and access links within and across the area;
- Provide substantial new investment in the landscape through extensive tree, hedgerow and woodland planting using native broadleaved species appropriate to the locality and soil conditions and habitat creation to diversify the intensively farmed landscape; and
- Demonstrate design that has minimal impact on the surrounding landscape and is in keeping with the character of the local landscape context.

Fareham Landscape Assessment (2017): Designations Review

3.47 The assessment concludes with a review of both the local landscape designations (Areas of Special Landscape Quality), and the two Strategic Gaps present within local planning policy.

3.48 Area 8.1 (Woodcot) was included in this review, which considered the areas under the same headings as the Sensitivity Assessment, with similar findings.

3.49 With regard to Area 8.1 (Woodcot), the report drew the following conclusion:

'This is a cohesive area of undeveloped landscape which performs an important role in respect of the primary purposes of the Strategic Gap, i.e. in defining the edges, separate identity and settings of Fareham and Gosport, preventing their coalescence. Even minor encroachment beyond existing settlement boundaries could have an adverse effect on these functions and the overall integrity of the landscape and Strategic Gap. It is recommended that the Gap boundaries remain unchanged.'

Technical Review of Areas of Special Landscape Quality and Strategic Gaps (2020)

3.50 This document was prepared on behalf of Fareham Borough Council by Hampshire County Council as part of the evidence base for the emerging Fareham Local Plan 2036, although it represents an independent study in its own right. Its purpose in relation to Strategic Gaps was to review and give specific recommendations for each Gap to inform the plan-making process.

3.51 The review includes the Fareham-Stubbington Gap, in which the Site is located. It stated the Key Features of this Gap to be as follows:

- Open, predominantly arable farmland and horticulture with some glasshouses, a weak hedgerow structure and few trees;

- The settlement edges are for the most part well screened by mature tree canopy, but there is some minor visual intrusion from Fareham, Stubbington and HMS Collingwood; a few scattered farmsteads/horticultural holdings and a mosaic of small fragments of open farmland and horse-grazed pastures sandwiched between:
 - large-scale non-agricultural uses of business and airfield development at Solent Airport in Daedalus to the south and the utilities of:
 - Peel Common Water Treatment Works enclosed from views by an earth bund and mature tree belt;
 - Peel Common Solar Farm;
 - Construction site of Stubbington bypass, which will provide an east-west and south route through the Gap that has not previously existed;
 - Urban fringe character of Peel Common residential area; and
 - Recently completed highway works to Newgate Lane, and Peel Common Roundabout, with associated noise attenuation fencing and bus and cycle infrastructure.
- 3.52 The Review then breaks the two Strategic Gaps within the borough into a number of Study Areas. The Site is located within the 'Newgate Lane and Peel Common Area' (Strategic Gap Study Area 8c). This area is bounded by Newgate Lane to the west, the edge of Bridgemary to the east, the commercial area to the north and the B3334 to the south.
- 3.53 The review notes that this gap is currently still effective in providing a 'sense of separation', with vegetated urban boundaries preventing visual coalescence, but that it is at risk. The recently completed Newgate Lane East is recognised for its negative effects on tranquillity and bringing more urbanising features into this part of the Gap. The review goes on to state that any further development within the Gap is likely to cause visual, or even physical coalescence of settlements on either side of the new road corridor. This opinion is supported by Inspector Jenkins in his Decision relating to the land immediately to the south-west of the Site. Paragraph 30 of his Decision, relating to two conjoined appeals for 75 and 115 dwellings, includes the following statement:
- "Considering each scheme on its own, the size and scale of the change, taken together with the existing limited intrusion from surrounding urban influences and the effect of Newgate Lane East, would be sufficient in my judgement to tip the balance towards a predominantly urban character."*
- 3.54 In terms of specific recommendations for the wider Fareham-Stubbington Gap, the review recommends that this area should remain designated as a Strategic Gap, with minor adjustments west of HMS Collingwood and north-west of Stubbington. With regard to the area in which the Site is located, the report makes the following statement (my emphasis):
- 'In accordance with the methodology and criteria described it would be **inappropriate to develop in LCA8: Woodcot-Alver Valley, as it would result in coalescence between Gosport and Fareham.**'*
- 3.55 It further recommends that Study Area 8c should be subject to a Green Infrastructure Strategy to enhance its value and ameliorate the existing creep of urban fringe

characteristics. In particular, the strategy should seek to retain long north-south views, a sense of space and 'big skies', and the east to west 'sense of separation' with Peel Common.

Appraisal of Site and Context Character

Overview of the Site

- 3.56 The Site extends to an approximate area of 20 hectares, and its central grid reference is SU 57422 03648. Its boundary is shown on Plan Ref. 22-0831 at **Appendix 1**.
- 3.57 The Site exhibits a relatively level topography, sitting around 10m AOD. It forms part of the upper reaches of the Alver Valley, which is a broad, shallow valley that flows southwards to the Solent.
- 3.58 The southern part of the Site consists of arable land, divided into three land parcels by two clipped hedgerows with ditches aligned in an approximate north-south direction. The eastern hedgerow contains two mature trees, whilst none are present within the western hedgerow.
- 3.59 A mature treed hedgerow strongly divides the southern and northern parts of the Site. The northern part of the Site comprises open pastoral grassland with some encroachment of ruderal vegetation.
- 3.60 With the exception of the hedgerows, there are no internal features within the Site.
- 3.61 The northern Site boundary comprises an overgrown hedgerow with frequent trees that follows the line of Public Footpath 084/128/1. Frequent gaps in the hedgerow vegetation permit views into the Site, particularly in winter months.
- 3.62 The eastern Site boundary lies adjacent to the existing urban edge of Bridgemary, a suburb of Gosport. This boundary generally consists of a dense hedgerow and wire fence with frequent mature oak trees, although some gaps in the lower vegetation are present enabling views into the Site.
- 3.63 The southern Site boundary comprises an open ditch with three trees along its length, with a short length of hedgerow at its western end.
- 3.64 The southern part of the western Site boundary includes a stretch of Newgate Lane East, upon which access works are proposed. The boundary of the highway corridor is demarked by a timber post and rail fence and recently planted native hedgerow.
- 3.65 The northern part of the Site's western boundary comprises a mature hedgerow with frequent trees, separating the Site from the adjacent playing fields.

Overview of the landscape context of the Site

- 3.66 The greatest influences upon the landscape context of the Site are its position within an area of open rural land between settlements, the adjacent settlement edge of Bridgemary, its relationship with the open valley landscape to the west and the presence of the busy Newgate Lane East and Solent Airport.
- 3.67 The Site is located within an area of open land that is contained between Fareham to the north, Stubbington to the west and Bridgemary to the east, forming a key separation between the three settlements that is valued in the Local Plan and its supporting strategic

- studies as set out above. In terms of specific relationships with the Site, the Site is located within the eastern part of the Strategic Gap, directly adjoining Fareham to the north and Bridgemary to the east and as such, performing a critical separation function.
- 3.68 The settlement of Bridgemary to the east exerts a suburban influence upon the Site's setting, although the settlement edge is marked by a strong belt of oak trees with a hedgerow underneath, meaning that the direct relationship with the urban edge is reduced. This naturalistic feature serves to define and contain the edge of the settlement, again reinforcing the importance of the Site and its immediate setting as an important open area of retained arable land that conveys a sense of being between individual settlements, particularly for the users of Newgate Lane East. This transition between the urban edge, its filtering vegetation and the open rural land of the upper valley of the River Alver is an important characteristic within this landscape.
- 3.69 The urban character of Bridgemary is that of 20th Century suburban expansion, with many of the adjacent streets comprising two-storey semi-detached or terraced styles of dwelling, with the hipped tile roofs characteristic of the early to mid-20th Century and service roads running along the settlement edge. Adjacent to the south-eastern corner of the Site, within the settlement area, is a small triangular patch of allotments, although dense boundary vegetation limits their relationship with the Site.
- 3.70 The corridor of Newgate Lane East is a detracting influence within this landscape, reducing tranquillity and integrity of the open land, although the mitigation planting that flanks this route on the Site's western boundary is anticipated to diminish this effect with time and improve the tranquillity of the Site. The frequent overhead air traffic associated with Solent Airport further reduces the tranquillity of this area.
- 3.71 Directly to the south of the Site lies an area of currently arable land upon which the Appellant has secured outline permission for up to 99 affordable dwellings on appeal, although the detailed layout of this area remains a reserved matter. This is anticipated to exert further pressure upon this landscape and to increase the role and importance of the Site in preserving the integrity and character of the Alver Valley, and the individual character of the surrounding settlements. This pocket of development is largely separated from Newgate Lane East by tall acoustic fencing, which limits intervisibility when travelling northwards on this public highway.
- 3.72 Further to the south, beyond the future development area, lies Brookers Field Recreation Ground, a substantial area of public open space.
- 3.73 To the west of the Site, beyond Newgate Lane East, a narrow strip of land is encased between the new and old alignments of Newgate Lane, and a strip of ribbon development comprising residential dwellings and a nursing home is located on the western edge of Newgate Lane. Beyond this lies a substantial solar farm and a sewage treatment works contained by elevated and wooded bunds, which combine to separate the Strategic Gap into eastern and western parts in this location.
- 3.74 Further north and west of the Site, a series of formal sports pitches associated with HMS Collingwood separate the Site from Newgate Lane East, and beyond this to the north-west

lies the built-up area of HMS Collingwood to the west of Newgate Lane and a commercial park to the east.

- 3.75 The northernmost boundary of the Site runs parallel with Public Footpath 084/128/1 that connects Newgate Lane in the west with Woodcot in the east. Meadow Walk Recreation Ground is located to the north of this route, comprising a wedge of public open space with an equipped play area in its south-western corner, and beyond this lies Speedfields Retail Park, part of the built-up area of Fareham.

Relevant Landscape Receptors

- 3.76 Based upon the above analysis, I propose that the physical and perceptual characteristics of the Site and its setting, which have the potential to be affected by the proposed development, and therefore form landscape receptors, are as follows:

- Arable and pastoral land use with variable hedgerows;
- Open character of the Site and adjacent countryside;
- Established settlement edge of Bridgemarky;
- Busy transport infrastructure;
- Overall character of the Site; and
- Overall character of the setting of the Site.

4. APPRAISAL OF LANDSCAPE EFFECTS

Introduction

- 4.1 This section will present my appraisal of the anticipated effects of the proposed development upon the defining characteristics of the Site and its setting, based upon the design information submitted by the Appellant and the assessment framework presented at **Appendix 2**.
- 4.2 Each identified receptor will be considered in turn, with assessments made of their susceptibility to change, value and overall sensitivity. The magnitude of change upon each receptor will then be appraised based upon the submitted design information, and this will be compared with the sensitivity score to derive an overall level of impact significance.
- 4.3 It is important to note that this set of receptors is an examination of the interaction of the proposed scheme with its setting from a variety of facets, and therefore some degree of repetition and cross-over is inevitable. As such, the results of this appraisal should not be aggregated, but rather considered individually as a comprehensive examination of the potential impacts.

Appraisal of Landscape Effects in Relation to Identified Receptors

Arable and pastoral land use with variable hedgerows

- 4.4 This receptor is representative of the Site's agricultural land use, and its variable pattern of hedgerows with strong containment in the north and weaker containment to the south, dividing the Site into northern and southern sections. The northern section represents a typical area of settlement edge pasture, whilst the southern section is open and arable, enabling long views across the shallow valley form.
- 4.5 These elements are fundamental to the character of the Woodcot – Alver Valley Landscape Character Area, as the first and arguably most valuable of its four essential characteristics. It plays an important role in maintaining the integrity of the Strategic Gap between Fareham and Gosport, and Gosport and Stubbington, providing a wedge of open countryside that is contiguous with Meadow Walk Recreation Ground. It is also notable that the Site is classified as best and most versatile agricultural land.
- 4.6 The type of change proposed would lead to the complete loss of the arable character within the Site and whilst it is anticipated that existing hedgerows and therefore field pattern would be largely retained, it would fundamentally alter the context in which they are experienced. The retention of the western field as undeveloped grassland would limit the overall change to some degree, although this would be a single field in a residential context rather than part of a wider agricultural unit. The Fareham Landscape Assessment determined the sub-area in which the Site sits to be highly sensitive to development with '*very limited capacity to accommodate development without a significant impact upon the area's rural, agricultural character*'. Taking these factors into account, the susceptibility of this receptor to the type of change proposed is therefore judged to be **High**, consistent with the findings of the Fareham Landscape Assessment.
- 4.7 With regard to the value of this characteristic, this is not a designated landscape within the Local Plan, but this receptor represents one of the positive essential characteristics of the

prevailing landscape character and it is fundamental to the overall valley character. Taking these factors into account, the value of this receptor is judged to be **Medium**.

4.8 Based on the above analysis, the overall sensitivity of this receptor is judged to be **Medium/High**.

4.9 The proposed development is anticipated to lead to the complete loss of this characteristic, through the conversion of the land use from arable to residential and associated uses, including public open space, and through the alteration of the context of the hedgerows from rural to urban. Whilst the retention of the internal hedgerows may mean that the field pattern is retained, it will not be possible to appreciate this as part of a rural landscape, but rather the sub-division of urban areas. The magnitude of change upon this receptor is therefore judged to be **High**.

4.10 The proposed development is therefore judged to result in an adverse impact of **Major to Major/Moderate** significance upon this receptor.

Open character of the Site and adjacent countryside

4.11 This receptor represents the contribution that the Site makes to the Strategic Gap, by virtue of its open character and separation of Fareham, Gosport and in a wider sense Stubbington.

4.12 This openness facilitates uninterrupted views across the southern part of the Site, emphasising the current openness of the Alver Valley. This in turn gives a sense of separation within the Strategic Gap, and the mature trees that line the boundary of Bridgemary serve to naturally separate this settlement from the adjacent Gap in the vicinity of the Site.

4.13 Any development activity within the Site would largely eliminate this open character, reducing the integrity of the Strategic Gap and resulting in the coalescence of Fareham and Bridgemary. This is expressed within the 2017 Fareham Landscape Assessment, which states that further development activity following the construction of Newgate Lane East would almost certainly have an overwhelming urbanising effect, potentially tipping the balance towards a predominantly urban character. This document further states that *'if the rural, undeveloped and open character of this area is to be maintained, it will be crucial to keep the urban boundaries as tightly drawn as possible and avoid infilling the land between the existing urban edges and the new road'*. It is notable that this is likely to occur to the south of the Site, given the recent scheme granted at appeal, which places greater emphasis on the importance of this site as an open area.

4.14 Based upon this previous analysis and my own fieldwork, the susceptibility of this receptor to the type of change proposed is therefore judged to be **High**.

4.15 With regard to the value of this receptor, the local development strategy places great value in the function of this landscape, representing one of the more intact and representative areas of the designated Strategic Gap, in spite of the presence of Newgate Lane East. Despite the presence of the new road, it is nonetheless valued for its openness and rural character and therefore the value of this receptor is therefore judged to be **High**.

4.16 Based on the above analysis, the overall sensitivity of this receptor is judged to be **High**.

- 4.17 The proposed development would result in the introduction of up to 375 dwellings into this landscape, arranged into a series of perimeter blocks. This would result in the complete loss of any sense of openness associated with the Site, and the physical connection of Fareham and Bridgemary. There would be no sense of passing between settlement areas when travelling along Newgate Lane East, between the edge of Fareham and the Peel Common roundabout, and the eastern part of the Strategic Gap would be transformed to an area of urban character. The magnitude of change upon this receptor is therefore judged to be **High**
- 4.18 The proposed development is therefore judged to result in an adverse impact of **Major** significance upon this receptor.

Established settlement edge of Bridgemary

- 4.19 The settlement edge of Bridgemary is clearly defined in the vicinity of the Site, being set behind a strong belt of vegetation for the entire length of the Site boundary. This is reflected within the Fareham Landscape Assessment, which recognises (on page 156) that this substantial vegetation provides strong definition of the edge of the urban area and marks a clear distinction between town and country. This distinction and separation can be clearly seen on my Viewpoints 6 to 9 at **Appendix 3**, where the urban edge is partially obscured even when leaves are absent.
- 4.20 Residential development within the Site has the potential to entirely eliminate this characteristic by creating a new settlement boundary close to Newgate Lane East. This view is supported by the Fareham Landscape Assessment, which states that any new development in this area should *'avoid any major incursion of the urban area into the countryside beyond existing well-defined boundaries, or create significant new pockets of urban or urbanising development within open farmland'*. The susceptibility of this receptor to the type of change proposed is therefore judged to be **High**.
- 4.21 With regard to the value of this receptor, this is a strong contributor to the intactness of this landscape, helping to maintain the open aesthetic of the Alver Valley, and it provides a continuous link of naturalistic vegetation on the edge of the settlement. Taking these factors into account, along with the importance placed upon this element within the local sensitivity assessment, the value of this receptor is judged to be **High**.
- 4.22 Based on the above analysis, the overall sensitivity of this receptor is judged to be **High**.
- 4.23 The proposed development would clearly breach this established boundary, bringing the settlement edge considerably closer to Newgate Lane East. Whilst this is likely to be the case with the scheme that has been permitted on appeal to the south of the Site, this is largely hidden by the tall acoustic highway fencing, which limits its exposure to the wider landscape. The magnitude of change upon this receptor is therefore judged to be **Medium**.
- 4.24 The proposed development is therefore judged to result in an adverse impact of **Major/Moderate** significance upon this receptor.

Busy Transport Infrastructure

- 4.25 This receptor represents the disruptive influences of the road traffic on Newgate Lane East and the air traffic at Solent Airport upon the rural landscape of the Strategic Gap. These combined transport functions create both visual and audible disruption within the Site and its setting, reducing its tranquillity.
- 4.26 The introduction of further development into this landscape is likely to result in greater traffic generation, which would amplify this existing effect. Given the current level of disturbance, susceptibility of this receptor to the type of change proposed is therefore judged to be **Low**.
- 4.27 With regard to the value of this receptor, this is a negative influence upon the landscape and therefore its value is judged to be **Low**.
- 4.28 Based on the above analysis, the overall sensitivity of this receptor is judged to be **Low**.
- 4.29 The proposed development is to be accessed via a new roundabout on Newgate Lane East, which is likely to generate queues at peak movement times. The development of 375 dwellings is also anticipated to significantly contribute to the level of traffic in general on Newgate Lane East, further reducing the tranquillity of the Site and its setting. The magnitude of change upon this receptor is therefore judged to be **Medium**.
- 4.30 The proposed development is therefore judged to result in an adverse impact of **Moderate/Minor** significance upon this receptor.

Overall character of the Site

- 4.31 The overall character of the Site is that of an area of open arable farmland forming the separation between the urban edge of Fareham to the north, Bridemary to the east and the ribbon development along Newgate Lane to the west. Its relationship with the urban edge of Bridgemary is controlled by the presence of a belt of mature native vegetation, which contains the settlement and marks a clear distinction between the urban area and the adjacent open countryside, whilst Public Footpath 084/128/1 and its associated hedgerows provides a soft and appropriate edge to Fareham, in combination with the adjacent pasture and playing fields.
- 4.32 The Site is broadly divided into northern pastoral and southern arable parts by a strong native hedgerow, and the arable area is further sub-divided by weaker hedgerows, permitting clear visibility both across and into the Site. The tranquillity of the Site is reduced by the adjacent presence of Newgate Lane East and frequent overhead air traffic from Solent Airport.
- 4.33 The conversion of the Site to a residential development is anticipated to fundamentally alter its character, from that of an area of farmland to urban uses. This would substantially reduce the sense of openness and separation that currently exists within the Site. Whilst some of the characteristic features such as hedgerows could be retained, these will be associated with an urban environment and therefore subject to a variety of pressures. Taking these factors into account, the susceptibility to change of this receptor is judged to be **High**.

- 4.34 With regard to the value of this receptor, the Site makes a clear contribution to the character of the Woodcot – Alver Valley Landscape Character Area, reflecting its essential characteristics. It is therefore judged to be of **Medium** value.
- 4.35 Based on the above analysis, the overall sensitivity of this receptor is judged to be **Medium/High**.
- 4.36 The proposed development would fundamentally alter the character of the Site through the introduction of 375 residential dwellings and associated uses, including a new roundabout on Newgate Lane East. Whilst it is noted that the illustrative design proposed a north-south green corridor through the scheme, this is truncated in five places by access routes and its relatively narrow width means that it will be urban in character.
- 4.37 In any case, the inclusion of this corridor would not address the fundamental issue of the loss of openness within the Site, and the disturbance of the clear transition between town and countryside in this location, acting in conjunction with the recently permitted scheme to the south to eliminate the Strategic Gap in this location. This is likely to be balanced to some extent by the retention of the western field as open grassland, although this lies adjacent to the proposed roundabout on Newgate Lane East and as such will be influenced by the combination of this and the adjacent urban areas. Taking these factors into account, the magnitude of change upon this receptor is judged to be **High**.
- 4.38 The proposed development is therefore considered to result in an adverse impact of **Major to Major/Moderate** significance upon this receptor.

Overall character of the setting of the Site

- 4.39 The Fareham Landscape Assessment, supported by earlier studies and my own fieldwork, identifies the setting of the Site to be an area of predominantly open countryside forming an important gap between the expanding settlements of Fareham, Gosport and Stubbington. It is identified as being a discrete landscape, framed by settlement edges softened by vegetation, with the flat topography and settlement edges combining to prevent long views in most directions. The recently constructed Newgate Lane East has been identified as a source of disruption within this rural landscape, and it has been stated that no further development activity should occur in this area.
- 4.40 Taking these factors into account, the susceptibility of this receptor to the type of change proposed is judged to be **High**. This is consistent with the findings of the Fareham Landscape Assessment for Sub-Area 8.1a.
- 4.41 With regard to the value of this receptor, the landscape setting of the Site provides a strong strategic function in separating settlements, but it is also acknowledged that there are a number of factors that affect the condition and tranquillity of this landscape, most notably Newgate Lane East and the anticipated development directly to the south of the Site. The value of this receptor is therefore judged to be **Medium**. This differs slightly from the Fareham Landscape Assessment's judgement of Moderate to High, due to the slight difference in category definition between these two assessments.
- 4.42 Based on the above analysis, the overall sensitivity of this receptor is judged to be **Medium/High**. Again, this differs slightly from the Fareham Landscape Assessment's

judgement of High, due to the slight difference in methodology between these two assessments. It is notable that the Decision of Inspector Jenkins regarding the land immediately to the south-west of the Site also found the landscape within LLCA 8.1a to be of Medium/High sensitivity, supporting my judgements.

- 4.43 In assessing the magnitude of effect of the proposed scheme upon the receiving wider landscape, the Fareham Landscape Assessment is helpful in setting out a set of criteria for the location, extent and design of development within the Woodcot Local Landscape Character Area (LLCA 8.1), as set out in my paragraph 3.45 above. I have therefore assessed the proposed development against these criteria in Table 1 below, to enable the landscape implications of the proposed development to be understood.

Table 1: Review of Proposed Development upon Published Development Criteria

Criterion	Development Assessment
Protect the open, predominantly agricultural and undeveloped, rural character of area 8.1a.	The development is located within Sub-Area 8.1a, so would not meet this criterion due to the loss of 20ha of open agricultural land.
Maintain and strengthen the existing structure of trees, hedgerows and other mature vegetation, to maximise its landscape and wildlife value and to minimise impacts on the rural character of the landscape	The development has the potential to retain existing hedgerows through its detailed design, although it is noted that 10 sections of hedgerow will be removed to facilitate access. The rural character of the landscape will be transformed to an urban context.
Maintain the essentially open, undeveloped character of the public open space, playing fields and sports facilities within area 8.1b, and be designed to relate closely to the existing structure of trees hedgerows and existing characteristic built features within the area	Not relevant – the development is in Sub-Area 8.1a.
Avoid any major incursion of the urban area into the countryside beyond existing well-defined boundaries, or create significant new pockets of urban or urbanising development within open farmland.	The development would breach the well-defined boundaries of Bridgemary and Fareham and protrude into the adjacent open farmland, so this criterion would not be met.
Protect the area’s role in maintaining the separation of settlements and a clear distinction between urban and rural areas. In particular, avoid ribbon development strung out along road corridors (e.g. along the existing and proposed new alignment of Newgate Lane) and any development beyond the existing urban edge that cannot be successfully integrated within the existing landscape structure and which could affect the visual, physical or perceived integrity of the strategic gap.	The development would significantly erode the separation between Bridgemary and Fareham and the clear urban/rural transition on the edge of these settlements, resulting in adverse effects upon the integrity of the Strategic Gap. It would therefore fail to meet this criterion.

<p>Maintain significant distance and separation from the corridor of the new road to minimise its urbanising effects upon the rural character of the area.</p>	<p>The development is set back from Newgate Lane East by the combination of the existing sports pitches and a retained field on its western edge, although it directly connects with the road in its south-western corner. The extent of the development is such that the rural character of the area would be entirely lost in any case, and therefore this criterion is not considered to be met.</p>
<p>Avoid the introduction of tall buildings or structures that would be particularly visually prominent within the open, flat landscape.</p>	<p>The illustrative design proposes a limit of two storeys, but a maximum building height of 10.5m, which is in any case likely to be prominent within the open landscape.</p>
<p>Protect and enhance enjoyment of the landscape by maintaining and enhancing the existing areas of public open space and access network, and by making further provision for accessible greenspace and access links within and across the area.</p>	<p>Whilst this is a detailed design matter, the development could achieve this within a well-planned green infrastructure network.</p>
<p>Provide substantial new investment in the landscape through extensive tree, hedgerow and woodland planting using native broadleaved species appropriate to the locality and soil conditions and habitat creation to diversify the intensively farmed landscape.</p>	<p>The development would permanently convert an area of arable land to urban uses, preventing the future conversion of this land to more beneficial habitats. It is therefore not considered to meet this criterion.</p>
<p>Demonstrate design that has minimal impact on the surrounding landscape and is in keeping with the character of the local landscape context.</p>	<p>Whilst this is a detailed design matter, the above concerns relating to the principle of development in this location mean that landscape harm is inevitable, and therefore this criterion cannot be met by development in this location.</p>

As Table 1 demonstrates, the proposed development fails to meet seven of the ten development criteria, which are the only ones relevant to the principle of development in this location. Two of the remaining criteria relate to detailed design and one relates to a different sub-area to the one in which the Site is located. I therefore conclude from this analysis that the magnitude of effect upon the landscape setting of the Site would be **High**. The proposed development is therefore considered to result in an adverse impact of **Major to Major/Moderate** significance upon this receptor. This is supported by the comments made on page 153 of the Sensitivity Assessment within the Fareham Landscape Assessment, which states that significant further development in addition to Newgate Lane East in this landscape would almost certainly have an overwhelming urbanising effect, potentially tipping the balance towards a predominantly urban character. This view is also reinforced by Inspector Jenkins in paragraph 30 of his Decision, when he was considering significantly smaller development sites.

Summary of Landscape Impacts

4.44 The landscape impacts anticipated to arise from the proposed development are summarised as follows:

- Arable and pastoral land use with variable hedgerows: **Major to Major/Moderate adverse.**
- Open character of the Site and adjacent countryside: **Major adverse.**
- Established settlement edge of Bridgemaury: **Major/Moderate adverse.**
- Busy transport infrastructure: **Moderate/Minor adverse.**
- Overall character of the Site: **Major to Major/Moderate adverse.**
- Overall character of the setting of the Site: **Major to Major/Moderate adverse.**

5. VISUAL BASELINE APPRAISAL

Introduction

- 5.1 This section will present the results of my independent visual appraisal of the Site and its visual envelope.
- 5.2 This is based upon my field assessment of the Site and surrounding landscape, as well as desktop visibility modelling. Field surveys were undertaken in March 2022.
- 5.3 Photographs were taken using a Canon Eos 700D digital SLR camera with a 50mm focal length in line with the guidance published by the Landscape Institute to accurately represent the experience of the human eye.
- 5.4 The representative viewpoints for the proposed development are presented at **Appendix 3**, along with a plan showing the viewpoint locations.

Visual Envelope

- 5.5 The 'bare earth' Zone of Theoretical Visibility of the Site has been calculated using LSS Elite 3D digital terrain modelling software. This has generated a visibility model based upon a 1.5m receptor eye height and a dwelling ridge height of 10.5m. For the purposes of the model, it has been assumed that beyond 2.5km distance visibility reduces to the extent that visibility reduces to a non-significant level. The Zone of Theoretical Visibility is presented on Plan Ref. 22-0842 at **Appendix 1**.
- 5.6 The digital model was used to generate a list of candidate visual receptors, which were then scoped out as part of the field survey, with representative or illustrative viewpoints taken of those that are considered to be relevant to this appraisal.

Summary of Visual Environment

- 5.7 As the Zone of Theoretical Visibility plan at **Appendix 1** shows, the visual environment of the Site is constrained by the presence of the surrounding settlement areas, located on the (topographically imperceptible) sides of the Alver Valley.
- 5.8 The field survey has shown the visual environment of the Site to be contained within the discrete landscape of the upper Alver Valley, with the vegetated bunds of the wastewater treatment works and ribbon development to the west of the Site limiting views to the discrete pocket of land contained by Bridgemary, Fareham and the land uses to the west. In the near future, visibility to the south will be contained by the permitted development directly to the south of the Site and therefore this is considered as part of the visual baseline.
- 5.9 In this respect, the Site represents an area of open rural land between these three settlement edges. Internal views across the northern and southern sections of the Site itself are clearly available, although views between the northern and southern sections are limited due to the strong intervening hedgerow. Direct views into the Site from the adjacent residences to the east are available, and views into the Site from the west are available from Newgate Lane East and Newgate Lane. Views into the Site from the north are available through gaps in the hedgerow flanking Public Footpath 084/128/1, particularly in winter months.

Description of Representative Viewpoints

Introduction

- 5.10 This section will describe a series of views (Viewpoints 1-9) illustrating the experience of those who view the Site.
- 5.11 For each viewpoint, the character of the view will be described, the relevant receptors will be identified and their sensitivity to change will be assessed based upon their activity and visual experience in each location.

Viewpoint 1: View across HMS Collingwood Playing Pitches towards Site

Grid reference: SU 57298 04079

Distance from Site: 221m

Nature of receptor: Users of HMS Collingwood Playing Pitches

- 5.12 This view was taken from the entrance onto HMS Collingwood Playing Pitches from Newgate Lane, and it illustrates the experience of those using the playing fields, which lie directly adjacent to the Site.
- 5.13 Views towards the Site are filtered in this view by the strong treed hedgerow that sits on the boundary between the playing pitches and the Site. It is anticipated that views will be less clear in summer months.
- 5.14 With regard to the users of the playing pitches, these will currently experience the open nature of the landscape of the Alver Valley, although they are likely to be largely focussed on the sport activities taking place. Taking these factors into account, the sensitivity of this receptor is judged to be **Low**.

Viewpoint 2: View south towards the Site from Meadow Walk Recreation Ground

Grid reference: 57665 04064

Distance from Site: 48m

Nature of receptor: Users of Meadow Walk Recreation Ground

- 5.15 This view was taken from within Meadow Walk Recreation Ground, which is a small area of public open space located directly to the north of the Site.
- 5.16 The amenity grassland of the recreation ground is visible in the foreground of the view, with the alignment of Public Footpath 084/128/1 visible beyond a length of bowtop fencing in the middle ground. Beyond the public footpath, the mature hedgerow on the Site's northern boundary can be clearly seen, with gaps in the vegetation permitting views into the Site, and filtered views through the trees and shrubs available in winter months.
- 5.17 With regard to the users of the recreation ground, these will be seeking a recreational experience in this edge of settlement location, influenced by both the adjacent edges of Fareham and Bridgemary, and the open valley landscape to the south. Taking these factors into account, the sensitivity of this receptor is judged to be **Medium**.

Viewpoint 3: View south towards the Site from Public Footpath 084/128/1

Grid reference: SU 57648 03989

Distance from Site: Adjacent

Nature of receptor: Users of Public Footpath 084/128/1

- 5.18 This view was taken from Public Footpath 084/128/1 looking through a gap in the Site's northern boundary hedgerow. The pastoral land of the northern part of the Site is clearly visible in this view, and the hedgerow that divides the northern and southern parts of the Site forms the backdrop of the view.
- 5.19 With regard to the users of Public Footpath 084/128/1, these will be influenced by the combination of the adjacent settlement edge and recreation ground to the north of the route, and the playing pitches and open countryside of the Alver Valley to the south. The sensitivity of this receptor is therefore judged to be **Medium**.

Viewpoints 4 & 5: View west towards the Site from urban edge of Bridgemary

Grid reference (Viewpoint 4): SU 57558 03686

Grid reference (Viewpoint 5): SU 57591 03424

Distance from Site: Adjacent

Nature of receptor: Residents of dwellings on the western edge of Bridgemary

- 5.20 These viewpoints were taken from two locations on the service road that follows the western boundary of Bridgemary, looking into the southern part of the Site. They illustrate the experience of residents on the edge of Bridgemary, and also the contribution that the Site makes to the open character of the upper Alver Valley.
- 5.21 In both views, the ribbon development on the old alignment of Newgate Lane is visible, marking the western extent of the shallow valley. To the left of Viewpoint 4, the elevated woodland surrounding the wastewater treatment works to the west of Newgate Lane is visible, separating the Alver Valley from the western parts of the Fareham-Stubbington Gap. In both views, the heavily managed eastern internal hedgerow within the southern part of the Site can be seen, partially obscuring the traffic on Newgate Lane East that can be seen in the middle ground.
- 5.22 With regard to the residents of the existing dwellings on the western edge of Bridgemary, these experience outward views across the open landscape of the Alver Valley that will be partially filtered by the well-established line of vegetation that defines the existing settlement edge. The sensitivity of this receptor is therefore judged to be **Medium**.

Viewpoints 6 & 7: View east towards the Site from Newgate Lane East

Grid reference (Viewpoint 6): SU 57254 03406

Grid reference (Viewpoint 7): SU 57191 03628

Distance from Site: Within Site

Nature of receptor: Users of Newgate Lane East

- 5.23 These viewpoints were taken from the eastern side of the Newgate Lane East corridor, in a section of this highway that falls within the Site's application area. They represent the experience of users of this public highway as they pass through the Alver Valley.
- 5.24 As the views show, the open nature of the southern part of the Site permits clear visibility across the Site to the edge of Bridgemary, which is experienced as a continuous belt of dwellings located behind a row of mature oak trees, forming a clear and logical settlement boundary on the edge of the valley. It is anticipated that this intervisibility will diminish as the recently planted highway boundary hedgerow matures, although the open nature of the landscape will still be able to be appreciated over the hedgerows.
- 5.25 The arable land of the southern part of the Site forms the middle ground of both views, and a heavily managed internal hedgerow within this area can be seen in the foreground of the settlement edge.
- 5.26 With regard to the users of Newgate Lane East, this has been identified as one of the key routes from which the separation between settlements via the open valley landscape can be appreciated. Currently, open countryside sits on both sides of the route, and the edge of Bridgemary sits behind its belt of tall vegetation, which will heavily filter views in summer months. The sensitivity of this receptor in this location is therefore judged to be **Medium**.

Viewpoint 8: View east towards the Site from Newgate Lane

Grid reference: SU 57130 03654

Distance from Site: 41m

Nature of receptor: Users of Newgate Lane

- 5.27 This view was taken from the old alignment of Newgate Lane, looking eastwards across the open countryside of the Alver Valley to the edge of Bridgemary.
- 5.28 The foreground of the view is occupied by a belt of ruderal vegetation that is located between the two highways, and the post and rail fence beyond this marks the boundary of the Site application area, which encompasses this part of Newgate Lane East. Beyond this, clear views are available across the southern part of the Site to the edge of Bridgemary, which is located behind a belt of mature oak trees.
- 5.29 With regard to the users of Newgate Lane, this is a relatively quiet highway that is used primarily for pedestrian and cycle access, and for access by local vehicles, and it benefits from open views of the valley landscape, with sporadic development to the west. The sensitivity of this receptor is therefore judged to be **Medium**.

Viewpoint 9: View east towards the Site from Newgate Lane/Newgate Lane East junction

Grid reference: SU 57155 03480

Distance from Site: Within Site

Nature of receptor: Users of Newgate Lane

- 5.30 This view was taken from Newgate Lane on the approach to the junction with Newgate Lane East. As the view shows, this is currently a T-junction with a separate lane for vehicles turning on to Newgate Lane. Beyond the junction, the view looks across the open countryside of the southern part of the Site, with the distant settlement edge of Bridgemary sitting behind a mature tree belt in the background.
- 5.31 With regard to the users of Newgate Lane, this receptor has been found above to be of **Medium** sensitivity, and this view supports this judgement.

6. APPRAISAL OF VISUAL EFFECTS

Introduction

6.1 This section will present my appraisal of the anticipated effects of the proposed development upon specific groups of people identified as visual receptors, taking into account the illustrative design information submitted by the Appellant and the assessment framework presented at **Appendix 2**.

6.2 Each identified receptor will be considered in turn, with assessments made of the anticipated magnitude of change arising from the proposed development as it is currently presented. This will then be compared with the established sensitivity score to derive an overall level of impact significance.

Summary of Visual Receptors

6.3 Based upon the viewpoint analysis presented in Section 5 above, the list of confirmed visual receptors is as follows:

- Users of HMS Collingwood Playing Pitches;
- Users of Meadow Walk Recreation Ground;
- Users of Public Footpath 084/128/1;
- Residents of dwellings on the western edge of Bridgemary;
- Users of Newgate Lane East; and
- Users of Newgate Lane.

Appraisal of Visual Effects in Relation to Identified Receptors

Users of HMS Collingwood Playing Pitches – Viewpoint 1

6.4 The baseline assessment in Section 5 above has identified this receptor to be of **Low** sensitivity to change.

6.5 Users of the playing pitches currently experience the open valley landscape to the east and south of the facility, albeit filtered through a strong treed hedgerow. The proposed development would introduce residential dwellings into the immediate setting of the pitches to the east, although a degree of additional planting is proposed to field corners to soften the appearance of the dwellings in time. The magnitude of change upon this receptor is therefore judged to be **Low**.

6.6 It is therefore my opinion that the proposed development will result in an adverse impact of **Minor** significance upon this receptor.

Users of Meadow Walk Recreation Ground – Viewpoint 2

- 6.7 The baseline assessment in Section 5 above has identified this receptor to be of **Medium** sensitivity to change.
- 6.8 Users of the recreation ground currently experience filtered views of the northern part of the Site through the mature hedgerow that marks the Site’s northern boundary. The proposed development would introduce residential dwellings into these views, set back behind a pedestrian path and residential access road. The magnitude of change upon this receptor is therefore judged to be **Medium**.
- 6.9 It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

Users of Public Footpath 084/128/1 – Viewpoint 3

- 6.10 The baseline assessment in Section 5 above has identified this receptor to be of **Medium** sensitivity to change.
- 6.11 Users of this route currently experience views into the Site through gaps in the northern Site boundary hedgerow, across the pastoral grassland in the northern part of the Site, towards the hedgerow that divides the Site into northern and southern parts, although longer views are available above the hedgerow.
- 6.12 The proposed development would introduce the frontages of new residential dwellings, set back behind a pedestrian path and residential access road, into the immediate foreground of this view, preventing any visual relationship with the Alver Valley countryside. The magnitude of change upon this receptor is therefore judged to be **High**.
- 6.13 It is therefore my opinion that the proposed development will result in an adverse impact of **Major/Moderate** significance upon this receptor.

Residents of dwellings on the western edge of Bridgemary – Viewpoints 4 & 5

- 6.14 The baseline assessment in Section 5 above has identified this receptor to be of **Medium** sensitivity to change.
- 6.15 Residents of the existing dwellings currently experience filtered views from the rear aspects of their properties across the open countryside of the southern part of the Site, towards the ribbon development on Newgate Lane that marks the western side of the Alver Valley. The proposed development would fundamentally alter these views, introducing the frontages of residential dwellings into the foreground and preventing any visual relationship with the surrounding countryside. The magnitude of change upon this receptor is therefore judged to be **High**.
- 6.16 It is therefore my opinion that the proposed development will result in an adverse impact of **Major/Moderate** significance upon this receptor.

Users of Newgate Lane East – Viewpoints 6 & 7

- 6.17 The baseline assessment in Section 5 above has identified this receptor to be of **Medium** sensitivity to change.

6.18 Users of this route passing between Fareham in the north and Peel Corner Roundabout in the south experience the separation of settlements via the open arable land of the southern part of the Site. The proposed development would introduce the frontages of new residential dwellings, set back behind a field of retained grassland and an improved hedgerow but nonetheless combining with the recently permitted development to the south of the Site to eliminate any sense of passing through open countryside between settlements. In addition to this, the proposed roundabout would introduce an additional urbanising feature to the public highway. Taking these factors into account, the magnitude of change upon this receptor is judged to be **Medium**.

6.19 It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

Users of Newgate Lane – Viewpoints 8 & 9

6.20 The baseline assessment in Section 5 above has identified this receptor to be of **Medium** sensitivity to change.

6.21 The users of Newgate Lane currently experience views across the Alver Valley towards the edge of Bridgemary, which is softened by existing vegetation. The proposed development would breach this established boundary and bring the settlement edge closer to this route, whilst increasing its prominence in the landscape, particularly along the stretch of Newgate Lane to the north of the junction with Newgate Lane East. The conversion of this junction from a T-junction to a roundabout would further urbanise the outward view from this public highway. The magnitude of effect upon this receptor is therefore judged to be **Medium**.

6.22 It is therefore my opinion that the proposed development will result in an adverse impact of **Moderate** significance upon this receptor.

Summary of Visual Impacts

6.23 The visual impacts anticipated to arise from the proposed development are summarised as follows:

- Users of HMS Collingwood Playing Pitches: **Minor adverse**.
- Users of Meadow Walk Recreation Ground: **Moderate adverse**.
- Users of Public Footpath 084/128/1: **Major/Moderate adverse**.
- Residents of dwellings on the western edge of Bridgemary: **Major/Moderate adverse**.
- Users of Newgate Lane East: **Moderate adverse**.
- Users of Newgate Lane: **Moderate adverse**.

7. EFFECTS UPON THE STRATEGIC GAP

Existing Published Evidence Base

- 7.1 As noted in Section 3 above, the Site is located in the Fareham-Stubbington Strategic Gap, which broadly covers the land between Fareham in the north, Stubbington in the west and Gosport in the east. The Gap is protected in the Local Plan (current and emerging), and it has been subject to recent reviews in both the Fareham Landscape Assessment (2017) and the Technical Review of Areas of Special Landscape Quality and Strategic Gaps (2020).
- 7.2 Both of these recent reviews have confirmed the validity of the land between Newgate Lane and Bridgemary as part of the Strategic Gap, and neither document has considered it appropriate to amend the Gap in this location.
- 7.3 The most up to date recommendations in relation to development are given on pages 108 and 109 of the Technical Review, which may be summarised as the following measures (my emphasis):
- Continued designation of the Gap, based upon a clear and continued role and strong sub-regional support;
 - Release of land from the Gap in two locations:
 - South of Fareham and west of HMS Collingwood;
 - North-west of Stubbington;
 - **No development in the Woodcot-Alver Valley Landscape Character Area (LCA8) as it would result in coalescence between Gosport and Fareham;**
 - Implementation of a Green Infrastructure Strategy for Strategic Gap Study Area 8c to enhance the green infrastructure value of the current Gap and ameliorate the existing creep of urban fringe characteristics;
 - Highlighting and retaining long north-south views within Study Area 8c to retain a sense of space and ‘big skies’; and
 - Highlighting and retaining the important east to west ‘sense of separation’ with Peel Common.

Effects upon the Strategic Gap

- 7.4 The Site is located within Strategic Gap Study Area 8c, which is identified as being particularly sensitive to development. It would therefore introduce a major development of up to 375 new residential dwellings and associated infrastructure into this sensitive area, in direct contravention of the advice within the published evidence base.
- 7.5 Most notably, the Fareham Landscape Assessment on page 157 of its Sensitivity Assessment includes the following comments:

“Intrusive development within the area would inevitably erode the visual and physical separation that currently exists and potentially alter the character of the landscape settings of the two settlements from predominantly agricultural to predominantly urban.”

Ultimately, the function and integrity of the area as farmland could be significantly eroded to the point where the gap becomes a corridor of greenspace between urban areas, or an 'urban park', rather than a functioning area of agricultural landscape with a distinct character and identity."

- 7.6 It goes on to say that Newgate Lane East "*could potentially erode the integrity of the existing gap if it is regarded as forming a potential new edge for development*" and that "*If the rural, undeveloped and open character of this area is to be maintained, it will be crucial to keep the urban boundaries as tightly drawn as possible and avoid infilling the land between the existing urban edges and the new road.*"
- 7.7 The proposed development would be acting in direct contravention of this published advice. The development of this area, located in a part of the valley that sits between the main settlement areas of Fareham and Gosport, would result in the physical, visual and perceptual coalescence of these areas, and the reduction of the eastern part of the Fareham-Stubbington Gap to a narrow belt of public open space and remnant arable land that is unlikely to function as a viable agricultural unit.
- 7.8 It is clear from a review of my bulleted summary of the recommendations for the Fareham-Stubbington Gap that the appeal scheme would be contrary to a number of these recommendations. In particular, the third bullet would not be met by locating a substantial development in the Woodcote-Alver Valley Landscape Character Area directly in the space between Fareham and Gosport. The fifth bullet would not be met through the complete elimination of north-south views along the land to the east of Newgate Lane East, acting alongside the permitted development to the south, and the sixth bullet would not be met through the coalescence of Fareham, Bridgemary and Peel Common into a single large, coalesced urban area.
- 7.9 With regard to the fourth bullet, development in this location would be in direct opposition to the stated purpose of establishing a Green Infrastructure Strategy for this area, which is to ameliorate the existing creep of urban fringe characteristics. Rather, the appeal scheme would breach a well-defined settlement edge that serves to contain this influence, fundamentally altering the character of the surrounding countryside.
- 7.10 It is therefore clear that the appeal scheme would result in significant harm to the integrity of the Strategic Gap, because it would act in direct contravention to the Council's strategic aims for this area, is located in the area found to be most sensitive to development, and would result in the physical, visual and perceptual coalescence of Fareham and Gosport. This is supported by the findings of my landscape appraisal above, which considered the open character of the countryside as a receptor and concluded that this would experience an adverse impact of Major adverse significance.
- 7.11 This view is consistent with the findings of the two previous Inspectors who have considered development in this landscape.
- 7.12 Inspector Jenkins in paragraph 83 of his Decision found that 190 dwellings, approximately half of the number under consideration in this appeal, within this landscape would cause significant harm to the integrity of the Fareham-Stubbington Gap and the physical and visual

separation of settlements. It therefore stands to reason that 375 dwellings would result in significantly greater harm than that considered by the Inspector.

- 7.13 The scheme that Inspector Jones considered was approximately a quarter of the number of dwellings of the appeal scheme, and whilst he took the modest size of the 99-dwellings affordable scheme into account, he nonetheless concluded that the effect on the physical and visual separation of settlements would be reasonably significant and failed to meet the requirements of the Local Plan policy. Again, it stands to reason that a scheme four times the size would result in a significantly higher degree of harm.

8. RESPONSE TO SUBMITTED PLANNING AND APPEAL DOCUMENTS

Response to Landscape and Visual Impact Assessment

8.1 A Landscape and Visual Impact Assessment (LVIA), prepared by Pegasus Group in January 2022, was submitted along with the planning application. Having reviewed this information in detail and undertaken my own assessment as set out above, I have a number of concerns that I have set out below.

Attempts to undermine the published evidence base

8.2 The Sensitivity Assessment that forms part of the 2017 Fareham Landscape Assessment is reviewed in Section 8 of the Appellant's LVIA, after the assessment of effects. This in itself is questionable in my opinion, because the published evidence base should inform the consideration of the landscape baseline in terms of sensitivity as well as character.

8.3 Paragraphs 8.14 to 8.16 of the Appellant's LVIA imply that the Sensitivity Assessment has underplayed the effect of the construction of Newgate Lane East upon this landscape, stating at paragraph 8.15 that *"it is not clear as to why the FLA concludes such a high level of sensitivity for this part of the landscape"* and at paragraph 8.16 *"in relation to the existing and most recent baseline, the sensitivity judgements of the FLA are likely to be overstated"*. I strongly disagree with these comments, on the basis that neither Inspector who has recently considered this landscape has called the Sensitivity Assessment into question, and the findings of the published evidence base align with my own findings, which have been supported by the Inspectors on both occasions in preference to those of Pegasus Group as set out in my paragraphs 1.11-1.18 above.

8.4 Paragraph 8.33 of the Appellant's LVIA takes a similar approach with the 2020 Technical Review of Areas of Special Landscape Quality and Strategic Gaps, stating that *"Although the study appears to be comprehensive, the robustness of the overall conclusions should be carefully considered."* The LVIA then goes on to challenge the Site not being included in areas to be taken out of the Gap, stating at paragraph 8.36 that *"it would be logical and appropriate for the study to conclude that the boundary of the Strategic Gap be amended to omit this part of the landscape"*. I do not agree with this conclusion, and it is not supported by my own findings, especially because the Technical Review is explicit in paragraph 12 on page 109 that *"it would be inappropriate to develop in LCA8: Woodcot-Alver Valley, as it would result in coalescence between Gosport and Fareham."* This specifically relates to this part of the landscape, and specifically advises against a change that the Appellant is attempting to effect.

Misinterpretation and selective quotation of the published evidence base

8.5 Paragraph 4.42 of the Appellant's LVIA sets out aspects of the Site and its context that the author considers to be consistent with published guidance. The fifth bullet begins with the statement that *"the site and surrounding area, towards Woodcot, have only a very limited role in terms of the Fareham to Stubbington gap"*. This is presumably summarising a quote from the Sensitivity Assessment within the Fareham Landscape Assessment presented in paragraph 4.39 of the Appellant's LVIA, but this is not only a selective quotation, but occurs under the description of sensitivity for LLCA 7.1, not LLCA 8.1 in which the Site is located.

For the Inspector's benefit, the full paragraph reads as follows, with the text omitted by the Appellant in bold:

*"The role of the southern part of the gap in providing separation between Stubbington and the urban area of Woodcot (a northern suburb of Gosport), to the east of the Newgate Lane corridor, is less easily perceived because of intervening development and other features that interrupt views, and occupy land, between the two areas. These include the Newlands Solar Farm, the waste water treatment plant and development along the Newgate Lane corridor at Peel Common. **These features in themselves reinforce the separation of the main urban areas by providing a physical constraint to permanent built development (for at least the foreseeable future) but they also reduce the importance of area 7.1a in providing visual separation between Stubbington and the edges of the Gosport urban area.**"*

- 8.6 In my opinion, the correct interpretation of the whole paragraph is that the presence of the features in the centre of the Gap reduce the role of the western part of the Gap in visually separating Stubbington and Gosport. The paragraph does not comment on the eastern part of the Gap in which the Site is located, and it certainly does not imply that the area towards Woodcot has a limited role. In fact, the Sensitivity Assessment (at the bottom of page 156) draws the following conclusion in relation to LLCA 8.1 (my emphasis):

*"Overall, area 8.1 plays an important role in defining the edges, separate identity and settings of Fareham and Gosport and a critical role in preventing their coalescence. It also **makes an important contribution to the swathe of landscape that currently separates Stubbington from Gosport, a role that may become more critical to maintain with the redevelopment of the MCA Daedalus site in future years.**"*

- 8.7 Another example of incorrect and selective quotation occurs in Section 8 of the Appellant's LVIA, which again describes the published Sensitivity Assessment. In paragraph 8.5 of the LVIA a quotation is presented regarding fringe characteristics and urban influences that relates to LLCA 8.2a, which again is not the area in which the Site is located but rather the settlement area of Peel Common.

- 8.8 Paragraph 8.7 of the Appellant's LVIA goes on to include a quotation relating to Newgate Lane East, but it omits the following paragraph within the Sensitivity Assessment, which qualifies the statement made in the quoted paragraph. This additional paragraph reads as follows:

"However, the road corridor is relatively narrow and unaffected land within the rest of the area should be of a sufficient scale to remain viable as farmland and to maintain its essentially rural character. Mitigation proposals include new hedgerow and tree planting along the route to reduce its visibility and impact on the landscape and, if this is effective, the road itself may not have an overwhelming urbanising effect across the area as a whole in the longer term. However, significant further development in addition to the road scheme would almost certainly have this effect, potentially tipping the balance towards a predominantly urban character."

- 8.9 This reasoning is expressly approved by Inspector Jenkins in paragraphs 29 and 30 of his Decision, who quotes this paragraph in his consideration of the schemes to the south-west of the Site.
- 8.10 The development that is the subject of this appeal is exactly the type of development that the Sensitivity Assessment cautions against in this paragraph and based upon my evidence, it would have an overwhelming urbanising effect across the Alver Valley.

Acceptability of landscape impacts

- 8.11 Table 10 of the Appellant's LVIA sets out the results of the Appellant's assessment of landscape effects, concluding that the proposed development would result in moderate to major adverse effects upon both the Site and its immediate context and the wider LLCA 8.1a at completion, reducing to Moderate adverse effects at Year 15.
- 8.12 In concluding the landscape assessment, paragraph 6.55 of the LVIA states that this level of impact and effect is "*considered to be acceptable in landscape terms*". In my opinion this judgement is incorrect, because it does not stand to reason that adverse effects of moderate to major significance upon the Site and the landscape in which it sits for 15 years following the completion of the scheme can be 'acceptable' in landscape terms.
- 8.13 In this context, it is worth noting the conclusion of Inspector Jenkins in paragraph 32 of his Decision that proposals significantly smaller than the appeal scheme would each cause significant harm to the landscape of the area. In a similar vein, Inspector Jones concluded that the 99-dwelling affordable scheme to the south of the Site would have a harmful effect on the character and appearance of the area contrary to Local Plan policy in paragraph 24 of his Decision.

Interpretation of Inspector Jones' Decision

- 8.14 The section within the Appellant's LVIA on the Strategic Gap concludes in paragraphs 8.39 to 8.42 with an interpretation of the comments made by Inspector Jones in paragraphs 31 and 32 of his Decision, and in particular the Inspector's use of the phrase "*individually or cumulatively*" in his paragraph 31.
- 8.15 The implication made within the Appellant's LVIA is that Inspector Jones was referring to land other than the Site but I disagree with this interpretation. The Inspector was simply repeating the terminology enshrined within Core Strategy Policy 22 and was not referring to any specific (or general) area of land or implying that wider development would be acceptable – had this been the case then the Inspector would have said this.
- 8.16 Given the significant difference in scale between the 99-dwelling affordable scheme and the current appeal scheme, in my opinion the more relevant Decision in any case is that of Inspector Jenkins, who considered a scheme approximately half the size of the current appeal scheme. Whilst it is noted that Inspector Jenkins in paragraph 84 of his Decision commented that the same scale of development (190 dwellings) would be less harmful if located to the east of Newgate Lane East, this was predicated on Peel Common remaining a small, isolated ribbon of development in the Gap, which will not be the case should the current appeal scheme be permitted alongside the existing permitted scheme to the south.

Response to Statement of Case

Comparison with Land East of Crofton Cemetery Decision

8.17 Paragraphs 7.81 and 7.82 of the Appellant's Statement of Case compare the appeal scheme with a recent appeal (Ref. APP/A1720/W/21/3275237) granted on land to the east of Crofton Cemetery, also within the Fareham-Stubbington Gap, stating at paragraph 7.82 that "*there are similarities between the East of Crofton Cemetery scheme and the appeal proposal*". Whilst it is the case that the development area measurements are broadly similar and both schemes sit between the urban edge and a bypass (the Stubbington bypass in the case of the Crofton Cemetery scheme), in my opinion this is where the similarities end. The schemes are not comparable for the following reasons:

- The land east of Crofton Cemetery is an allocation within the emerging Local Plan (Allocation ID HA54). The Site formed part of a former allocation (HA2) within an earlier iteration of the Local Plan, but this has been withdrawn.
- The Crofton Cemetery scheme was not refused on the ground of the impact upon the Strategic Gap.
- The retained field south of the Stubbington bypass within the Crofton Cemetery scheme is rectangular in shape, and therefore there is a consistent distance of at least 220m between the bypass and development edge. The retained field west of the appeal scheme by comparison is wedge-shaped with development coming within approximately 30m of Newgate Lane East. This will materially affect the impression of passing between settlement areas.
- The appeal scheme proposed a new roundabout on Newgate Lane East, which will have an urbanising influence. The Crofton Cemetery scheme is accessed via a T-junction from Peak Lane.
- The Crofton Cemetery site does not sit adjacent to and in the gap between two settlements; it is on the northern edge of Stubbington. By comparison, the appeal scheme sits between Fareham and Gosport and would result in their coalescence.
- The Crofton Cemetery site is within a separate Landscape Character Area (LCA7 as opposed to LCA8).

8.18 I therefore disagree with the overly simplistic conclusion in paragraph 7.88 of the Appellant's Appeal Statement that both the Council and Inspectors have confirmed that the principle of residential development within the Strategic Gap can be acceptable. Evidenced analysis has determined that development can be accommodated in specific locations, in specific quantities, and these are being taken forward as emerging Local Plan allocations. Previous iterations of the Local Plan are not relevant.

9. SUMMARY AND CONCLUSION

Baseline Context

- 9.1 The Site is an area of agricultural land located directly adjacent to Fareham to the north and Bridgemarky, a suburb of Gosport to the east. The northern part of the Site, comprising a field of pastoral grassland, is separated from the arable southern part of the Site by a strong treed hedgerow. The southern arable area is sub-divided by two heavily managed hedgerows and possesses an open character.
- 9.2 The settlement edge of Gosport to the east is well-defined, with a belt of mature vegetation providing a clear distinction between the settlement and open countryside, and softening views towards the existing dwellings.
- 9.3 Public Footpath 84/128/1 is located directly adjacent to the northern boundary of the Site, following the existing settlement edge. It is separated from the Site by a mature hedgerow, with gaps through which the Site can be viewed. To the north-west of the Site, playing pitches associated with HMS Collingwood separate the Site from the urban edge.
- 9.4 Newgate Lane East is a recently constructed single carriageway B-road that partly falls within the western part of the Site due to access proposals to construct a new roundabout. This road combines with frequent overhead air traffic from the nearby Solent Airport to reduce the tranquillity of the Site, although it is flanked by newly planted hedgerows that will reduce this effect with time. Illustrative design plans for the appeal scheme show the development area set back behind a retained grassland field, although the wedge-shaped nature of the field is such that development will be close to the highway at its south-western corner.
- 9.5 Further to the east lies the original alignment of Newgate Lane, which is occasionally marked in the landscape by ribbon development extending southwards from Fareham. Beyond this lies a substantial solar array and south of this, a wastewater treatment works surrounded by elevated wooded bunds. These elements combine to define the western extent of the Alver Valley and to lend it a discrete character.
- 9.6 To the south of the Site, the landscape currently comprises small arable fields with views terminating at the vegetated corridor of Brookers Lane, although a scheme for 99 affordable dwellings recently permitted at appeal is anticipated to transform this area to a suburban character.
- 9.7 The Site is located within a Strategic Gap that has been established within local planning policy to prevent the coalescence of the surrounding settlements of Stubbington, Fareham and Gosport. The purpose and function of the gap has recently been subject to two technical reviews commissioned by the Local Planning Authority in recent years, and both have found it to be sound, and only requiring minor amendments, none of which included the Site.
- 9.8 The Local Planning Authority has also recently commissioned a landscape sensitivity assessment in 2017, which has considered the countryside in which the Site is located and has found it to be a strategically important area of countryside that is highly sensitive to development, with the sensitivity to further development amplified by the presence of Newgate Lane East.

9.9 These technical evidence base documents have been found to be sound and relevant by two Inspectors who have considered schemes directly adjacent to the Site.

Proposed Development

9.10 The proposed development is an outline application for up to 375 residential dwellings within the Site, with all matters reserved except for access. Access is proposed to be taken from Newgate Lane, through the construction of a new roundabout.

9.11 An illustrative Concept Masterplan was submitted with the planning application showing the proposed dwellings arranged into a series of perimeter blocks within a framework of open space, with the internal hedgerow framework retained albeit with a number of gaps created for access. The open space framework includes a linear park running in a north-south direction through the scheme, which is truncated in five places by access routes. Much of the open space resource within the Site is given over to sustainable drainage functions, although a central green with a Neighbourhood Equipped Area for Play is shown connecting with the linear park. A field is retained in the western part of the Scheme, for the purposes of bird habitat and a pedestrian connection is shown following the northern boundary of this field.

9.12 The Appellant has also submitted a Landscape and Visual Impact Assessment with the application. I have identified a number of concerns with this document, which bring their results into question, which can be briefly summarised as follows:

- Attempts to undermine the published evidence base;
- Acceptability of landscape impacts; and
- Interpretation of Inspector Jones' Decision.

Landscape Appraisal Results

9.13 To assist the Inspector in understanding the full scale of impact of the proposed development, I have undertaken my own landscape appraisal. In this, I have considered a number of defining physical and perceptual characteristics of the Site and its setting as receptors, as well as the combined character of the Site and its setting. In my opinion, this is the correct scale of assessment for a site and development of this size.

9.14 For the purposes of my appraisal, I have taken into account the illustrative landscape and urban design information, although given that these are matters held in reserve these designs carry limited weight and are likely to represent a 'best case' scenario.

9.15 The results of my landscape appraisal are as follows:

- Arable and pastoral land use with variable hedgerows: **Major to Major/Moderate adverse.**
- Open character of the Site and adjacent countryside: **Major adverse.**
- Established settlement edge of Bridgemarky: **Major/Moderate adverse.**
- Busy transport infrastructure: **Moderate/Minor adverse.**
- Overall character of the Site: **Major to Major/Moderate adverse.**

- Overall character of the setting of the Site: **Major to Major/Moderate adverse.**

Landscape Appraisal Conclusion

- 9.16 It is the conclusion of my landscape appraisal that the proposed development represents inappropriate development within an established Strategic Gap, and that it would lead to the loss of rural land that performs an important local function in both the separation of settlements and the provision of a setting to Bridgemary.
- 9.17 My appraisal found that even when the illustrative landscape strategy is taken into account, multiple adverse impacts of Major/Moderate and greater significance would occur upon characteristic features and perceptual qualities of the Site and its setting, and their combined character.
- 9.18 The Local Planning Authority has commissioned two external reviews of the landscape surrounding the Site in recent years, and both have concluded that the Strategic Gap should be kept intact in this location, with the Fareham Landscape Assessment finding this landscape to be highly sensitive to development. These documents, as well as my interpretation of the sensitivity of this landscape and the effects of development, have been supported by two Inspectors who have considered appeals in this landscape in recent years. My findings therefore support this consistent evidence base.
- 9.19 I therefore conclude that the proposed developments would result in significant landscape harm, and that my evidence supports the Council's second and third reasons for refusal.

Visual Appraisal Results

- 9.20 In addition to the landscape appraisal outlined above, I have also undertaken my own appraisal of the visual impacts of the proposed development.
- 9.21 My fieldwork indicated that the visual environment of the Site is restricted by the combination of the flat topography of the Alver Valley, and the effects of vertical elements such as the surrounding settlement edges and tall vegetation. All visual receptors are therefore in relatively close proximity to the Site.
- 9.22 The northern part of the Site is generally surrounded by mature hedgerows, but the southern arable part is relatively open, with largely uninterrupted views across it, with the exception of the internal heavily managed hedgerows that separate the three fields within this part of the Site.
- 9.23 The principal visual receptors were therefore found to be the residents of properties that directly face the Site on the edge of Bridgemary and the users of Public Footpath 84/128/1. Additional receptors identified were the users of Newgate Lane East, Newgate Lane, and the users of Meadow Walk Recreation Ground and HMS Collingwood Playing Pitches.
- 9.24 The results of my visual appraisal are as follows:
- Users of HMS Collingwood Playing Pitches: **Minor adverse.**
 - Users of Meadow Walk Recreation Ground: **Moderate adverse.**
 - Users of Public Footpath 084/128/1: **Major/Moderate adverse.**
 - Residents of dwellings on the western edge of Bridgemary: **Major/Moderate adverse.**

- Users of Newgate Lane East: **Moderate adverse.**
- Users of Newgate Lane: **Moderate adverse.**

Visual Appraisal Conclusion

- 9.25 My appraisal of the effects of the proposed development has found a number of adverse impacts of Moderate and greater significance upon residents, and public open space, public footpath and public highway users in the vicinity of the Site, but limited impacts upon receptors beyond the discrete visual envelope in which the Site is located.
- 9.26 I therefore conclude that the proposed development would cause significant harm to the appearance of the Alver Valley landscape, and that my evidence supports the Council's second and third reasons for refusal.

Strategic Gap Conclusion

- 9.27 The proposed development would represent an incongruous incursion into the established Strategic Gap, and would result in the physical, visual and perceptual coalescence of the settlements of Fareham and Gosport, which the Site currently serves to separate.
- 9.28 The scale of the development is such that in combination with the permitted scheme to the south, the Strategic Gap would be entirely eliminated in this location, with no sense of passing between settlements when travelling on Newgate Lane East. Development in this location is in direct contravention of the recommendations within both the Fareham Landscape Assessment and the Technical Review of Areas of Special Landscape Quality and Strategic Gaps. As identified by Inspector Jenkins in his recent Decision, change of this magnitude would tip the balance of this landscape towards a predominantly urban character.
- 9.29 I therefore conclude that the proposed development would result in a significant impact upon the integrity of the Strategic Gap, and that my evidence supports the Council's third reason for refusal.

10. APPENDICES

Appendix 1: Plans

Baseline Information Map Ref. 22-0831

Zone of Theoretical Visibility Map Ref. 22-0842



- Legend:**
- Site Boundary
 - Study Area
 - Conservation Area
 - Scheduled Monument
 - Country Park
 - Local Nature Reserves
 - Site of Special Scientific Interest
 - Special Protection Area
 - Public Footpath

- Listed Buildings:**
- ▲ Grade I
 - ▲ Grade II*
 - ▲ Grade II

REVISIONS:		
DATE:	VERSION:	INITIALS:

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TITLE: **Baseline Study Plan**

PROJECT/SITE: **East of Newgate Lane East Phase 2**

CLIENT: **Fareham Borough Council**

MAP REF: **4693/04/22-0831**

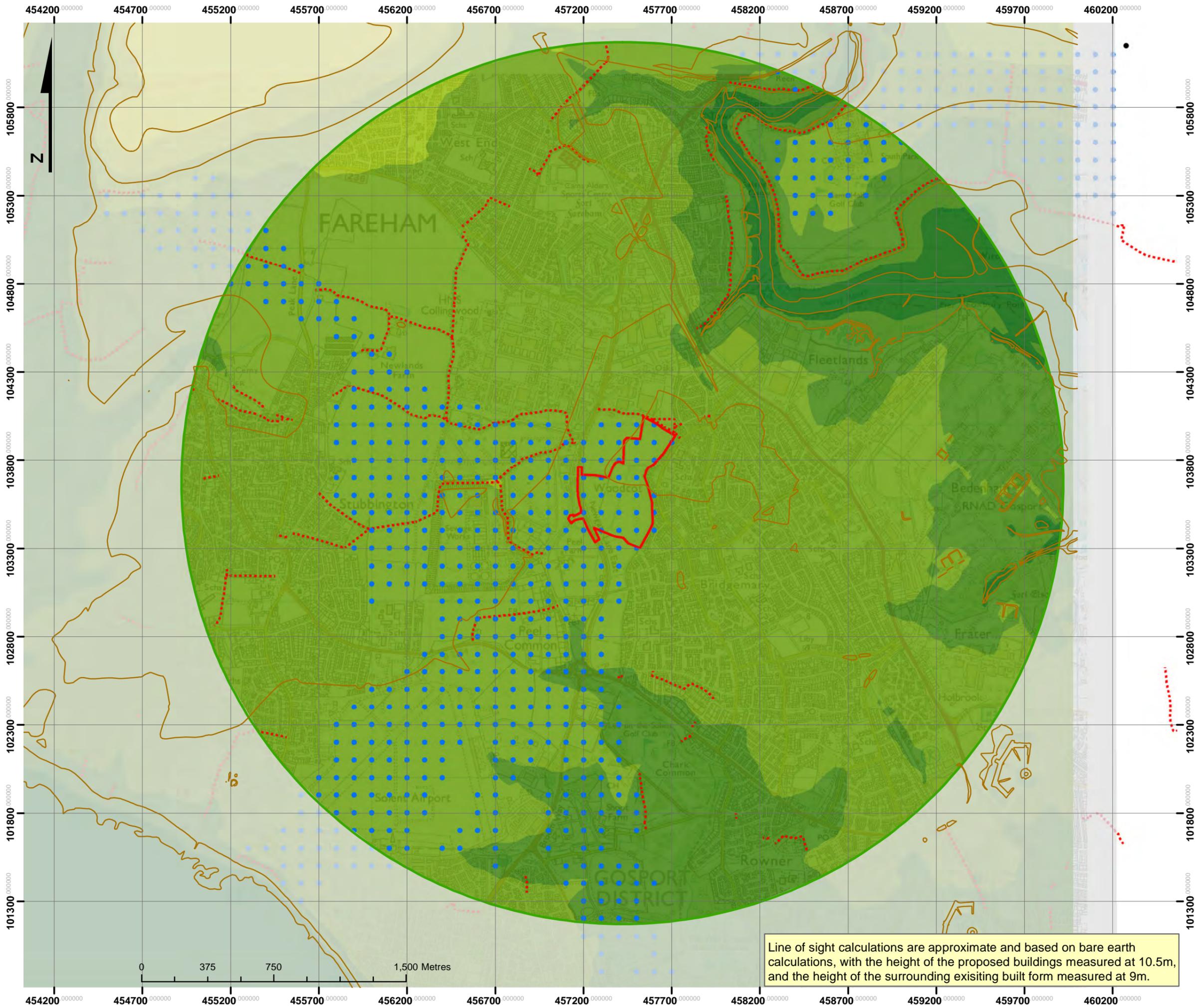
VERSION: **v1**

DATE: **06/09/22** SCALE: **1:22,500 @A3**

APPROVED BY: **ID** PRODUCED BY: **SM**

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Legend

- Study Area
- Site Boundary
- Point of Visibility (1.5m eye height)
- Public Footpath
- Contour Lines (10m)

Layer

- 0m
- ↕
- 20m

REVISIONS:		
DATE:	VERSION:	INITIALS:
NICHOLSONS LOCKHART GARRATT		
<i>Leading solutions for the natural environment</i>		
TITLE: Zone of Theoretical Visibility		
PROJECT/SITE: Land East of Newgate Lane, Phase 2		
CLIENT: Fareham Borough Council		
MAP REF: 22-0842		
VERSION: V1		
DATE: 07/09/2022	SCALE: 1:20,000@A3	
APPROVED BY: ID	PRODUCED BY: AB	
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Line of sight calculations are approximate and based on bare earth calculations, with the height of the proposed buildings measured at 10.5m, and the height of the surrounding existing built form measured at 9m.

Appendix 2: Nicholsons Lockhart Garratt Assessment Methodology

**Landscape & Visual Impact Assessment
Methodology**

**NICHOLSONS
LOCKHART GARRATT**

Leading solutions for the natural environment

Date: 2021



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1. INTRODUCTION

- 1.1. This methodology is derived from the Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) (GLVIA 3), jointly published by the Landscape Institute and the Institute of Environmental Management and Assessment. This publication gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA).
- 1.2. In the context of this methodology, the term “landscape” should be taken to include townscape and seascape considerations where relevant.

2. DEFINING THE STUDY AREA

- 2.1. Prior to any assessment being undertaken, it is important to consider the scope and extent of the study area. Typically the study area will be defined through the preparation and assessment of a Zone of Theoretical Visibility (ZTV) and/ or desk based study and site assessment. This process will allow the identification of a delimited visual envelope, one which is defined by the prevailing topography, vegetation and built form.
- 2.2. A landscape study may extend beyond a relatively confined visual envelope, where there is clear evidence that the site is part of, or intrinsically linked to a wider character area. The detail of such studies will be appropriate to the scale of the development, for instance where tall structures such as wind turbines may have an influence over a larger distance, the assessment will take this into account.

3. DESCRIPTION OF EFFECTS

- 3.1. The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect upon a receiving environment, it is necessary to consider the effect magnitude, i.e. the degree of change, together with the sensitivity of the receptor.
- 3.2. This assessment will identify whether the effects are:
- Adverse, Beneficial or Neutral - Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the recognised landscape quality and character of an area or view. Neutral effects would include changes that neither add to nor detract from the quality and character of an area or view, but which nonetheless result in an identifiable change. Beneficial effects would typically occur where a development could positively contribute to the landscape character or view, for example through the replacement of incongruous elements with more appropriate uses.
 - Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.
 - Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 15, of the Operational Phase.
 - Reversible or Irreversible – this is the assessment of whether the resulting effect of a development can be mitigated or not, and the effectiveness of the proposed mitigation at reducing the effect.

Significance of Effects (EIA only)

- 3.3. A final judgment is then made as to whether the identified effect is likely to be significant, as required by the Environmental Impact Assessment Regulations 2011. In summarising the effects consideration should be given to the key issues, and an identification of the scope for reducing any negative/adverse effects will be undertaken. Mitigation measures should be identified in order to reduce, where possible, the final judgement on the significance of any residual adverse effects in the long term.

4. METHODOLOGY FOR ASSESSING LANDSCAPE EFFECTS

Identifying and Assessing the Landscape Baseline

- 4.1. In order to accurately define the quality and character of the receiving landscaping it is important to identify and assess those landscape receptors and/or features that form part of the landscape and help to characterise it.
- 4.2. The identification of these features will be informed through:
 - Review of Ordnance Survey mapping, historical map data and aerial and other remote sensing imagery where appropriate;
 - Review of relevant published landscape character assessment at national, regional and local levels as appropriate;
 - Identification of landscape-based designations;
 - Identification and description of individual elements, features, aesthetic and perceptual aspects of the landscape which contribute to its character;
 - Assessment of the general condition of the receiving landscape;
 - Assessment of the relative value of the receiving landscape (see below);
 - Judgement of the susceptibility of the receiving landscape to a change of the type proposed (see below).
- 4.3. Where appropriate, and where the published character assessments do not reflect the specific characteristics of the receiving environment at a relevant scale, the LVIA will identify local landscape character areas for assessment. These character areas are determined through the site assessment, and will make reference to published landscape character assessments and the application of sound professional judgement based upon the evidence at hand.
- 4.4. Criteria for the selection of local landscape character areas within the likely study area include:
 - Proximity and influence on the site;
 - Physical connections with the site (for example public rights of way, roads, vegetation and vegetation belts); and
 - Visual connection with the site (particularly where the view is a key characteristic of the local area).

Assessing Landscape Sensitivity

- 4.5. The sensitivity of the landscape is determined by combining the value of the landscape with its susceptibility to the type of change proposed.
- 4.6. **Susceptibility** is defined as the inherent sensitivity of the landscape and its ability to accommodate a particular change, and can apply to specific landscape features, the character of the site as a whole, or the character of the surrounding landscape, and other Landscape Character Areas defined within the published assessments or similar.

Table 1: Landscape Susceptibility to Change

Susceptibility	Assessment Criteria
Very High	<ul style="list-style-type: none"> • No or very few detracting features; • Townscapes are likely to include a high proportion of historic assets; • Typical examples may be nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
High	<ul style="list-style-type: none"> • Landscapes would be considered to have a high degree of intimacy, generally strong landscape structure, a high level of intactness and contain features worthy of protection; • Few detracting features; • Has some potential to accommodate change which is in keeping with the positive aspects of local character. • Townscapes may include a high proportion of historic assets; • Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	<ul style="list-style-type: none"> • Landscapes would be considered of good landscape structure, with some detracting features or evidence of recent change. • Townscapes may include a proportion of historic assets or of cultural value locally. • Demonstrates some potential to accommodate change through appropriate mitigation.
Low	<ul style="list-style-type: none"> • Landscapes that contain strong evidence of previous landscape change and little representation of their former character; • Degraded landscape structure, characteristic patterns and combinations of landform and land cover are compromised by land use.
Negligible	<ul style="list-style-type: none"> • Typical landscapes are likely to be heavily degraded, of weak landscape structure, support intensive land uses, and require landscape restoration.

Landscape Value

- 4.7. The value of a landscape is derived from the value or importance given to the area by society, statutory bodies, local and national government, local communities and society at large. National designations include National Parks and Areas of Outstanding Natural Beauty.
- 4.8. At a local level, Local Planning Authorities may have local landscape designations in their Local Plans. However, GLVIA 3 notes that the fact that an area is not covered by such a designation does not mean that it is not valued and in this case reference should be made to published character assessments, local planning policies and guidance. GLVIA 3 also notes that there should not be an over-reliance on designations, favouring a process of assessment and the application of sound, evidence-based professional judgement.
- 4.9. The National Planning Policy Framework (NPPF) however, places greater weight on the importance of National level designations such as AONB's and National Parks. At a local level, any assessment of local value should be supported by a prescriptive, criteria based, NPPF compliant assessment (NPPF para 170). In the absence of such an assessment it is the role of the professional as part of the LVIA process to objectively assess the value of the receiving landscape in relation to a set of appropriate criteria, such as those suggested in Box 5.1 of GLVIA3.

Table 2: Landscape Value

Value	Typical Criteria	Typical Scale	Examples
Very High	Landscape is recognised as an area of great importance, quality and rarity. Almost always recognised by national or international designation.	International National	World Heritage Sites National Parks Areas of Outstanding Natural Beauty
High	Landscape is recognised as being of high quality, importance and rarity, representing a number of recognised value criteria. Often identified through local landscape designations.	Regional Local	Wild or picturesque landscapes. Settings of designated landscapes. Areas whose value is expressed through published assessments or cultural celebration, e.g. art, history or literature.
Medium	Landscape is recognised as being of medium quality, importance and rarity. Typically undesignated but value may be expressed through published assessment. Represents some recognised value criteria.	Regional Local	Generally intact rural landscapes. Landscapes that are representative of published character.
Low	Landscape is of low quality, importance and rarity. Typically degraded with detracting features and in poor condition, but with some potential for restoration or improvement.	Local	Intensive arable landscapes. Landscapes with strong human influence or intensive management, e.g. golf courses.
Negligible	Landscape is of very low quality, importance and rarity. Typically degraded with many detracting features, and poorly managed. Change is likely to improve these landscapes.	Site	Unrestored mineral workings. Industrial landscapes.

Table 3: Overall Landscape Sensitivity

Vs.		Identified Landscape Value				
		Very High Value	High Value	Medium Value	Low Value	Very Low Value
Identified Susceptibility	Very High Susceptibility	Very High	High	High / Medium	X	X
	High Susceptibility	High	High	Medium / High	Medium / Low	X
	Medium Susceptibility	High / Medium	Medium / High	Medium	Low / Medium	Low
	Low Susceptibility	X	Medium / Low	Low / Medium	Low	Low / Negligible
	Negligible Susceptibility	X	X	Low	Low / Negligible	Negligible
		Sensitivity				

Landscape Magnitude of Change

4.10. The magnitude of change relates to the degree in which proposed development alters the fabric of the receiving landscape. This change is characterised as high, medium, low, negligible or none.

Table 4: Magnitude to Change to Landscape Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to fundamentally change the character of a landscape.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape.

4.11. When assessing the magnitude of change consideration will be given to:

- **The size or scale of the development:** the extent of the change to existing landscape receptors is considered, with weight given to the proportion of the total extent of the site that this represents and the contribution that the receptor makes to the overall character of the landscape;
- **The extent of the development** – consideration is given to the geographical area within which the landscape effects may be perceived. This is assessed at:
 - Site level;
 - Immediate setting;
 - At the scale of the local landscape character area; and
 - On a larger scale affecting a number of local landscape areas or National Character Areas (if required).
- **The permanency of the development:** consideration is given to whether the proposals will result in a long term or short term effect; whether the development is reversible or changes the status of the site (for example to previously developed land); and whether for example restoration to baseline conditions is envisaged at the end of this term;
- **The change to the key characteristics of the receiving landscape:** taking into account:
 - Changes to the appearance of the site;
 - Changes to identified landscape features;
 - Changes to key or special qualities or characteristics of the landscape; and
 - Changes in the landscape setting of heritage assets and landscape-related designations.
- **The proposed mitigation:** consideration should be given to the extent to which the development effects can be mitigated, through positive design, the provision of replacement or enhanced landscape features, or limiting effects on the wider landscape.

Significance of Landscape Effect

4.12. The level of effect upon the receptor should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of each identified receptor.

4.13. This will identify whether the effects are:

- **Adverse or Beneficial** - beneficial effects would typically occur where a development could positively contribute to the landscape character. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of characteristic landscape elements, or the proposal detracts from the landscape quality and character of an area or view;
- **Direct or Indirect** – A direct effect is where a development will affect the character of an area either beneficially or adversely. An indirect effect would be associated with a development, i.e. an increase of traffic on a particular route.
- **Short, Medium or Long Term** – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the construction phase, then at years 1 and 10 following completion of the development.

- **Reversible or Irreversible** – This is the judgement of whether the resulting effect of a development can be mitigated or not, and whether the result of the mitigation is beneficial.

4.14. The significance of landscape effect is determined by cross-referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 5 below outlines how the assessment of significance is undertaken.

Table 5: Landscape Significance of Effect*

Vs.		Sensitivity of Landscape Receptor				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
		Significance of Landscape Effect				

* To be read in conjunction with Table 9 below.

5. METHODOLOGY FOR THE ASSESSMENT OF VISUAL EFFECTS

- 5.1. As set out within section 2 above, the visual baseline is identified through a process of desk study, Zone of Theoretical Visibility (ZTV), the extent of the visual envelope is then defined and tested through field assessment.
- 5.2. On the basis of the baseline assessment and field survey analysis, visual receptors are identified and classified as to their sensitivity to change. This will involve the identification of the visual receptors through:
 - Identification of the area in which the development may be visible (the visual envelope);
 - Identification of publicly accessible, representative, viewpoints where views will be affected and the nature of those views;
 - Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature);
 - Identification of those views which can be considered characteristic of the landscape character area;
 - Identification of the different groups of people who may experience views of the development.

Sensitivity of Visual Receptors

- 5.3. The sensitivity of a visual receptor should be established. This sensitivity will be dependent on the value attached to the view and the susceptibility of the visual receptor(s) to a change of the type proposed. This may be linked to the type of activity that the person is engaged in – for example someone walking in the countryside would be more sensitive to a change to the view than a person working in an office.

Table 6: Visual Sensitivity Thresholds

Visual Sensitivity	Threshold Definition
Very High	Viewers on public rights of way or accessible land whose prime focus is on the high quality of the surrounding landscape, and who are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or AONB's and users of National Trails.
High	Viewers on public rights of way whose prime focus is on the landscape around, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of Long Distance Routes or Sustrans cycle routes, or the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or people passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity and not susceptible to changes in the surrounding landscape.

Magnitude of Change of Visual Receptors

5.4. The following definitions are used to assess the magnitude of change to visual receptors. As with the assessment of the magnitude of change for landscape receptors, consideration is given to:

- **The size or scale of the development:** taking into account:
 - The mass and scale of the development visible and the change experienced from an identified location; and
 - The loss or addition of features within the view and the changes to the view's composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development within the context of the existing landscape elements) and the nature of the view in terms of duration and degree of visibility.
- **The extent of the development** – the extent of the development will vary between each identified viewpoint and will likely reflect the extent of the development visible in the view alongside the distance of the viewpoint from the proposed development.
- **The permanency of the development:** considering whether:

- The proposals will result in a long term or short term effect;
- The development is reversible or changes the status of the site (for example to previously developed land); and
- Restoration to baseline conditions is envisaged at the end of this term.
- **The proposed mitigation:** Judging the extent to which the landscape proposals will be able to mitigate the visual effects of the development by screening, or through design of the development (e.g. siting, use of visually recessive colours and materials and location of open space).

Table 7: Magnitude of Change to Visual Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a view.
No Change	It is also possible for a view to experience no change due to it being totally compatible with the character of the visual environment or not visible due to intervening structures or vegetation.

Significance of Visual Effect

5.5. The significance of visual effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 8 below outlines how the assessment of significance is undertaken.

Table 8: Visual Significance of Effect*

Vs.		Sensitivity of Visual Receptor				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
	No Change	None	None	None	None	None
	Significance of Landscape Effect					

* To be read in conjunction with Table 9 below.

6. UNDERSTANDING SIGNIFICANT EFFECTS

- 6.1. For the purposes of the impact assessment beneficial or adverse effects of substantial, major and major/moderate effects are considered to be significant and to be of key importance in decision making. Moderate adverse effects should also be taken into account when considering the overall effects of the development in decision making.
- 6.2. It is important to consider that change does not necessarily result in an adverse effect or harm to a particular landscape or visual environment.
- 6.3. The landscape assessor, in determining the significance of effect, will apply a defined assessment methodology, in combination with sound professional judgement upon which the identification of significant effects should be based.

Definition of Significance Thresholds

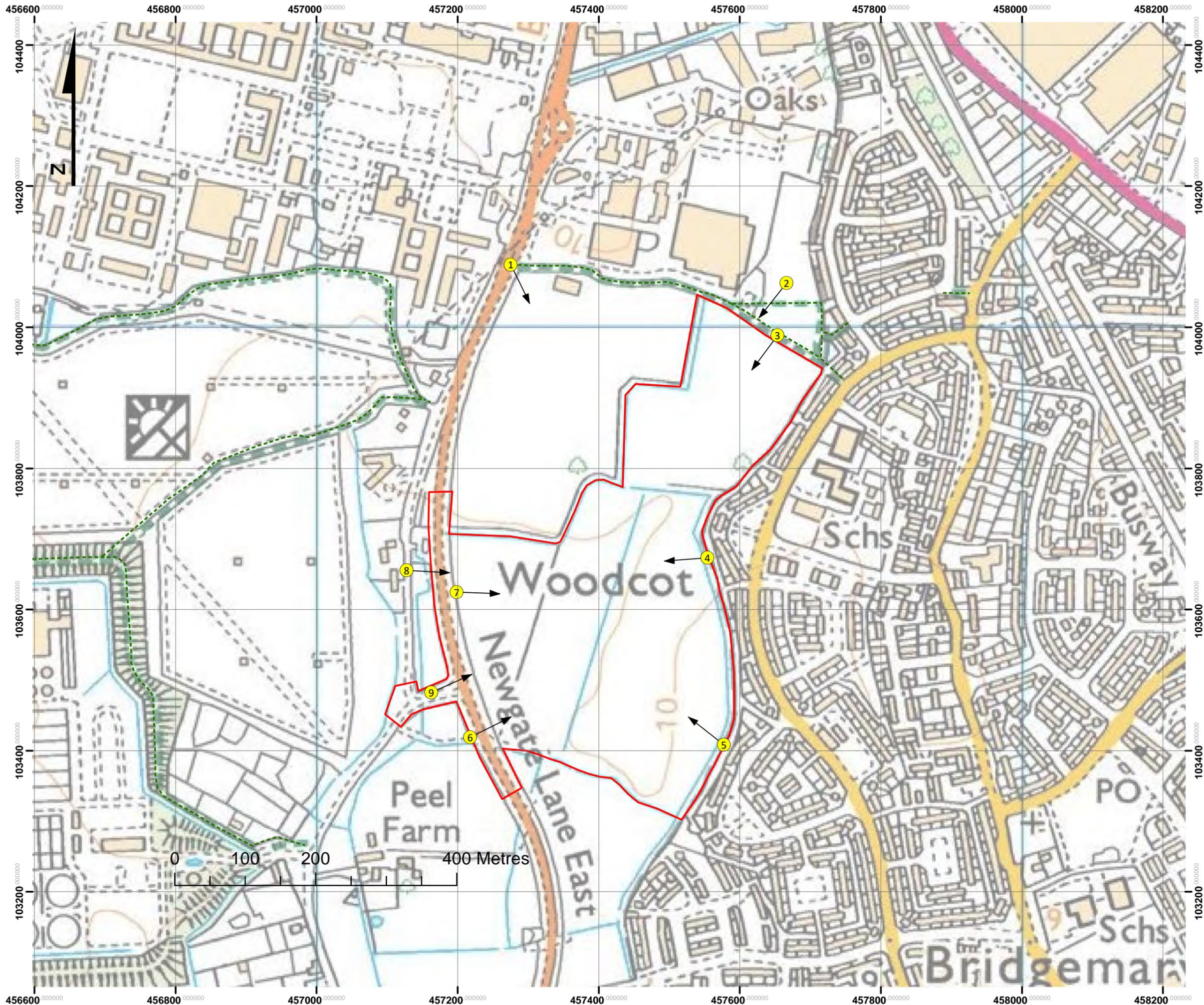
Table 9: Significance Thresholds

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape.
Minor	A low magnitude of change that materially affects a landscape that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in an effect of neutral significance due to the change being compatible with local character or not visible.

Appendix 3: Visual Assessment

Viewpoint Location Plan Ref. 22-0851

Photographic Viewpoints Ref. 22-0837



Legend:

- Site Boundary
- → Viewpoint Location and Direction

REVISIONS:		
DATE:	VERSION:	INITIALS:

**NICHOLSONS
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TITLE: **Viewpoint Location Plan**

PROJECT/SITE: **East of Newgate Lane East Phase 2**

CLIENT: **Fareham Borough Council**

MAP REF: **4693/04/22-0851**

VERSION: **v1**

DATE: **07/09/22** SCALE: **1:5,000 @A3**

APPROVED BY: **ID** PRODUCED BY: **SM**

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Site occupies full width of view

Treed Site
boundary hedgerow



Location: View across HMS Collingwood Playing Pitches towards Site.

Grid Reference: SU 57298 04079

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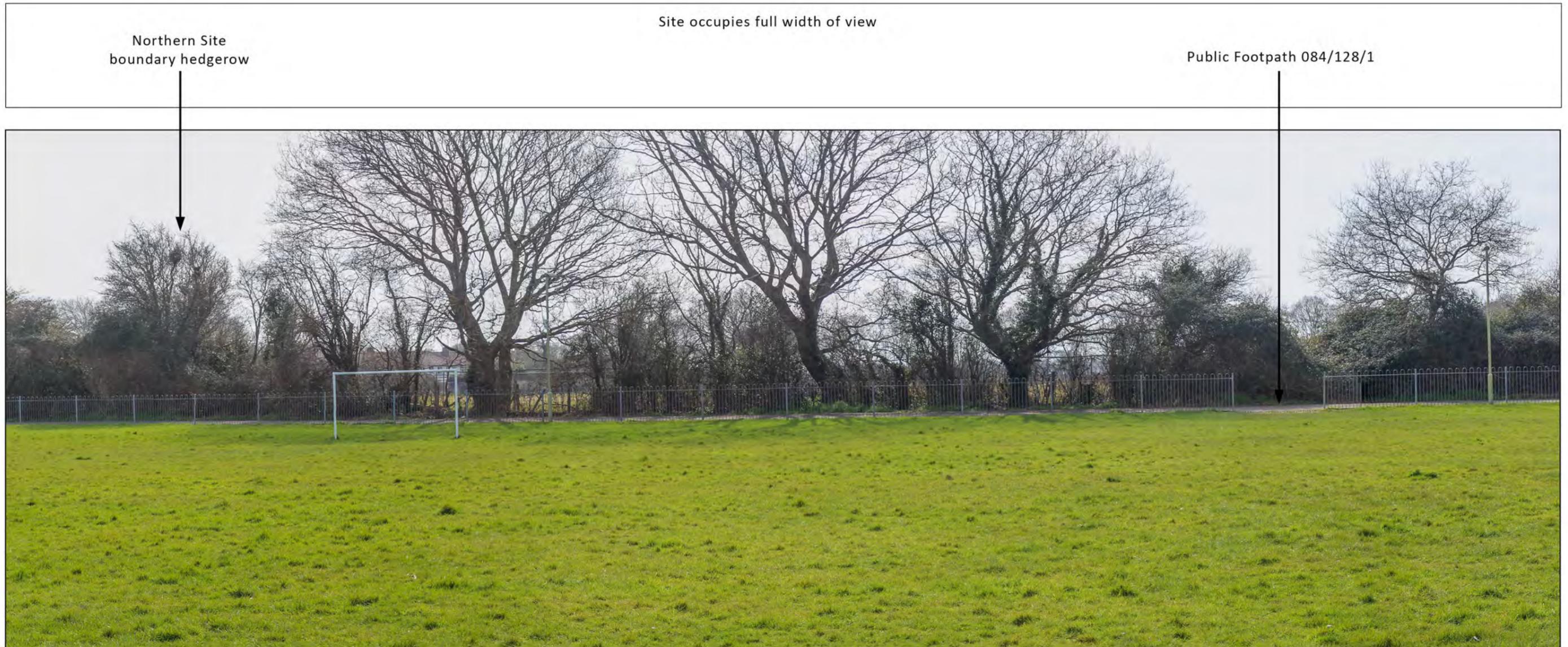
TITLE:	Viewpoint 1		
PROJECT/SITE:	Land East of Newgate Lane East Phase 2		
CLIENT:	Fareham Borough Council		
MAP REF:	22-0837		
VERSION:	V1		
DATE:	2022		
APPROVED BY:	ID	PRODUCED BY:	JTO

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Location: View south towards the Site from Meadow Walk Recreation Ground.

Grid Reference: SU 57665 04064

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Site occurs full width of view

Treed hedgerow dividing northern and southern Site sections
Pastoral grassland within northern section of the Site



Location: View south towards the Site from Public Footpath 084/128/1.

Grid Reference: SU 57648 03989

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Site occupies full width of view

Woodland surrounding
waste water treatment plant

Internal hedgerow
within Site

Ribbon development on
Newgate Lane

Location: View west towards the Site from urban edge of Bridgemary.

Grid Reference: SU 57558 03686

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TITLE:	Viewpoint 4
PROJECT/SITE:	Land East of Newgate Lane East Phase 2
CLIENT:	Fareham Borough Council
MAP REF:	22-0837
VERSION:	V1
DATE:	2022
APPROVED BY:	PRODUCED BY:
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Location: View west towards the Site from urban edge of Bridgemyr.

Grid Reference: SU 57591 03424

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TITLE: Viewpoint 5	
PROJECT/SITE: Land East of Newgate Lane East Phase 2	
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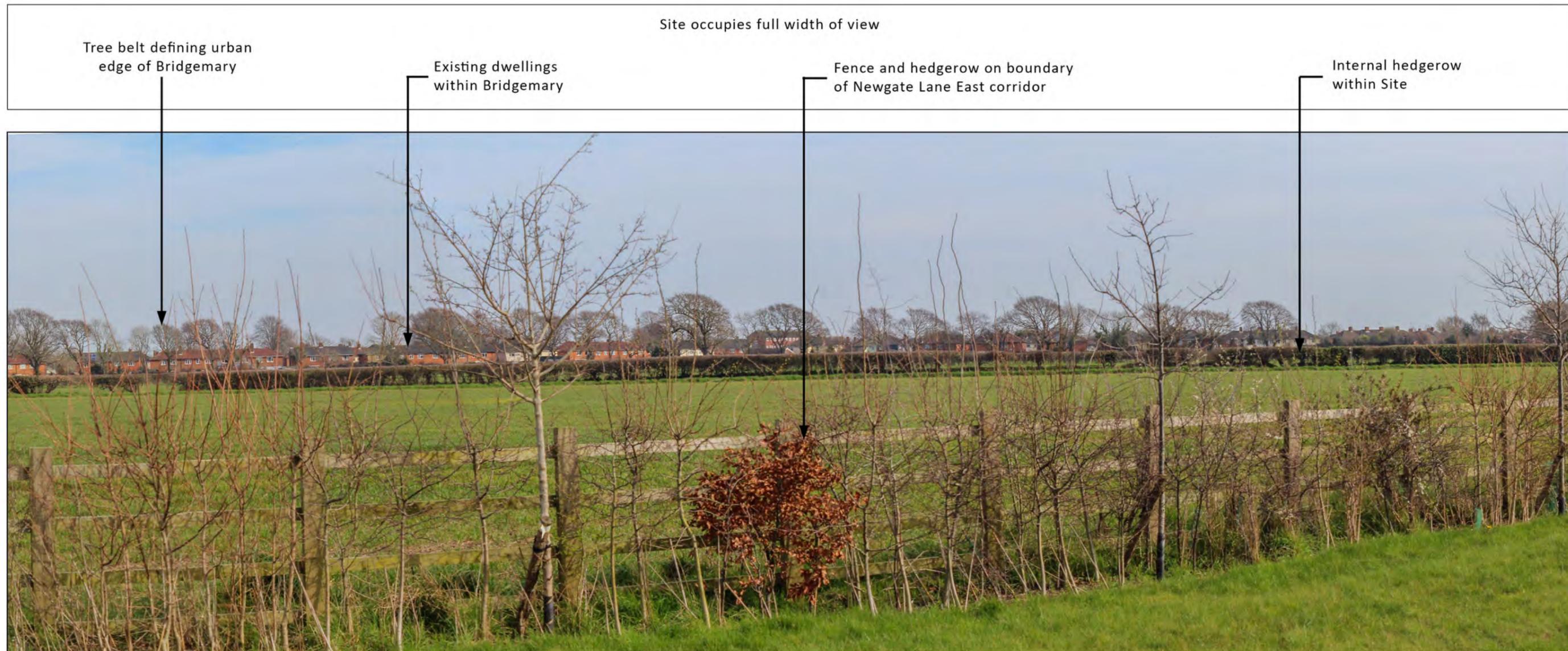


Location: View east towards the Site from Newgate Lane East.

Grid Reference: SU 57254 03406

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TITLE: Viewpoint 6	
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Location: View east towards the Site from Newgate Lane East.

Grid Reference: SU 57191 03628

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TITLE:	Viewpoint 7
PROJECT/SITE:	Land East of Newgate Lane East Phase 2
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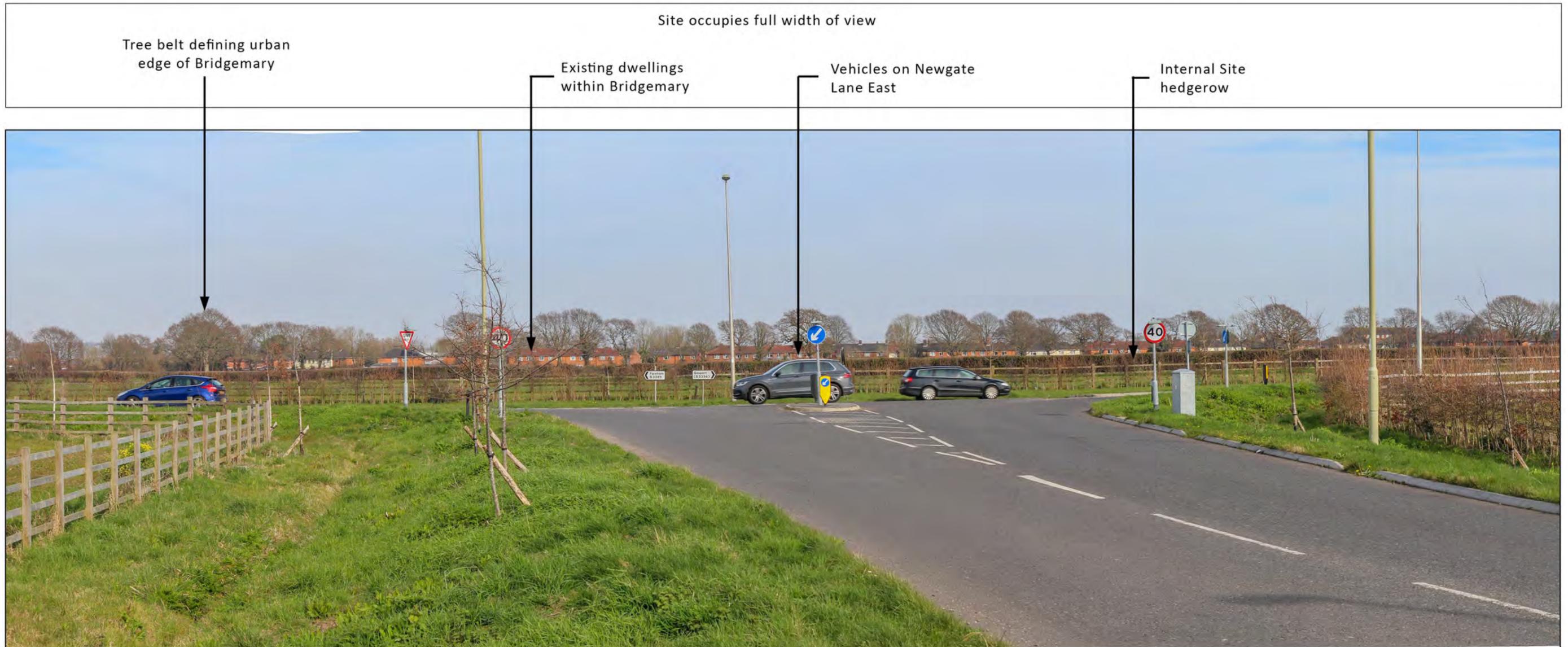


Location: View east towards the Site from Newgate Lane.

Grid Reference: SU 57130 03654

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PROJECT/SITE: Land East of Newgate Lane East Phase 2	
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Location: View east towards the Site from Newgate Lane/Newgate Lane East junction.

Grid Reference: SU 57648 03989

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TITLE: Viewpoint 9

PROJECT/SITE: Land East of Newgate Lane East Phase 2

CLIENT: Fareham Borough Council

MAP REF: 22-0837

VERSION: V1

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Garden Design and Implementation
Landscape Design and Implementation
Landscape Contracting

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Tree Risk Survey and Management Advice
Tree Surgery

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