

MILLER HOMES AND BARGATE HOMES

LAND EAST OF NEWGATE LANE EAST, FAREHAM, HAMPSHIRE

LANDSCAPE AND VISUAL IMPACT ASSESSMENT



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1. INTRODUCTION

Terms of reference

- 1.1. Pegasus Group has been jointly instructed by Miller Homes and Bargate Homes Ltd to undertake a landscape and visual impact assessment (LVIA) in relation to land to the east of Newgate Lane East, Fareham, Hampshire (the site).
- 1.2. The site comprises ca. 20.04 hectares (ha) of land to the south of Fareham, between Newgate Lane East to the west and Bridgemary to the east (Gosport) (refer to **Figure 1, Site Location**).
- 1.3. The LVIA accompanies an outline planning application for 'proposed residential development of up to 375 new dwellings'.

Planning background

- 1.4. The site had previously formed a draft allocation for housing (HA2) as part of the emerging local plan, however HA2 has since been omitted from the publication version of the plan. For the potential allocation of the site, there were previous inputs to the design process of the masterplan drawing on landscape and visual matters (these were provided by others). These were addressed at a high level as part of a Development Framework Document for the emerging allocation (prepared by WYG). Furthermore, despite the removal of HA2 from the local plan as a proposed allocation, in July 2021 planning permission was granted (on appeal) for up to 99 homes on the southern part of the former HA2 allocation.
- 1.5. Given that the site does not form a proposed allocation in the Publication Local Plan, a more detailed consideration of landscape and visual matters has been prepared as part of this planning application. This includes an iterative process of design and assessment, with the findings of this LVIA used to inform the design of the 'Concept Masterplan' (and inherent mitigation) which is the subject of the planning application.
- 1.6. Also of relevance is the land to the south of the site (and north of Brookers Field Recreation Ground). This area of land also previously formed part of the wider HA2 allocation. A proposed development of up to up to 99 residential dwellings, landscaping, open space and associated works, with access from Brookers Lane (part of access in Gosport Borough) was allowed at appeal in July 2021 (PINS references APP/J1725/W/20/3265860 (Gosport refusal) and APP/A1720/W/21/3269030 (Fareham non-determination)). Consequently, this part of the landscape will, in due course, be

developed for housing and result in changes to the current landscape and visual baseline. This change to a 'future baseline' scenario is addressed in this LVIA where relevant.

2. APPROACH AND METHODOLOGY

Overview

2.1. The approach and methodology used for this report has been developed using best practice guidance, as set out in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition;
- Natural England (2014) An Approach to Landscape Character Assessment; and
- Landscape Institute Technical Guidance Note 06/19 (September 2019), Visual Representation of Development Proposals; and
- Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations.

2.2. Reference has also been made to additional sources of data and information. These are referenced in the relevant sections of the baseline information.

2.3. Supporting plans and figures have also been produced as part of this LVIA and are included as **Figures 1 to 11**.

Level of assessment

2.4. Principles and good practice for undertaking landscape and visual impact assessment are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)¹ (GLVIA3).

2.5. The GLVIA3 acknowledges that landscape and visual impact assessment (LVIA) can be carried out either as a standalone assessment or as part of a broader EIA. GLVIA3 notes that the overall principles and core steps in the process are the same but that there are specific procedures in EIA with which an LVIA that sits within an EIA must comply.

2.6. This assessment has been prepared as a detailed LVIA and addresses matters of individual resources, character areas and representative viewpoints. The LVIA also considers the interaction between landscape character and views in relation to physical components of the landscape. The LVIA draws on professional judgement in relation to sensitivity of receptors (both landscape and visual), the nature of impacts and

¹ Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

consequential likely effects. This process informs judgements on a landscape mitigation strategy which will avoid, reduce, or remedy adverse impacts.

- 2.7. Landscape features and elements provide the physical environment for flora and fauna and the associated importance of biodiversity assets. This LVIA does not consider the value, susceptibility or importance on ecology and biodiversity, nor does it consider impacts from an ecological stance.
- 2.8. Heritage assets such as Scheduled Monuments, Listed Buildings and Conservation Areas all contribute to the overall present-day landscape character, context and setting of an area. These aspects have been given consideration in the LVIA in terms of physical landscape resources (for example trees and hedgerows) and landscape character. However, this LVIA does not address the historic significance, importance or potential impacts on heritage assets and designations; these assets are assessed in the context of landscape and visual matters only.

Collating baseline information

- 2.9. To capture a comprehensive description of the baseline position for landscape and visual receptors, information has been collated using a process of desk study and field survey work.
- 2.10. The desk study includes reference to published landscape character studies and other published policy documents relevant to landscape and visual matters, such as OS 1:25,000 base mapping and aerial imagery.
- 2.11. Site visits have been undertaken in December 2020 and November 2021 (as well as several other visits in respect of nearby sites). Field survey work was completed during November 2021. A series of representative photographs were taken with a full-frame digital SLR camera with a 50mm fixed focal length lens, set at approximately 1.8 metres Above Ground Level (AGL). These are presented as a series of viewpoints and have been used to inform both the landscape and, separately, visual appraisal work (included as **Figure 7, Viewpoint Photographs 1 to 12**).
- 2.12. As the field survey and viewpoint photography were undertaken in late autumn, the majority of deciduous vegetation had lost its leaf cover. Consequently, the viewpoints illustrate a worst-case scenario in terms of potential visibility of the proposed development. However, for parts of the visit, the weather conditions reduced visibility (due to mist/fog). Overall, the authors of this LVIA have made several visits to the site and surrounding landscape and are sufficiently familiar with the area to understand the

extent and nature of views. Where appropriate, consideration has therefore also been given to the potential for reduced visibility during the summer months when deciduous vegetation is in full leaf.

Consideration of effects

- 2.13. Having established the relevant baseline position, the LVIA process then considers landscape receptors and visual receptors, specifically in response to the nature of the proposed development, assesses their sensitivity specifically in response to the nature of the proposed development, identifies the nature and magnitude of potential impacts, and consequently the likely scale of effect that would arise from the proposed development on the identified landscape and visual receptors.

3. LANDSCAPE PLANNING FRAMEWORK

3.1. In the context of the relevant planning framework, the following section sets out a summary of those policies relevant to landscape and visual matters. In respect of the proposals, the relevant policies will also have potential implications for the landscape mitigation strategy.

European Landscape Convention

3.2. The European Landscape Convention (ELC) promotes the protection, management and planning of European landscapes. The ELC was adopted on 20 October 2000 and came into force on 1 March 2004. It defines landscape as:

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

3.4. This definition is important in that it focuses on landscape as a resource in its own right and moves beyond the idea that landscapes are only a matter of aesthetics and visual amenity.

National Planning Policy Framework

3.5. The revised National Planning Policy Framework (NPPF) was most recently updated in July 2021, setting out the Government's planning policies for England and providing a framework within which the appropriate local council can produce local and neighbourhood plans; the NPPF is a material consideration in planning decisions².

3.6. The NPPF sets out three dimensions to achieving sustainable development that include economic, social and environmental considerations. It places an onus on the planning system to perform a role in relation to the environment that 'contributes to the protection and enhancement of our natural, built and historic environment...' going on to note that sustainable solutions should take account of local circumstances and reflect the character of each area. This underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.

3.7. In relation to landscape and visual matters, achieving well-designed places (Section 12) aims to ensure that developments are 'visually attractive', are sympathetic to local

² Para 2, MHCLG, NPPF (July 2021)

character (including the surrounding built environment and landscape setting) and to establish and maintain a strong sense of place³.

- 3.8. Section 15 of the NPPF addresses on 'conserving and enhancing the natural environment' stating that policies and decisions should contribute to this by 'protecting and enhancing valued landscapes (noting that this should be commensurate with a statutory status or identified quality identified in a development plan) and also recognising the 'intrinsic character and beauty of the countryside'⁴.
- 3.9. NPPF notes the importance that designs 'evolve' in response to local issues and to the views of the community⁵.

National Planning Practice Guidance: Natural Environment

- 3.10. The National Planning Practice Guidance (NPPG) is a web-based resource that sets out guidance across various topics; the PPG effectively supersedes previous guidance on many aspects of planning, with topics updated as required.
- 3.11. The PPG for the 'Natural Environment' was updated in July 2019 and addresses agricultural land, green infrastructure, biodiversity and landscape.
- 3.12. In relation to green infrastructure (GI) the PPG acknowledges how a 'range of spaces and assets' can provide 'environmental and wider benefits'. The PPG states that GI can include:
- 3.13. *"...parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies."*
- 3.14. The PPG goes on to recognise how GI can help achieve well designed spaces, and conservation and enhancement of the natural environment. The PPG also recognises the benefit of considering GI 'at the earliest stage of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets'.
- 3.15. In relation to landscape, the PPG reiterates the requirements of the NPPF in terms of 'recognising the intrinsic character and beauty of the countryside'. The PPG states that:

³ Para 130, MHCLG, NPPF (July 2021)

⁴ Section 15 and para 174, MHCLG, NPPF (July 2021)

⁵ Para 132, MHCLG, NPPF (July 2021)

- 3.16. *"Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary."*
- 3.17. The PPG also notes the relevance of landscape character assessment, landscape sensitivity/capacity assessment and landscape and visual impact assessment. However, whilst recognising these different aspects of landscape analysis, the PPG does not reflect the subtle variations in these and potential overlap between their different uses and requirements.
- 3.18. This LVIA includes reference to published landscape character assessments which have been prepared at a range of scales and detail. Reference has also been made to the local landscape character by reference to the key characteristics of the site and its immediate context, including existing, enhanced and potentially new green infrastructure. Therefore, this LVIA responds fully to the requirement of the PPG.

Local Planning Guidance

- 3.19. The following section sets out the local planning policy background relevant to the site.
- 3.20. The site is not subject to any designations specific to landscape (refer to **Figure 2, Site Location and Planning Designations**), however a number of policies are relevant to landscape and visual matters more generally.

Fareham Local Plan

- 3.21. The site is located within the administrative area of Fareham Borough Council (FBC).
- 3.22. The site is not subject to any specific policy designations (refer to **Figure 2, Site Context and Planning Designations**) however a number of policies in the context of the site are relevant to landscape and visual matters.
- 3.23. The current adopted Local Plan comprises the Local Plan Part 1: Core Strategy (adopted 4 August 2011), Local Plan Part 2: Development sites & Policies (adopted 8 June 2015) and Local Plan Part 3: The Welborne Plan (adopted 8 June 2015). Part 3 focusses entirely on the large-scale development at Welborne broadly setting out the type, location, amount and character of the development.

3.24. A summary of the policies relevant to landscape and visual matters are set out below.

Table 1: Summary of local plan policies relevant to landscape and visual matters

Policy	Summary of policy context
Local Plan Part 1: Core Strategy	
CS4 Green Infrastructure, Biodiversity and Geological Conservation	<p>This policy states that:</p> <p><i>"Habitats important to the biodiversity of the Borough, including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, areas of woodland, the coast and trees will be protected in accordance with the following hierarchy of nature conservation designations:</i></p> <p><i>Special Protection Areas (SPA), Special Areas of Conservation (SAC) and RAMSAR;</i></p> <p><i>National - Sites of Special Scientific Interest (SSSI) and National Nature Reserves;</i></p> <p><i>Local - Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above;</i></p> <p><i>Sites of Nature Conservation Value.</i></p> <p><i>Where possible, particularly within the identified Biodiversity Opportunity Areas, sites will be enhanced to contribute to the objectives and targets set out in UK, Regional, County and Local Biodiversity Action Plans. Green Infrastructure networks, which buffer and link established sites, whilst also enabling species to disperse and adapt to climate change will be maintained and enhanced.'</i></p>
CS21 Protection and Provision of Open Space	<p>This policy states that;</p> <p><i>"The Borough Council will safeguard and enhance existing open spaces and establish networks of Green Infrastructure to add value to their wildlife and recreational functions Development which would result in the loss of or reduce the recreational value of open space, including public and private playing fields, allotments and informal open space will not be permitted , unless it is of poor quality, under - used , or has low potential for open space and a better quality replacement site is provided which is equivalent in terms of accessibility and size."</i></p>
CS22 Development in Strategic Gaps	<p>This policy states that:</p> <p><i>"Land within a Strategic Gap will be treated as countryside. Development proposals will not be permitted either individually or cumulatively where it significantly affect s the integrity of the gap and the physical and visual separation of settlements.</i></p> <p><i>Strategic Gaps have been identified between Fareham/Stubbington and Western Wards/Whiteley (the Meon gap); and Stubbington/Lee on the Solent and Fareham/Gosport.</i></p> <p><i>Their boundaries will be reviewed in accordance with the following criteria:</i></p> <p><i>a) The open nature/sense of separation between settlements cannot be retained by other policy designations;</i></p>

	<p><i>b) The land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence;</i></p> <p><i>c) In defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included having regard to maintaining their physical and visual separation."</i></p>
Local Plan Part 2: Development Sites and Policies	
DSP3 Environmental Impact	<p>The policy states that:</p> <p><i>"Development proposals should not, individually, or cumulatively, have a significant adverse impact, either on neighbouring development, adjoining land, or the wider environment, by reason of noise, heat, liquids, vibration, light or air pollution (including dust, smoke, fumes or odour).</i></p> <p><i>Development should provide for the satisfactory disposal of surface and waste water and should not be detrimental to the management and protection of water resources."</i></p>

Emerging Local Plan

- 3.25. The Revised Publication Regulation 19 Local Plan addresses development requirements up to 2037 and was published for consultation in June 2021.
- 3.26. The Regulation 18 draft Fareham Local Plan included the site as part of the potential allocation for up to 475 residential dwellings, known as 'HA2 Newgate Lane South'. The site remained as a proposed allocation of the Borough Council for over 3 years until it was removed in the Regulation 19 Publication Local Plan in November 2020.
- 3.27. FBC submitted the plan to the Planning Inspectorate on 30th September 2021. The emerging Local Plan is noted as containing 'strategic priorities, policies and allocations which aim to achieve sustainable development in the Borough whilst also identifying and protecting its valued assets. The Local Plan sets out what the Council considers are the opportunities for development as well as clear policies on what will or what will not be permitted and where.'
- 3.28. Those policies relevant to landscape and visual matters are summarised in the following table.

Table 2: Summary of emerging local plan policies relevant to landscape and visual matters

Policy	Summary of policy context (emphasis added)
DS1: Development in the countryside	<p>This policy sets out broad support for development outside of the defined urban areas, where proposals can demonstrate adhere to or demonstrate certain criteria. Those relevant to landscape and visual matters include:</p> <ul style="list-style-type: none"> • <i>"j) Conserve and enhance landscapes, sites of biodiversity or geological value and soils, and</i> • <i>k) Recognise the intrinsic character and beauty of the countryside and, if relevant, do not significantly affect the integrity of a Strategic Gap."</i>
DS2: Development in Strategic Gaps	<p>This policy states that:</p> <p><i>"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:</i></p> <ol style="list-style-type: none"> <i>1) Fareham / Stubbington and the Western Wards (Meon Gap)</i> <i>2) Fareham / Bridgemary and Stubbington / Lee-on-the-Solent (Fareham- Stubbington Strategic Gap)</i> <p><i>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."</i></p>
DS3: Landscape	<p>This policy initially refers to the defined Areas of Special Landscape Quality, however, also sets out a requirement that development in the countryside shall <u>recognise</u> the intrinsic character and beauty of the countryside, <u>paying particular regard</u> to several criteria. These include:</p> <ul style="list-style-type: none"> • <i>"a) Intrinsic landscape character, quality and important features;</i> • <i>b) Visual setting, including to/from key views;</i> • <i>c) The landscape as a setting for settlements, including important views to, across, within and out of settlements;</i> • <i>d) The landscape's role as part of the existing Local Ecological network;</i> • <i>e) The local character and setting of buildings and settlements, including their historic significance;</i> • <i>f) Natural landscape features, such as trees, ancient woodland, hedgerows, water features and their function as ecological networks; and</i> • <i>g) The character of the Borough's rivers and coastline, which should be safeguarded."</i> <p>The policy also sets out the need for major development proposals to include a <u>comprehensive landscaping mitigation and enhancement scheme</u> that ensures development is able to successfully integrate with the landscape and surroundings. This references the FLA and 'enhancement opportunities' set out therein.</p>
NE6: Trees Woodland and Hedgerows	<p>This policy states that:</p> <p><i>"Development will be permitted which:</i></p> <ol style="list-style-type: none"> <i>a) Avoids the unnecessary loss of non-protected trees, hedgerows and woodland, particularly those which have high amenity value;;</i>

Policy	Summary of policy context (emphasis added)
	<p><i>b) Where their loss is unavoidable, provides for their replacement in a suitable location; and</i></p> <p><i>c) Where practicable, provides for new and suitable trees, woodland and hedgerows.</i></p> <p><i>The removal of protected trees, groups of trees (including veteran trees), woodland (including ancient woodland) or hedgerows will only be permitted in exceptional circumstances. Where protected trees, woodland and hedgerows are subject to removal, a replacement of an appropriate number, species and size in an appropriate location will be required."</i></p>
<p>NE9: Green Infrastructure</p>	<p>This policy sets out the requirements for development, where appropriate, to provide Green Infrastructure (GI) which is fully integrated into development and maximises opportunities to connect to the wider green infrastructure network. The policy also considers the implications of a reduction to the quality of the GI Network and the subsequent needs for suitable mitigation to be identified and secured.</p>
<p>NE10: Protection & Provision of Open Space</p>	<p>This policy primarily relates to development on open space, but also sets out considerations for residential development and the need for that to meet the needs of new residents.</p>

4. LANDSCAPE AND VISUAL BASELINE

4.1. The following section describes the individual components of the physical landscape that are present in the study area. These have been described to establish an understanding of the specific landscape baseline, including individual elements and more distinctive features, which together contribute to landscape character.

Site overview

4.2. The site is located on the southern edge of Fareham, its western boundary defined broadly by the route of Newgate Lane East (relief road, completed April 2018) and its eastern boundary situated directly adjacent to the urban area of Woodcot and Bridgemary (in the borough of Gosport) (refer to **Figure 1, Site Location**).

4.3. An area of open space off Tukes Avenue, along with a public footpath, are located immediately to the north of the site. Existing sports pitches and playing fields (related to HMS Collingwood) are located adjacent to the northern and north-western edge of the site. To the south, the land between the site and Brookers Lane is currently characterised by small to medium scale agricultural fields (noting that the future baseline for this area comprises residential development, with the outline consent allowed at appeal). The eastern edge of the site is defined by the settlement edge of Woodcot and Bridgemary, which is defined at this point by a line of mature trees and hedgerow, with access track, rear gardens and twentieth century residential development beyond.

4.4. In the broader context, the site is situated toward the northern extent of the Alver Valley, but at this point the subtle valley formation is lost and the topography of the site is largely flat, forming a wider plain of very slightly more elevated landscape between the valleys of the River Meon and River Wallington that are situated to the west and east respectively (refer to **Figure 3, Topography**).

4.5. Drainage ditches with associated hedgerows and occasional field trees divide the site into a series of field parcels, currently in agricultural use. There are heavily treed boundaries to the adjacent sports pitches and a strong linear hedgerow that divide the internal field parcels. Although the vegetation along the settlement edge at Bridgemary comprises mature trees, this is generally a single line of trees with hedgerow beneath.

4.6. The settlement edge of Woodcot and Bridgemary is characterised by the low to medium density residential areas, comprising a mix of semi-detached and small terraces of predominantly two storey housing with occasional enclaves of detached bungalows.

These existing residential areas are characterised by treed streets with grass verges, generous front gardens and pedestrian green spaces and small parks. To the north and north-west, the settlement edge of Fareham contrasts with this, characterised as it is by 'Speedfields Retail Park' and HMS Collingwood, which together comprise large retail warehouse buildings with associated car parking, along with the institutional character of the naval base. To the west is the existing alignment of Newgate Lane East with the ribbon development along Newgate Lane further west and forming the 'satellite' settlement area of Peel Common.

- 4.7. The wider landscape context is set within the low-lying ground of the coastal plain landscapes and characterised by the often abrupt transitions between the open landscapes of the coastal plain and the urban environments which abut these (including Fareham, Woodcot and Bridgemary).
- 4.8. The settlement area of Stubbington, a medium scale, predominantly residential area is located to the west, forms the western extent of the Fareham to Stubbington strategic gap. In this context the strategic gap comprises an area of open landscape that extends across the coastal plain between the local settlement areas. Separation is most pronounced across the arable areas between Fareham/Peel Common and Stubbington.
- 4.9. Further landscape change is currently occurring in the strategic gap between Stubbington and Fareham, due to the ongoing construction of the Stubbington Bypass (linking the B3334 Gosport Road, east of Stubbington to the B3334 Titchfield Road, north of Stubbington). Also, an appeal by Persimmon Homes for 206 homes on land to the east of Crofton Cemetery, Stubbington was allowed in January 2022.
- 4.10. Additional information and a more detailed description on the physical components, landscape character and visual amenity of the site and study area are set out in later sections.

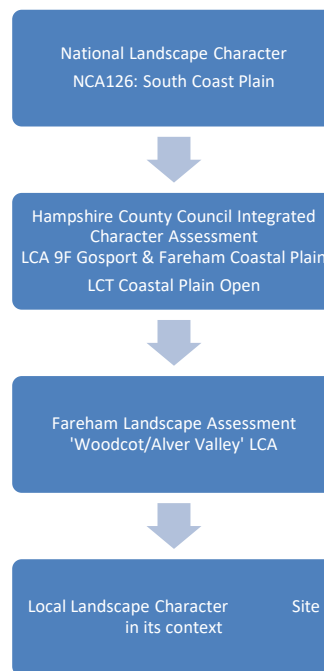
Designations

- 4.11. The site is not subject to specific statutory or non-statutory planning designation specific to landscape related matters. Nor is the site included within an 'Area of Special Landscape Quality' as defined by the Publication Plan.
- 4.12. The site is located in a 'Strategic Gap' known as the Fareham/Gosport to Stubbington/Lee on Solent Gap (or simply the Fareham - Stubbington Gap) (as defined by the adopted Core Strategy, August 2011) (refer to **Figure 2, Site Context and Landscape Planning Designations**).

Landscape character

- 4.13. Reference has been made to published guidance on landscape character for the area. The site is located in the following landscape character types/areas (refer to **Figure 4, Landscape Character**):

Plate 1: Summary of landscape character hierarchy



- 4.14. The following sections set out a summary of the characteristics relevant to the site and its local context.

National landscape character

- 4.15. At a national level, the site is situated within the National Character Area (NCA) 126, the South Coast Plain (NE525, Natural England)⁶. Where relevant to the site and its landscape context, the key characteristics of NCA 126 are summarised as follows:

- The plain slopes gently southwards towards the coast...;
- 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;

⁶ Natural England, National Character Area 126: South Coast Plain (NE525) (24 February 2014)

- 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;
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts; and
- 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.

4.16. Given the scale and diversity of key characteristics across the NCA, the landscape components that define character at this level are represented across the wider context of the NCA. Consequently, changes at a site level will be relatively small scale and not likely to impact upon landscape character as defined by the NCAs. The NCA guidance does however give an indication of key characteristics relevant to the surrounding landscape context.

4.17. In order to complete a more detailed appraisal of potential landscape and visual issues, reference has been made to the published landscape character assessment prepared at a finer grain and more local scales.

County landscape character

4.18. Hampshire County Council have produced an Integrated Character Assessment⁷ (ICA) which considers landscape character across the county. The site is located in an area defined by the ICA as LCA: '9F Gosport and Fareham Coastal Plain'.

4.19. The 9F character area is located north of the Solent and west of Portsmouth Harbour. Its boundaries to the south and east are defined by the coastal landscape and its northern and western boundaries by Portsdown chalk escarpment and the Meon river valley respectively. The key characteristics are summarised as follows:

- A low lying landscape which physically forms part of the coastal plain but is isolated from the coastline by the development;
- Drained by shallow valleys of the River Alver and Wallington in the east and by small streams running into the Meon to the west;

⁷ Hampshire Integrated Character Assessment – Final May 2012

- 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; and
- Varied coastal views including across Portsmouth harbour and the city skyline which contrast with views across busy stretch of the Solent.

4.20. At a sub-level the LCA is then broken down further in to LCT's. The site is located in the 'Coastal Plain Open'. The guidance notes that LCT is generally found parallel and inland along the length of Hampshire's coast, with the largest tracts in central southern Hampshire between Southampton and Portsmouth. In general terms, this places the site clearly within this defined and extensive LCT.

4.21. The guidance sets out a series of 'key identifying characteristics and boundary definitions' which define the LCT, including:

- 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.

4.22. As with the NCA, the landscape components that define character at this scale of LCT are also represented across the landscape and, although this study represents a finer grain scale of assessment (than the NCA), changes at a site level will remain small scale relative to the LCT and impacts at this scale are not likely to be significant.

4.23. In order to complete a more detailed appraisal of potential landscape and visual issues, reference has been made to the published landscape character assessment prepared at a finer grain and more local Borough scale.

Borough landscape character

4.24. The Fareham Landscape Assessment (FLA)⁸ is a compendium of documents that form part of the evidence base for the emerging (publication) local plan.

4.25. Prepared in 2017 the FLA comprises three distinct sections that set out a landscape character assessment, an assessment of capacity and sensitivity and also a review of the strategic gap policy. A fourth section includes the appendices of the FLA.

4.26. The FLA has been prepared independently, focussing on the contemporary landscape and its inherent characteristics. The FLA has not been prepared in order to test emerging proposals for allocations and consequently does not reflect the potential influence that these emerging proposals and allocations will have on the baseline landscape character.

4.27. The documents states that:

4.28. *"...assessment findings are based upon the professional judgement of the qualified landscape architects/planners within the consultant team and have not been influenced by, nor tested against, the opinions of the Council or the public."*

4.29. The benefit of the more local level assessment of landscape character over the broader character assessment at regional and county levels is that it undertakes the assessment at a more detailed level. Therefore, the finer grain of analysis accounts for the context of the wider landscape and places the site in a more specifically defined area of character.

⁸ Fareham Landscape Assessment (LDA Design on behalf of Fareham Borough Council, 2017)

- 4.30. However, The FLA was prepared prior to the construction of Newgate Lane East, prior to the outline consent (allowed at appeal) for residential development on the fields immediately south of the site, and, prior to the construction of the Stubbington Bypass. These matters will influence the findings of the FLA as the 'professional judgements' are subsequently reconsidered in respect of these developments and associated landscape change.
- 4.31. The FLA identifies the site as being located within an area defined as LCA 8 (sub area 8.1), the 'Woodcot/Alver Valley' and directly adjacent to LCA 7, the 'Fareham/Stubbington Strategic Gap'.
- 4.32. The Fareham LA describes LCA 8 as:
- 4.33. *"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."*
- 4.34. Key essential characteristics of LCA 8 are defined by the FLA guidance as:
- 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 Solent Enterprise Zone at HMS Daedalus on one side and the urban edge of Bridgemary on the other.
- 4.35. Although the FLA was prepared prior to the developments, the existing Newgate Lane East bypass and the 'future baseline' of the consented residential development to the south of the site will reflect and integrate with the key characteristics in respect of the 'busy road corridors' and 'urban edge of Bridgemary' which are both already noted.

4.36. The FLA separates the LCA into sub areas, including:

- 8.1a, to the north of Woodcote Lane (comprising predominantly agricultural land, but influenced by both Newgate Lane East and the future baseline of residential development in its south-eastern corner);
- 8.1b (the existing sports pitches associated with HMS Collingwood);
- 8.2a (broadly extending between Woodcote Lane and Peel Common roundabout and incorporating the residential area of Peel Common as well as incidental agricultural fields and part of Brookers Field recreation ground);
- 8.2b (incorporating land south of Gosport Road which appears to be currently under equestrian grazing); and
- 8.2c (which broadly aligns with the Lee on the Solent Golf Club/Course as well as a small mosaic of woodland and fields in its south-western corner).

4.37. The site is located in sub-area 08.1a Open Coastal Plain: Weak Structure.

Plate 2: Extract from FLA illustrating sub areas to LCA 8*



***(excluding Newgate Lane East and the consented residential development)**

- 4.38. In relation to the settlement character the FLA guidance notes that the landscape forms part of a swathe of largely undeveloped agricultural landscape that lies between the urban areas of Fareham in the north, Stubbington in the west and Gosport in the east, providing clear visual and physical separation of these settlements. It suggests that that the area has a significant role in separating the settlements and prevention of coalescence and refers to the Strategic Gap policy to which this relates. However, in relation to the site, the guidance goes on to state that:
- 4.39. *"The role of the area in separating Stubbington and Gosport 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 housing development along the western side of the Newgate Lane corridor at Peel Common."*
- 4.40. Existing features such as the battery storage, solar farm and waste water treatment plant are incorporated within the strategic gap boundary. The existing highways corridor of Newgate Lane East, as well as the 'future baseline' of the consented residential development to the south-east also have an influence on the landscape.

Landscape character summary

- 4.41. From the detailed evaluation undertaken for this LVIA, the immediate context to the site does share a number of characteristics identified in the baseline landscape character assessments described above.
- 4.42. Aspects of the site and the local landscape context which are considered to be consistent with published guidance include:
- the site forms a part of the low lying landscape which physically forms part of the coastal plain but is isolated from the coastline by other areas of settlement and highways infrastructure;
 - the site and its surroundings form a part of the Alver Valley however the very flat coastal plain nature of the landform means that it lacks the distinct valley character;
 - the site comprises several small to medium scale, mixed agricultural fields and this contrasts with the wider, predominantly arable, landscape further to the west between Fareham, Peel Common and Stubbington;
 - although the site comprises a pocket of agricultural landscape, it is undoubtedly influenced (strongly on its fringes) by the existing settlement edge and highways

infrastructure and also by adjacent amenity landscape uses in the form of sports pitches and playing fields; and

- the site and surrounding area, towards Woodcot, have only a very limited role in terms of the Fareham to Stubbington gap. This is due to the presence of the battery storage, solar farm, waste water treatment works and residential development at Peel Common (as well as the alignment of these against Newgate Lane East), all of which create a separate urban edge to the gap than that of the residential areas at Gosport.

4.43. The FLA provides a relatively comprehensive analysis of the site and study area at a more localised level of detail, however the timing of the assessment is such that key landscape changes in the form of the Newgate Lane East relief road are predicted, rather than observed. This is also the case for the potential 'future baseline' of the consented residential development immediately north of Brookers Lane.

4.44. The sub areas of the assessment provide detailed descriptions of focused pockets of landscape within a larger LCA however these can focus on individual land uses, and lose their context in terms of the overall landscape character in this part of the landscape and urban fringe. It is therefore considered appropriate to undertake a more detailed analysis of the site in its local landscape context.

4.45. Together, the published FLA, along with analysis of the local landscape context of the site, identifies a number of matters which can inform and influence the appropriateness of a site for development and the design of a scheme within this. These are considered as part of the landscape strategy for the proposed development, as described later in this LVIA.

Visual baseline

4.46. This section provides a description of the nature and extent of the existing views from, towards and between the site and the surrounding area. It also includes reference to specific locations that will potentially be subject to impacts as a result of the proposed development of the site.

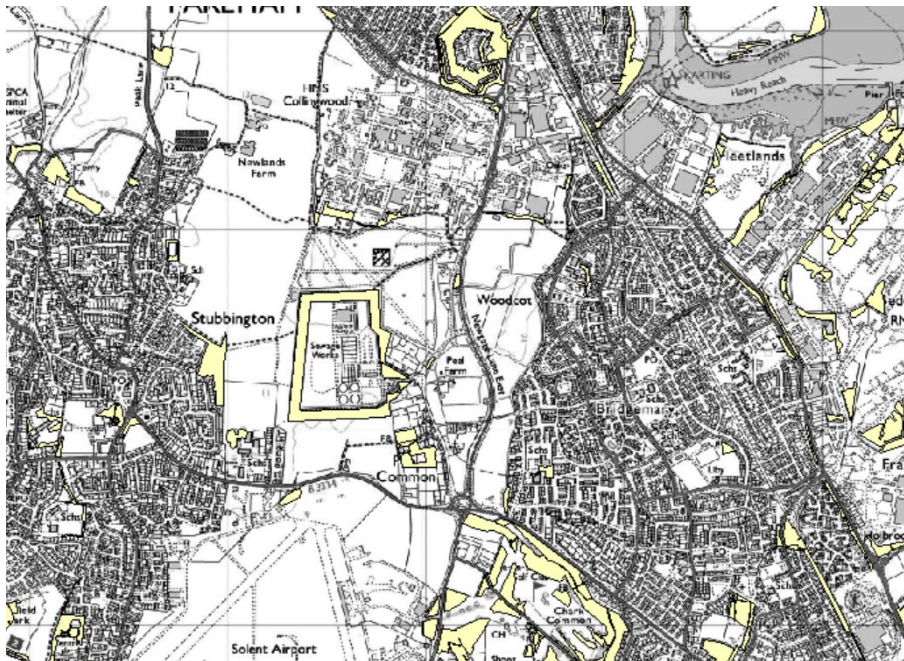
4.47. Establishing the specific nature of these views provides an understanding of the context and setting of representative viewpoints and also the nature of views in terms of distance, angle of view, and seasonal constraints associated with specific visual receptors. The identification of key sensitive receptors and links to the representative

viewpoint are carried forward to the assessment process (refer to **Figure 7, Viewpoint Photographs 1 to 12**).

Overview

- 4.48. The visual envelope is the area of landscape from which a site or proposed development will potentially be visible. It accounts for general judgements on the theoretical visibility of a site or proposed development and sets a broad context for the study area within which to address landscape and visual impacts. The extent of a visual envelope will be influenced by the physical landscape components of an area, such as hedgerows, woodlands or buildings and can also be influenced by distance from a site.
- 4.49. A computer generated ZTV has been produced for the site. This is based on initial assumptions regarding the potential for development (including building heights of up to 10.5m) and accounts for some degree of screening by existing built form and vegetation (refer to **Figure 5, ZTV**).
- 4.50. Although the ZTV represents a 'screened' scenario, the OS data sources only tend to include substantial blocks of trees and woodland. With much of the existing green infrastructure around the site comprising smaller scale woodlands and tree belts, these are not included in the ZTV (refer to **Plate 3**), with screening value underestimated as a result. The ZTV does, however, show a worst-case scenario.

Plate 3: Illustration of woodland cover included in OS data



- 4.51. The ZTV includes a separate layer which illustrates the 'future baseline' whereby the consented residential development to the south of the site (north of Brookers Lane) has been constructed and itself provides some screening to views. This aspect of the ZTV is shown separately to the screened version of the current baseline.
- 4.52. Based on the ZTV, and informed by subsequent field work, the visual envelope is broadly defined as follows:
- To the north, the visibility of the site and potential development is restricted by the built form and vegetation associated with Speedfields Retail Park. There are a small number of locations immediately adjacent to the site (including the public footpath and Tukes Avenue open space) which will have potential views to the northern areas of the site (but not extensive views across the whole site). From the north, there may also be near distance views from adjacent residential receptors, limited in the main to upper storey rear windows. From the north-west, the public footpath along Tanners Lane may have some views but these are likely to be heavily filtered and/or restricted to the section of footpath where it emerges onto Newgate Lane;
 - To the east, the visibility of the site is restricted to locations on the very edge of Woodcot and Bridgemary. This is generally restricted to the upper storeys of residential properties situated on the very edge of the settlement, views from ground floor levels and the street scene being screened by intervening vegetation. Parts of Newgate Lane East are also visible from the properties to the east, with the sections close to the southern parts of the site defined by tall acoustic barriers;
 - To the south, despite superficially appearing more open, views remain relatively restricted. Vegetation along Brookers Lane and Woodcote Lane forming an effective screen which is augmented by the 'flat' nature of the local topography further south. Also to the south, the future baseline scenario of the consented residential development will include built form that will screen existing filtered views (noting that the new residential occupiers will become visual receptors themselves). From the south-west, there are likely to be filtered views from properties on Woodcot Lane, albeit these also have views across Newgate Lane East that include the acoustic barriers;
 - To the west, the visibility of the site is limited to the route of Newgate Lane East some short sections of Newgate Lane. Views from locations further west and south-west (including public footpaths) will be screened by various parts of the

green infrastructure network, particularly those associated with the waste water treatment works and around Peel Common and Newlands Solar Farm. From the west, there are not likely to be any views from locations associated with the wider strategic gap between Fareham and Stubbington.

- 4.53. Overall, views of the site, and likely views of the potential development, are restricted to a very limited area, including the boundaries of the site itself (noting that there is no formal public access across the site) and from locations in the immediate context of the site.
- 4.54. Within this overall visual envelope there are variations in the degree of inter-visibility between areas and in the nature and extent of views. Overall these are tested further through the detailed field work and the consideration of visual effects.

Representative viewpoints and visual receptors

- 4.55. The visual assessment references a series of viewpoints that are representative of visual receptors in the area. These illustrate views towards the site in the context of the surrounding landscape and are used to inform judgements on impacts for specific receptors (refer to **Figure 6, Viewpoint Locations and PROW** and **Figure 7, Viewpoint Photographs 1 to 12**).
- 4.56. Representative visual receptors include:
- Near distance recreational receptors such as walkers using the network of rights of way adjacent, and in close proximity to, the site (largely restricted to the suburban route between Newgate Lane and Tukes Avenue);
 - Recreational receptors such as walkers using the network of public rights of way further afield, particularly in the wider arable landscape to the west and across the core area of the strategic gap (between Peel Common and Stubbington);
 - Receptors associated with the edges of the local settlements, including Woodcot and Bridgemary (and also the future baseline of dwellings in the consented residential development to the north of Brookers Lane);
 - Residential receptors associated with Peel Common, including those on Newgate Lane and Woodcote Lane; and
 - Users of the local transport network, but largely limited to Newgate Lane and Newgate Lane East (to the west).

These visual receptors are considered further as part of the assessment of visual effects.

5. DEVELOPMENT PROPOSALS AND LANDSCAPE STRATEGY

5.1. This section considers the type of development proposed and the nature of the impacts that are likely to occur; thereafter it draws the landscape and visual baseline information together and summarises the key constraints and opportunities in the existing landscape.

5.2. In summary the proposed development comprises:

- Development of up to 375 residential dwellings;
- Access off Newgate Lane East (new roundabout with lighting); and
- Retained and proposed green infrastructure including drainage attenuation and bird mitigation areas and landscaping.

5.3. The Concept Masterplan for the proposed development is included in **Appendix B**.

Likely causes of impact

5.4. Although a landscape has some intrinsic sensitivity, different landscapes contain a range of components which will respond differently to change, subject to the type of the development that is proposed.

5.5. Consequently, in order to inform the analysis of impacts, judgements should be made with reference to the specific changes which arise from the type of development being considered.

5.6. The following section sets out the likely causes of impacts which would occur in relation to the specific type of development proposed (i.e. residential).

Causes of temporary impact during construction

5.7. The temporary construction works which may give rise to impacts on landscape and visual receptors are listed as follows:

- Site clearance and accommodation works (including vegetation clearance where required);
- Movement and presence of associated construction vehicles and plant;
- Presence of construction compounds, site offices and welfare facilities; and
- Highways and junction improvements including the formation of visibility splays for construction and operational site access.

Causes of impacts at completion

- 5.8. The permanent components of the proposed development which may give rise to impacts on landscape and visual receptors are listed as follows:
- The built form of the new residential development (incorporating internal road layouts, ancillary components and lighting); and
 - Mitigation integrated into the proposed development (i.e. green infrastructure and strategic landscaping), including retained trees, hedgerows, open space provision, SUDs and attenuation areas and new planting.
- 5.9. Together the cause of impacts at construction and operation inform the following landscape and visual analysis and identification of constraints and opportunities.

Landscape and Visual Analysis

Overview

- 5.10. The site represents a relatively 'ordinary' part of the landscape, located directly adjacent to the settlement edge and forming part of a gradual transition between the coastal landscapes to the south and the more open coastal plains to the north and west.
- 5.11. The site represents a pocket of the agricultural landscape comprising a mixed scale field pattern, divided by a series of hedgerows and linear tree belts. These compartmentalise the wider site into a smaller scale series of enclosures. The overall perception of scale is difficult to interpret given the frequent barriers to views across this part of the landscape, which include both physical built form and layers of mature vegetation.
- 5.12. The site is framed by the prominent urban fringe of Fareham and of Gosport, and by highways infrastructure.
- 5.13. To the north the urban fringe includes the relatively more open amenity sports pitches associated with HMS Collingwood, but this area is also strongly characterised as part of the urban fringe due to the more substantial built form on HMS Collingwood and of the adjacent buildings located on the Speedfields Retail Park. To the east the site is strongly delineated by settlement edge of Gosport, including Bridgemary and Woodcot where the residential areas influence the fringes of the site. To the south and west, there is a strong influence of highways infrastructure which form connections between Gosport and Peel Common, the latter forming a small settlement parcel or satellite comprised mainly of ribbon development along the frontages of Newgate Lane, Albert Road and Woodcote Lane. Also to the south is the amenity landscape of Brookers Field Recreation

Ground, bordered to the north and west by more substantial tree planting but connected to the edge of Gosport and also influenced by the large-scale noise attenuation barriers that are located along much of Newgate Lane East to the south-west of the site including abutting the agricultural land to the immediate south of the application site which has planning permission for up to 99 homes.

- 5.14. In summary the site sits within a variable pocket of landscape. Its function is defined by its existence as a relatively ordinary and unremarkable part of the landscape that cannot be accessed for any form of recreational purposes or enjoyment, and any perception of the landscape is obtained only from its very fringes. Consequently, its function relates to the experience of the landscape from the outside, looking in or across the landscape and the experience of the landscape is continuously linked to the suburban edge, as these features form a component or backdrop to views from almost all locations.
- 5.15. In isolation the site comprises remnant agricultural enclosures however it cannot be separated from the extensive urbanising influences which surround and frame it (despite the way the character area/type boundaries have been drawn in the FLA), particularly in the context of the more recent severance of the agricultural land that has arisen from the route of the bypass (Newgate Lane East). Consequently, the condition of the landscape is mixed.
- 5.16. Overall, the value, susceptibility and sensitivity of the site are influenced by these matters, contributing to some potential capacity to accommodate development, but also highlighting that if there is development potential, there are also some landscape components that present 'inherent' sensitivities. Such sensitivities can be addressed through a comprehensive and considered approach to mitigation.
- 5.17. There remains some more specific constraints and opportunities for the site, which will influence the potential for development on the site, along with its spatial extent.
- 5.18. These matters are considered further in the following sections.

Future baseline

Highways Infrastructure

- 5.19. Since publication of the FLA, this part of the landscape has been subject to recent change, most notably the construction and completion of Newgate Lane East, which passed through the wider agricultural context between Peel Common and Bridgemary,

severing field boundaries and altering the scale and pattern of the fieldscape on a permanent basis.

- 5.20. Over time, the mitigation associated with that route will mature. The inherent nature of the highways scheme is such that this is relatively restricted to linear planting along the route, albeit it comprises a mix of hedgerows trees and tree belts. Once mature, this vegetation will add to the green infrastructure patterns, create additional layering in the landscape and form a visual screen from much of the route of the bypass (largely screening views from receptors on the highway corridor).
- 5.21. Given that 'susceptibility' relates to matters of landscape quality or condition, as well as aesthetic and perceptual aspects in relation to the existing baseline (amongst other considerations), Newgate Lane East has clearly affected the susceptibility of the landscape, and subsequently its sensitivity.
- 5.22. To the west of Newgate Lane, and within the immediate landscape context of the site, a new battery storage facility is, at the time of writing, under construction, located between Tanner's Lane and the existing Newlands Solar Farm. Formerly, this area has represented a pocket of remnant agricultural landscape between HMS Collingwood and the solar installation; publicly accessible via the rights of way network and with visual connections between the settlement fringe at Newgate Lane and across the open landscape to the west, toward Stubbington. With the battery storage facility complete, including the substantial boundary fencing, this is likely to alter the function of this pocket of the landscape whereby it's openness will be reduced, and the sense of the suburban fringe will be greater.
- 5.23. Although Newgate Lane East has been complete for some time and the influence/function of its mitigation relates to the that route, it is also worth noting that the Stubbington bypass is currently in construction, in the context of the site, passing immediately to the west of the waste water treatment plant, then retaining the spatial gap and sense of openness from this point across to Stubbington.

Residential development

- 5.24. Finally in respect of the 'future baseline' is the consented residential development located to the south of the site (and north of Brookers Lane). The recently granted planning permission will see 99 new homes built on the land between the southern edge of the site, and Brookers Lane. This development forms the southern part of the former

HA2 allocation for up to 475 dwellings, so part of that former allocation now has planning permission.

- 5.25. The consented development will form a new part of the settlement edge in this part of the landscape, but one that will be seen against the backdrop to the existing residential edge of Bridgemary and/or be screened by surrounding green infrastructure (including mitigation along Newgate Lane East once matured). This represents a localised change in the immediate context of the site which increases the context of existing residential development on the southern part of the application site (i.e. limiting the consequent degree of change). The implementation of the consented residential development will also influence the character of the remaining landscape that sits between Newgate Lane East and the settlement edge of Gosport, given its consequent reduction in agricultural land that is represented in the LCA.
- 5.26. In some respects, the consented residential development will, once complete, reduce the value and susceptibility of the landscape and landscape character. This is on the basis that it will result in further degradation (following Newgate Lane East) of the agricultural component of the landscape, affecting its structure and condition (value) and also that there is a more extensive reference to residential development against which to understand the change (susceptibility).
- 5.27. However, largely due to the scale of this part of the landscape and the surrounding urban context, the consented residential development also has the potential to increase value and susceptibility of the landscape and landscape character. This is because the remaining part of the landscape to the north of the consented residential development becomes a smaller remnant of the agricultural land which contributes to the identity of the landscape and its scenic/visual qualities (value) and that the scale of the remaining/receiving landscape will be smaller (susceptibility).

Landscape and visual constraints and opportunities

- 5.28. The following key constraints and opportunities have been identified during the landscape and visual analysis (including reference to field work and desk study of landscape character guidance) (refer also to **Figure 8, Landscape and Visual Analysis**).
- 5.29. The landscape and visual analysis is considered further in terms of defined constraints and opportunities within the site and study area; these are then used to inform the development of a design and masterplan.

5.30. Overall, by taking an approach that places landscape and landscape character at the heart of the design approach, this helps to deliver good design which responds to local character, landscape components and green infrastructure.

5.31. Constraints associated with the site are summarised as follows:

- Existing landscape components and vegetation structure, including the open agricultural context and the associated network of hedgerows (and hedgerow trees), both within and on the boundaries of the site – together these would need to be retained wherever possible and will require appropriate stand offs from potential development areas;
- Notwithstanding that the main functioning gap is located between Stubbington and Fareham (and Peel Common), the site and surrounding context is located within the Strategic Gap and consequently makes some contribution, albeit with limitations to its contributions and condition/quality;
- Views and potential visual impacts from adjacent publicly accessible locations (including public footpaths and open spaces) as well as from some residential receptors (noting that all views are near distance and concentrated around the site), and to a lesser extent, views from Newgate Lane East (noting that such views will largely be screened once the highways mitigation planting has matured); and
- In the context of a 'future baseline' scenario, that the new residential development off Brookers Lane would place some increased pressure on the remaining areas of agricultural land within the defined landscape character area (including the site).

5.32. Opportunities for the site are considered to be:

- The lack of any overriding designations specific to landscape on site and in the surrounding landscape context;
- Landscape character guidance recognises the detracting influence of urbanising elements in the area – these now essentially surround the site in the form of the urban edge, residential areas of Gosport, route of Newgate Lane East and adjacent amenity land uses;
- That there is currently no formal public access to the site and that opportunities for access nearby are limited to adjacent amenity playing fields and sports pitches, or two short sections of rights of way;
- Separation between Woodcot and Stubbington will be maintained by the more extensive, larger scale area of arable land that is located to the west of Peel Common (including the waste water treatment works, residential areas, solar

installation and battery storage development) and that this is physically and visually separated from the site;

- The scale of the site is sufficiently large enough to accommodate a range of green infrastructure and open spaces and provide flexibility in the layout to retain and enhance the existing landscape components where appropriate;
- That there remains scope to deliver strategic green infrastructure between nearby landscapes to then north and south, particularly focussed on linear green infrastructure along the route of Newgate Lane East along with potential landscape buffers;
- Aside from locations on or immediately adjacent to the site, the relative containment and screening that is present in the form of existing mature vegetation and built form which limits views from the wider landscape and increases the capacity of the site to accommodate residential development;
- The existing settlement pattern and the ability to proceed with a development area that is consistent with the existing settlement edge (including both existing at Bridgemary and consented 99 dwelling scheme) and which would not unduly intrude into the wider countryside to the west of Newgate Lane East or into the strategic gap between Stubbington and Fareham; and
- In the context of a 'future baseline' scenario, that the site can integrate with the consented residential development in a positive manner, incorporating a network of green infrastructure and open space connections.

5.33. The analysis of these can be used to inform the design process and to avoid or minimise potential impacts.

Landscape and visual strategy

5.34. The analysis of landscape and visual constraints, opportunities and likely impacts can be used to inform a landscape strategy for the site.

5.35. The strategy includes the definition of the spatial extent of a potential development envelope (i.e. where built form would be located) as well as proposals for key green infrastructure and associated open spaces.

5.36. The following components of the landscape strategy that have been incorporated into the initial design of the proposed development are summarised in the following table (refer also to **Figure 9, Landscape and Visual Strategy**).

Table 3: Summary of integrated landscape and visual mitigation

Strategy component	Key points
Development envelope	<ul style="list-style-type: none"> • <i>The development envelope is split into to a series of broad parcels in order to retain existing green infrastructure which currently forms the internal field divisions and boundaries – this will consequently break down the massing and scale of the overall developable area;</i> • <i>The approach retains several internal field boundaries which, although the internal land use will change, still reflects the scale and pattern of the landscape at a local level;</i> • <i>The development envelope includes set backs from the site boundaries in order to provide a suitable stand off to adjacent uses as well as enable the retention of and enhancement of the green infrastructure around the site boundaries (refer also to green infrastructure and open space);</i> • <i>A proposed limit on the hight of buildings to two storey' to maintain consistency with the surrounding settlement fringes and minimise potential views to the proposed development; and</i> • <i>Development is omitted from the western most field parcel, retaining this enclosure as open and setting development back 'behind' the established field boundary hedgerow.</i>
Existing vegetation strategy	<ul style="list-style-type: none"> • <i>Retain and enhance existing vegetation across the site wherever possible, including a scheme of replacement, gap and successional planting – all planting to aim to improve species diversity and biodiversity; and</i> • <i>Enhancement proposals to include appropriate management (such as hedge laying, tree health management) and new planting (including hedgerow trees) as appropriate to reinforce boundaries, improve species diversity, ensure succession.</i>
Green infrastructure and open space	<ul style="list-style-type: none"> • <i>A key north/south green link, aligned with the internal field boundary hedgerow, to create a linear park (noting this includes retained hedgerow along with proposed attenuation);</i> • <i>Omission of development from the western field parcel to provide a robust and substantial buffer on this edge of the site - this area will include ecological enhancements and retains reference to the scale and openness of the agricultural context - this area also contributes to the wider strategic green infrastructure network which passes broadly through this area;</i> • <i>Along the north-western edge, pockets of open space to provide depth in the pinch points and corners of the site, to provide additional set back and more opportunities for planting at greater depths and provide additional screening to views from Newgate Lane East;</i> • <i>A stand off and inclusion of linear open space along the northern edge and southern edges of the site to maintain a green corridor and accommodate landscape planting adjacent to the existing public footpath and open space to the north, and to the landscape and/or future baseline consented residential development to the south;</i> • <i>A strategy for landscape planting that will complement and enhance the existing green infrastructure network with green corridors wide enough to accommodate new planting of native species to provide green infrastructure connectivity and to draw local landscape character through the site; and</i>

Strategy component	Key points
	<ul style="list-style-type: none"><li data-bbox="504 338 1412 425">• <i>Inclusion of several pocket parks/green spaces along the eastern edges of the site and a central green and play area which, together, provide a diverse network of access and opportunities for recreation.</i>

- 5.37. In summary the landscape strategy is intended to provide a framework for the development proposals for the site that reflects an immediate landscape structure, subsequently supported by additional and enhanced landscape proposals.
- 5.38. This will integrate the proposals into the local landscape context from the outset, and further mitigate potential impacts into the medium and longer term.
- 5.39. The assessment of landscape and visual impacts proceeds on the basis of these measures forming an inherent part of the proposed development and judgements on impact and effect are considered on that basis.

6. ASSESSMENT OF LANDSCAPE EFFECTS

Overview of landscape effects

- 6.1. Landscape sensitivity is a term applied to specific receptors, combining judgements on the value related to a landscape (i.e. the receptor) with the susceptibility of the landscape to the specific type of change proposed. Receptors can include specific landscape elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.
- 6.2. As advocated in the GLVIA3, professional judgement is used to balance analysis of value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.
- 6.3. The landscape character of the study area is documented at national and regional levels. The findings of these studies represent a thorough and generally consistent analysis of landscape character and this has been supported by an analysis of the local landscape character of the site in the context of the settlement.
- 6.4. This assessment of landscape effects focuses on the areas of landscape character which are defined by the FLA as 'LCA8 - Woodcot / Alver Valley' and 'sub-area 08.1a'.
- 6.5. The assessment of landscape effects is then also applied at a more refined level to consider judgements based on the landscape character of 'the site and its immediate context'.

Landscape sensitivity

- 6.6. In order to inform judgements on value and susceptibility the following section refers to the baseline information (Section 3) and additional consideration of the local character in relation to the site and its immediate context. These judgements are then carried through to the analysis of landscape sensitivity.

Landscape value

- 6.7. In LVIA, landscape value is the value attached to a potentially affected landscape. It is relative in relation to the different stakeholders and different parts of society that use or experience a landscape.
- 6.8. Landscape value is not solely indicated by the presence of formal designations and a range of factors influence landscape value.

- 6.9. The GLVIA3 sets out a range of factors that can help in the identification of landscape value⁹ and these concepts have been expanded in the later LI TGN 02/21¹⁰.
- 6.10. Whilst these have become commonly accepted, it is important to place them in the relevant context that the GLVIA3 is guidance and that its principles have to be adopted into a formal methodology by practitioners. The criteria for determining landscape value as set out in the methodology (Appendix A) accord with those presented in the GLVIA3 and LI TGN 02/21.
- 6.11. Landscape value will vary in response to the specific landscape that is being considered, even where a landscape is included in the boundaries of a formal designation.
- 6.12. This section determines the value of the defined LCAs (and local landscape context) relevant to the site and study area. The considerations and professional judgements used in determining value are summarised in the following tables (with reference to GLVIA3, page 84, Box 5.1 and to LI TGN 02/21).

Value of LCA 8 – Woodcot / Alver Valley sub-area 08.1a

Table 4: Determining landscape value of LCA 8 sub-area 08.1a

Considerations	LCA 8 – Woodcot / Alver Valley sub-area 08.1a
Formal landscape or landscape related designations	There are no formal landscape designations. Areas of special landscape quality (ASLQ) are defined for the Borough but these are not applicable for the LCA sub area. Not a landscape policy but the sub-area is within a wider area defined as the Fareham to Stubbington Strategic Gap.
Natural and cultural heritage interests (i.e. ecological, geological or heritage matters)	Although technically outside of the LCA sub area, on the boundary to the adjacent LCA, Foxbury Cottages/Foxbury Farmhouse (off Newgate Lane) are Grade II Listed.
Landscape condition of individual elements or overall structure	Overall, landscape condition is considered to be fair to good. Retained arable field pattern in the most part with structure of internal boundary hedgerows. Some disruption to field patterns and some instances of poorer hedgerow structure in part.
Landscape associations	There are no known associations in this area, however it is noted that the area referred to as 'Peel Common' that is located to the west is historically referenced on maps with an absence of any development and, also, that Peel Common has also been adopted as a reference for an existing residential estate within Gosport.

⁹ Box 5.1, Page 84, Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

¹⁰ Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations

Distinctiveness and sense of place	The area represents some medium scale arable landscapes which are relatively typical. Furthermore, although part of the Alver valley the landform is transitional up to the coastal plains and as such it does not strongly represent either aspect.
Recreational opportunities in the landscape context	There is no formal access in terms of public rights of way across the sub-area. A public footpath is located immediately to the north of the sub-area boundary (within sub-area 1b). Furthermore, views into and across this area from these routes is generally restricted. As such there is limited recreational value.
Perceptual aspects (in respect of scenic/visual quality)	In relation to perceptual aspects, some visibility across the area, although access to and across it is limited. Consequently, perception of the landscape tends to be from the adjacent fringes with some intervisibility across the area to adjacent parts of the urban fringes. Openness is an attribute but there remains openness in adjacent areas of open space which have different character. There is a sense of some openness between Peel Common and Gosport but no perception of the wider gap between Fareham (and Peel Common) and Stubbington from this part of the landscape. The area is not tranquil on the basis of its proximity to, and influence of, adjacent urban areas, highways infrastructure and lighting.
Perceptual aspects (in respect of wildness and tranquillity)	The sub-area is not considered to be either wild or tranquil on the basis of the various land uses and features which are present.
Landscape function	Although not a specific landscape designation, the sub-area and its context form part of a strategic gap, with a consequent association to the physical and visual separation. The landscape functions as the agricultural context to the existing settlement edge.

- 6.13. On balance, it is considered that, in the context of the site and study area, LCA 8 – Woodcot / Alver Valley sub-area 08.1a is of **medium value** in landscape terms.

Value of the landscape character of the site and its immediate context

Table 5: Determining the value of the site in its immediate context

Considerations	Site in its immediate context
Formal landscape or landscape related designations	There are no formal landscape designations. Areas of special landscape quality (ASLQ) are defined for the Borough but these are not applicable for the LCA sub area. Not a landscape policy but the sub-area is within a wider area defined as the Fareham to Stubbington Strategic Gap.
Natural and cultural heritage interests (i.e. ecological, geological or heritage matters)	Although technically outside of the LCA sub area, on the boundary to the adjacent LCA, Foxbury Cottages/Foxbury Farmhouse (off Newgate Lane) are Grade II Listed.

Landscape condition of individual elements or overall structure	Hedgerow field boundaries are consistent with the wider parcel of landscape character and in fair to good condition in landscape terms, with occasional hedgerow trees. The field pattern is degraded given the severance in the western parts of the site; this has included replacement hedgerows which are young and comparatively uniform. Urban edges and highways infrastructure are influential and detract from scenic quality.
Landscape associations	There are no known associations in this area, however it is noted that the area referred to as 'Peel Common' that is located to the west is historically referenced on maps with an absence of any development and, also, that Peel Common has also been adopted as a reference for an existing residential estate within Gosport.
Distinctiveness and sense of place	Neither the site nor its immediate context are considered rare or distinctive in terms of the local or wider landscape. This represents a relatively typical part of an agricultural landscape that is transitional in character between the Alver valley and coastal plains, also set within the urban fringe environment.
Recreational opportunities in the landscape context	There is no formal access to the site in terms of rights of way. Access runs along the northern edge via the public footpath which connects Newgate Lane to Tukes Avenue. Other rights of way are limited to the landscape between Peel Common and Stubbington (including those routes past Newlands Solar Farm). Public open spaces are present to the north of the site and, slightly separated, Brookers Field recreation ground to the south.
Perceptual aspects (in respect of scenic/visual quality)	The site is influenced more strongly by the adjacent urban land uses of the residential edge of Bridgemary and also the route of Newgate Lane East. The highway includes substantial fencing which further isolates this particular pocket of the landscape from the wider context. The perception of the 'inherent' openness of the arable land is limited to the footpath and cycle link directly to the south along Brookers Lane and to a lesser extent from the adjacent residential area.
Perceptual aspects (in respect of wildness and tranquillity)	The site in its immediate context is not considered to be either wild or tranquil on the basis of the various land uses and features which are present.
Landscape function	Although not a specific landscape designation, the sub-area and its context form part of a strategic gap, with a consequent association to the physical and visual separation. The landscape functions as the agricultural context to the existing settlement edge but with several open spaces contribution to the suburban fringe.

6.14. Overall, the site and its immediate surrounding context is considered to be of **medium value** in landscape terms.

Landscape susceptibility

- 6.15. In LVIA, landscape susceptibility is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation.
- 6.16. Different types of development can affect landscapes in different ways and consequently landscape susceptibility is specific to the type of development proposed (i.e. residential).
- 6.17. This section determines the susceptibility with the considerations and professional judgements used summarised in the following tables.

Susceptibility of LCA 8 – Woodcot / Alver Valley sub-area 08.1a

Table 6: Determining the susceptibility of LCA 8 sub-area 08.1a

Considerations	LCA 8 – Woodcot / Alver Valley sub-area 08.1a
Scale of enclosure	<ul style="list-style-type: none"> - small to medium scale of enclosure across individual fields, combining to form a medium scale open landscape between the urban fringes - existing urban fringes are characterised by built form which is of comparable scale, or larger scale than the type of development being proposed, the context is either comparable or subservient - landform (broadly flat) and vegetation structure, along with built form, combine to form a strong degree of enclosure to the LCA and its immediate context
Nature of land use	<ul style="list-style-type: none"> - predominantly arable land uses, with some smaller scale equestrian and incidental grazing land in the western parts - highways land use is a dominant feature in the LCA, contrasting with the more open areas of agricultural land - the LCA is influenced by a range of suburban land uses, including formal and informal recreation, commercial and residential
Nature of existing elements and features	<ul style="list-style-type: none"> - some positive attributes in terms of the open arable landscape; equestrian uses less so - hedgerows and green infrastructure also positive and able to be incorporated into permeable layouts - suburban areas of open space and formal sports have some influence, but the highways infrastructure and some smaller degraded parts of the landscape have a negative influence

- 6.18. On balance, it is considered that in the context of the site and wider study area, LCA 8 – Woodcot / Alver Valley sub-area 08.1a is of **medium susceptibility** in landscape terms.

Susceptibility of the site and its immediate context

Table 7: Determining the susceptibility of the site in its immediate context

Considerations	Site and its immediate context
Scale of enclosure	<ul style="list-style-type: none"> - the site occupies a larger proportion of the consolidated agricultural land in the immediate context, with remaining areas the fragmented remnants of Newgate Lane East or the smaller scale equestrian areas - adjacent residential land use is comparable scale to the type of development being proposed; additional enclosure provided by waste water treatment works, solar and battery storage development to the west - larger scale green infrastructure to the south, and highways infrastructure to the west form a strong degree of containment and enclosure to the site and this pocket of the landscape
Nature of land use	<ul style="list-style-type: none"> - current arable land use on site, but highways, residential and areas of solar and battery storage are influential in the local context - other open areas are present in the form of recreational open space
Nature of existing elements and features	<ul style="list-style-type: none"> - hedgerow field boundaries and some short mature tree belts frame the site - highways infrastructure is directly adjacent - suburban residential estate present to the east along with suburban retail parks and HMS Collingwood to the north and north-west - overhead power line crossing the area generally

6.19. In the context of the settlement edge and in relation to the matters described above, the site and its immediate context is considered to be of **medium susceptibility** in landscape terms.

Landscape sensitivity

6.20. The following conclusions on sensitivity are based on the detailed description and justification presented in the previous sections, balancing the professional judgements on value and susceptibility.

6.21. In drawing together judgements on landscape value and susceptibility in respect of landscape sensitivity, higher levels of landscape sensitivity will occur where landscape value and landscape susceptibility are toward the upper end of the scale.

- 6.22. Lower levels of sensitivity will occur where value and susceptibility are toward the lower end of the scale.
- 6.23. More central levels of sensitivity will occur where one component is toward the higher end of the scale whilst one is toward the lower, or where each is more balanced toward the centre of the scale.
- 6.24. It is important to note that there are graduations within the process which are not clear cut, and professional judgment is used to balance these and determine an overall judgement on sensitivity.

Table 8: Determining Landscape Sensitivity

Landscape character	Value	Susceptibility	Judgement on sensitivity
LCA8 – Woodcot / Alver Valley sub-area 08.1a	Medium	Medium	Medium
Site and its immediate context	Medium	Medium	Medium

- 6.25. Following a review of the types of impact on physical landscape resources, the conclusions on landscape sensitivity are then taken forward to address the impact and effect on landscape character.

Landscape impacts

- 6.26. The following section describes the predicted changes to the physical landscape elements and features on the site that will give rise to the subsequent perceived changes in landscape character.

Impacts on physical landscape resources

- 6.27. Construction impacts will include initial ground clearance, earthworks, demolition and, where necessary, clearance of existing vegetation. Vegetation clearance includes limited hedgerow clearance within the site to accommodate access between the existing field parcels and potential access points within the settlement edge.
- 6.28. Construction impacts will also include the implementation of temporary measures such as site hoardings, temporary fencing and vegetation/tree protection measures. These impacts will be temporary.

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- 6.29. Impacts at completion are concerned with the long term alteration in the landscape from the current undeveloped context of the site to the future scenario of the proposed development. The built form of the proposed development will be complete and will be a permanent component in the landscape. At completion, based on the extensive retention of vegetation, the proposed development will be set within an initial framework of mature vegetation, with other landscape planting implemented as part of proposed development, yet to become fully established.
- 6.30. In the long term, impacts will be associated with the influence of mitigation measures on landscape character. This establishes the changes to landscape character as a result of built development but with proposed mitigation measures fully established and performing their intended function. The impacts are considered to be long term and not reversible.
- 6.31. In this context, physical landscape impacts are generally considered to be limited to changes in the site, or on the immediate boundaries of the site.
- 6.32. Given the relatively flat nature of the existing topography, changes to the landform required for the creation of practical development platforms will be minimal, however there may be some discreet but highly localised earthworks related to the creation of attenuation.
- 6.33. Impacts will also be generated by the change in land use from the current arable enclosures to residentially led development (including some limited changes to the scale of the field pattern where the proposed development has altered this through hedgerow/field boundary removal); areas of existing green infrastructure will be retained and enhanced and new areas of open space created (including proposed landscape planting).
- 6.34. Overall, the physical landscape impacts are considered to be direct, will be limited to the extent of the site, and will not extend beyond the limit of the 'Woodcot/Alver Valley' LCA (sub-area 08.1a).
- 6.35. These judgements are specific to individual components of the landscape. The overall judgement of impact relates to how these components function together and contribute to the character and appearance of the area, which is addressed in terms of the effects on landscape character.

Landscape character effects

- 6.36. In the context of the physical impacts considered above, the following sections set out an assessment of the likely landscape effects on the relevant LCA and on the site and its immediate context.

Overview of landscape effects

- 6.37. The likely landscape impacts described above will be concerned with the physical changes to the site and the loss, or potential loss, of physical elements and features. Aside from the physical changes to land use and, to a lesser extent, existing vegetation, the landscape impacts will also be concerned with the perception of these changes and subsequent impact on the character and appearance of the landscape.
- 6.38. There will be limited change to the underlying topography of the site and, given that the development envelope has been divided to respect the scale and pattern of the current field enclosures, these aspects of the landscape will remain intact. However, whilst the scale and pattern of the landscape is respected and integrated into the masterplan, it is recognised that impacts will arise on the basis that this framework will be incorporated into the residential area, rather than forming the framework to the current agricultural context.
- 6.39. Whilst the physical changes will be limited to the site area only, the perception of change in terms of landscape character will extend beyond the site area. However, given the containment of the site (physically and visually) by existing urban edges, the highways infrastructure and other nearby hedgerows and tree/woodland belts, the perception of any change in character will be restricted and highly localised. This limits the magnitude of change in terms of spatial area and scale.
- 6.40. Change to the character will include the extension of the settlement edges into the current agricultural context in this part of the landscape. However, such a change will be experienced against the backdrop of the existing settlement edges and other urbanising influences. These include long sections of relatively prominent residential development (at Bridgemary and Woodcot), amenity landscapes (playing fields and sports pitches), the more commercial influence of buildings at the Speedfields Retail Park and also the substantial complex of HMS Collingwood. These all form part of the baseline against which the impacts on the site will be set and consequently this limits the overall degree, or magnitude, of change. The local pattern of the settlement is also influenced by the adjacent land uses of the amenity landscape of the adjacent open

space and play area to the north and the HMS Collingwood sports pitches which extend around the site to the north/north-west.

- 6.41. Green infrastructure and landscape structure planting proposed as an inherent part of the proposed masterplan will contribute to the mitigation of impacts of the built components of the proposed development.
- 6.42. In terms of mitigation inherent in the proposed development, additional benefits to existing landscape elements will be achieved through the use of both native and ornamental planting, as appropriate, and the implementation of long term management and maintenance plans to ensure that these existing and proposed landscape components continue to establish and mature and form additional screening and filtering around and within the site.
- 6.43. In terms of the strategic gap, the gap in this part of the landscape is already degraded in terms of its physical separation between Fareham, Woodcot and Bridgemary and also with Peel Common effectively connected to Gosport through the highways infrastructure and amenity spaces to the south of the site. Around the site there is little sense of separation from the urban edges of Fareham, Peel Common and Gosport, with each of the urban edges appearing connected to a greater or lesser degree, subject to location and context. Conversely, the landscape to the west represents a far stronger part of the gap, with a genuine sense of separation between Stubbington and defined to the east by the western edges of Peel Common and the waste-water treatment works (and their associated green infrastructure) the solar installation and the recent battery storage development. As such, development on the site would not be perceptible from the wider gap between Stubbington and Fareham, and the physical and visual separation will be maintained.

Essential characteristics

- 6.44. The FLA defines several 'essential characteristics' for the wider area of LCA 8 (as oppose to the specific sub-area), as noted earlier in the baseline sections of this LVIA (para 4.34 of this LVIA). In respect of potential landscape effects, a summary of the essential characteristics is set out in the following table, set against a brief description as to how the proposed development would potentially influence these, and how mitigation inherent in the masterplan can respond to these.

Table 9: Summary of essential characteristics of LCA 8 (Woodcot/Alver Valley sub-area 08.1a) and anticipated change

Essential characteristics of the Woodcot/Alver Valley	Landscape effect and mitigation
<p>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</p>	<p>Loss of agricultural land use in terms of medium scale fields, however strategy for the proposed development and landscape mitigation aims to work within the framework of field boundaries so as to retain some reference this characteristic. This will also limit overall 'massing' and be responsive to existing field patterns.</p> <p>Westernmost field of the site retained as open, with development omitted from this area, consequently maintaining some reference to the small/medium scale field patterns.</p> <p>This approach has also guided key green/open spaces including landscape buffers to the west, and north/south – east/west green corridors.</p> <p>This has an added benefit that vegetation will form an immediate and mature framework for development (and green spaces) and that where vegetation is retained (and subsequently enhanced through programmes of supplementary planting) longer term management can apply.</p> <p>As part of the overall green infrastructure strategy for the proposed development, the site can provide additional and reinforcement planting to hedgerows with additional tree planting also.</p>
<p>Although this area forms the upper part of the Alver Valley it lacks a distinct valley character</p>	<p>A 'valley' landform is not pronounced here and the site is generally uniform at ca. +9m AOD; this reinforces the transitional nature of the local landscape character between the more distinct valley to the south-east and the flatter, slightly undulating plain to the west.</p> <p>This reinforces the nature of boundaries between character areas that they are rarely fixed along a defined alignment and instead tend to form a 'merging' or transition.</p>
<p>The hedgerow pattern is gradually replaced by scrubby woodland to the south, enclosing Chark Common and the golf course</p>	<p>The hedgerow network is a stronger characteristic of the site and its context, with this network forming much of the green infrastructure framework.</p> <p>Newgate Lane East has impacted on the network, severing the hedgerows and field patterns in some parts of the landscape, including the site.</p> <p>The proposed development will result in some limited loss hedgerows to facilitate access.</p> <p>Additional new hedgerows will be implemented to balance physical losses, including extended sections of new hedgerows in the western retained field.</p> <p>Otherwise, the approach to mitigation includes the retention of hedgerows as far as possible. These will be incorporated into the overall masterplan and used to guide the scale and form of the development parcels.</p>

<p>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</p>	<p>In the local landscape context of the site, urban influences and the settlement fringes are generally a prominent feature and consequently the site and its context does not exist in isolation, with the urban edges having a considerable influence on the local landscape character.</p> <p>Newgate Lane East and its associated infrastructure (including prominent acoustic fencing, road junctions and crossings) have further influenced local landscape character, drawing the urban influence into the landscape between Peel Common and Gosport (at Bridgemary), as does the amenity character of Brookers Field recreation ground and Tukes Avenue open space and the urban edge at Speedfields Retail Park.</p> <p>The acknowledged landscape impact largely relates to the introduction of residential development into the site, and consequent loss of agricultural land. However, this will be consistent with the settlement pattern of Bridgemary and Peel Common due to the relationship between the suburban areas, close proximity and physical connections which already exist, albeit extended further to the west but consistent with the approved scheme for up to 99 homes immediately to the south which will extend the urban area west from Bridgemary”</p>
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Significance of landscape character effects

- 6.45. Overall, notwithstanding the outline nature of the application, the masterplan for the proposed development has adopted a positive approach in landscape and visual terms.
- 6.46. The loss of the agricultural enclosures and replacement of these areas with residential development is largely the main cause of impact, however this is balanced by the response to the grain and pattern of the landscape and its scale, as well as the response to the characteristics of the landscape, including where these are recognised in published guidance. Where these are referenced, mitigation adopts an approach of retention and/or enhancement.
- 6.47. The overall assessment of effects on landscape character is set out in the following table.
- 6.48. This accounts for the significance of effect at completion of the proposed development, and also a separate assessment of the proposed development after 15 years, when the mitigation proposals are likely to be fully established and performing their intended function (e.g. new landscape planting and screening).

Table 10: Assessment of Landscape Effects

Landscape character	Sensitivity	Magnitude of impact		Significance of effect
		Completion	Year 15	
LCA8 – Woodcot / Alver Valley sub-area 08.1a	Medium	Completion	Medium to high	Moderate to major adverse
		Year 15	Medium	Moderate adverse
Site and its immediate context	Medium	Completion	Medium to high	Moderate to major adverse
		Year 15	Medium	Moderate adverse

Lighting effects

- 6.49. With regard to landscape character and lighting effects, the site is located directly adjacent to the urban edge of Gosport and the residential areas of Bridgemary.
- 6.50. The highway corridor of Newgate Lane East is not generally lit along the central parts but includes substantial highways lighting at the junction to the south and at the junction with Newgate Lane and the approach into Fareham. Residential areas and streets at Peel Common and along Woodcote Lane are also lit.
- 6.51. Accounting for the 'future baseline' of the consented residential development, this would introduce lighting into the land immediately south of the site, albeit the design of this would be expected to incorporate mitigation that reduces light spill.
- 6.52. Consequently, although there is no lighting on site per se, the site does not sit in a dark environment and extensive areas of the site are influenced by light spill from the surrounding and adjacent urban areas and highways.
- 6.53. The proposed development will be lit to similar lighting levels as the existing urban area adopting most recent recognised guidance and best practice. Consequently, it is not considered that the influence of lighting within the proposed development will be sufficient to result in any significant lighting effects on the local landscape character.

Summary of landscape effects

- 6.54. The proposed development would result in:
 - For the local landscape character area defined by published guidance, the Woodcot / Alver Valley sub-area 08.1a the significance of effect would be **moderate to major adverse** at completion, reducing to **moderate adverse** in the longer term

on the basis that the site occupies a large proportion of the agricultural land which defines the sub-area – proposals for mitigation minimise impacts as far as possible and avoid a higher significance of effect;

- Taking a more specific view of the site in its immediate context (recognising the various adjacent urbanising influences), the significance of effect would be **moderate to major adverse** at completion, falling to **moderate adverse** in the longer term – on the basis that 'in the round' of the suburban context of the site, the proposed development incorporates a strong mitigation strategy that reflects some of the characteristics of the landscape and that these will form a mature framework in which the proposed development will be assimilated; and
- No significant effects on landscape character as a result of night-time lighting.

6.55. Overall, this level of impact and effect in terms of the landscape character, particularly given the limited context and containment of the site, is considered to be acceptable in landscape terms.

7. ASSESSMENT OF VISUAL EFFECTS

Overview of visual sensitivity

- 7.1. The sensitivity of a visual receptor is a function of the value attached to a particular view balanced with the susceptibility of the visual receptor to changes in a view and/or visual amenity.
- 7.2. The criteria for the sensitivity of visual receptors are set out in the detailed methodology (**Appendix A**).

Visual impacts

- 7.3. Visual impacts are considered separately to landscape impacts. For landscape impacts it is necessary to understand the combination of direct and indirect impacts on the landscape resources potentially affected by a proposed development and therefore it is possible to provide a description and overview of the key impacts that are likely to affect the study area.
- 7.4. However, for visual receptors it is necessary to understand the specific, direct impacts on each view. Therefore, the causes of impact are considered on the basis of individual receptors and are set out in the following sections as an integral part of the assessment of visual effects.

Visual effects

- 7.5. The following section summarises the main visual impacts which are likely to be generated by the proposed development. This includes reference to the likely scale of effect on specific visual receptors. Detailed assessment is set out in respect of individual viewpoint locations, set out on the viewpoint photograph sheets (refer to **Figure 7, Viewpoint Photographs**).

Table 11: Summary of visual effects

Viewpoint	Sensitivity	Year 1		Year 15	
		Magnitude	Significance	Magnitude	Significance
1. View looking south-east from the public footpath on Tanners Lane, immediately	High	Nil	Nil	Nil	Nil

south of HMS Collingwood					
2. View looking south-east from the B3385 (Newgate Lane)	Medium	Low	Minor adverse	Negligible to low	Negligible to minor adverse
3. View looking south from the public footpath between Newgate Lane and Tukes Avenue, immediately south of the Speedfields Retail Park	High	Low to medium	Moderate adverse	Low	Minor to moderate adverse
4. View looking south from Tukes Avenue open space, immediately east of Speedfields Retail Park	High	Medium	Moderate to major adverse	Low	Minor to moderate adverse
5. View looking west, through the existing field access off Tukes Avenue (Note that this view is also representative of adjacent residential receptors, which are taken as the worst-case scenario)	High	Medium	Moderate to major adverse	Low	Minor to moderate adverse
6. View looking east from the public footpath, just off Newgate Lane, on Tanners Lane (Note that this view is also representative of road users, but the junction with the PROW is taken as the worst-case scenario)	High	Low	Minor to moderate adverse	Negligible to low	Minor adverse

<p>7. View looking west from the access track to the rear of properties off Pettycot Crescent</p> <p>(Note that this view is also representative of adjacent residential receptors, which are taken as the worst-case scenario)</p>	High	<p>Medium</p> <p><u>Future baseline</u></p> <p>Low to medium</p>	<p>Moderate to major adverse</p> <p><u>Future baseline</u></p> <p>Moderate adverse</p>	<p>Low to medium</p> <p><u>Future baseline</u></p> <p>Low</p>	<p>Moderate adverse</p> <p><u>Future baseline</u></p> <p>Minor to moderate adverse</p>
<p>8. View looking east from Newgate Lane, just east of the Newlands Solar Farm</p>	Medium	<p>Medium</p> <p><u>Future baseline</u></p> <p>Low to medium</p>	<p>Moderate adverse</p> <p><u>Future baseline</u></p> <p>Minor to moderate adverse</p>	<p>Low to medium</p> <p><u>Future baseline</u></p> <p>Low</p>	<p>Minor to moderate adverse</p> <p><u>Future baseline</u></p> <p>Minor adverse</p>
<p>9. View looking east from Newgate Lane, at Peel Common</p>	Medium	Negligible	Neutral	Negligible	Neutral
<p>10. View looking north from Newgate Lane East, close to the crossing point between Woodcote Lane and Brookers Lane</p> <p>(Note that the view accounts for the higher sensitivity of walkers and/or cyclists using the connection between Woodcot Lane and Brookers Lane, consequently representing the worst—case scenario)</p>	High	<p>Low to medium</p> <p><u>Future baseline</u></p> <p>Low</p>	<p>Moderate adverse</p> <p><u>Future baseline</u></p> <p>Minor to moderate adverse</p>	<p>Negligible to low</p> <p><u>Future baseline</u></p> <p>Negligible</p>	<p>Minor adverse</p> <p><u>Future baseline</u></p> <p>Negligible to minor adverse</p>

11. View looking north from Brookers Field Recreation Ground	High	Negligible <u>Future baseline</u> Nil	Neutral <u>Future baseline</u> Nil	Negligible <u>Future baseline</u> Nil	Neutral <u>Future baseline</u> Nil
12. View looking north-east from Gosport Road, on the settlement edge of Stubbington	Medium	Nil	Nil	Nil	Nil

7.6. The likely visual impacts associated with the proposed development will be limited to a range of receptors in the immediate and local context of the site. These are generally limited to:

- the public footpath connecting Newgate Lane and Tukes Avenue, which is the closest public footpath to the north of the site (refer to **Figure 7, Viewpoints 2, 3 and 4**);
- recreational open spaces to the north and south of the site, limited to Tukes Avenue open space and Brookers Field recreation ground (refer to **Figure 7, Viewpoints 4 and 11**);
- local roads directly adjacent to, or close to, the site, including Newgate Lane East (refer to **Figure 7, Viewpoints 2 and 10**) and Newgate Lane and Woodcote Lane (refer to **Figure 7, Viewpoints 6, 8, 9 and 10**);
- existing residential receptors whom all have varying degrees of outward visibility toward the site subject to main aspect, dwelling type and offset to the site, screening by existing vegetation - examples include dwellings off Woodcote Lane (refer to **Figure 7, Viewpoint 10**) and the settlement edge of Bridgemary (refer to **Figure 7, Viewpoints 5 and 7**); and
- the sports pitches associated with HMS Collingwood, to the north-west of the site, although these are of lower sensitivity given the attention of user groups is less focussed on the landscape (refer to **Figure 7, Viewpoints 2 and 3**).

7.7. In terms of the context for views, and the implications for judging the degree of change (or magnitude of impact) the urban environment is present in almost all views through the area.

- 7.8. The majority of views, and potential impacts that are assessed as the highest significance, are effectively all from locations directly adjacent to the site, or very close to the site. This type and level of visual effect will be common to most, if not all, development in settlement edge locations.
- 7.9. However, less common is the lack of formal public or recreational access across the site area in the form of open spaces or rights of way. Consequently, potential visual effects for recreational users (i.e. receptors generally of the highest sensitivity) within the landscape are also very limited.
- 7.10. In locations to the south, between Peel Common and Bridgemary, the existing residential built form in these areas overlooks Brookers Field recreation ground and is prominent from the local road and rights of way. Any change in views will be experienced against this backdrop which, along with the limited intervisibility across the wider landscape between Fareham and Stubbington, all serve to limit visual effects overall.
- 7.11. In relation to visual effects, consideration should also be given to the ability to mitigate potential impacts.
- 7.12. Previous sections of this LVIA have outlined the opportunity to embed a comprehensive landscape strategy into an emerging masterplan. This can incorporate the existing network of hedgerows and trees and enhance this through the provision of new landscape planting and creation of open spaces within the overall site. Together, these components become established to an extent that views from the surrounding landscape are either fully screened, or partially screened and softened. The ability to successfully mitigate potential impacts is a key consideration in respect of potential visual effects

Lighting effects

- 7.13. With regard to visual amenity and lighting effects, the site is located directly on the urban edge of Gosport which includes extensive reference to typical urban lighting, including within the residential area, along sections of Newgate Lane East and at Peel Common. Consequently, although there is no lighting on site per se, the site does not sit in an entirely dark environment and parts of the site are influenced by light spill from the surrounding and adjacent urban areas and uses.
- 7.14. In respect of the future baseline, the consented residential development, once complete, will add further light sources in the landscape to the south of the site, albeit these will remain discreet due existing screening and an expectation that modern lighting design standards will limit light spill and minimise potential visibility.

-
- 7.15. The proposed development will be lit to similar lighting levels as the existing urban area. This will include lighting around the new roundabout junction on Newgate Lane East. Designs will be agreed with Hampshire County Council but will adopt most recent recognised guidance and best practice with an aim to minimise light spill. Consequently, it is not considered that the influence of lighting within the proposed development will be sufficient to result in any significant lighting effects on visual amenity.

Summary of Visual Effects

- 7.16. The proposed development would result in only limited effects on local visual amenity, with notable effects limited to locations immediately adjacent to the site, and some very limited visual effects from locations in close proximity to the site.
- 7.17. This level of visual impact would be expected for any greenfield site or development in the Borough and, whilst a relevant consideration, visual effects from the immediate locality are not considered to be significant overall.
- 7.18. In longer distance views towards the site from the wider surrounding area, the proposed development is unlikely to be visible in the view. This includes across the core area of the strategic gap, between Stubbington, Fareham and Peel Common.

8. EVIDENCE BASE ON LANDSCAPE & VISUAL MATTERS

8.1. The publication plan relies on a number of evidence base documents and technical studies, several of which are related to landscape and visual matters. This section of the LVIA considers these documents and implications in terms of the site and potential for development on it.

Landscape Sensitivity

8.2. Earlier sections of this LVIA make reference to the FLA in terms of the baseline landscape character and that the FLA¹¹ includes an analysis of landscape sensitivity as part of the overall compendium of documents.

8.3. Looking to the assessment of sensitivity set out in the FLA, in relation to LCA 8, the guidance states that:

8.4. *"...the sensitivity of the landscape resource within area 8.1a is judged to be high (moderate to high value and high susceptibility to change), with very limited capacity to accommodate development without a significant impact on the integrity of the area's rural, agricultural character..."*

8.5. *"...Area 8.2a is already substantially degraded by urban influences and has a predominantly 'fringe' character which reduces its sensitivity to change..."*

8.6. It goes on to note that:

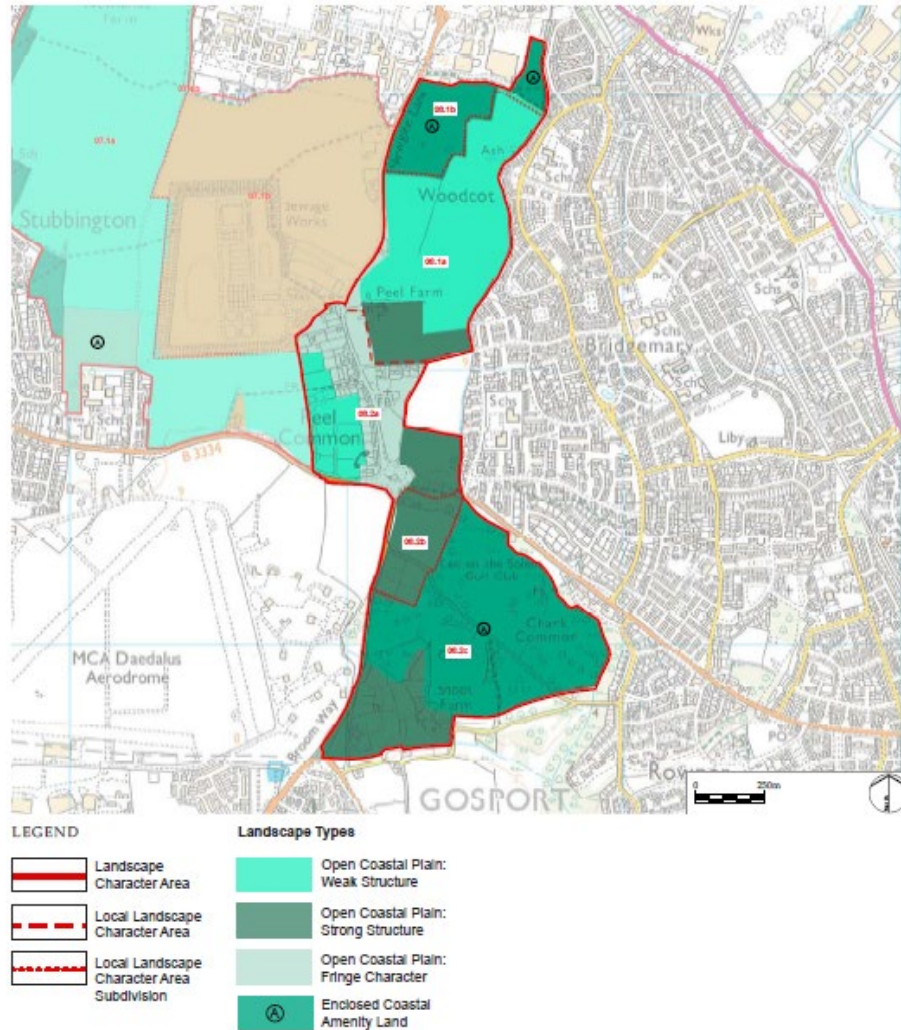
8.7. *"The existing balance will be affected, however, with the approved construction of the new southern section of Newgate Lane, which will provide a new connection from Newgate Lane to Peel Common Roundabout and a junction and link road to access the existing route of Newgate Lane. The road alignment just clips the extreme south-western corner of area 8.1b [sports pitches] but cuts right through the middle of the southern half of area 8.1a and will inevitably introduce further activity, noise and urbanising features into the agricultural landscape, as well as resulting in physical disturbance to land and tree/vegetation cover."*

8.8. With the relief road now complete (with mitigation planting still at a relatively young age and phase of establishment) the retained landscape to the east of the relief road is consequently smaller scale, and partly severed by the highway corridor.

¹¹ Fareham Landscape Assessment (LDA Design on behalf of Fareham Borough Council, 2017)

- 8.9. Furthermore, accounting for a 'future baseline' related to the consented residential development, to the south of the site, it is reasonable to assume that the suburban context will alter further and that this will affect the capacity and sensitivity of the landscape.
- 8.10. In relation to the visual environment the FLA guidance states that:
- 8.11. *"Overall, visual sensitivity in this area is moderate to high. Although it is screened from longer-distance views, a large proportion of area 8.1a is highly visible from short distance views from Newgate Lane to the west, and it is overlooked by a number of properties around its periphery through or over boundary vegetation. The high intervisibility within the area means that these views are quite extensive across the area and they generally have an attractive, unspoilt rural character."*
- 8.12. The FLA guidance notes that the relief road will exacerbate the extent of visibility. The road itself has become an urbanising feature (particularly due to the larger scale noise attenuation barrier) and forms a detracting feature in the local landscape. Furthermore, the relief road has reduced the perception of "high intervisibility" across this parcel of land, as the associated infrastructure has either screened or disrupted views across the agricultural landscape between Newgate Lane and the nearby settlement edges. This screening will continue to be more effective as the highways mitigation planting matures; consequently views across the relief road, and for receptors on the relief road, will be screened.
- 8.13. Furthermore, the 'future baseline' of the battery storage development (currently in construction) and its substantial fencing, along with the consented residential development to the south of the site will further change both the extent and nature of such views.

Plate 4: FLA extract (page 151) showing landscape types for LCA8



8.14. The structure of the landscape of 08.1a and 08.2a is defined predominantly as 'weak structure' or 'fringe character' with just a small part of 08.1a that is defined as 'strong structure' which is concurrent with parts of the southern site (refer to **Plate 4**). Notwithstanding the definition of the 'strong structure' within 08.1a, that part of the sub-area is the area which has since been severed by the route of Newgate Lane East, consequently it is reasonable to foresee that area being re-defined as 'weak structure'.

8.15. Given the weak structure generally, along with the noted influence of the adjacent urban environment, it is not clear as to why the FLA concludes such a high level of sensitivity for this part of the landscape. Furthermore, whilst Newgate Lane East is referred to in the FLA, this route had not been constructed at the time of that assessment, and its severance to the landscape, along with its infrastructure within the landscape, are influential.

- 8.16. Consequently, although this part of the landscape will retain some degree of sensitivity, in relation to the existing and most recent baseline, the sensitivity judgements of the FLA are likely to be overstated.
- 8.17. Furthermore, the FLA does focus on very specific parcels of the landscape which carries a risk that the site is considered out of context from its surrounding environment and landscape context. Consequently, any judgements on the sensitivity of the site should not be restricted to the site, but should be placed in the localised context of its immediate environment. For example, the predominantly agricultural landscape of sub-area 08.1a is considered in the FLA to be high sensitivity, but outside of the agricultural pocket there are substantial urbanising features that influence sensitivity.
- 8.18. The FLA includes more detailed sections of the LCA and although these do not set out 'key characteristics' (over and above the 'essential characteristics' defined for the wider LCA) they do include a more detailed description, presented for each sub-area in relation to:
- the landscape resource (landscape character and quality);
 - the visual environment (views, visual features and viewers);
 - setting of the urban area (contribution to setting and settlement character); and
 - green infrastructure (contribution to green infrastructure).
- 8.19. Each also includes descriptions of sensitivity and development potential.
- 8.20. The descriptions are extensive, but a summary is presented in the format of addressing 'development criteria and enhancement opportunities'. This section states that the area is of 'high sensitivity' and refers to matters of coalescence and its 'generally unspoilt rural character'.
- 8.21. As noted, in itself this is a characteristic of the site if it existed in isolation, but this part of the landscape does not exist in isolation, nor is it experienced in isolation and the sense of the rural character is equally influenced by the settlement fringe and amenity land uses that are presented by the residential areas and nearby sports and playing fields. This will reduce landscape sensitivity for the site in its context.
- 8.22. Furthermore, this part of the landscape does (and will), however, remain distinct from the wider strategic gap between Fareham and Stubbington which, in landscape character terms, is a clearly distinct part of the landscape from the suburban fringes of Fareham and Peel Common.

Strategic Gap

- 8.23. This section considers the site in the context of the Fareham and Stubbington strategic gap.
- 8.24. A 'Technical Review of Areas of Special Landscape Quality and Strategic Gaps' was undertaken by Hampshire County Council on behalf of FBC and published in September 2020. The study undertook a technical review of the six proposed 'Areas of Special Landscape Quality' and two proposed strategic countryside gaps (including the Meon Gap and the Fareham and Stubbington Gap).
- 8.25. The study reiterates the Fareham Draft Local Plan 2036, stating that (page 5):
- 8.26. *"...Strategic Gaps do not necessarily have intrinsic landscape value but are important in maintaining the settlement pattern, protecting settlement identity and providing green infrastructure opportunities (page 27, Fareham Draft Local Plan 2036)"*
- 8.27. The executive summary makes two observations in respect of the Fareham to Stubbington Strategic Gap, stating that (following extracts from pages 6 and 7 of the study) (emphasis added):

*"The Fareham-Stubbington Strategic Gap is proposed for continued designation, also having strong sub-regional agreement for its designation, and a clear role in preventing settlement coalescence through continued and heavy pressure for Southern expansion of Fareham and Northern and Eastern expansion of Stubbington, but **it is considered that there are some opportunities for development to be accommodated within the landscape, without compromising the Strategic Gaps function...***

Possible adjustments to the Fareham-Stubbington Strategic Gap could be considered in the following locations:

- An **area to the South of Fareham**, and west of HMS Collingwood, **as some development in this area could be visually absorbed into the Gap without compromising the Gap function...**

It is also noted that the Newgate Lane Area (Newgate Lane West and East from Fareham to Peel Common Roundabout) has undergone a significant amount of change in the recent past."

- 8.28. This overview clearly indicates the potential for development to come forward in the strategic gap, identifies the broad location where this might be possible and acknowledges the 'significant' change arising from Newgate Lane East and associated works.
- 8.29. Chapter 4 of the study sets out an overview of the Strategic Gaps, it states that (page 84, para 8):
- 8.30. *"The aim of the Fareham-Stubbington Gap is to avoid coalescence between the settlements of: Fareham and Bridgemary, with Stubbington and Lee-on-the-Solent."*
- 8.31. The study goes on to define a series of 'key features' within the Fareham to Stubbington Gap (page 96), which include:
- 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;
 - Utilities of Peel Common Water Treatment Works enclosed from views by an earth bund and mature tree belt and Peel Common Solar Farm;
 - Construction site of Stubbington Bypass, which will provide an east-west 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.
- 8.32. In respect of the Fareham and Stubbington strategic gap, the study draws together key conclusions in respect of the primary and secondary measures. Several key conclusions are summarised as follows:
- Minimum and maximum distances of ca. 300m to 1.8m [sic - assumed km];
 - That Peel Common represents a 'false' settlement edge;

- Two areas of the gap have distances of 350m and 300m but that these distances are still perceived as a sense of separation between neighbouring settlements, partly due to presence of mature vegetation;
- These represent 'minimum' gaps (within the 'rule of thumb') but are not appropriate to become a standard dimension as they would be weak and at risk of being lost (i.e. they are acceptable, but not ideal) – furthermore they function due to the context of linking to wider sections of the gap either side;
- Moderate to large gap distances of ca. 600m to 1.8km are 'good' distances;
- Presence of urban land uses can correspond to loss of tranquillity and dark night skies as urban fringe characteristics 'creep into the gap';
- In terms of land uses, sports fields and recreation grounds on the fringes of urban settlements have the potential to bring urbanising influence;
- In comparison to the Meon Gap there is not the same level of GI resource, however measures could be taken to increase these through positive environmental management; and
- Mitigation will be required where there is considered to be capacity to absorb development.

8.33. Although the study appears to be comprehensive, the robustness of the overall conclusions should be carefully considered.

8.34. The aims of the study include a review of the function of the strategic gaps in the Borough, but also to consider their boundaries. The study includes the necessary analysis to present a clear evidence base for amending boundaries in parts of the strategic gap. In relation to the edges of Fareham and Gosport, there is no recommendation to adjust the boundaries in this area, despite the findings of the study that:

- Some physical coalescence has already occurred;
- These are some of the narrowest parts of the gap, resulting in a 'minimum functioning gap, that is weak';
- Suburban edges and influences are often prominent, which reduces the effectiveness of the gap, including loss of tranquillity and presence of lighting;
- Recreational land uses are present in the form of several sports and recreation grounds and these are noted as an issue in terms of their 'visual appropriateness'; and

- The road network is such that there is no genuinely clear experience of a break between the settlement areas, particularly between Peel Common, Bridgemary and the southern edge of Fareham.
- 8.35. In relation to the landscape around the site, and particularly between Peel Common and Bridgemary, the trends are not likely to be reversed nor the strategic gap strengthened, particularly with Newgate Lane East now forming such a strong urbanising feature in the local landscape context. The result is now the continued inclusion of a part of the gap that is weak and under pressure in the long term.
- 8.36. In this context, 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, creating capacity for appropriate forms of development that could come forward with a strong framework of green infrastructure and mitigation, as is proposed for the site.
- 8.37. This would place an emphasis on the importance of the core, priority areas of the gap, between Fareham and Stubbington where the gap clearly delivers its role and function in full.
- 8.38. Having considered the analysis within the study analysis of the Fareham to Stubbington gap, the site (and landscape generally between Peel Common and Fareham/Gosport) is not considered to be a priority area that is required to maintain the integrity and function of the wider Fareham and Stubbington strategic gap.
- 8.39. In that context, it is worth noting that appeal decisions on the land to the south, the Inspector commented that:
- 8.40. *"31. Given the relatively modest size of the development proposed relative to the overall scale of the Strategic Gap along with the site's location on the outer edge of the Gap adjacent to the settlement boundary, there would not be a significant effect on the integrity of the Gap, be it individually or cumulatively. Nor would the built form extend fully to the settlement to the west, maintaining a degree of separation such that coalescence would not occur. Consequently, Peel Common would continue to be understood as mostly comprising a small, isolated ribbon of development.*
- 8.41. *32. The development would, however, reduce the physical and visual separation between Peel Common and Bridgemary/Woodcot at roughly its most narrow point. This effect would be mitigated to an extent by the proposed setting back of the built form, away from the western boundary thereby leaving a modest gap to the side of Newgate Lane East, and by the visually contained nature of the southern part of the site resulting*

from the existing planting around its southern boundary and the acoustic fence along the relief road. Nonetheless, due to the extent of narrowing at this already fairly narrow point between settlements, the effect of the appeals development on the physical and visual separation of settlements would be reasonably significant. In this respect it would conflict with Policy CS22 of the LP1.”

- 8.42. The Inspector’s conclusion that the 99 unit scheme would not cause “a significant effect on the integrity of the Gap, be it individually or cumulatively” clearly relates to land other than that appeal site.
- 8.43. Overall, the site is considered to be well placed to accommodate some form of development that could come forward that would not significantly affect the integrity of the gap and the physical and visual separation of settlements.

9. SUMMARY AND CONCLUSIONS

- 9.1. Pegasus Group has been jointly instructed by Miller Homes and Bargate Homes Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) in relation to land to the east of Newgate Lane East, Fareham, Hampshire (referred to as 'the site').
- 9.2. The LVIA accompanies an outline planning application for 'proposed residential development of up to 375 new dwellings'.
- 9.3. The LVIA undertakes an assessment of potential impacts on landscape character and views/visual amenity, however the process of the LVIA has been undertaken to also determine the various landscape and visual constraints and opportunities regarding the site and its immediate landscape context.
- 9.4. Those constraints and opportunities have subsequently been considered in respect of the development potential for this part of the landscape, and how they might influence a strategic masterplan for the site. The constraints and opportunities also identify the potential for an inherent landscape strategy as part of the emerging masterplan.
- 9.5. The LVIA adopts a 'landscape and visually led' approach, setting the broad principles for high level design inputs to the masterplan that relate to the local landscape. Consequently, the LVIA has identified several high-level design objectives as part of an initial landscape strategy which can be adopted as more detailed site masterplanning progresses.

Site context

- 9.6. The site comprises ca. 20.04ha of land to the south of Fareham, between Bridgemary (Gosport) to the east and Newgate Lane East, to the west. The site has previously formed a draft allocation for housing (HA2) as part of the former emerging local plan, however, has since been omitted from the Draft Revised Publication Fareham Local Plan (which has been submitted to the SoS for Examination). Notwithstanding the removal of the former allocation, the southern part of HA2 has planning permission (following appeal) for up to 99 dwellings.
- 9.7. The wider landscape context of the site includes the low-lying ground of the coastal plain, characterised by the transition between the open landscapes and the adjacent urban environments of Fareham, Gosport (with Woodcot and Bridgemary).

Landscape character

- 9.8. Physical landscape changes will be limited to the site area only, whilst the perception of change in terms of landscape character will extend beyond this. In respect of physical landscape impacts, the loss of the agricultural enclosures and replacement of these areas with residential development is largely the main cause. There are also some limited losses of vegetation, albeit limited to some sections of internal hedgerow field boundaries related to access. However, these impacts are balanced by green infrastructure and landscape structure planting which will contribute to the mitigation together with the changes to the landscape that will result from the housing development of the land to the immediate south (i.e. the balance of the former HA2 allocation).
- 9.9. However, given the physical and visual containment of the site by the existing urban edges and other areas of green infrastructure, the perception of any change to the local landscape character will be highly localised.
- 9.10. The assessment of impacts on landscape character has determined that the significance of effect on the 'Woodcot/Alver Valley LCA – sub-area 08.1a' will be '**moderate to major adverse**' at completion, falling to '**moderate adverse**' in the longer term at Year 15. This is largely due to the scale of the LCA sub-area as it is defined by the FLA and that the site (and proposed development) essentially occupies a large proportion of that sub-area. Therefore, it is largely the scale of change that drives the impacts, rather than the nature of the change (in terms of residential development on the existing settlement edge).
- 9.11. The proposed development has also been assessed in relation to 'the site in its local landscape context'. This accounts for the agricultural land use of the site, but also for the surrounding context, which is strongly influenced by the existing residential edges of Gosport and Fareham, the Speedfields Retail Park, highways infrastructure of Newgate Lane East, the satellite settlement area of Peel Common, Newlands Solar Farm (and battery storage facility) and various amenity open spaces (including HMS Collingwood sports pitches, Tukes Avenue open space and Brookers Lane playing field). The assessment of impacts on landscape character has determined that the significance of effect on the site in its local landscape context would be '**moderate to major adverse**' at completion, falling to '**moderate adverse**' at Year 15.
- 9.12. At this scale, and recognising the influence on character of the site context, the loss of agricultural land, as a component of the local landscape character, remains an issue,

but one that can be addressed appropriately through the development and mitigation strategy.

- 9.13. In summary the site sits within a variable pocket of landscape and, notwithstanding the nature of the agricultural landscape between Newgate Lane East and Woodcot/Bridgemary in themselves, these cannot be separated from the extensive urbanising influences which surround and frame it, particularly in the context of the more recent severance of the agricultural land that has arisen from the route of the bypass (Newgate Lane East).
- 9.14. Furthermore, with a lack of formal public access, there are few opportunities to experience the more positive aspects of the landscape, other than from limited locations on the residential or amenity context adjacent to the site, and not within it.

Visual effects

- 9.15. Overall, views of the site, and likely views of the proposed development, are restricted to a very limited area, including the boundaries of the site itself (noting that there is no formal public access across the site) and from locations in the immediate context of the site.
- 9.16. In respect of views and visual amenity, the detailed LVIA concludes that the majority potential impacts which are assessed as the highest significance, are effectively all from locations directly adjacent to the site, or very close to the site. This is consistent with all settlement edge sites and, to a degree, an inevitable consequence of greenfield development on a settlement edge.
- 9.17. Further afield from the site, views and visual effects are negligible or fully screened, including from the areas west of Peel Common, areas to the south, and from the wider context of the strategic gap (closer to Stubbington).

Development Strategy and Mitigation

- 9.18. Given the scale of the site in relation to the scale and extent of the proposed development, a degree of residual effect on the local landscape character is to be expected.
- 9.19. However, this does not preclude a comprehensive and robust scheme of mitigation successfully mitigating both landscape and visual effects and, more importantly assimilating the proposed development into the landscape and delivering a high-quality

landscape context. Key aspects of the approach to mitigation are summarised as (refer to Table 3 of this LVIA for further details):

- Broad limits to the spatial extent of the development envelope to create robust landscape buffers at key points of the site. This includes the retained western field, adjacent to Newgate Lane East (providing a substantial buffer) and northern and southern landscape buffers to the edges of the site (and interface with consented residential development and open space respectively);
- Division of the development envelope into a series of smaller scale parcels so as to maximise the retention of internal field boundaries (noting some limited losses remain);
- Creation of a diverse network of open spaces, including linear parks and a central green, interconnected by the proposed linear green infrastructure;
- For existing vegetation, retain and enhance these components through supplemental planting and enhanced programmes of management; and
- Notwithstanding the outline nature of the application, a proposed limit or parameter of 'two storey dwellings' in respect of the proposed height of built form.

Strategic Gap

9.20. In terms of the Fareham and Stubbington strategic gap, the site (along with its local landscape context), is well placed to accommodate some form of development without undue consequences or impacts on the role and function of the Strategic Gap as a whole. This is on the basis that:

- A substantial distance will be retained across the wider gap, between the site and Stubbington;
- In terms of visibility, the site is physically and visually well contained, placed as the area is within a strong framework of green infrastructure and the settlement edge – furthermore, the site (and potential development) will not be visible across the gap from Stubbington;
- The surrounding context and urbanising influences, including the residential areas of Peel Common, Bridgemary and Woodcot which reduce the degree of change as they provide a relevant settlement edge context;
- The opportunity to contribute to, and maintain, a strong green infrastructure network and facilitate a strategic green infrastructure connection through the area that will reinforce and connect the linear routes which cross broadly north to south through this area; and

- In connection with the green infrastructure provision, the ability to incorporate substantial mitigation that will successfully avoid or minimise landscape and visual effects.

9.21. This is broadly consistent with the evidence base in respect of the strategic gap which acknowledges that the gap is not synonymous with landscape condition, quality or value and that the strategic gap can accommodate some form of growth and development within it.

9.22. In this context the evidence base also recognises the need for additional, more detailed assessment on a site/project basis, which this LVIA forms part of.

9.23. Furthermore, this premise is something recognised in the appeal decision for the land immediately south of the site, whereby the Inspector states that ' Given the relatively modest size of the development proposed relative to the overall scale of the Strategic Gap along with the site's location on the outer edge of the Gap adjacent to the settlement boundary, there would not be a significant effect on the integrity of the Gap, be it individually or cumulatively (IR Para 31).

Conclusion

9.24. In the context of delivering housing, and the associated need for using greenfield sites to deliver the housing within the plan period, there will be an inherent degree of landscape and visual impacts for most, if not all, proposed and emerging sites.

9.25. What remains is to identify sites that can deliver housing whilst avoiding or minimising impacts and whilst respecting landscape and visual amenity.

9.26. This is the case with the application site which will result in a moderate adverse effect on landscape character in respect of the published landscape character guidance and for the site in its local context, in the longer term, and accounting for the positive influence of mitigation on the proposed development.

9.27. Notwithstanding that the potential visual effects are restricted on the basis that the site is physically and visually well contained, and that all views to the site are highly localised, mitigation in the form of green infrastructure and open space will further screen or reduce the prominence of the proposed development.

9.28. Overall, it is considered that the Concept Masterplan for the proposed development can come forward with a landscape mitigation strategy included as an inherent part of the scheme that will both avoid and minimise and potential adverse effects.

9.29. Consequently, in the context of the very limited and highly localised landscape and visual effects, the proposed development is considered to be acceptable in landscape and visual terms.

APPENDICES

APPENDIX A

Concept Masterplan



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- KEY**
- SITE BOUNDARY
 - EXISTING VEGETATION
 - PROPOSED VEGETATION
 - PROPOSED RESIDENTIAL DEVELOPMENT
 - MAIN VEHICLE ROUTE
 - POTENTIAL PEDESTRIAN/CYCLE LINK & EMERGENCY VEHICLE ACCESS
 - POTENTIAL PEDESTRIAN/CYCLE LINK
 - INDICATIVE PATH THROUGH PUBLIC OPEN SPACE
 - NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)
 - SUSTAINABLE DRAINAGE SYSTEMS (SuDS)
 - EXISTING PUBLIC RIGHT OF WAY
 - LOCAL SHOPS
 - BUS STOP
 - EXISTING CROSSING POINT ON NEWGATE LANE EAST

LAND EAST OF NEWGATE LANE EAST - CONCEPT MASTERPLAN

APPENDIX B

LVIA METHODOLOGY

B. Appendix B: Landscape and visual effects detailed methodology (GLVIA3)

B.1. INTRODUCTION

B.1.1 This assessment aims to determine the likely effects of the proposed development on the existing landscape and visual receptors in the study area. The following landscape resources and visual receptors have been addressed:

- Physical landscape features and elements;
- Landscape character; and
- Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.

B.1.2 This assessment details the impacts that may result as a consequence of the proposed development and considers the likely significance of effect arising as a result.

B.2. APPROACH

B.2.1 The approach and methodology used for this assessment has been developed in accordance with the guidance in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (April 2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition;
- Natural England (October 2014) An Approach to Landscape Character Assessment;
- Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals; and
- Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations.

B.2.2 The overall approach to the identification and assessment of landscape and visual effects is summarised as follows:

- determining the scope of the assessment;
- collating baseline information for landscape and visual receptors, including completing desk study research and undertaking field-based survey work;
- review the proposed development and identify and describe the likely impacts of the proposed development (enabling specific judgments to be made on sensitivity of landscape and visual receptors);

- establish the sensitivity of landscape and visual receptors (balancing judgments on susceptibility and value);
- determine the magnitude of impacts (balancing judgments on size / scale, duration and reversibility);
- the assessment of the likely significance of landscape and visual effects through a balanced approach and clear description of judgments on sensitivity and magnitude; and
- the identification of measures to avoid or remedy impacts and the subsequent re-assessment of likely effects.

B.2.3 The following sections provide further detail on this approach.

Determining the Scope of Assessment

Spatial Scope

B.2.4 The spatial scope for the assessment has been determined by a two-staged approach. Firstly, a 'preliminary study area' is identified. This is based on the wider setting and context of the site and sets the broad parameters for collation of baseline information; this scope also accounts for the potential effects that will be generated by the proposed development.

B.2.5 In order to focus on the key sensitive receptors and likely effects the spatial scope of the preliminary study area is then refined through the initial stages of the assessment (i.e. desk study and field survey work).

B.2.6 The visual envelope of the site has been considered through desk top analysis of topographical data combined with field surveys to investigate visual enclosure arising from landform, vegetation and built form.

Collating Baseline Information

B.2.7 In order to capture a comprehensive description of the baseline position for landscape and visual receptors, information has been collated using desk study and field survey work. These processes include reference to published landscape character studies and a range of views and visual receptor types.

Desk Study

B.2.8 The desk study has identified potentially sensitive landscape resources by reference to OS maps and existing published landscape character studies, relevant planning policy guidance and/or designated or protected views. This stage has also enabled the

identification of potential visual receptors such as public rights of way (PROW), residential properties or designated areas.

Field Survey

- B.2.9 Detailed field survey work for this LVIA has further identified landscape elements and features that contribute to the landscape character of the area and visual receptors that will have potential views of the site.
- B.2.10 A series of representative photographs were taken during the field work. The photographs were taken with a digital camera with a 50mm lens (equivalent focal length). These are presented as both a series of contextual panoramic photographs with a 60° horizontal field of view (HFoV), supplemented by a full-size single image centred on the site, with a 39.6° HFoV and a 27° vertical field of view (VFoV), as advised by the Landscape Institute Technical Guidance Note 06/19. These have been used to inform the assessment of both landscape and visual impacts.

Assessment of Effects

- B.2.11 Having established the relevant baseline position the assessment process then completes the following specific stages:
- Evaluate the sensitivity of the landscape receptors and visual receptors, specifically in response to the type of proposed development (sensitivity of landscape resources is not standard and depends on the nature and type of development proposed);
 - Identify the potential magnitude of impact on the physical landscape, on landscape character and on visual receptors; and
 - Combine professional judgments on the nature of the receptor (sensitivity) and the nature of the change or impact (magnitude) to arrive at a clear and transparent judgment of significance.
- B.2.12 For both landscape and visual effects, the final conclusions on significance are based on the combination of sensitivity and magnitude. The overall judgment on significance is based on the combination of each of the criteria. The rationale for the balance and justification for each judgement is expressed in the detailed analysis.
- B.2.13 To draw a distinction between different levels of significance, a scale for the degrees of significance, along with criteria and definitions, have been developed. These provide a structure for making judgements which are clear and objective. However, it is necessary to remember that landscapes and interactions in the landscape are both complex and

subtle; as such an element of subjectivity remains. No landscape will fit wholly into any one definition and to try would require extensive and complex criterion.

B.2.14 Consequently, professional judgements draw in conclusions in respect of sensitivity, magnitude and significance are fully and clearly described by the detailed written analysis presented in the LVIA, supported by descriptive thresholds and criteria for each of these stages in relation to landscape impacts and, separately, visual impacts are set out in the following sections.

B.3. ASSESSMENT OF LANDSCAPE EFFECTS

Overview of landscape sensitivity

B.3.1 Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types.

B.3.2 To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from the specific type of development in question. Therefore, landscape sensitivity is assessed combining judgements on the value attached to a landscape and the susceptibility to the type of change and nature of the development proposed.

Landscape value

B.3.3 Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.

B.3.4 Although factors such as formal designations are an important component when determining value, other aspects are also considered as part of the judgement process.

B.3.5 These include issues related natural and cultural heritage (for example ecological, geological or heritage matters), landscape condition, associations (in terms of connections with people, arts or events), distinctiveness (i.e. a sense of unique identity in the landscape), recreational opportunities, perceptual aspects (including scenic quality, wildness and tranquillity) and landscapes with a clearly identifiable role or function.

B.3.6 Even where a landscape is included in the boundaries of a formal designation, landscape value will vary in response to the specific landscape that is being considered based on its condition, sense of seclusion or isolation, the presence or absence of detracting

features, the presence or absence of rare or distinctive elements and features, and, the degree to which these form key characteristics.

B.3.7 Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPOs or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments).

B.3.8 The following table sets out the criteria that have been considered for determining landscape value. These are informed by the factors identified the LI TGN 02/21¹.

Table A.1: Factors used for determining landscape value

Value	Factors
High	<p>Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists.</p> <p>Evidence of natural and cultural heritage interests which contribute positively to the landscape are prominent.</p> <p>Landscape condition in respect of the physical state of individual elements or overall structure is good.</p> <p>Landscape associations might be understood in the national.</p> <p>The distinctiveness of the landscape reflects a strong sense of identity.</p> <p>Recreational opportunities where the experience of landscape is important and/or promoted are extensive.</p> <p>Perceptual scenic/visual qualities are objectively considered as good.</p> <p>Perceptual qualities of wildness, tranquillity and/or dark skies are elevated.</p> <p>Elements of the landscape make a strong contribution to a clearly identifiable landscape function. Functions themselves are landscape specific.</p>

¹ Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations

Value	Factors
Medium	<p>Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component of the region/county character experienced by a large proportion of its population.</p> <p>Evidence of natural and cultural heritage interests which contribute positively to the landscape are apparent.</p> <p>Landscape condition in respect of the physical state of individual elements or overall structure is fair.</p> <p>Landscape associations might be understood in the local context.</p> <p>The distinctiveness of the landscape reflects a common sense of identity.</p> <p>Recreational opportunities where the experience of landscape is important and/or promoted are available.</p> <p>Perceptual scenic/visual qualities are objectively considered as ordinary.</p> <p>Perceptual qualities of wildness, tranquillity and/or dark skies are fair.</p> <p>Elements of the landscape make a fair contribution to a clearly identifiable landscape function. Functions themselves are landscape related.</p>
Low	<p>No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community.</p> <p>Evidence of natural and cultural heritage interests which contribute positively to the landscape are discreet.</p> <p>Landscape condition in respect of the physical state of individual elements or overall structure is poor.</p> <p>Landscape associations which might be understood are highly localised or esoteric.</p> <p>The distinctiveness of the landscape reflect a generic sense of identity.</p> <p>Recreational opportunities where the experience of landscape is important and/or promoted are limited.</p> <p>Perceptual scenic/visual qualities are objectively considered as poor.</p> <p>Perceptual qualities of wildness, tranquillity and/or dark skies are degraded.</p> <p>Elements of the landscape make a limited contribution to a clearly identifiable landscape function. Functions themselves are generic.</p>

Landscape susceptibility

B.3.9 The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability of a landscape to accommodate change without

undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.

B.3.10 The following table sets out the criteria that have been considered for determining landscape susceptibility.

Table A.2: Criteria for landscape susceptibility

Susceptibility	Criteria
High	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form.</p> <p>Nature of land use – landscapes with no or very little existing reference or context to the type of proposed development.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland).</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is not present or where these are present but their influence on the landscape is limited.</p>
Medium	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form.</p> <p>Nature of land use – landscapes with some existing reference or context to the type of proposed development.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is noticeable.</p>
Low	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of proposed development.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted, or where there are few/no existing elements present (e.g. cleared brownfield sites).</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant.</p>

Landscape sensitivity

- B.3.11 Landscape sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.
- B.3.12 Having considered in detail the contributing factors to landscape value and the susceptibility of the site and surrounding area to the type of the development proposed, conclusions on landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.
- B.3.13 As advocated in the GLVIA3, professional judgement is used to balance judgements on value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment. Overall judgements on landscape sensitivity are subsequently described as; 'very high', 'high', 'medium', 'low' or 'negligible'.

Magnitude of landscape impacts

- B.3.14 The effect on landscape receptors is assessed in relation to the size or scale of impact, the geographical extent of the change and the duration and the reversibility of the impact. The magnitude of landscape effects has been assessed in accordance with the criteria set out in the following table.

Table A.3: Criteria for determining magnitude of landscape impacts

Magnitude	Criteria
Very high	<p>The size and scale of change is considered very large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects.</p> <p>The nature and scale of change to key characteristics which are critical to character is considered very large.</p> <p>Where the geographical extent would have a very substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types.</p> <p>Duration of impacts would be considered very long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.</p>

Magnitude	Criteria
High	<p>The size and scale of change is considered large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects.</p> <p>The nature and scale of change to key characteristics which are critical to character is considered large.</p> <p>Where the geographical extent would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types.</p> <p>Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.</p>
Medium	<p>The size and scale of change is considered moderate due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects.</p> <p>The nature and scale of change to key characteristics which are critical to character is considered moderate.</p> <p>Where the geographical extent would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where a site is located on the boundary between areas).</p> <p>Duration of impacts would be considered midterm and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve.</p>
Low	<p>The size and scale of change is considered small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects</p> <p>The nature and scale of change to key characteristics which are critical to character is considered small</p> <p>Where the geographical extent would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type</p> <p>Duration of impacts would be considered short term and where the potential reversal of the impact is more likely and in practical terms would easily be achieved</p>
Negligible	<p>The size and scale of change is considered very small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects</p> <p>The nature and scale of change to key characteristics which are critical to character is considered very small</p> <p>Where the geographical extent would substantially influence the landscape of the site only</p> <p>Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved</p>

B.3.15 These judgements are then taken forward to an assessment of the significance of landscape effects.

B.4. ASSESSMENT OF VISUAL EFFECTS

B.4.1 Visual receptors include a particular person or groups of people likely to be affected at a specific viewpoint or series of viewpoints.

Visual sensitivity

B.4.2 Sensitivity of visual receptors is determined through balancing judgements on the value attached to a particular view against the receptors susceptibility to change in a view or visual amenity. Given the need to address the specific issues of the proposed development these factors in the context of visual sensitivity are considered as part of the assessment of visual effects.

B.4.3 The value attached to a view includes recognition of value through formal designations (for example planning designations or heritage assets), indicators of value attached to views by visitors (for example inclusion on maps/guidebooks, provision of facilities, presence of interpretation).

B.4.4 For example, views of higher value are likely to be from designated landscapes where the condition or scenic quality of the view is higher and where distinctive elements or features form a prominent part of a view; views of lower value are likely to be from area of landscapes where the condition and scenic quality of the view is poorer, where there is no reference to distinctive elements or features and where detracting features are prominent in the view.

B.4.5 The susceptibility of different visual receptors to changes in views and visual amenity is judged based on the activity of people experiencing the view at any given time or location and the extent to which their attention would be focused on the view and visual amenity rather than on the activity being undertaken.

B.4.6 For example, views more susceptible to change are likely to be permanent views, in unenclosed or elevated positions in the landscape and where the landscape forms a primary focus for the activity of the receptor; views less susceptible to change are likely to be transient or temporary views, located in enclosed areas of the landscape where the landscape is a secondary focus or consideration to the activity of the receptor.

B.4.7 The following table sets out the definitions of sensitivity for different visual receptors.

Table A.4: Criteria for visual sensitivity

Sensitivity	Definition
Very high	Designated or protected views or views from publicly accessible locations in protected landscapes Tourists and visitors to heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience and visit
High	Occupiers of residential properties People who are engaged in outdoor recreation whose attention is likely to be focussed on the landscape People travelling through the landscape on roads, rail or other transport routes where this involves recognised scenic routes and an awareness of views and visual amenity
Medium	People travelling more generally through the landscape on roads, rail or other transport routes People staying in hotels and healthcare institutions People at work and in educational institutions where visual amenity is an important contributor to the setting and quality of working life
Low	People at work and in educational institutions where the visual setting is not important to the quality of working life People engaged in formal sports where the visual setting may play a role, but attention is focused on the activity Views from publicly accessible locations in degraded landscapes

B.4.8 It should be noted that as professional judgement is applied to the balance of value and susceptibility of visual receptors, there may be some instances where a typical receptor is defined a different degree of sensitivity to the guidance included in the table, above.

Magnitude of visual impacts

B.4.9 The effect on visual receptors is also assessed in relation to the size or scale of change, the geographical extent of the change, the duration of the change and the reversibility of the impact. The magnitude of visual impacts has been assessed in accordance with the criteria set out in the following table.

Table A.5: Criteria for determining magnitude of visual impacts

Magnitude	Criteria
Very High	<p>The size and scale of change is considered very substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as very extensive</p> <p>Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would not be achievable</p> <p>Alteration in very close proximity</p>
High	<p>The size and scale of change is considered substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as extensive</p> <p>Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve</p> <p>Alteration in close proximity</p>
Medium	<p>The size and scale of change is considered fair due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as small or intermediate</p> <p>Duration of impacts would be considered medium term and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve</p>
Low	<p>The size and scale of change is considered small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as limited</p> <p>Duration of impacts would be considered short term and where the potential reversal of the impact is very likely and in practical terms would easily be achieved</p>

Magnitude	Criteria
Negligible	The size and scale of change is considered very small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as very limited Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved
Nil	There is no view of the proposed development in the view

B.4.10 These judgements are then taken forward to an assessment of the significance of visual effects.

B.5. DEFINING SIGNIFICANCE OF EFFECTS

B.5.1 For both landscape and visual effects, the final conclusion on the significance of an effect is based on the combination of sensitivity of receptor and magnitude of change (or impact). The rationale for the overall judgement on significance is based on the combination of each of the criteria individually leading to the balance and justification of these.

B.5.2 Detailed assessment is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects of a proposed development; however not all landscape and visual effects arising will be significant.

B.5.3 Determination of the significance of an effect requires the application of professional judgement to balance the findings in relation to the sensitivity of the receptor and the magnitude of the predicted impacts.

B.5.4 The GLVIA3 advocate a move away from formulaic matrices and tables and encourages an approach using professional judgement. Analysis and consideration of value and susceptibility gives rise to a spectrum of judgements on sensitivity, which along with magnitude inform decision making of the effects and help to determine the acceptability of a proposal in landscape and visual terms.

B.5.5 The criteria for determining the significance of effects for landscape and visual impacts are set out in the following tables, below. These criteria are based on guidance provided by the Landscape Institute.

Table A.6: Criteria for determining significance of landscape effects

Significance of Effect	Description The proposed development would:
Major Adverse (Negative) Effect	Be at substantial variance with the character of the receiving landscape. Result in the total loss of a range of characteristic elements and features. Damage the sense of place.
Moderate Adverse (Negative) Effect	Be at variance or inconsistency with the character of the receiving landscape. Degrade or diminish the integrity of a range of characteristic elements and features. Detract from the sense of place.
Minor Adverse (Negative) Effect	Not quite fit the character of the receiving landscape. Have some variance with characteristic elements and features. Have a limited influence on sense of place.
Neutral/Negligible Effect	Maintain the character of the receiving landscape. Blend in with characteristic elements and features. Enable the sense of place to be retained.
Minor Beneficial (Positive) Effect	Complement the character of the receiving landscape. Maintain or enhance characteristic elements and features. Enable some sense of place to be restored.
Moderate Beneficial (Positive) Effect	Improve the character of the receiving landscape. Enable the restoration of characteristic elements and features partially lost or diminished as a result of changes from previous inappropriate management or development. Enable the sense of place to be restored.
Major Beneficial (Positive) Effect	Enhance the character of the receiving landscape. Enable the restoration of characteristic elements and features lost as a result of changes from previous inappropriate management or development. Enable the sense of place to be enhanced.

Table A.7: Criteria for determining significance of visual effects

Significance of Effect	Description
Major Adverse	The proposed development project would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view.

Significance of Effect	Description
Moderate Adverse	The proposed development would cause obvious deterioration to a view from a moderately sensitive receptor, perceptible damage to a view from a receptor of lower sensitivity or limited damage to views to receptors of higher sensitivity.
Minor Adverse	The proposed development would cause limited deterioration to a view from a moderately sensitive receptor, or cause greater deterioration to a view from a receptor of lower sensitivity.
Negligible Adverse	The proposed development and associated changes would be barely perceptible in a view. Changes will be negative (adverse) however this degree of change is not likely to be material and therefore no distinction is made.
Neutral	The change in the view would be barely perceptible but would not be apparent as either a positive or negative change.
Nil	There would be no view of the proposed development.
Negligible Beneficial	The proposed development and associated changes would be barely perceptible in a view. Changes will be positive (beneficial) however this degree of change is not likely to be material and therefore no distinction is made.
Minor Beneficial	The proposed development would cause limited improvement to a view from a moderately sensitive receptor, or would cause greater improvement to a view from a receptor of lower sensitivity.
Moderate Beneficial	The proposed development would cause obvious improvement to a view from a moderately sensitive receptor, perceptible improvement to a view from a receptor of lower sensitivity or limited improvements to views to receptors of higher sensitivity.
Major Beneficial	The proposed development would lead to a major improvement in a view from a highly sensitive receptor.

B.5.6 For both landscape and visual effects, interim categories of 'negligible to minor', 'minor to moderate' and 'moderate to major' are used where the judgements on an effect are determined to fit across the descriptive criteria for significance banding.

FIGURES