The Mitfords
Basingstoke Road
Three Mile Cross
Reading
RG7 1AT

Tel: 01189 884923

Fax: 01189 888378

Email: office@woolfbond.co.uk

Woolf Bond Planning
Chartered Town Planning Consultants

Our Ref: SB/7796

Email: [redacted]

11th January 2019

BY EMAIL

Neighbourhood Planning Team
Fareham Borough Council
planningpolicy@fareham.gov.uk

Dear Sirs

TITCHFIELD NEIGHBOURHOOD PLAN 2018 TO 2034

SUBMISSION VERSION CONSULTATION

REPRESENTATIONS SUBMITTED ON BEHALF OF FOREMAN HOMES LTD

General

We refer to the above Regulation 16 consultation and write on behalf of our Client, Foreman Homes Ltd, setting out our comments upon certain elements of the current draft Neighbourhood Plan.

As the Policy Team may be aware, our client, Foreman Homes Ltd, has a controlling interest in land to the east of Posbrook Lane which was the subject of a refused planning application for up to 150 dwellings (LPA Ref: P/17/0681/OA) and was considered at an appeal at the end of 2018.

Plans and particulars are submitted in support of our representations as follows:

- Land east of Posbrook Lane, Titchfield – Red Line Site Location Plan No. 16.092.02/E
- Land east of Posbrook Lane, Titchfield – Illustrative Masterplan No. 16/092.02/F
- Land east of Posbrook Lane, Titchfield – LVIA

Woolf Bond Planning LLP (trading as Woolf Bond Planning) is a Limited Liability partnership
Registered in England. Registered Office: The Mitfords, Basingstoke Road, Three Mile Cross, Reading RG7 1AT. Partnership Registration No. OC309100.

Assessment of the Neighbourhood Plan against the Basic Conditions

In terms of assessing the appropriateness of the consultation draft Neighbourhood Plan ("NP"), it must meet the "Basic Conditions" set out in Law [paragraph 8[2] of Schedule 4B of the Town and Country Planning Act 1990].

In order to meet the Basic Conditions, the NP must:

- Have regard to national policies advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area; and
- Be compatible with EU obligations.

As set out in the National Planning Practice Guidance[1] ("PPG"), Neighborhood Plans can come forward before an up to date Local Plan (as would be the case here in so far as the development plan for Fareham Borough Council is out of date and the emerging Local Plan is yet to advance beyond the Regulation 18 stage).

In addition, the Planning Practice Guidance states at paragraph 009 Reference ID: 41-009-20140306 as follows:

> **"It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan. This is because Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy in the last document to become part of the development plan"**

On the basis of the foregoing, it follows that an emerging NP should seek to be consistent with the content of an emerging Local Plan and must not introduce unnecessary and/or restrictive policies that could constrain the ability of a future Borough wide Local Plan to meet its objectives. In such circumstances the NP could otherwise quickly become out of date.

It is our position that the housing chapter (chapter 9) and the policies and proposals contained therein are inconsistent with national planning policy. We are also of the view that they fail to contribute towards sustainable development.

For the reasons set out below, we consider that the NP does not meet the Basic Conditions and should not be submitted for examination in its present form.

[1] Paragraph: 009 Reference ID: 41-009-20160211 refers.

Chapter 9 – Housing

Introduction

Pursuant to the provisions at paragraph 214 of the recent revision to the National Planning Policy Framework ("NPPF") (published 24th July 2018), it is acknowledged that the policies of the previous NPPF (March 2012) will apply for the purpose of examining Neighbourhood Plans, where those plans are submitted on or before 24 January 2019. Accordingly, if the Neighbourhood Plan is not submitted for its examination by this date, it will fall to be examined on the basis of the revised NPPF.

We have prepared our response(s) on the basis it will be examined under the 2018 NPPF.

The housing chapter has been informed by the content of the Housing Needs Assessment undertaken by AECOM as set out at Appendix 31 to the Plan.

The content of the HNA (August 2017) identifies a need for 262 dwellings to be met in the Titchfield NP Area during the period 2018 to 2034. This is reflected in the content at section 9.3 of the NP.

Paragraph 19 of the executive summary to the HNA states that the 262 figures was derived using a 'mean' of 3 different projections. Projections 1, 2 and 3 are listed at paragraph 15 to the executive summary and comprise as follows:

1. The last PUSH Position Statement (PSPS) which produces a target of **305 dwellings between 2017 and 2034 or 18 homes per year (rounded);**

2. SHSHMA - proportional share drawn from OAN which produces a target of **254 dwellings over the plan period, or 15 per year;**

3. DCLG Household projections which generates a target of **dwellings of 226, or 13 dwellings per year (rounded) over the plan period;**

We are of the view that of all these approaches fail to provide for a robust target requirement, which is, in any event, out of step with the increased housing requirement identified for Fareham Borough when the requirement is calculated on the basis of the approach set out in the revised NPPF (July 2018 version) - on which basis the emerging Fareham Local Plan is to be examined.

The blended approach to deriving a housing requirement for the NP area that is being advanced by the Forum cannot be said to have regard to the approach set out in national advice (the NPPF).

Projections 1, 2 and 3 above also fail to take account of the housing requirement set out at Policy H1 of the consultation draft (Regulation) Fareham Borough Local Plan which plans for 11,000 dwellings in the period 2011 to 2036, an average of 452dpa.

The HNA was published in August 2017 and pre-dates the content of the Regulation 18 draft Local Plan.

The inclusion of this requirement results in a mean figure of 309 dwellings.

Moreover, when the requirement derived from the standardised methodology is added (which method will need to be applied in relation to preparation of the emerging Fareham Local Plan), the mean requirement would be 479 dwellings per annum using the 2016 Base projections.

When the 2014 Base projections are used the annual need figure would increase to approximately 538 dwellings. This is a significant increase in the overall need for the borough of Fareham as a whole.

Notwithstanding the above, and regardless of the housing requirement to be applied, pursuant to the conclusion(s) in the recent Cranleigh Road appeal decision (APP/A1720/W/16/3156344) (August 2017), Fareham Borough Council accepted that the policies of the development plan relevant to the supply of housing, including in relation to the settlement boundaries are out of date. This engages the presumption in favour of sustainable development at paragraph 11 of the NPPF.

The NP is only proposing a minor revision to the settlement boundary in order to include existing residential properties in Southampton Hill. No other amendments are proposed in order to reflect any suggested housing allocations - in so far as none are proposed as part of the NP (section 9.6 refers).

Paragraph 1.2 of the NP refers to the content of Policy H1 of the draft Regulation 18 Local Plan but then goes on say that the NP can rely upon the delivery of housing from windfall sites to meet its need.

This approach does not meet the basic conditions and nor can it be said to be correct.

The housing requirement is based upon evidence that fails to reflect identified housing need and as such the housing need to be met in Fareham. As a result, Titchfield's contribution to meeting that need is greater than that currently envisaged in the NP.

Therefore, in line with paragraph 66 of the NPPF, the NP must provide for an appropriate level of growth to support the strategic development needs set out in Local Plans, including policies for housing and economic development.

Para 29 states that the ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. It is further added that NPs must be in general conformity with the strategic policies of the Local Plan and that they should not promote less development than set out in the Local Plan or undermine its strategic policies.

Due to the increased need for houses as a result of the Standardised OAN it is evident that the emerging Fareham Local Plan will need to need to allocate significantly more land and sites for housing over and above the existing draft Local Plan. In order to reflect national policy and guidance, and the Local Plan under which the NP sits, the draft NP should therefore increase its lallocation for housing sites to reflect the overall increase in need within the Fareham as a whole.

As set out above and in so far as the development plan policies for the supply of housing in Fareham are out of date, there is a policy vacuum, with the primary way of assessing the derivation of an appropriate housing requirement to be found in the standardised methodology taking account of the Government consultation on the short term reliance on 2014 household projections as in preference to the more recent reliance on the 2016 figures.

Titchfield plays an important role in the settlement hierarchy in the context of Borough-wide planning decisions and it would be counter to the aims and objectives of the NPPF to boost significantly the supply of housing were the NP to be advanced

with a requirement below that which is required. This would serve to frustrate otherwise sustainable development. This would not meet the basic conditions.

Based on the foregoing the NP should be subject to a further round of consultation in order for the HNA to reflect the increased housing requirement from more up to date evidence, including the 2014 Base projection associated with the Standardised OAN, than was the case when the HNA was published.

Such a corresponding increase in the housing requirement would be likely to require the identification of a number specific site allocations.

In addition to the above, a made NP will form part of the development plan against which planning applications are to be determined. In this context, its application would be on the basis of the content of the new NPPF (July 2018). In this regard, paragraphs 14, 29, 37, 50, 65 and 66 are of particular relevance.

In the context of paragraph 14, the NP would not carry full weight given the absence of site allocations, such that any conflict with it would need to be weighed in the overall planning balance in a scenario where Fareham Borough accepts that the development plan is out of date (thus engaging the presumption at paragraph 11 of the NPPF); and in a scenario where the Council is also unable to demonstrate a five year supply of deliverable housing land (the second route to triggering the presumption).

Including for the reasons set out above the NP should be subject to re-consultation to allow for consultation on an evidence-based housing target as well as in relation to necessary site allocations to meet that requirement.

<u>Omission of Land East of Posbrook Lane, Titchfield as a Housing Allocation</u>

We object to the omission of land east of Posbrook Lane as a housing allocation in helping to meet identified needs.

The site is subject to a current appeal and is also being promoted through the Local Plan process.

The Forum's assessment of the site is included at Appendix 34 to the NP. It has been given Site Ref THS11 and includes to a much larger area than that proposed in relation to the planning application for up to 150 dwellings (LPA Ref: P/17/0681/OA and PINS Ref: 3194846). Details are shown on the accompanying illustrative masterplan.

The Forum's assessment of the site on page 391 of Appendix 34 states in terms of the 'reason for discounting' the site are that it is in a highly sensitive landscape and that it is within flood zones 2 and 3.

It is only the eastern part of the site that is within flood zones 2 and 3. This does not form part of the area proposed for development under the current planning application for up to 150 dwellings and nor are there any ecological reasons for refusal form the Borough Council that could not otherwise be mitigated in the form of a financial obligation and/or the imposition of appropriately worded condition(s) to any planning permissions.

As to landscape matters, these are currently being addressed in evidence for the aforementioned appeal and the appropriateness of the scheme proposing development of the site for up to 150 dwellings is also supported by the form and

content of the accompanying LVIA which assesses the extent to which the development proposals would affect the functionality of the strategic gap.

In setting out this assessment, the integrity and effectiveness of a gap is not only a question of its physical extent, but also how it is perceived. The Borough Council's Landscape Assessment carried out in relation to the strategic gaps concurs with this basic principle.

The accompanying LVIA concludes that the proposed development would have no significant effect on the function and effectiveness of the strategic gap between Titchfield and Stubbington. Furthermore, the form of mitigation planting as envisaged in the illustrative masterplan would enhance the definition of the settlement edge and gradually improve the visual separation between the settlements once it has established.

The Borough Council's Landscape Assessment regarded all of the existing gap as one cohesive landscape, extending right up to the settlement edge, and concluded that even a minor encroachment into the gap could affect the functionality of the gap as a whole. However, that assessment has clearly identified the Site as having urban fringe characteristics, which therefore differentiates it from the rest of the valley. These urban fringe characteristics also mean that there is not a strong and well-defined boundary between the settlement and the gap in this location.

It is for these reasons that we are of the view that the Site should be excluded from the strategic gap designation as shown in the NP.

As set out in the decision notice for the 150 dwelling scheme, there are no highway or other technical objections and/or reasons for refusal.

The site represents a sustainable development opportunity that can help meet the need for housing in a location that would not adversely impact upon the role and function of the strategic gap and would provide the necessary certainty in delivery terms having regard to the need for and provision of housing (including much needed affordable) in helping to meet identified needs at the NP and Borough-wide level.

Including for the above reasons, we are of the view that the site should be allocated for development in the NP in order to help meet identified housing needs in a sustainable manner.

The omission of the Posbrook Lane site is given additional emphasis when paragraph 007 of the NPPG is considered. Paragraph 007 requires the decision maker to favor the last policy to be adopted into the statutory development plan. In this case the emerging Fareham Local Plan. As such there is an increased need for the NP to allocate sites so that it reflects the requirements of national guidance and local requirements. As such the omission of the Posbrook Lane site is a fundamental flaw in the draft NP.

Summary

Consistent with our approach set out above:

- The NP does not meet the basic conditions set out in the Planning Act.

- The NP should be subject to a further round of consultation in so far as the housing target set out in the housing chapter fails to provide for a level of housing that is justified by the evidence base.

- The strategic gap policy should exclude land to the east of Posbrook Lane.

- The land to the east of Posbrook Lane should be allocated for up to 150 dwellings in order to help meet identified housing needs in a sustainable location.

We trust the above comments are clear and are of assistance to the Examiner in relation to the examination of the NP. In addition, we wish to attend the examination as well as having the opportunity to particulate in the associated hearings that will consider the appropriateness of the NP.

We await confirmation of receipt of our representations in due course.

[redacted]

[redacted]

[redacted]

Enc.

Rev	Date	Description	By	PM
E	18.04.17	Amendments to red and blue lines	VT	HE
D	05.04.17	Red and Blue lines adjusted	VT	HE
C	23.01.17	Blue line amended to include lane	VT	HE
B	19.09.16	Blue Line Amended to allow inclusion of attenuation pond	VT	HE
A	08.09.16	Blue Boundary Line Added	VT	DF

REVISIONS

0 10 15 20 30 40 50 60 70 80 90 100m

Scale @ A1: 1:1000
Date: © Sept16
Drawn by:
Checked by:

CLIENT
Foreman Homes

TITLE
Posbrook Lane, Titchfield
Location Plan

Drawing No: 16.092.01

Revision: E

HGP ARCHITECTS
FURZEHALL FARM, WICKHAM ROAD
FAREHAM, HAMPSHIRE, PO16 7JH
T: 01329 283 225
F: 01329 237 004
E: EMAIL@HGP-ARCHITECTS.CO.UK
W: WWW.HGP-ARCHITECTS.CO.UK

FS 19342

HGP Architects Ltd.
Copyright Reserved.
Check dims. on site.

N

Posbrook Lane Titchfield
16.092.02_D Illustrative Site Plan 1:1000 @ A1

Foreman Homes
HGP ARCHITECTS

HGP Architects
Furzehall Farm
Wickham Road
Fareham
Hampshire
PO16 7JH

LAND EAST OF POSBROOK LANE, TITCHFIELD

Landscape and Visual Impact Assessment of a Proposed Residential Development

Prepared for: Foreman Homes

SLR Ref: 403.07957.00001
Version No: 1 (Draft)
February 2018

BASIS OF REPORT

This document has been prepared by SLR Consulting Limited with reasonable skill, care and diligence, and taking account of the manpower, timescales and resources devoted to it by agreement with Barratt Homes and David Wilson Homes Yorkshire West (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.

CONTENTS

DRAWINGS

PLT01: Landscape Character Plan
PLT02: Proposed Areas of Special Landscape Quality
PLT03: Landscape Designation Plan
PLT04: Topographical Survey
PLT05: Proposed ZTV without Mitigation Planting
PLT06: Proposed ZTV with Mitigation Planting at 8m
PLT07: Viewpoint 1
PLT08: Viewpoint 2
PLT09: Viewpoint 3
PLT10: Viewpoints 4 and 5
PLT11: Viewpoint 6
PLT12: Viewpoint 7
PLT13: Viewpoints 8 and 9
PLT14: Viewpoint 10

PLT15: Viewpoint 11

PLT16: Viewpoint 12

PLT17: Viewpoint 13

PLT18: Viewpoint 14

PLT19: Viewpoint 15

1.0 INTRODUCTION

SLR Consulting Ltd (SLR) was instructed by Foreman Homes to undertake a Landscape and Visual Impact Assessment (LVIA) of a proposed 150 home residential development on land east of Posbrook Lane, Titchfield. The purpose of this report is to identify the potential landscape and visual effects of the proposed development. In addition, this report also considers the potential effects of the development upon the functionality of the Strategic Gap designation.

The findings of this assessment have been based upon the masterplan produced by HGP Architects (Drawing No. Ref: 16.092.02 revision F) which accompanies the outline application.

1.1 Methodology

This assessment has been carried out by experienced Chartered Landscape Architects in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment). A full method statement is included at Appendix A. Judgements have been discussed and agreed with other experienced Landscape Architects in accordance with best practice.

The assessment is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as three site assessments carried out in January and February 2018.

1.2 Study Area

The study area (which is larger than the potential area of visibility for the purposes of providing landscape context) is illustrated on drawing PLT01. The study area was identified through desk top analysis, a Zone of Theoretical Visibility (ZTV), and by field survey.

2.0 PLANNING CONTEXT

2.1 National Policy: the National Planning Policy Framework (NPPF)

Paragraph 14 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved "*without delay*" and that '*where the development plan is absent, silent or relevant policies are out-of-date*' permission should be granted for development '*unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate that* development *should be restricted.'*

Paragraph 47 of the NPPF requires the planning authority to identify a five year supply of housing, and where there has been a record of persistent under delivery a 20% buffer should be applied to this requirement.

The status of the housing land supply in Fareham is discussed in the Planning History section, below.

In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the '*natural, built and historic environment*' (paragraph 7).

Paragraphs 56, 64 and 66 relate to the need for good design in new developments. Paragraph 56 states that the Government attaches *'great importance to the design of the built environment*', and that *'good design is a key aspect of sustainable development*', contributing '*positively to making places better for people*'. Paragraph 64 states that '*permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*'. Paragraph 66 states that applicants should work closely *'with those directly affected by their proposals to evolve designs which take account of the views of the community'.*

Paragraph 75 relates to rights of way, stating that these should be *'protected and enhanced*'. It is noted that better facilities should be provided for users of rights of way, for example by *"adding links to existing rights of way*".

Paragraph 109 of the NPPF states that the planning system, '*should contribute and enhance the natural and local environment by [inter alia]…protecting and enhancing valued landscapes*.' Mr Justice Ouseley (Stroud DC v SoS DCLG, CO/4082/2014) has helped to define such valued landscapes, stating that they must have "*demonstrable physical attributes*" which elevate the site above ordinary countryside.

In paragraph 115 it is stated that '*great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.*'

Paragraph 131 of the NPPF states that when determining planning applications, local planning authorities should take account of, *inter alia*, "*the desirability of new development making a positive contribution to local character and distinctiveness*".

2.2 Designations

Relevant planning designations are shown on drawing PLT03. The site is not located within any formal designations for the most valued landscapes, such as AONBs or National Parks.

The proposed housing area is located over 320 metres to the south of the nearest border of the Titchfield Conservation Area, although the proposed new open space, in the eastern field, is less than 200 metres from the boundary of this designation. The proposed housing area is also approximately 360 metres to the west of the nearest boundary of the Titchfield Haven National Nature Reserve.

There are two Grade II* listed buildings at Great Posbrooke Farm, to the south of the application site: Southern Barn, and Great Posbrook house itself.

The site is also included within a Strategic Gap designation.

2.3 The Development Plan

The site is located outside of the settlement boundary and within the Meon Strategic Gap. It is also within an "Uncertain Brent Geese and Wader Site".

2.3.1 Adopted Fareham Borough Core Strategy 2011

Policy CS4 protects habitats which are important to the biodiversity of the Borough, and also states that "*networks of accessible multi-functional Green Infrastructure will be planned around existing green spaces in urban, urban fringe and rural areas*".

Policy CS6 notes that new development will be focused in a number of named locations, which include Titchfield. Policy CS11 states that small scale development will be permitted within the settlement boundaries at Titchfield where it (*inter alia*) "*contributes to the provision of green infrastructure" and "protects their natural, biodiversity and cultural resources*".

Policy CS14 states that development outside settlements will be strictly controlled "*to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function*".

Policy CS17 states that all new development will be of high quality design, and will "*respond positively to and be respectful of the key characteristics of the area*".

CS21 requires the protection and enhancement of existing open spaces and established networks of Green Infrastructure.

CS22 states that development will not be permitted within a strategic gap "*where it significantly affects the integrity of the gap and the physical and visual separation of settlements*".

2.3.2 Adopted Local Plan Part 2: Development Sites and Policies Plan (June 2015)

Policy DSP6 states there will be a presumption against new residential development outside of the defined settlement boundaries.

Policy DSP13 aims to protect designated sites of nature conservation importance, and also to provide a net gain in biodiversity where possible. The policy notes that enhancements which contribute to local habitat restoration or other initiatives set out in the Hampshire Biodiversity Action Plan will be supported.

DSP14 relates to development on "uncertain" sites for Brent Geese and/or Waders, which can only be developed where there is no adverse impact on these sites.

Finally, DSP40 addresses housing allocations, and states that "*where it can be demonstrated that the Council does not have a five year supply of land for housing … additional housing sites, outside the urban area boundary, may be permitted"* where they meet a number of criteria. These criteria include suitable scale in relation to the shortfall in housing land supply, sustainable location, and the proposal should be "*sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the countryside and, if relevant, Strategic Gaps*". Other criteria include the need to demonstrate that the proposal can be delivered in the short term, and that it would not have unacceptable environmental, amenity or traffic implications.

2.3.3 Titchfield Neighbourhood Development Plan

The Titchfield Neighbourhood Plan Area was formally designated in March 2017. A draft Neighbourhood Plan has been prepared, but this has not yet been subject to either consultation or external review. The Plan is thus in its formative stages.

2.4 Planning History

Foreman Homes have previously applied for outline permission for up to 150 homes on the application site, with access from Posbrook Lane, (reference P/17/0681/OA). The Committee Report, (Committee date 13th December 2017), recommended refusal of the application and the Decision Notice includes ten reasons for refusal, of which reason (a) is most relevant to this report:

"The application site lies outside of the defined urban settlement boundary on land which is considered to form part of a 'valued landscape'. As a result the proposed development would result in a range of significant landscape and visual effects, harmful to the landscape character, appearance and function of the countryside and failing to respect or respond positively to the key characteristics of the surrounding area. In addition the proposed development would adversely affect the integrity of the strategic gap and the physical and visual separation of settlements".

In the Committee Report the internal response from the Council's Conservation Planner states that "*the encroachment of further development into the open rural land south of the village and partly down the valley side, which would be particularly noticeable in views across it from the east, would be harmful to the surviving rural character of the landscape of the valley as a whole and consequently the wider setting of the historic village*".

In relation to the effects of the proposed development upon on landscape character, the Committee Report states that "*Officers consider that there will be significant, long-term Moderate to Substantial adverse effects on the wider Meon Valley landscape character area, the character of the site itself and some of the features within it*". In arriving at this conclusion, reference is made to the Fareham Landscape Assessment 2017, (referred to in section 4.0 of this report), which the Case Officer says acknowledges that "*the overall character of the valley as being one of a rural, intact landscape with a distinctive topographic unity and sense of place*" and which is therefore considered to be "*of high value as part of the Borough's landscape resource*" and consequently a valued landscape for the purposes of assessment of paragraph 109 of the NPPF.

The Case Officer also states that the proposed development would result in significant adverse visual effects upon the users of footpaths 34, 39 and also 48, alongside Titchfield Canal.

In relation to the effect of the proposal on the strategic gap, it is stated that "*Officers acknowledge that the physical separation between Titchfield and Fareham would not be diminished as a result of the proposed development but the distance between the built up area of Titchfield and Stubbington/Hill Head to the south east would*". The Case Officer again refers to the Fareham Landscape Assessment, stating that the Lower Meon Valley "*retains a strongly rural character with few urban influences or 'fringe' characteristics, and has an important role in maintaining the distinction between urban and countryside areas*". On this basis, the report concludes that *"the clear distinction between town and countryside, and the integrity of the valley landscape as a whole, would be compromised by significant development extending into the area beyond the existing urban edge*".

However, in reviewing the planning considerations, the Case Officer noted that in the recent Appeal decision at Cranleigh Road, Portchester, (April 2017, APP/A1720/W/16/3156344), the Inspector concluded that the Council's housing land supply position was "*little more than 2 years*". The Planning Officer therefore concludes that "*finding that Fareham Borough Council does not have a 5YHLS represents a significant material change in planning circumstances. The most significant implication of the Council's position on 5YHLS is that the*

approach that the Council must take in determining applications for residential development will have to be altered until the Council can robustly demonstrate that it has a 5YHLS". In a more recent assessment of housing land supply, the Council concluded that the current supply was still considerably short of the 5 year target, at 3.6 years.

In this context, the Officer cites paragraph 49 of the NPPF, which states that policies for the supply of housing cannot be considered up to date if the local authority cannot demonstrate a 5-year housing land supply. Thus, in accordance with paragraph 14 of the NPPF, "*where the plan is absent, silent or relevant policies are out of date*" permission should be granted for development unless the adverse impacts of doing do would "*significantly and demonstrably outweigh the benefits*".

Despite this, the Officer concluded that the benefits of the proposed development would not outweigh the harm that would arise.

2.5 Summary of Planning Context

The site is not located within any formal designations for the most valued landscapes. It is, however, adjacent to two listed buildings at Great Posbrooke Farm, and is within the Meon strategic gap.

The application site is currently outside of the settlement boundary. However, according to recent Appeal decisions, and Fareham Borough's own housing land calculations, the Borough does not currently have a five year housing land supply. Policy DSP of the Local Plan Part 2 thus applies, in which additional housing sites outside of the settlement boundary will be considered, where these minimise effects on the countryside and strategic gaps.

A previous application for up to 150 homes on this site was refused, with one reason being that the proposed development would be on a valued landscape, would cause significant landscape and visual effects, would be harmful to landscape character and would affect the integrity of the strategic gap.

3.0 ASPECTS OF THE DEVELOPMENT WHICH HAVE THE POTENTIAL TO CAUSE LANDSCAPE AND VISUAL EFFECTS

Foreman Homes is submitting an outline planning application for residential development for up to 150 units with all matters reserved apart from the means of access. The masterplan prepared by HGP (drawing reference 16.092.02 revision F is thus illustrative; however, the plan provides a clear idea of how the site could be laid out.

SLR has provided input into this masterplan, which has resulted in the following changes to the original, refused design for 150 homes:

- The eastern edge of the development has been pulled back such that the edge of the new housing follows the contours of the site. Built development would now only be placed on the more gently sloping sections of the site within the western and central fields;
- A substantial landscape buffer approximately 20 metres wide would be placed at the southern end of the site. It is anticipated that this would include densely native tree and shrub planting in order to provide an effective visual screen.
- A landscape buffer would be provided along the eastern edge of the site, extending along the edge of the proposed new homes but also along the existing settlement edge at Bellfield. The buffer would be approximately 10 metres wide and would again include densely planted trees and shrubs.
- A further landscape buffer, approximately 10 metres wide, would be established adjacent to the existing screen belt of Holm Oaks, to the north and east of Great Posbrooke Farm. This would again comprise dense native tree and shrub planting.
- The scout hut has been removed, firstly on the basis that the Committee Report for the previous application afforded little weight to the benefits of this, and secondly because the building would have resulted in additional landscape and visual effects.

The following attributes of the proposed development are those which are the most likely to result in landscape and visual effects.

3.1 Location

The site occupies three fields of pasture, currently grazed by horses, and covering a total area of approximately 12.4 hectares, of which approximately 5.7ha is proposed for residential development, (in the western and central fields) and 6.7ha for open space (the easternmost field). The western and central fields have few hedgerows, but the eastern field is well defined by hedgerows on three sides.

The fields are located immediately to the south of the settlement edge at Bellfield, which also has an equipped play area. To the east of the site is Posbrook Lane, with a small number of residential properties on the western side of this road. Posbrook Lane does not have a formal footpath. To the south of the site is Great Posbrooke Farm: as has been noted in section 2.0 of this report, Great Posbrooke farm includes a number of listed buildings, as well as some more recent and unlisted buildings, and is separated from the site by a mature belt of evergreen Holm Oak. To the east of the site are the Titchfield Canal and the Titchfield Haven National Nature Reserve.

The application site is crossed by two public rights of way, numbers 34 and 39. To the east of the site, along the canal, is footpath 48, which provides access between Titchfield and the Nature Reserve as well as to the south coast along the River Meon. The eastern flank of the Lower Meon Valley has a few residential properties as well as a public right of way which provides access to the Nature Reserve.

The western and central fields within the application site are therefore enclosed by existing settlement on three sides, whereas the easternmost field in the application site has contact with the settlement edge only at its north western corner. The western and central field therefore have greater potential to be influenced by urban fringe elements.

However, the presence of the footpaths on the central and western fields, as well as the proximity of existing residential properties to the north and west, means that these areas have the potential to be more sensitive in visual terms.

3.2 Height and Density

The development proposals are in outline, but it is proposed to include up to 150 homes to a height of two storeys. The net density would therefore be approximately 26 dwellings per hectare (gross density would be just over 12 homes per hectare). These buildings heights and densities are relatively low, and appropriate for settlement edge development. They are also similar to the existing building heights and densities found to the north of the site, at Bellfield.

3.3 Loss of Landscape Elements

It would be necessary to remove a short length of the existing hedgerow along Posbrook Lane in order to provide the new access, but all other hedgerows around the edges of the site would be retained and enhanced.

The only other element which would be lost as a result of the development is the gently sloping pastrure in the western and central fields, which would be replaced by new homes, gardens, roads and public open space.

The existing rights of way which cross the site would be incorporated within proposed new housing, as shown on the illustrative masterplan.

The public right of way which crosses the site will be retained and incorporated adjacent to the road infrastructure.

3.4 Proposed Mitigation

As has been noted above, it is proposed to add significant areas of new native tree and shrub planting around the edges of the site, particularly to the east and south, including a thickening of the existing tree screen around Great Posbrooke Farm.

The eastern field, which is approximately 6.7ha in extent, would also be allocated as informal public open space, and could be managed to provide biodiversity benefits as well as scope for informal recreation.

Public open space would also be incorporated within the proposed housing area. As the illustrative masterplan shows, a new play area could be provided adjacent to the existing equipped play space on the edge of Bellfield in order to provide one combined and enhanced facility, and it is proposed that sections of the footpaths would be along green ways.

Finally, trees would be established within the streetscape in order to further enhance the character of the development and enhance biodiversity.

4.0 Potential Landscape Effects

4.1 Introduction

The following landscape assessment is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the potential for significant landscape effects has been assessed.

Detailed aspects of the landscape impact assessment are included in Appendix B, but the key themes and overall results are explained within this section of the report.

4.2 Existing Landscape Character Assessments

There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing PLT01 summarises the classification provided by these assessments, but further details of each are set out below.

4.2.1 National Landscape Character: Natural England

At a national scale the site is included on the edge of Natural England's National Character Area (NCA) 126: South Coast Plain. The key characteristics of NCA 126 of relevance to the application site include the following:

- *The plain slopes gently southwards towards the coast;*
- *In places, streams and rivers flow south from the higher land of the Downs to the sea;*
- *There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches;*
- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns… linked by major road and rail systems.*

4.2.2 District Landscape Character: Fareham Landscape Character Assessment 2017

In the Fareham Landscape Character Assessment (LDA, 2017) the application site is included within Local Landscape Character Area 6.1, the Lower Meon Valley. This area is described as a gentle valley form, which "*nevertheless forms a distinct landscape feature that cuts through the coastal plain between Titchfield and the coast*". Area 6.1 is further sub-divided for assessment purposes, and the site is include in area 6.1b, which is described as being "*characterised predominantly by open, large-scale farmland and horticultural uses that are typical of the coastal plain, with some minor variation within pockets of more enclosed pasture land bounded by strong vegetation, a couple of woodland blocks and a small scale enclosed tributary valley*".

It is noted that built development is "*very sparse*" within area 6.1 overall, "*and is limited to scattered farmsteads on either side of the valley and a handful of residential properties in the small villages of Meon and Little Posbrook. The larger settlements of Titchfield and Stubbington are located to the north and east respectively, but these have very little influence on the landscape character within the area itself largely because of the screening/filtering effects of boundary vegetation along the edges of these settlements*".

The assessment notes that this landscape character area is not covered by any landscape designation, but that it was formerly designated as part of the Meon Valley Area of Special Landscape Character in the former Fareham Local Plan. It is noted that "*the valley … was designated on the basis that it is generally of high scenic quality … with a pleasing combination of wetland and woodland habitats and small-scale floodplain pasture*". The area is therefore assessed as being of "*high value as part of the Borough's landscape resource*".

The landscape assessment also provides a detailed analysis of landscape types within each character area, and these are also reproduced on drawing PLT01. It is notable that the section of the application site which is proposed to accommodate residential development (the two western fields, between Great Posbrook Farm and Bellfield) is classified as being in the Open Coastal Plain: Fringe Character, which is described as "*parts of the coastal plain that are influenced by adjacent urban development"* (page 42). This is the only landscape parcel within the Lower Meon Valley which is classified as having a fringe character.

With regards to visual sensitivity, the assessment notes that there are extensive internal views from public rights of way in the Lower Meon Valley, and users of these rights of way will be focused on views of the countryside. The assessment concludes that there is, overall, limited potential for development in this character area. However, the assessment does note that there are a few areas, "*which are enclosed by strong hedgerows or vegetation and are not so visible from public access routes (e.g. small-scale fields on the south-eastern edge of Titchfield village…). From a visual sensitivity perspective, it may be possible to absorb some small scale development within these areas without significant impacts on views and visual amenity…*" It is thus notable that, as with landscape, the application site is specifically identified as having a slightly lower sensitivity than the majority of the Lower Meon Valley.

4.2.3 District Landscape Character: Fareham Landscape Character 1996

The LDA assessment supersedes this earlier assessment, although given that the LDA report refers to Areas of Special Landscape Character in the previous Local Plan it is useful to briefly refer to this, since it was the 1996 assessment that defined the extent of these areas. Drawing PLT02 reproduces the extent of what was originally termed "Areas of Special Landscape Quality", and it is notable that this excludes the part of the application site which is classified as being within the Open Coastal Plain: Fringe Character, and which is proposed to accommodate the area of new homes.

4.3 The Landscape of the Site and its Context

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity);
- Aesthetic and perceptual aspects; and
- The overall character of the area.

An assessment of the landscape baseline is set out in the following paragraphs.

4.3.1 Individual Elements and Features

The application site comprises what is shown on the OS as three fields bounded by the settlement edge of Bellfield to the north, Posbrook Lane to the west, and Great Posbrooke Farm to the south. On the ground the original field boundaries which divide the three fields have been removed, although the easternmost field has strong hedgerows on three sides. The site is currently grassland and is used as grazing for horses. There are two footpaths crossing the site, numbers 34 and 39, and also a line of wooden telegraph poles crossing the western and central fields.

The topography of the site (see drawing PLT04) gently falls to the east, from an elevation of approximately 18m AOD at the western boundary on Posbrook Lane to around 4m AOD at the eastern boundary. The gradient of this fall varies across the three fields, with the most gentle gradients (around 1:40) on the westernmost field, the west of the central field, and the east of the easternmost field. The steeper gradient, at approximately 1:20, is at the north eastern edge of the central field and the western edge of the easternmost field. These gradients are a typical valley side slope profile, with a gently sloping terrace above, central, steep valley side and gently sloping valley floor.

4.3.2 Aesthetic and Perceptual Aspects

The site is medium-scale and semi-enclosed by a combination of hedgerows along Posbrook Lane to the west, the settlement edge at Bellfield to the north, the Holm Oak shelterbelt and by the Great Posbrooke Farm to the south. The eastern edge of the central two fields is defined by the steepening in gradients which forms a break of slope and thus a visual barrier. Views to the east of this break of slope, on the easternmost field, are then partially contained by existing mature hedgerows.

In general the application site is simple in form, texture and colour, although some diversity and complexity is added by the settlement edge, particularly to the north at Bellfield but also to a lesser extent to the west and south.

Similarly, the application site is generally quiet and still, but there is intermittent noise from Posbrook Lane, to the west, and also from the residential area at Great Posbrooke Farm, to the south, and more particularly Bellfield, to the north.

4.3.3 Overall Character

The site assessment supports the inclusion of this site within the Lower Meon Valley Character Area. More specifically, the western and central fields are gently sloping and strongly influenced by the settlement edge, and thus correctly belong to the Open Coastal Plain Fringe Character Landscape Type as identified in the 2017 Fareham Landscape Assessment. The eastern field is less influenced by the settlement edge, and contains most of the steeper valley side, and consequently this too has been correctly classified in the Fareham Landscape Assessment as being part of the Open Valley Side Landscape Type.

4.3.4 The Changing Landscape

For the purpose of this assessment it has been assumed that the site would continue in its current use in the absence of the proposed development.

However, as noted in section 2 of this assessment the Council has acknowledged in their committee report that they currently have only a 3.6 year housing land supply, and there will therefore be a requirement for them to find additional, sustainable sites. In this context it is important to note that this site was recommended for approval by the Case Officer.

4.4 Landscape Receptors

The main landscape receptors which are likely to be affected by the development include the following individual elements and features:

- Open, gently sloping grassland;
- Prominent settlement edge to the north (and to a lesser extent to the west and south);
- Poorly defined field boundaries to the west of the site;
- Well defined field boundaries to the east of the site;

As well as the following aesthetic and perceptual aspects:

- Medium scale, semi-enclosed;
- Generally simple forms and colours with some diversity and complexity from adjacent settlement edge;
- Generally quiet and still, but with some movement and noise from Posbrook Lane and Bellfield.

The following character areas will be assessed for the site itself:

- Lower Meon Valley: Open Coastal Plain Fringe Character (the westernmost and central field);
- Lower Meon Valley, Open Valley Side Character Area (the easternmost field).

In addition it is necessary to consider indirect effects on character areas outside of the application site as follows:

- Lower Meon Valley, Open Valley Side Character Area;
- Lower Meon Valley, Open Coastal Plain Weak Structure;
- Lower Meon Valley, Open Floodland Farmland;
- Lower Meon Valley, Overall Character.

4.5 Sensitivity of Landscape Receptors

In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

4.5.1 Value of the Landscape

In determining the value of landscapes it is helpful to start with landscape and landscape-related designations. In this context it is important to note that neither the site nor its immediate vicinity is included within a statutory or non-statutory landscape designation. However, there are landscape-related designations – two listed buildings – at Great Posbrooke Farm, and also the Titchfield Haven National Nature Reserve to the south east of the site.

GLVIA3 states that the value of undesignated sites should also be considered, and box 5.1 provides a helpful guide for assessing these sites. Using these criteria (see Table D1 in Appendix D) it has been concluded that the value of the westernmost and central fields of the application site low/community, and that the value of the easternmost field within the application site is community.

Whilst other parts of the Lower Meon Valley are not covered by a formal landscape designation it is considered that its scenic quality, condition, recreational significance and conservation interests elevate this area to local authority value.

4.5.2 Susceptibility of Landscape Receptors to the Proposed Development

The susceptibility of the landscape receptors is assessed within Table D2, Appendix D.

On the application site itself, most of the individual elements and features have a low susceptibility to the proposed development, due to the influence of urban fringe elements. The one exception to this is open, gently sloping grassland, which because of its openness and simplicity is of high/medium susceptibility to the proposed development.

In relation to aesthetic and perceptual aspects, all of these have a medium level of susceptibility to the proposed development, since the site is open and green field but also strongly influenced by the urban fringe elements, in particular the prominent settlement edge at Bellfield.

The character of the Lower Meon Valley, Open Coastal Plain Fringe Character landscape type to the proposed development is accordingly also of medium susceptibility.

The susceptibility of the Lower Meon Valley, Open Valley Side landscape type within the application site itself is medium, since this area also includes sloping open grassland, but is again influenced by urban fringe elements. For this landscape type outside of the application site there is less influence by the settlement edge, and consequently susceptibility to the proposed development is medium/high.

The Lower Meon Valley, Open Coastal Plain Weak Structure is characterised by scattered farmsteads and small settlements set within open landscape with an often degraded structure. This therefore has a medium suectpibility to the proposed development.

The Open Floodland Farmland, and the Lower Meon Valley as a whole, have a high susceptibility to the proposed development, since this is generally a tranquil, rural location of high scenic quality and in good condition.

4.5.3 Sensitivity of Landscape Receptors

The overall sensitivity of landscape receptors is assessed in Table D2 of Appendix D.

The open, gently sloping grassland landscape receptor has a medium sensitivity to the proposed development, whereas the prominent settlement edge and poorly defined field boundaries have a low sensitivity. The well-defined field boundaries at the east of the site have a medium/low sensitivity to the proposed development, largely since these would be conserved and enhanced as part of the proposed development.

All of the aesthetic and perceptual aspects of the site have a medium sensitivity to the proposed development.

The Open Coastal Plain Fringe Character landscape type has medium/low sensitivity to the proposed development, whereas the eastern part of the application site in the Open Valley Side landscape type has medium sensitivity. Outside of the application site the Open Valley Side landscape type has a medium/high sensitivity to the proposed development.

The Open Coastal Plain Weak Structure landscape type has a medium sensitivity to the proposed development, whereas the Open Floodland Farmland landscape type has a medium/high sensitivity to the proposed development.

Overall, the Lower Meon Valley has medium/high sensitivity to the proposed development, although this clearly varies across the landscape types as set out above.

4.6 Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to (see also Table D3 in Appendix D):

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

4.6.1 Size and Scale of Change for Landscape Receptors

There would be a large scale of change to the open, gently sloping grassland due to the introduction of two storey built form into an open area. There would be a medium scale of change for the prominent settlement edge, as the existing settlement edge is already prominent, but the proposed development would intensify this effect. Similarly the scale of change for the poorly defined boundaries at the west of the site would be medium, but in this case the changes are likely to be positive since there is an opportunity to add new areas of

native tree and shrub planting. The scale of effect on the well-established hedgerows to the east of the application site would be small, since existing hedgerows would be maintained and enhanced and no development is proposed in this part of the site.

There would be a medium scale change to all aesthetic and perceptual aspects as a result of the development, as the proposed housing would increase the existing sense of enclosure and intensify the existing influence of complexity and movement from the settlement edge.

The scale of change to the Open Coastal Plain Fringe Character would be medium, since this area is already strongly influenced by residential development, but an area of open field would be replaced by an area suburban character.

The scale of effect on the Open Valley Side landscape type would be medium in the short to medium term, as the proposed housing would initially be more visible across the easternmost fields than the existing settlement edge. However, once the proposed planting along the eastern edge of the new housing has reached semi-maturity, views of the proposed development would be largely screened, and consequently the scale of effect would become small.

Outside of the application site, the scale of effect on the Open Valley Side would be small, due to glimpsed views of the proposed new homes which would intensify existing views of the settlement edge. Again, once the proposed mitigation planting has reached semi-maturity the scale of effect would be negligible, and there would also be some benefits from screening of the existing settlement edge.

For all other character areas in the Lower Meon Valley the scale of effect would be, at most, small following construction, due to localised visibility of the new homes. However, this scale of change would decrease to negligible once proposed mitigation planting has reached semi-maturity, and there would again be some benefits from screening of the existing settlement edge.

4.6.2 Geographical Extent of Change for Landscape Receptors

The geographical extent of landscape change to most landscape receptors is small, since the extent of change is largely limited to the site itself, or a short to medium term increase in the visibility of the settlement edge for small sections of adjacent character areas. For these adjacent character areas, the geographical extent of landscape change would reduce with time, as proposed planting would gradually reduce the visibility of both the proposed housing and the existing settlement edge at Bellfield.

4.6.3 Duration/Reversibility of Change for Landscape Receptors

The development would be permanent, but for some landscape receptors further from the application site the duration of the effects would be limited by the gradually increasing screening effect of the proposed mitigation planting.

4.6.4 Magnitude of Change for Landscape Receptors

Having assessed the size and scale, geographical extent and duration of potential landscape effects it is then possible to determine the overall magnitude of landscape change which would be experienced by each of the landscape receptors (see Table D3, Appendix D).

There would be substantial/medium change to the open, gently sloping grassland, but all other elements and features on the application site would experience a medium or slight magnitude of change.

Similarly, all of the aesthetic and perceptual aspects would experience a medium magnitude of change.

For the character areas, the Open Coastal Plain Fringe Character landscape type would experience a medium magnitude of change, as would the open valley side within the application site, although this would reduce to

slight once the proposed mitigation planting has reached semi-maturity. Outside of the application site the open valley side landscape type would experience a magnitude of slight, becoming negligible in the medium to long term.

All other character areas in the Lower Meon Valley, and the Meon Valley as a whole, would experience a slight magnitude of change in the short to medium term, becoming negligible once the proposed planting has reached semi-maturity.

4.7 Assessment of Landscape Effects and Significance

Of all of the landscape effects assessed only one - open, gently sloping grassland - would experience significant negative effects as a result of the proposed development. It is as a result of the relatively enclosed nature of the site, and the existing influence of the existing settlement edge, that all other effects would be less than significant.

The prominent settlement edge would experience a less than significant and negative change, since views of existing homes are already visible across the application site. The boundaries of the site, including both the well-defined boundaries to the east, and the poorly defined boundaries to the west, are likely to experience a positive change as a result of the proposed additional native tree and shrub planting, although this would be less than significant.

All of the aesthetic characteristics of the application site would experience a moderate, negative and less than significant landscape effect. Fundamentally the proposed development would intensify the sense of diversity, enclosure and movement to a landscape that is already strongly influenced by these characteristics.

Similarly, the character of the open coastal plain fringe landscape type would be affected to a moderate, negative and less than significant degree. As the Fareham landscape character assessment acknowledges, this particular area is already influenced by adjacent urban development, and therefore the proposed development would not change the key characteristics of this landscape.

The open valley side landscape type would also be affected to a moderate, negative and less than significant effect in the short term, due to the intensification of views towards the settlement edge. However, these effects would reduce to moderate/minor once the proposed planting has established. Outside of the application site, the open valley side would experience moderate/minor effects immediately following construction, which would reduce to minor once proposed planting has started to mature: the nature of these effects initially would be negative, but this would become neutral once views of the new houses become limited to glimpses only, and once the visibility of the existing settlement edge also starts to reduce.

For all other affected landscape types within the Lower Meon valley, and for the Lower Meon Valley as a whole, the effects would be moderate/minor and less than significant following completion of the proposed development, and this would reduce to minor once the proposed planting has reached semi-maturity. The nature of these effects would initially be negative, but would become neutral once both the proposed housing, and the existing settlement edge, become progressively screened by the proposed planting.

In summary, the proposed development would result in some significant landscape effects, but these would be localised and limited to an area which is already characterised by urban fringe influence. There would be no significant effects on overall landscape character, either for the application site or for the wider Lower Meon Valley.

5.0 POTENTIAL VISUAL EFFECTS

5.1 Introduction

The following visual assessment is based upon desk top review, computer modelling and a site-based assessment undertaken in clear conditions by two Landscape Architects.

Overall visibility has been determined by computer-generated Zones of Theoretical Visibility (ZTV) and then by assessment on site. ZTVs (see drawings PLT05 and PLT06) have been created to demonstrate visibility in Year 1 and at Year 15.

Fifteen viewpoint locations have been identified within the LVIA. The objective in selecting these locations has been to represent the range of views of the proposed development which would be available. Some viewpoints have also been selected in order to illustrate the potential for intervisibility between the settlement edges of Titchfield and Stubbington. Each viewpoint location has been visited, photographed and assessed against the masterplan proposals. Verifiable photomontages have been prepared for seven viewpoints, illustrating the effects of the proposed development at both Year 1 and Year 15, once the proposed mitigation planting has established and is semi-mature.

The location of all viewpoints is illustrated on drawing PLT05. For each of the viewpoints photographs of the existing views have been included (see drawings PLT07 to PLT19).

In accordance with the recommendations of GLVIA3 the sensitivity of the potential visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect. Full details of the assessment are included in Appendix E, but the results are summarised within this chapter.

5.2 Overall Visibility

As has been noted, the visibility of the proposed development has been determined with the aid of specialist software, and then checked by site assessment. Methodology for the production of ZTV plans is included at Appendix B. The ZTV for the proposed development is shown on drawings PLT05 and PLT06.

5.2.1 Year 1

Drawing PLT05 shows that the proposed development would be visible from a localised area at the northern end of the Lower Meon Valley. There would be visibility from a number of isolated properties to the west of the application site, but visibility to the north would be limited to the play area and private residences on the southern edge of Bellfield. Theoretical visibility to the east would include footpath 48, along the canal, and would extend to the northern edge of the Titchfield haven Nature Reserve and as far east as Titchfield Road. Views to the south would be partly constrained by the existing trees and buildings at Great Posbrooke Farm, although there would be some potential views on Posbrook Lane, north of Little Posbrook, and along footpath 34 to the south of the application site.

5.2.2 15 Years after Planting

Drawing PLT06 illustrates the theoretical visibility of the proposed development 15 years after planting (with trees shown at a semi mature height of just eight metres). The proposed mitigation planting would further reduce the overall visibility of the proposed development, particularly to the south and east. Visibility would therefore be largely focused upon the application site itself, although there would remain some potential for views from footpath 48, to the east of the site, and from Titchfield Road and Hollam Hill Farm.

5.3 Potential Visual Receptors

Within the visual envelope of the proposed development the following types of visual receptors have the potential to experience changes in their views:

- Residential receptors, including houses on the settlement edge at Bellfield, houses to the west of Posbrook Lane, and Hollam Hill Farm.
- Walkers on local footpaths, in particular footpaths 34 and 39 across the application site, footpath 34 to the south of the site, footpath 48 to the east of the site, and footpaths on the eastern flank of the valley between the Newgate Lane Industrial estate and the northern edge of the Titchfield Haven Nature Reserve.
- Vehicle users in Bellfield, on Posbrook Lane south of Titchfield, and on Titchfield Road.

5.4 Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint

Tables E1 and E2 in Appendix E summarise the sensitivity of the receptors at each of the viewpoints, and the magnitude of potential visual effects. The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.

5.5 Assessment of Visual Effects and Significance

The assessment of visual effects, and whether these are significant, is addressed in Table E3 of Appendix E.

The proposed development would result in significant negative visual effects, immediately after construction, for four out of fifteen viewpoints. Of these, only three would continue as significant negative effects once the proposed planting has reached semi-maturity. All three of these viewpoints are either within the application site, or on the edge of the site.

Two of the fifteen viewpoints would experience either no visual effects or minor, neutral effects.

For several viewpoints the nature of visual effects would change over time. Three of the fifteen viewpoints would initially experience negative effects which would become neutral once proposed planting has established. A further three viewpoints would see the initial negative visual effects of the proposed development change to positive effects, mainly due to the screening of the existing settlement edge by the proposed new planting.

The effects on the main visual receptor groups are discussed below, with reference to specific viewpoints.

5.5.1 Effects on Residential Receptors

Viewpoint 1 (see drawing PLT07) illustrates the potential effects of the proposed development from homes on the settlement edge at Bellfield. A new public open space, fringed by new houses, would be visible to the right of this view, with new houses to the left of the footpath. The proximity of this viewpoint to the site, and the increased prominence of residential properties within this view, means that the nature of change is negative and the change would be significant.

Viewpoint 9 (PLT13) illustrates the visual effects of the development from Lower Bellfield, at Hewett Close. Here, proposed housing would be visible between existing houses, and from the rear of houses, although views to the south east would not contain any additional houses. The effects for residents in this location would be moderate and negative in nature.

Views from Great Posbrooke Farm are largely screened by the evergreen Holm Oaks. There is, however, potential for clear views from two properties to the west of Posbrook Lane, both of which would experience views similar to those illustrated on viewpoint 3 (see PLT09). Again, the proximity of these receptors, and the increased visibility of residential development, means that the visual effects of development would be significant and negative.

Housing to the south of the application site, at Little Posbrook and south of Great Posbrooke Farm, (for example at Upper Farm) would have view of the development almost entirely screened by intervening vegetation, buildings and landform. Viewpoint 6 (see PLT11) illustrates the visual effects from the northern edge of Little Posbrook, which would be minor and neutral once proposed planting has established. Views from Upper Farm are illustrated by viewpoint 8, and the effects from this perspective would be minor and neutral due to the screening effect of existing vegetation.

To the east of the application site, views from Hollam House and Hollam Hill Farm are represented by viewpoint 11 (see PLT15). The settlement edge at Bellfield is already prominent in these views, but the proposed development would increase the visibility of development in the short term, resulting in moderate and negative effects. Once the proposed planting has established, the visibility of both the proposed houses and the existing settlement edge would reduce, and the nature of effects would therefore become neutral.

5.5.2 Effects on Walkers/Pedestrians

Views from the footpaths which cross the application site are represented by viewpoints 1, 2 and 3. For all of these viewpoints, whilst existing houses are a characteristic of views the proposed development would significantly increase the visibility of housing. As a result the visual effects of development for walkers using these footpaths would be significant and negative throughout the life of the development.

The effects on walkers using footpath 34, to the south of the site, are illustrated by viewpoints 7 and 8. Viewpoint 7, which is close to the southern edge of the application site, already has a clear view of the existing settlement edge at Bellfield, but the proposed development would increase the visibility of housing in the short term as illustrated by drawing PLT12. PLT12 also shows that the 20 metre wide landscape buffer which is proposed for the southern boundary of the site would effectively screen both the proposed houses and the existing settlement edge once it has achieved semi-maturity. At this stage the visual effects would be minor and positive in nature. Further from the application site, at viewpoint 8, (see PLT13), views towards the proposed new homes would be screened by the existing hedgerow running parallel to the path. The effects from this perspective are therefore minor and neutral in nature.

For walkers using footpath 48, which runs parallel to the canal and to the east of the application site, there is the potential for glimpsed and oblique views towards the proposed development, especially in the winter months. Viewpoint 10 (see drawing PLT14) illustrates the likely visual effects for these receptors, changing from an increased prominence of the settlement edge in the short term, which would be a significant negative effect, to reduced visibility of both the proposed new homes and the existing settlement edge once the proposed planting has established, resulting in a minor beneficial effect.

There is the potential for oblique views from the footpath which crosses the valley at the northern edge of the Nature Reserve, as represented by viewpoint 13 (see drawing PLT17). The existing settlement edge at Bellfield is again prominent in these views, but the proposed development would increase the visibility of housing resulting in a moderate/minor and negative effect. Once the proposed planting has established both the proposed new homes, and the existing settlement edge, would be screened, resulting in a minor positive effect.

There is some potential for views from the footpath to the west of Titchfield lane, as illustrated by viewpoint 4 (see drawing PLT10). Existing homes are already a feature of this view, but it is possible that proposed roof planes may be partially visible. These effects would therefore be moderate/minor and negative.

5.5.3 Effects on Vehicle Users

There would be no significant visual effects upon vehicle users as a result of the proposed development. Viewpoints 3 (PLT09) illustrate views from Posbrook Lane, immediately to the west of the site. For vehicle users, these changes would be transitional, and therefore moderate and less than significant. For vehicle users to the south of Titchfield on Posbrook Lane (see viewpoints 5 and 6, drawings PLT10 and PLT11) the proposed development would be visible adjacent to Great Posbrooke Farm, but these effects would be minor and would reduce to negligible and neutral once the proposed mitigation planting has reached semi-maturity.

For travellers on the Titchfield Road, views are largely screened by existing roadside vegetation. However, there are glimpsed and oblique views in a few locations, as illustrated by viewpoint 11 (see PLT15). Effects for vehicle users would be transitional and minor, and the effects would reduce further and become neutral once the proposed planting has established.

5.6 Summary of Visual Effects

The visual effects of the proposed development would be localised, with significant long term negative effects limited to walkers and residents either within, or immediately adjacent to, the application site. Effects further from the site diminish considerably due to the screening effects of intervening vegetation, buildings and landform. The ZTVs demonstrate that visual effects would continue to reduce once the proposed mitigation plating achieves semi-maturity.

There would also be a short term significant and negative effect on walkers using footpath 48, to the east of the application site, but this would become positive and less than significant once the proposed mitigation planting has achieved semi-maturity, since the existing settlement edge would become progressively screened by the new planting. There would be no significant visual effects for vehicle users.

All other visual effects would be less than significant, and many effects would change from being negative to neutral or positive once the proposed new planting has reached semi-maturity.

6.0 EFFECTS OF THE PROPOSED DEVELOPMENT UPON THE STRATEGIC GAP

The application site is located within the Meon strategic gap, and in the previous application one of the reasons for refusal noted that development of this site would adversely affect the "integrity" of this gap. Policy DSP40 states that where there is no five year housing land supply housing may be permitted outside of the settlement boundary but that this must seek to "*minimise any adverse impact on the countryside and, if relevant, Strategic Gaps*".

The integrity and effectiveness of a gap is not only a question of its physical extent, but also how it is perceived. This fundamental principle has been accepted by numerous inspectors (see for example Stobhill Appeal, September 2014, APP/P2935/A/14/2212989), or the land at junction 10 of the M42 (November 2016, APP/R3705/W/15/3136495).

The principle also underlies the criteria used in the Inspector's report for the Eastleigh Local Plan Inquiry in 1998, which were then reproduced within an ODPM report on Strategic Gaps and Green Wedges ("Strategic Gap and Green Wedge Policies in Structure Plans, Main Report", ODPM, 2003). These criteria have been applied on numerous Applications and Appeals to determine the effectiveness of an existing strategic gap or wedge, and how this effectiveness would be impacted were the development to be allowed. The criteria are as follows (see paragraph 4.15 of the ODPM report):

- Distance;
- Topography;
- Landscape character/type;
- Vegetation;
- Existing uses and density of buildings;
- Nature of urban edges;
- Inter-visibility (the ability to see one edge from another);
- Intra-visibility (the ability to see both edges from a single point);
- The sense of leaving a place [and arriving somewhere else].

For each of these criteria an assessment of how the strategic gap currently functions, and how this functionality would be affected should the proposed development be permitted, is set out below.

6.1 Distance

It is acknowledged within the Committee Report for the previous application that the proposed development would not diminish the gap between Titchfield and Fareham, but concern is expressed regarding the potential reduction in the gap between Titchfield and Stubbington.

The minimum distance between the existing settlement edge of Titchfield (at Bellfield) and the northernmost extent of Stubbington on Titchfield Road (there is a small group of houses adjacent to Crofton Manor Equestrian Centre, and the measurement is taken from the edge of the northernmost house) is 1.158km. Alternatively, the distance between housing on Cuckoo Lane, at the north western edge of Stubbington, and Bellfield is 1.515km.

If the development were to be built out as per the illustrative masterplan, the first of these measurements would reduce to 1.091km, and the second to 1.412km. The reduction would thus be 67 metres, and 6% of the total gap; or 103 metres and 7% of the total gap.

The proposed development would thus reduce the gap between the settlements, although the change would be small. The remaining distance would still be more than a kilometre, and a distance of less than a kilometre between settlements is commonly found in the UK. Strategic gaps, such as that between Fareham and Stubbington can be between 200 metres and 600 metres wide.

6.2 Topography

As drawing PLT04 illustrates, Titchfield and Stubbington are on opposite sides of the Meon Valley, which is 10 to 20 metres lower than the valley sides. The easternmost field of the application site is at a similar height to the valley floor, but it is not proposed that this would form part of the development area.

The two settlements would therefore continue to be separated by a marked topographical feature if the proposed development were to proceed.

6.3 Landscape Character

There is a very clear change in character across the gap between Titchfield and Stubbington, as illustrated by drawing PLT01. As has been noted, the proposed development area is within an area which has already been identified within the Fareham landscape assessment as being influenced by the Urban Fringe. To the east of this, including the easternmost field of the application site, is the Open Valley Side landscape type, and beyond this is the very distinctive open Floodplain Farmland and Marsh, Reedswamp and Brackish Lagoon. On the eastern valley side there is then a mosaic of open and enclosed valley side, before the edge of Stubbington is reached.

There is therefore a very clear change in character in the gap between the settlements which therefore provides a clear sense of separation. This sequence of characters would not be significantly impacted by the proposals, since the proposed development area is within an area which is already strongly influenced by the urban fringe, and all of the more intact, rural, intervening character areas would remain in place.

6.4 Vegetation

As PLT01 illustrates, the eastern side of the Meon Valley includes areas of enclosed character, with strong hedgerows and small woodlands. Even the open valley side, to the west of the Meon, includes mature hedgerows and woodlands. The valley itself also includes a number of mature tree groups. Viewpoint 13 (PLT17) provides an example of these layers of mature vegetation, both on the valley floor and on the valley sides.

The development would not impact upon these existing mature hedgerows and tree groups. Indeed, as the photomontage for viewpoint 13 illustrates, (see drawing PLT17), once the proposed mitigation planting has achieved semi-maturity the enclosed and vegetated character of the valley sides would be further enhanced.

6.5 Existing Uses

There is a clear difference in land use between the settlement edges, and the land between the two settlements, with agricultural land and farmsteads predominating on the valley sides, and floodplain meadows, reedbeds and marsh on the valley floor. There are some areas of built development within the gap, most notably the Newgate Lane Industrial Estate, but these are isolated and often enclosed by mature vegetation.

The proposed development would have no effect on these intervening land uses, and there would therefore remain a clear difference between the settlements and the strategic gap.

6.6 Nature of Urban Edges

As the photographs for viewpoint 13 on drawing PLT17 illustrates, even from relatively close viewpoints the edge of Titchfield is largely screened by intervening vegetation. Viewpoint 14 (PLT18) shows the mature vegetation at the norther edge of Stubbington, which comprises a well-established structure of hedgerows and tree belts. Viewpoint 15 (PLT19) illustrates the presence of mature hedgerows and tree groups on the north western edge of Stubbington.

In summary, both settlement edges are well vegetated, and offer only glimpsed views of the settlements. The proposed development would not remove vegetation on the settlement edge, but would in fact increase this vegetation, providing a more enclosed, and even less prominent settlement edge.

6.7 Intervisibility

As the photographs from viewpoints 15 illustrates (PLT19), the combination of distance, gently sloping topography, and mature vegetation on the valley sides and floor means that visibility between the two settlement edges is almost entirely screened in summer, and limited to only glimpses in winter.

As the ZTV of the proposed development without mitigation planting shows (see drawing PLT05), the proposed development has very little potential for visibility from Stubbington: any visibility would be limited to winter views of less than 0.25 degrees vertical angle, with no views at all in the summer. PLT06 illustrates the visibility of the proposed development once the proposed mitigation planting has achieved a semi-mature height of eight metres, and the potential for intervisibility has been reduced still further. In this case the existing settlement edge at Bellfield would also become more effectively screened by the proposed planting.

The proposed development would therefore have no significant effect on the intervisibility of the settlements, and would actually decrease intervisibility once the proposed planting starts to mature.

6.8 Intravisibility

Publicly accessible locations between the two settlements are limited to Titchfield Road and the footpaths through and alongside the Titchfield Haven Nature Reserve. Titchfield Road provides no locations from which both settlement edges are visible: indeed, the Titchfield settlement edge only becomes visible from this road at viewpoint 11 (PLT15), and this around a kilometre from the edge of Stubbington, with views of that edge screened by intervening vegetation. For footpaths across the valley there are glimpses of either edge as walkers move between the settlements, but there is no one location which provides clear visibility of both.

6.9 The Sense of Leaving a Place

The most frequently used method of travelling between the two settlements is along Titchfield Road. Leaving Tichfield on this road, views of the settlement edge are, as has been noted, lost at viewpoint 11, and the first view of buildings close to the Stubbington is the Crofton Manor Equestrian Centre on the right. The intervening road has open countryside on the left, and hedgerow enclosed fields, houses and green houses to the right. There is thus a very clear sense of leaving one settlement, travelling for a noticeable distance, and then arriving somewhere else.

Moving between the two settlements by the footpaths which cross the valley offers an even stronger sense of leaving one place and arriving somewhere else. Whilst crossing the valley views of Titchfield are lost early on –

close to viewpoint 13 – and from here the path is enclosed by woodland and hedgerows on the eastern valley side. This is a long, winding path, which offers a sequence of rural views in between the two settlements, and thus once again provides a clear sense of leaving one settlement and arriving somewhere else.

6.10 Conclusions of the Strategic Gap Analysis

Having applied the Eastleigh Inspector's tests, it is clear that although the Strategic Gap would diminish physically by up to 6 or 7%, the remaining gap would continue to function effectively. Indeed, the proposed planting would serve to reduce intervisibility once the mitigation planting has started to mature.

In accordance with DSP40 the proposed development therefore minimises the impact of development upon the strategic gap. Similarly, in accordance with Policy CS22 the proposed development would not significantly affect the integrity of the gap, and whilst it would marginally erode the physical separation it would gradually enhance the visual separation once the proposed mitigation planting has established.

7.0 DISCUSSION AND CONCLUSIONS

7.1 Introduction

SLR was instructed to carry out a landscape and visual impact assessment of an outline proposal for up to 150 homes on land to the east of Posbrook Lane, Titchfield. The assessment was carried out by an experienced landscape architect using a method which follows the guidance of GLVIA3.

The assessment is based upon three site visits, a desk top assessment of all relevant character assessments, maps and policies, a computer generated ZTV and verifiable photomontages from seven viewpoints showing the visual effects of the proposed development both at year 1 and year 15 after development.

7.2 Planning Context

The site is not located within any formal designations for the most valued landscapes. It is, however, adjacent to two listed buildings at Great Posbrooke Farm, and is within the Meon strategic gap.

The application site is currently outside of the settlement boundary. However, according to recent Appeal decisions, and Fareham Borough's own housing land calculations, the Borough does not currently have a five year housing land supply. Policy DSP of the Local Plan Part 2 thus applies, in which additional housing sites outside of the settlement boundary will be considered, where these minimise effects on the countryside and strategic gaps.

A previous application for up to 150 homes on this site was refused, with one reason being that the proposed development would be on a valued landscape, would cause significant landscape and visual effects, would be harmful to landscape character and would affect the integrity of the strategic gap.

7.3 Landscape Effects

The proposed housing development is located within an area which has been classified within the Fareham Landscape Assessment as being within an Open Coastal Plain: Fringe Character landscape type within the Lower Meon Valley character area.

The landscape assessment concluded that the proposed development would result in some significant landscape effects, but these would be localised and limited to an area which is already characterised by urban fringe influence. There would be no significant effects on overall landscape character, either for the application site or for the wider Lower Meon Valley.

7.4 Visual Effects

The visual effects of the proposed development would be localised, with significant long term negative effects limited to walkers and residents either within, or immediately adjacent to, the application site. Effects further from the site diminish considerably due to the screening effects of intervening vegetation, buildings and landform. The ZTVs demonstrate that visual effects would continue to reduce once the proposed mitigation plating achieves semi-maturity.

There would also be a short term significant and negative effect on walkers using footpath 48, to the east of the application site, but this would become positive and less than significant once the proposed mitigation planting has achieved semi-maturity, since the existing settlement edge would become progressively screened by the new planting. There would be no significant visual effects for vehicle users.

All other visual effects would be less than significant, and many effects would change from being negative to neutral or positive once the proposed new planting has reached semi-maturity.

7.5 Effects on the Strategic Gap

An assessment has been carried out to determine the effects of the proposed development upon the integrity and effectiveness of the Meon strategic gap, using the Eastleigh Inspector's tests. The assessment concluded that although the Strategic Gap would diminish physically by up to 6 or 7%, the remaining gap would continue to function effectively. Indeed, the proposed planting would serve to reduce intervisibility once the mitigation planting has started to mature.

In accordance with DSP40 the proposed development therefore minimises the impact of development upon the strategic gap. Similarly, in accordance with Policy CS22 the proposed development would not significantly affect the integrity of the gap, and whilst it would marginally erode the physical separation it would gradually enhance the visual separation once the proposed mitigation planting has established.

7.6 Response to the Previous Reason for Refusal

7.6.1 Land Outside the Defined Urban Settlement Boundary

Policy DSP40 makes allowance for development outside of the settlement boundary if there is no 5 year housing land supply, and provided, *inter alia*, that the effects on the countryside and strategic gap are minimised. In this case it has been concluded that the proposed development would have only localised effects on landscape character, and no significant effects on the character of the Meon Valley as a character area. It has also been concluded that the proposed development would not affect the integrity or effectiveness of the strategic gap.

7.6.2 Valued Landscape

The proposed housing area has been identified within the Fareham Landscape Assessment as having fringe characteristics. In relation to visual sensitivity, it has also been identified as one of the least sensitive parts of the valley.

In a previous landscape assessment carried out for Fareham Areas of Special Landscape Quality were proposed. Notably these areas excluded the proposed housing area.

An assessment of landscape value has been carried out in accordance with Box 5.1 of GLVIA3. This has concluded that the proposed housing area is of low/community value, due to the existing influence of the urban fringe. The land proposed as open space is of community value, and land further to the east within the Meon Valley is of local authority value, notwithstanding the fact that it has no formal landscape designation.

7.6.3 Significant Landscape and Visual Effects

This assessment has concluded that the proposed development would result in localised significant landscape and visual effects. However, nearly all green field development on the settlement edge will result in at least localised harm.

Most significantly, the proposed development would not result in significant effects on character for landscape types outside of the proposed development area, and the wider Meon Valley would experience minor and neutral effects in the medium to long term.

7.6.4 Harmful to Landscape Character and Appearance

As has been noted, the Fareham Landscape Assessment is clear that the Lower Meon valley is not of consistent character, condition and scenic quality. In particular, the proposed development site is recognised in this assessment as being influenced by the urban fringe. It is also recognised that this area is less visually sensitive.

As has been noted, the landscape effects of the proposed development would be localised, and the effects on the wider Meon valley would be minor and neutral in the medium to long term.

7.6.5 Adverse Effects on the Strategic Gap

An assessment of the effectiveness of the existing Meon Gap using an established methodology has concluded that the proposed development would not significantly affect the integrity of the gap, and would minimise harm.

APPENDIX A

Criteria and Definitions Used in Assessing Landscape and Visual Effects

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on *"landscape as an environmental resource in its own right and on people's views and visual amenity"* (GLVIA3, paragraph 1.1). GLVIA3[1] (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view.

[1] Landscape Institute and Institute of Environmental Management and Assessment 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition, April 2013)

Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as "*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*", (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	International
National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings especially where	National

	these contribute to the special qualities for which the landscape is valued.	
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation but which are assessed as having value to local communities on the basis of demonstrable physical attributes which elevate it above ordinary countryside.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures. Landscapes with no demonstrable physical attributes which elevate it above ordinary countryside.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Box 5.1 in GLVIA3 which in turn is based on the Landscape Character Assessment Guidance of 2002[2]. Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value. In accordance with the

[2] Swanwick C and Land Use Consultants (2002), Landscape Character Assessment for England and Scotland, Countryside Agency and Scottish Natural Heritage

judgement of Justice Ouseley,[3] the landscape and visual attributes of the site as a whole are also reviewed to determine whether the site has demonstrable physical attributes which elevate it above ordinary countryside.

Table A2: Factors Considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Landscape Quality	Intactness of the landscape demonstrated by, for example: presence of characteristic natural and man-made elements, which are generally in good condition; absence of significant incongruous elements (or elements having only localised or temporary effects).
Scenic Quality	General appeal of the landscape to the senses through, for example, combinations of some of the following: a clear and recognisable sense of place; striking landform or patterns of land cover; strong aesthetic qualities which appeal to the senses, such as scale, form, colour and texture, simplicity or diversity, presence of ephemeral or seasonal interest, or notable sensory stimuli such as sounds and smells, qualities of light, or weather patterns.
Rarity	Presence of landscape character areas, types or features that are relatively rare in the local area.
Representativeness	Includes elements, features or characteristics which are seen as particularly distinctive and representative of the local character area.
Conservation Interests	Presence of some of the following where they contribute positively to experience of the landscape: natural heritage features, including geological or geomorphological features, wildlife, and habitats, including those that are designated or notified as SSSIs and features such as veteran trees or trees covered by Tree Preservation Orders; cultural heritage features, including buildings, especially listed buildings, settlements including conservation areas, gardens, parkland and other designed landscapes not on the register, and historic landscape types which demonstrate the time depth of the landscape.
Recreation Value	The extent to which experience of the landscape makes an important contribution to recreational use and enjoyment of an area.
Perceptual Aspects	Opportunities to experience a sense of relative wildness and/or relative tranquillity in comparison with other local landscapes in the vicinity.
Associations	Evidence that the landscape is associated with locally important written descriptions of the landscape, or artistic representation of it in any media, or events in history, or notable people or important cultural traditions or beliefs.

Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to *"accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies"*. Judgement of susceptibility is particular to the specific

[3] CO/4082/2014 Neutral Citation Number: [2015] EWHC 488 (Admin) In the High Court of Justice Queen's Bench Division the Administrative Court Before: Mr Justice Ouseley Between: Stroud District Council, Claimant V Secretary of State for Communities and Local Government, Defendant

characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

Figure A1: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

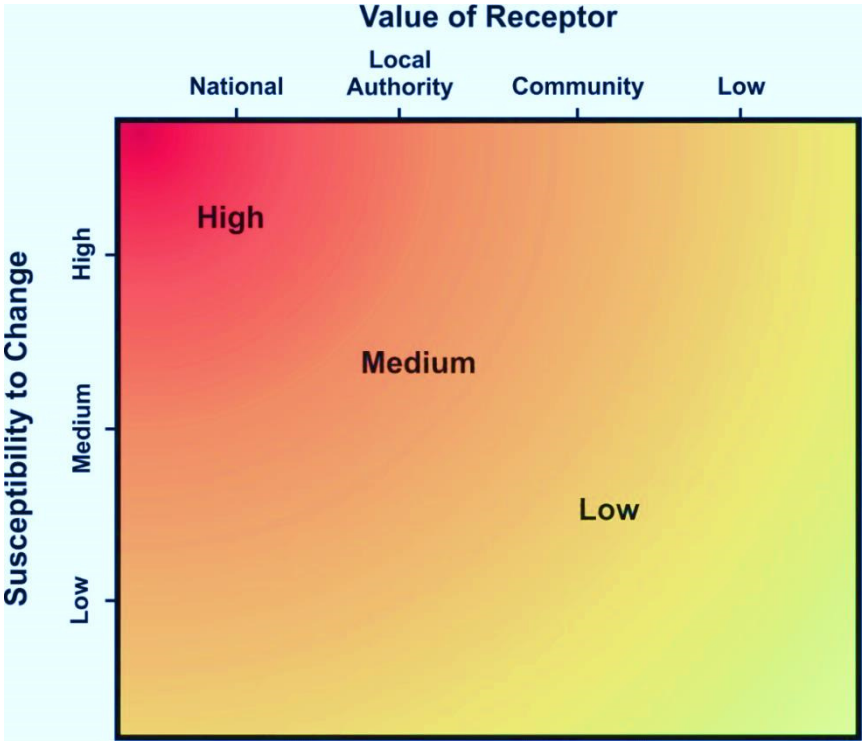


Table A4: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Criteria
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.

Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.

Table A5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: • becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or • would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: • the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or • key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: • there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.

Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table A6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	The change will affect all, or a large proportion,of the landscape receptor under consideration.
Medium extent of landscape change	The change will affect a moderate proportion of the landscape receptor under consideration.
Small extent of landscape change	The change will affect a small extent of the landscape receptor under consideration. A localised change.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.

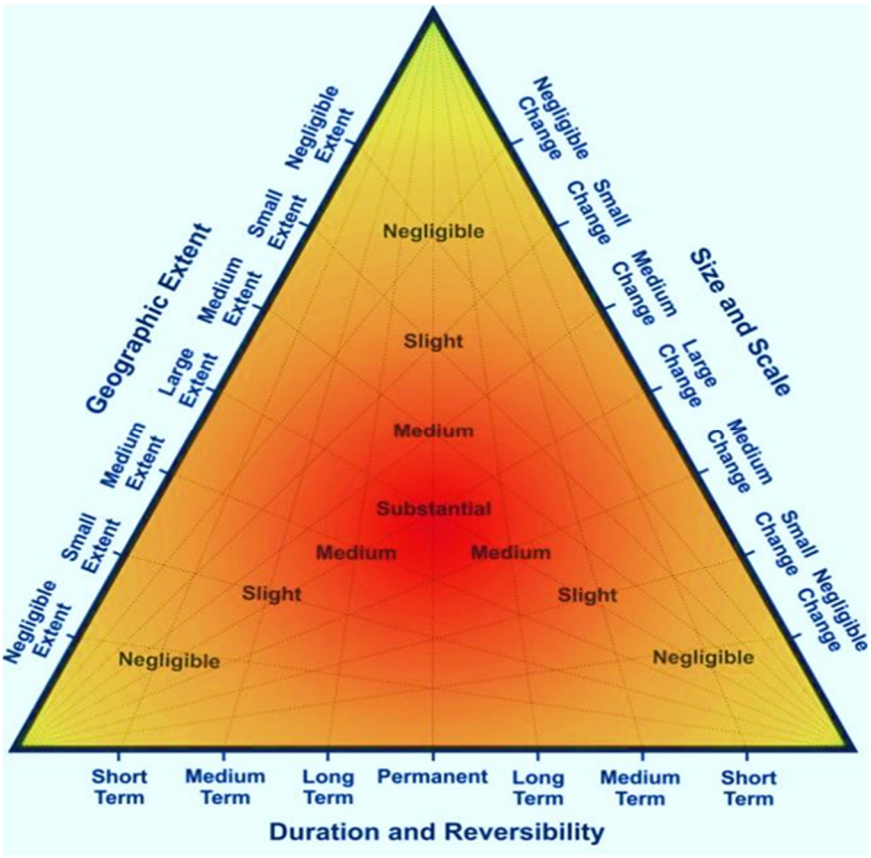
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Magnitude of change that will last for 25 years or more is deemed permanent or irreversible.
Long term reversible	Effects that are theoretically reversible but will endure for between 10 and 25 years.
Medium term reversible	Effects that are reversible and/or will last for between 5 and 10 years.
Temporary/Short term reversible	As above that are reversible and will last from 0 to 5 years - includes construction effects.

Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Diagram A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

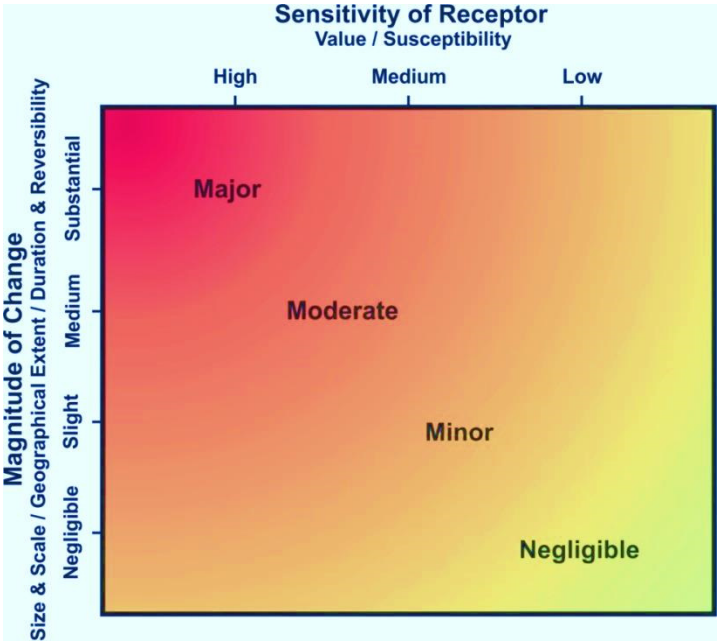
Figure A2: Determining the magnitude of landscape change



Assessment of Landscape Effects and Significance

The assessment of landscape effects and their significance is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Fig A3: Assessment of Landscape Effects and Overall Significance



Effects that fall in the red (darker) section of the diagram, that is those which are considered to be major and major/moderate effects by virtue of the more sensitive receptors and the greater magnitude of effects, are generally considered to be the **significant landscape effects**. Those effects falling outside the major or major/ moderate categories are generally considered to be not significant. However it should be noted that GLIVA3 states 'there are no hard and fast rules about what effects should be deemed significant' and in some cases professional judgement may determine that a moderate effect is significant. Moderate effects are considered individually on a case by case basis, to determine whether each effect is considered to be significant or not significant. In determining whether moderate effects are or are not significant, particular attention is given to the constituent judgements leading to the assessment of a moderate effect and particularly to value, susceptibility and size/scale of effect.

Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A9 below. These criteria are provided for guidance only.

Table A9: Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: • have some form of planning designation; or • are associated with internationally or nationally designated landscapes or important heritage assets; or • are promoted in sources such as maps and tourist literature; or • are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important cultural associations. Also may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: • have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or • are promoted in local sources; or • are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important local cultural associations. Also may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: • have no formal planning status; or • are not associated with designated or otherwise high quality landscapes; or • are not linked with popular visitor attractions; or • have no known cultural associations. Also may include views judged by the assessors to be of low value.

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A10 below. However, as noted in GLVIA3 "*this division is not black and white and in reality there will be a gradation in susceptibility to change*". Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A10: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

Defining Sensitivity

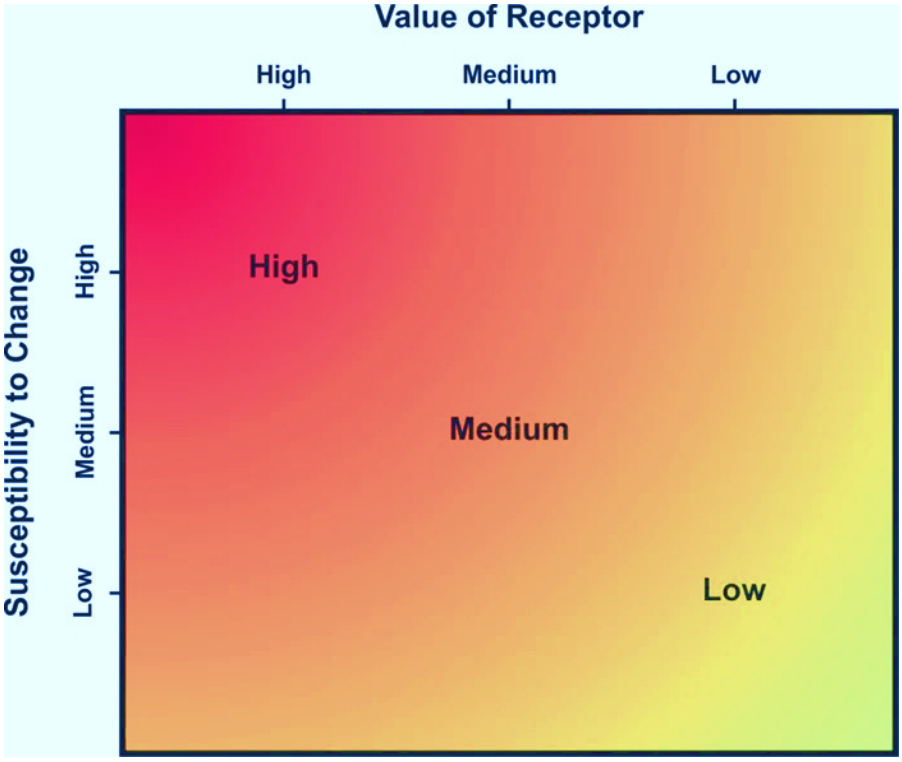
The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure XX below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A11 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

Table A11: Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value.

Sensitivity	Criteria
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.

Figure A4 Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups



Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A12 below.

Table A12: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A13 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

The following factors are considered for each representative viewpoint:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

Table A13: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A14 below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A14: Magnitude of Visual Change: Duration and Reversibility

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

Figure A5: Determining the magnitude of visual change

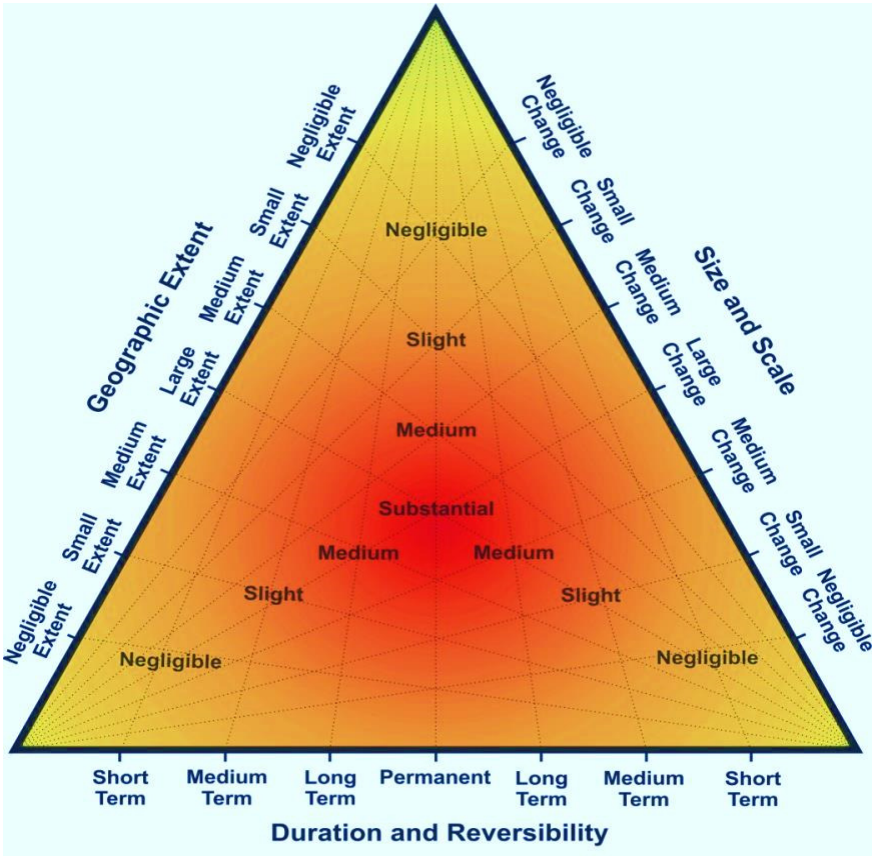


Table A15: Assessment of Magnitude of Visual Change

Assessment of Visual Effects and Significance

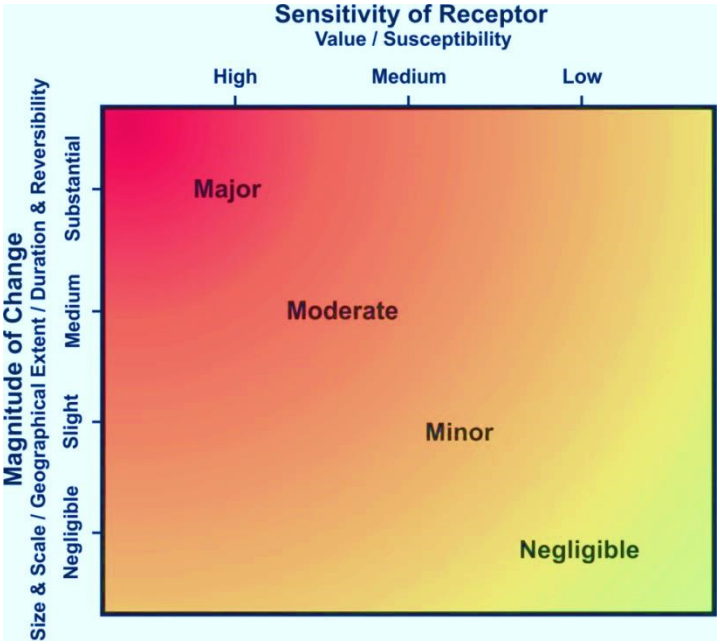
The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (Figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Effects that fall in the red (darker) section of the diagram, that is those which are considered to be major and major/moderate effects by virtue of the more sensitive receptors and the greater magnitude of change, are generally considered to be the **significant visual effects**. Those effects falling outside the area of major, or major/moderate significance are generally considered to be **not significant**. However it should be noted that GLIVA3 states 'there are no hard and fast rules about what effects should be deemed significant' and in some cases professional judgement may determine that a moderate effect is significant. Moderate effects are considered individually on a case by case basis, to determine whether each effect is considered to be significant

or not significant. In determining whether moderate effects are or are not significant, particular attention is given to the constituent judgements leading to the assessment of a moderate effect and particularly to value, susceptibility and size/scale of effect.

Our methodology acknowledges that where, for example, several moderate effects occur for the same receptor, e.g. a sequential route within the study area, the overall effect on that receptor may also be assessed as significant.

Figure A6: Assessment of Visual Effects and Overall Significance



Effects that fall in the red (darker) section of the diagram, that is those which are considered to be major and major/moderate effects by virtue of the more sensitive receptors and the greater magnitude of effects, are generally considered to be the **significant landscape effects**. Those effects falling outside the major or major/ moderate categories are generally considered to be not significant. However it should be noted that GLIVA3 states 'there are no hard and fast rules about what effects should be deemed significant' and in some cases professional judgement may determine that a moderate effect is significant. Moderate effects are considered individually on a case by case basis, to determine whether each effect is considered to be significant or not significant. In determining whether moderate effects are or are not significant, particular attention is given to the constituent judgements leading to the assessment of a moderate effect and particularly to value, susceptibility and size/scale of effect.

Appendix B

Methodology for Preparing Zone of Theoretical Visibility (ZTV)

Two zones of theoretical visibility (ZTV) were produced (see PLT05, PLT06) to provide an objective assessment of the visibility of the potential visibility of the proposed development in the surrounding landscape.

A detailed model of the proposed development was created in LSS (McCarthy Taylor Systems) using the architect's own designs and assuming a ridge height of 9 metres above ground level. The levels for the site were taken from a detailed topographic survey, and additional tree heights and building heights around the site were also surveyed. The area outside of the detailed site survey was derived from ordnance survey landform data. Target points were then selected on the highest and lowest parts of this development model.

For an area two kilometres from the Appeal Site existing tree belts and woodlands were modelled using heights derived from lidar data. The heights of the settlement edge of were also derived from lidar data.

Within the model roof planes, tops of woodlands and the sides of hedgerows were masked out, as these would otherwise potentially show a high degree of visibility which does not reflect the ability of visual receptors to see the proposed development.

To generate the ZTV the receptor point grid interval was set to a 25m grid with an eye height of 1.6m. This means that LSS was able to calculate, for every point at 25 metre intervals in the surrounding landscape, whether the proposed development would be visible.

The ZTV output file from LSS calculates, for every receptor point, not just whether the development can be seen, but also what vertical angle of the development can be seen. This provides a useful guide as to what the likely magnitude of visual impact will be at any point around the site. For comparison, a two storey house, at an average height of 8m, would subtend a vertical angle of 4.58˚ at 100m, 2.29˚ at 200m, 0.92˚ at 500m and 0.46˚ at 1km.

This ZTV assessment includes all visible angles over 0.25 degrees, since site assessment has indicated that intervening vegetation screens existing development below these angles.

Appendix C

Methodology for Preparing Photomontages

Fourteen photomontages have been prepared to illustrate the potential visual effects of the development from some of the nearest viewpoints both at Year 1 and at Year 15.

The chosen viewpoints are:

- **Viewpoint 3: Posbrook Lane at Junction with Footpath 39;**
- **Viewpoint 6: Posbrook Lane North of Singledge House;**
- **Viewpoint 7: Footpath 34 south of Great Posbrooke Farm;**
- **Viewpoint 10: Footpath 48, east of Application Site;**
- **Viewpoint 11: Titchfield Road, north of Hollam House;**
- **Viewpoint 12: Footpath north of Newgate Lane Industrial Estate;**
- **Viewpoint 13: Footpath Crossing River Meon, at edge of Titchfield Haven National Nature Reserve.**

The photomontages have been prepared in accordance with the principles set out by the Landscape Institute Advice Note 01/11. The position of viewpoints and at least five reference points was located with the aid of a topographic survey. Photographs were taken using a digital Nikon D80 SLR set to a focal length of 35mm, which is the nearest equivalent of the naked human eye. The camera was positioned on a levelled tripod for each of the photographs.

All of the photographic images (existing view and photomontage) have been scaled to match the equivalent view of the human eye in the field, when printed out at A2 and viewed at a distance of 300mm.

A scaled 3D model of the proposed development, taken from the plans and elevations submitted as part of the planning application, was produced in 3D Studio Max. Computer views of this model were then created from the same co-ordinates as the viewpoint and using the equivalent of a 50m lens. The resultant image was then referenced into the existing photograph using at least five measured reference points.

The composite image was then rendered using 3D Studio Max software. 3D studio Max was also able to accurately define the angle of light based on the precise time at which the photograph was taken and the accurate geographical location. Final rendering, to produce photo-accurate textures and colours, was then carried out using Corel Photopaint.

Proposed tree heights shown on the photomontages are approximately eight and ten metres for trees, which is between approximately half of the mature height for these species. This height would be attained after approximately ten to fifteen years of growth assuming that an appropriate management regime is implemented.

APPENDIX D

Assessment of Potential Landscape Effects

The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development. A commentary on the significance of landscape effects is also included in this section.

These tables should be read in conjunction with section 4.0 of the report, which provides a full explanation of the potential landscape effects of the development.

Table D1: EVALUATION OF THE VALUE OF THE SITE AND ITS IMMEDIATE CONTEXT IN ACCORDANCE WITH BOX 5.1 OF GLVIA3

Factor	Assessment	Notes
Landscape Quality (Condition)	Low at the two west fields of the application site, becoming Community on the easternmost field. Local Authority in the wider valley	The westernmost two fields of the application site are visually influenced by the exposed settlement edge at Bellfield to the north, housing and traffic noise on Posbrook Lane to the west, and non-native Holm Oaks with glimpses of housing at Great Posbrooke Farm, to the south. The two hedgerows which the OS map indicates used to separate the three fields of the application site have both been removed, as has the hedgerow along the Bellfield settlement edge and at Great Posbrooke. The easternmost of the three fields within the application site slopes towards the valley floor, and is well defined by mature hedgerows to the north, east and south. This field is also influenced by the prominent settlement edge at Bellfield. The condition of the Meon valley itself is largely intact, with a characteristic range of hedgerow enclosed fields, open water and marginal habitats.
Scenic Quality	Low at the two west fields of the application site, becoming Community on the easternmost field. Local Authority in the wider valley	The two western fields of the application site are strongly influenced by adjacent housing on three sides, with some intermittent background noise from Posbrook Lane. The influences of the settlement edge reduce on the easternmost field, which is enclosed by hedgerows on three sides and offers glimpsed views towards the wider valley. The wider Meon Valley is of high scenic quality, providing attractive long views across floodplain farmland, reedbeds and open water towards a patchwork of woods and hedgerow lined fields on the valley sides.
Rarity	Low at the two west fields of the application site, becoming Community on the easternmost field. Local Authority in	The landscape in the two westernmost fields is typical or settlement fringe landscapes throughout the UK, with hedgerows removed and non-native planting and housing prominent. The easternmost field is more typical of the Meon Valley, with a more distinctive landform and strong hedgerows. The wider valley includes a landform, scale and range of land

	the wider valley	uses which is distinctive of the Lower Meon Valley.
Representativeness	Low at the two west fields of the application site, becoming Community on the easternmost field. Local Authority in the wider valley	The westernmost two fields of the application site are not representative of the Lower Meon Valley character area, as they are in a degraded condition and of fringe character. The easternmost of the three fields in the application site is more rural in character, more intact, and less influenced by the settlement edge. The wider valley is wholly representative of the Lower Meon Valley landscape character area.
Conservation Interests	Community on the application site. Local Authority in the wider valley.	The application site is adjacent to two listed buildings at Great Posbrooke Farm, but separated from these both by new residential development and a shelterbelt of non-native Holm Oak. The wider Lower Meon Valley is centred around the Titchfield Haven National Nature Reserve, which is characterised by wetland habitats and valued and dynamic bird populations.
Recreation Value	Community on the application site Local Authority in the wider Lower Meon Valley	The application site is traversed by two public rights of way. The wider valley is crossed by a network of well-used rights of way providing access to the nature reserve and towards the south coast.
Perceptual aspects	Community on the application site. Local Authority in the wider valley	The application site provides open views for houses on the settlement edge at Bellfield and for users of the paths which cross the site. This area is, however, of fringe character and is neither tranquil nor remote. The Lower Meon Valley is quiet and remote, and provides an opportunity to experience contact with nature.
Associations	Community	The Meon Valley contains a number of villages of Saxon origin. The valley is also said to have been the route of a pilgrimage trail.

In summary the value of the westernmost two fields within the application site is therefore assessed as being **Low/Community**, becoming **Community value** on the easternmost field within the application site. The wider Lower Meon Valley has a **Local Authority value**.

Table D2: Assessment of Sensitivity of Landscape Receptors on the Application Site and its Context

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features				
Open, gently sloping grassland	Low/ Community	High/Medium	Medium	The openness and simplicity of the sloping grassed fields is susceptible to residential development, although the degree of susceptibility is reduced by the visibility of existing housing on three sides of the application site.
Prominent settlement edge to the north, (and to a lesser extent to the west and south)	Low	Low	Low	The visual influence of existing housing at Bellfield, and to a lesser extent on Posbrook Lane and at Great Posbrooke Farm, has a low susceptibility to the additional of further residential development of a similar scale and character.
Poorly defined field boundaries at the west of the site	Low	Low	Low	The paucity of hedgerows at the west of the site has a low susceptibility to the proposed development, which would in itself add further structural vegetation.
Well defined boundaries at the east of the site	Community	Low	Medium/Low	Hedgerows at the eastern side of the application site would be retained and enhanced as part of the development proposals. Only a small section of hedgerow along Posbrook Lane would need to be removed to provide access to the site.
Aesthetic and Perceptual Aspects				
Medium-scale, semi-enclosed.	Community	Medium	Medium	The degree of enclosure which already exists on the application site would be increased by the proposed residential use.
Generally simple forms and colours with some diversity and complexity from adjacent settlement edge	Community	Medium	Medium	Residential development has the potential to introduce further forms, colours and textures into the landscape of the application site, although the susceptibility of this receptor is decreased due to the visual influence of existing residential development across the site.
Generally quiet and still, but with some movement and noise from Posbrook Lane and Bellfield.	Community	Medium	Medium	The stillness and relative quietness of the application site is reduced to some extent by existing noise and movement from Posbrook Lane and the settlement edge at Bellfield in particular.
Overall Character				
Lower Meon Valley: Open Coastal Plain Fringe	Low/	Medium	Medium/Low	This part of the application site is an area which is partly characterised by the existing

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Character	Community			influence of urban elements. It therefore has a reduced sensitivity to the proposed residential use.
Lower Meon Valley: Open Valley Side	Community within the application site, Local Authority in the wider valley	Medium on the Application Site, High in the wider valley	Medium on the Application Site, Medium/High in the wider valley	The section of this landscape type within the application site is partially influenced by the settlement edge to the north, but mostly comprises open, sloping grassland with strong hedgerows. Land further to the east and south within this landscape type is less influenced by the settlement edge, more rural in character, and therefore more susceptible to the proposed development.
Lower Meon Valley: Open Coastal Plain Weak Structure	Local Authority	Medium	Medium	This area already includes some farmsteads and small settlements, and has a partially degraded landscape structure. It is, however, often open with long views.
Lower Meon Valley: Open Floodland Farmland	Local Authority	High	Medium/High	This area is free from buildings and has a remote and rural character. It is therefore highly susceptible to the proposed development.
Lower Meon Valley Character Area as a Whole	Local Authority	High	Medium/High	In general the Lower Meon Valley is a high scenic quality landscape which is largely rural in character.

Table D3: Assessment of Magnitude of Landscape Change

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Individual Elements and Features					
Open, gently sloping grassland	Large	Small	Permanent	Substantial/Medium	The proposed development would introduce new buildings and boundary structures to an area which is currently open at the west of the application site.
Prominent settlement edge to the north, (and to a lesser extent to the west and south)	Medium	Small	Permanent	Medium	The prominence of houses would be intensified on the site itself.
Poorly defined field boundaries at the west of the site	Medium	Small	Permanent	Medium	The proposed development would provide additional tree and shrub planting within the application site. One section of existing hedgerow on Posbrook Lane would be removed to provide a new access. A substantial new hedgerow and woodland belt would be added to the east and south of the proposed housing.
Well defined boundaries at the east of the site	Small	Small	Permanent	Slight	Existing hedgerows at the east of the site would be retained.
Aesthetic and Perceptual Aspects					
Medium-scale, semi-enclosed.	Medium	Small	Permanent	Medium	The proposed development would increase the degree of enclosure on the application site by introducing more boundary features and more vertical structures.
Generally simple forms and colours with some diversity and complexity from adjacent settlement edge	Medium	Small	Permanent	Medium	The proposed development would introduce further diversity in colours and forms, but these would be similar to characteristics conferred by the existing settlement edge.
Generally quiet and still, but with some movement	Medium	Small	Permanent	Medium	Traffic and movement introduced to an area which is currently generally

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
and noise from Posbrook Lane and Bellfield.					quiet but with intermittent noise and movement from the settlement edge and Posbrook Lane.
Overall Character					
Lower Meon Valley: Open Coastal Plain Fringe Character	Medium	Small	Permanent	Medium	This area is already influenced by existing housing, but the proposed development would introduce more homes into an existing open area.
Lower Meon Valley: Open Valley Side	Medium on the application site, becoming small. Small further to the east, becoming negligible.	Small on the application site, becoming negligible Negligible further to the east	Medium/Long term	Medium on the application site, becoming slight. Slight further east, becoming negligible	There would be clear visibility of the proposed development in the period immediately after construction, but this would diminish once the proposed new hedgerow and tree planting has established. There would be some visibility further to the east of the application site, but this would be almost entirely screened once the proposed planting has established.
Lower Meon Valley: Open Coastal Plain Weak Structure	Small, becoming negligible	Small, becoming negligible	Medium/Long term	Slight, becoming negligible	In the short term there would be some potential for visibility of the proposed new houses in this landscape type. However, as both the ZTV and the photomontage for viewpoint 7 illustrates this visibility would greatly diminish once the proposed landscape buffer at the southern edge of the site has established.
Lower Meon Valley: Open Floodland Farmland	Small, becoming negligible	Small, becoming negligible	Medium/Long term	Slight, becoming negligible	The proposed development would marginally increase the visibility of development from this landscape type, as Bellfield is already prominent (see viewpoint 13 for example). Once the proposed planting has established the proposed new homes, and some of the existing settlement edge, would be screened.
Lower Meon Valley Character Area as a Whole	Small, becoming negligible	Small, becoming negligible	Permanent	Slight, becoming negligible	The proposed development would add new buildings to an area which is already influenced by the settlement edge. Landscapes in the wider valley would be affected to only a small degree in the short term, and this would decrease once the proposed planting has started to establish.

Table D4: Assessment of Landscape Effects and Significance

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects (Bold type = significant effect)	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features				
Open, gently sloping grassland	Medium	Substantial/Medium	**Major/Moderate**	**Negative**
Prominent settlement edge to the north, (and to a lesser extent to the west and south)	Low	Medium	Moderate/Minor	Negative
Poorly defined field boundaries at the west of the site	Low	Medium	Moderate/Minor	Positive
Well defined boundaries at the east of the site	Medium/Low	Slight	Minor	Positive
Aesthetic and Perceptual Aspects				
Medium-scale, semi-enclosed.	Medium	Medium	Moderate	Negative
Generally simple forms and colours with some diversity and complexity from adjacent settlement edge	Medium	Medium	Moderate	Negative
Generally quiet and still, but with some movement and noise from Posbrook Lane and Bellfield.	Medium	Medium	Moderate	Negative
Overall Character				
Lower Meon Valley: Open Coastal Plain Fringe Character	Medium/Low	Medium	Moderate	Negative
Lower Meon Valley: Open Valley Side	Medium on the Application Site, Medium/High in the wider valley	Medium on the application site, becoming slight. Slight further east, becoming negligible	Moderate on the application site, becoming Moderate/Minor Moderate/minor in the wider valley, becoming Minor	Negative, becoming Neutral in the wider valley
Lower Meon Valley: Open Coastal Plain Weak Structure	Medium	Slight, becoming	Moderate/Minor,	Negative, becoming

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects (Bold type = significant effect)	Nature of Effect (Positive, Neutral or Negative)
		negligible	becoming Minor	Neutral
Lower Meon Valley: Open Floodland Farmland	Medium/High	Slight, becoming negligible	Moderate/Minor, becoming Minor	Negative, becoming Neutral
Lower Meon Valley Character Area as a Whole	Medium/High	Slight, becoming negligible	Moderate/Minor, becoming Minor	Negative, becoming Neutral

APPENDIX E

Assessment of Potential Visual Effects

The following tables set out the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development. A commentary on the significance of visual effects is also included in this section.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects 15 years after completion, once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with section 5.0 of this report, which provides a full explanation of the potential visual effects of the development.

Table E1: Analysis of Sensitivity of Viewpoints/Visual Receptors

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
1. Footpaths 39 and 34, edge of Bellfield	Medium	Walkers Residents Users of play equipment, Bellfield play area	High High Medium	Medium/High Medium/High Medium	Located at the junction of two footpaths, at the edge of the Bellfield play area and to the rear of 14 two storey properties. The paths are well-used, and the play area is equipped. Views from the first floor and gardens of properties is largely screened by vegetation within gardens, but there are clear views from first floor windows. Walkers are more likely to be focused on views of the countryside, and residents are also likely to experience views on a regular basis, particularly from living room windows on the ground floor.
2. Footpath 34, centre of Site	Medium	Walkers	High	Medium/High	Well-used footpaths providing access to Great Posbrooke and Little Posbrook. Walkers are more likely to be focused on views of the countryside.
3. Posbrook Lane at Junction with Footpath 39	Medium	Walkers Vehicle Users	High Low	Medium/High Low/Medium	Junction between well-used footpath providing access to Bellfield, and Posbrook Lane, a frequently used lane without pavements. The lane is partially enclosed by an established hedgerow to the east of Posbrook Lane. Walkers are more likely to be focused on views of the countryside, whereas vehicle users experience transitional views and are therefore less susceptible to changes in the landscape.
4. Footpath west of Posbrook Lane	Medium	Walkers Vehicle Users	High Low	Medium/High Low/Medium	Minor road providing access to private properties, but also a public footpath providing links to Hookgate Coppice and Bromwich Lane to the west. Walkers are more likely to be focused on views of the countryside.
5. Posbrook Lane at southern gateway to Titchfield	Low	Pedestrians/Walkers Vehicle Users	Medium Low	Low/Medium Low	There is no formal footpath or pavement at this point, and consequently pedestrians will be partially focused on on-coming traffic. Vehicle users are less susceptible to change due to the

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
					transitional nature of views. Vehicle users are less susceptible to changes in the landscape due to the transitional nature of views.
6. Posbrook Lane north of Singledge House	Low	Pedestrians/Walkers Vehicle Users	Medium Low	Low/Medium Low	There is no formal footpath or pavement at this point, and consequently pedestrians will be partially focused on on-coming traffic. Vehicle users are less susceptible to change due to the transitional nature of views.
7. Footpath 34 south of Great Posbrooke Farm	Medium	Walkers	High	Medium/High	Well-used footpath providing access between Bellfield and Little Posbrook. Walkers are more likely to be focused on views of the countryside.
8. Footpath 34 north of Upper Farm	Medium	Walkers	High	Medium/High	Well-used footpath providing access between Bellfield and Little Posbrook. Walkers are more likely to be focused on views of the countryside.
9. Hewett Close, Titchfield	Low	Residents Pedestrians Vehicle Users	High Medium Low	Medium Low/Medium Low	Residents are likely to experience views on a regular basis, particularly from living rooms on the ground floor. Pedestrians within a housing estate are less susceptible to views of additional houses. Vehicle users experience transitional views and therefore have a low susceptibility to changes in views.
10. Footpath 48, east of site	Medium	Walkers	High	Medium/High	Well-used surface footpath providing access between Titchfield and Titchfield Haven Nature Reserve. Walkers are more likely to be focused on views of the countryside.
11. Titchfield Road, north of Hollam House	Medium	Pedestrians Residents Vehicle Users	Medium High Low	Medium Medium/High Low/Medium	Representative of glimpsed views between trees from the pavement along Titchfield Road. Views are oblique to the direction of travel and the road is busy. Also represents views from Hollam House, which is a listed building and has windows facing the site. Residents are likely to experience views on a regular basis, particularly from living rooms on the ground floor.

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
12. Footpath north of Newgate Lane Estate	Medium	Walkers	High	Medium/High	Well-used footpath providing access between Titchfield Road and the Titchfield Haven Nature Reserve. Walkers are more likely to be focused on views of the countryside.
13. Footpath crossing River Meon, within National Nature Reserve	Medium	Walkers	High	Medium/High	Well-used footpath providing access between Titchfield Road and Titchfield, via the northern edge of the Titchfield Haven Nature Reserve. Walkers are more likely to be focused on views of the countryside.
14. Titchfield Road, northernmost edge of Stubbington	Low	Pedestrians Vehicle Users Residents	Medium Low High	Low/Medium Low Medium	View from the pavement to the front of properties adjacent to the Crofton Manor Equestrian Centre, at the northernmost extent of Stubbington. Pedestrians on this busy road are less likely to be focused on views of the countryside, and vehicle users will experience transitional views which are less susceptible to change. Residents have the potential to experience views from front elevations, although some living room views are screened by garden vegetation.
15. Footpath on northwestern edge of Stubbington	Medium	Walkers Residents	High High	Medium/High Medium/High	Well-used footpath on the western edge of Stubbington which also represents views from a number of properties on the settlement edge. Walkers are more likely to be focused on views of the countryside, and residents may experience views for prolonged periods, particularly from living room windows.

Table E2: Analysis of Magnitude of Visual Change

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Notes
1. Footpaths 39 and 34, edge of Bellfield	Large	Large	Permanent	Substantial	Substantial	Due to the proximity of the site, the development proposals would be clearly visible in the foreground. A new public open space fringed by new homes would be visible to the right of the path, with new housing to the left. Some existing houses are already visible in this view, but housing would become a dominant element in the view.
2. Footpath 34, centre of Site	Large	Large	Permanent	Substantial	Substantial	Due to the proximity of the site, the development proposals would be clearly visible in the foreground, to the right and left. Existing homes are already clearly visible on the settlement edge at Bellfield and along Titchfield Road, but the proposed new homes would be much closer to the viewpoint.
3. Posbrook Lane at Junction with Footpath 39	Medium	Large	Permanent	Substantial/ Medium	Substantial/ Medium	Due to the proximity of the site, the development proposals would be clearly visible in the foreground. However, the settlement edge at Bellfield is already prominent in this view. Proposed new planting to the edge of Great Posbrooke Farm and along the existing hedgerow on Posbrook Lane would partially reduce the visibility of new homes.

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Notes
4. Footpath west of Posbrook Lane	Small	Small	Permanent	Slight	Slight	There would be glimpsed views of proposed roof planes beyond existing houses on Posbrook Lane, although these would be visible from only a short section of this path. Visibility would not diminish significantly once proposed planting has started to mature.
5. Posbrook Lane at southern gateway to Titchfield	Medium, becoming Negligible	Small becoming Negligible	Permanent	Medium/Slight	Slight/Negligible	Oblique views of the ridgelines of some proposed new homes would be visible to the right of Great Posbrooke Farm in the short term. At year 15 proposed new planting would screen the proposed homes.
6. Posbrook Lane north of Singledge House	Small becoming Negligible	Small becoming Negligible	Permanent	Slight	Slight/Negligible	A number of ridgelines of the proposed new houses would be visible below the skyline and to the right of Great Posbrooke Farm in the short term, although these would occupy on a small proportion of the view. Once the proposed planting has achieved semi-maturity, views of the proposed housing would be completely screened.
7. Footpath 34 south of Great Posbrooke Farm	Medium, becoming Negligible	Small, becoming Negligible	Permanent	Medium/Slight	Slight/Negligible	Direct view, visible from only a short section of this footpath, in which the first floor and roof planes of proposed new homes would be visible to the right of Great Posbrooke Farm in the short term. Once proposed planting has achieved semi-maturity views of the proposed homes would be entirely screened.
8. Footpath 34 north of Upper Farm	Negligible	Negligible	Permanent	Slight/Negligible	Slight/Negligible	The existing hedgerow which runs parallel to the

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Notes
						eastern edge of this path is well over eye level, and even in winter screens nearly all views of the proposed development.
9. Hewett Close, Titchfield	Medium	Medium	Permanent	Medium	Medium	New houses would be visible to the south west, between existing houses and on the skyline, and these houses would continue to be visible once proposed planting has established. To the south east, no new houses would be visible but proposed new planting on the settlement edge would enclose views.
10. Footpath 48, east of site	Medium, becoming Negligible	Small, becoming Negligible	Permanent	Medium	Slight/Negligible	There would be an oblique, glimpsed view between branches in winter of the proposed new homes, beyond the proposed field of informal public open space. Once the proposed new mitigation planting on the edge of the settlement as reached semi-maturity views of the proposed housing would be entirely screened, and the existing settlement edge at Bellfield would also be partially screened.
11. Titchfield Road, north of Hollam House	Medium, becoming Small	Small	Permanent	Medium/Slight	Slight	An oblique, glimpsed view between trees. The existing settlement edge at Bellfield is already visible, but the proposed development would marginally increase the visibility of housing, below the skyline, within the view. Once the proposed mitigation planting has achieved semi-maturity the visibility of the proposed new homes, and the existing homes at Bellfield, would be reduced.

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Notes
12. Footpath north of Newgate Lane Estate	Medium, becoming Small	Small	Permanent	Medium/Slight	Slight	A direct, open view experienced over a short length of the footpath. Existing housing at Bellfield is already clearly visible, but the proposed development would increase the visibility of housing within the view, albeit below the skyline, in the short term. Once proposed mitigation planting has achieved semi-maturity the visibility of the proposed new homes, and the existing settlement edge, would be reduced.
13. Footpath crossing River Meon, within National Nature Reserve	Small, becoming Negligible	Small, becoming Negligble	Permanent	Slight	Slight/Negligible	From this oblique perspective the existing settlement edge at Bellfield is clearly visible, but the proposed development would slightly increase the visibility of houses below the skyline. Once proposed planting has achieved semi-maturity the visibility of proposed housing, and the existing settlement edge, would reduce.
14. Titchfield Road, northernmost edge of Stubbington	No view	No view	No view	No view	No View	There would be no view from this viewpoint due to intervening buildings, vegetation and landform.
15. Footpath on northwestern edge of Stubbington	Negligible	Negligible	Permanent	Negligible	Negligible	Oblique, distant and glimpsed views of the existing settlement edge at Titchfield are just possible in winter, but these views would be entirely screened in summer. The proposed new homes would occupy a very small proportion of the total view and would not be visible in summer.

Table E3: Assessment of Visual Effects and Significance

Viewpoint	Sensitivity	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Visual Effects (After Construction) (Bold type = Significant Effect)	Visual Effects (Year 15) (Bold type = Significant Effect)	Nature of Effect (Negative, Positive, Neutral)
1. Footpaths 39 and 34, edge of Bellfield	Medium/High Medium/High Medium	Substantial	Substantial	**Major for residents and walkers** **Major/Moderate for users of the play area**	**Major for residents and walkers** **Major/Moderate for users of the play area**	**Negative**
2. Footpath 34, centre of Site	Medium/High	Substantial	Substantial	**Major for walkers**	**Major for walkers**	**Negative**
3. Posbrook Lane at Junction with Footpath 39	Medium/High Low/Medium	Substantial/ Medium	Substantial/ Medium	**Major/Moderate for Walkers** Moderate for Vehicle Users	**Major/Moderate for Walkers** Moderate for Vehicle Users	**Negative** Negative
4. Footpath west of Posbrook Lane	Medium/High Low/Medium	Slight	Slight	Moderate/Minor for Walkers Minor for Vehicle Users	Moderate/Minor for Walkers Minor for Vehicle Users	Negative Negative
5. Posbrook Lane at southern gateway to Titchfield	Low/Medium Low	Medium/Slight	Slight/Negligible	Moderate/Minor for Walkers Minor for Vehicle Users	Minor/Negligible for Walkers Negligible for Vehicle Users	Negative, becoming Neutral for both
6. Posbrook Lane north of Singledge House	Low/Medium Low	Slight	Slight/Negligible	Minor for Walkers Minor/Negligible for Vehicle Users	Minor/Negligible for Walkers Negligible for Vehicle Users	Negative, becoming Neutral for both
7. Footpath 34 south of Great Posbrooke Farm	Medium/High	Medium/Slight	Slight/Negligible	Moderate for Walkers	Minor for Walkers	Negative, becoming Positive

Viewpoint	Sensitivity	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Visual Effects (After Construction) (Bold type = Significant Effect)	Visual Effects (Year 15) (Bold type = Significant Effect)	Nature of Effect (Negative, Positive, Neutral)
8. Footpath 34 north of Upper Farm	Medium/High	Slight/Negligible	Slight/Negligible	Minor for Walkers	Minor for Walkers	Neutral
9. Hewett Close, Titchfield	Medium Low/Medium Low	Medium	Medium	Moderate for Residents Moderate/Minor for Pedestrians Moderate/Minor for Vehicle Users	Moderate for Residents Moderate/Minor for Pedestrians Moderate/Minor for Vehicle Users	Negative Negative Negative
10. Footpath 48, east of site	Medium/High	Medium	Slight/Negligible	**Major/Moderate for Walkers**	Minor for Walkers	**Negative**, becoming Positive
11. Titchfield Road, north of Hollam House	Medium Medium/High Low/Medium	Medium/Slight	Slight	Moderate/Minor for Pedestrians Moderate for Residents Minor for Vehicle Users	Minor for Pedestrians Moderate/Minor for Residents Minor/Negligible for Vehicle Users	Negative, becoming Neutral
12. Footpath north of Newgate Lane Estate	Medium/High	Medium/Slight	Slight	Moderate/Minor for Walkers	Minor for Walkers	Negative
13. Footpath crossing River Meon, within National Nature Reserve	Medium/High	Slight	Slight/Negligible	Moderate/Minor for Walkers	Minor for Walkers	Negative, becoming Positive
14. Titchfield Road, northernmost edge of Stubbington	Low/Medium Low Medium	No view	No View	No Effect	No Effect	No Effect

Viewpoint	Sensitivity	Magnitude of Change (After Construction)	Magnitude of Change (Year 15)	Visual Effects (After Construction) (Bold type = Significant Effect)	Visual Effects (Year 15) (Bold type = Significant Effect)	Nature of Effect (Negative, Positive, Neutral)
15. Footpath on northwestern edge of Stubbington	Medium/High Medium/High	Negligible	Negligible	Minor/Negligible for Residents Minor/Negligible for Walkers	Minor/Negligible for Residents Minor/Negligible for Walkers	Neutral

DRAWINGS

EUROPEAN OFFICES

United Kingdom

AYLESBURY
T: +44 (0)1844 337380

BELFAST
T: +44 (0)28 9073 2493

BRADFORD-ON-AVON
T: +44 (0)1225 309400

BRISTOL
T: +44 (0)117 906 4280

CAMBRIDGE
T: + 44 (0)1223 813805

CARDIFF
T: +44 (0)29 2049 1010

CHELMSFORD
T: +44 (0)1245 392170

EDINBURGH
T: +44 (0)131 335 6830

EXETER
T: + 44 (0)1392 490152

GLASGOW
T: +44 (0)141 353 5037

GUILDFORD
T: +44 (0)1483 889800

LEEDS
T: +44 (0)113 258 0650

LONDON
T: +44 (0)203 691 5810

MAIDSTONE
T: +44 (0)1622 609242

MANCHESTER
T: +44 (0)161 872 7564

NEWCASTLE UPON TYNE
T: +44 (0)191 261 1966

NOTTINGHAM
T: +44 (0)115 964 7280

SHEFFIELD
T: +44 (0)114 245 5153

SHREWSBURY
T: +44 (0)1743 23 9250

STAFFORD
T: +44 (0)1785 241755

STIRLING
T: +44 (0)1786 239900

WORCESTER
T: +44 (0)1905 751310

Ireland

DUBLIN
T: + 353 (0)1 296 4667

France

GRENOBLE
T: +33 (0)4 76 70 93 41