
Landscape and Visual Appraisal

Woodcroft Farm Phase 3

Prepared by Savills on behalf of Grainger PLC



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1. Introduction

- 1.1. Savills has been appointed by Grainger PLC to undertake a Landscape and Visual Appraisal (LVIA) to accompany an outline planning application for a proposed residential development. Outline planning consent is sought for the development of up to 190 dwellings, with associated vehicular access and landscaping (all matters reserved except access).
- 1.2. The Site is approximately 8.61 hectares (ha) in size and located to the north-west of Waterlooville, Hampshire and forms the third phase of the 'Woodcroft Farm' development. Woodcroft Farm Phases 1 and 2 are situated to the south and east of the Site and are now known as Catherington Park.
- 1.3. The appraisal has been conducted using the '*Guidelines for Landscape and Visual Impact Assessment 3rd Edition*' (GLVIA3) (Landscape Institute and IEMA 2013) and Government Landscape and seascape character assessments (<https://www.gov.uk/guidance/landscape-and-seascape-character-assessments>). Based on the approach set out in these documents, the process followed comprises:
 - Establishment of the baseline conditions, including the sensitivity/value of receptors
 - Identification and assessment of the magnitude of any potential effects
 - Appraisal of the significance of any effects
- 1.4. The term 'Site' is used throughout the report to describe the core development area within the red line boundary, as shown in the appended figures. Primarily the report focusses on the effects relating to the proposed housing, infrastructure within the two fields. Whilst the red line two areas of highway linking back to Eagle Avenue, the landscape and visual characteristics of these parts of the Site won't change.

2. Scope of the Assessment and Methodology

2.1. The appraisal is based on the parameters set out in the following Savills drawings:

- Building Height Parameter Plan (Savills drawing 445315/PP01 Rev.C)
- Land Use Parameter Plan (Savills drawing 445315/PP02 Rev.B)
- Movement Parameter Plan (Savills drawing 445315/PP03 Rev.B)
- Green Infrastructure Parameter Plan (Savills drawing 445315/PP04 Rev.B)
- Drainage Strategy (Savills drawing 445315/PP05 Rev.A)

2.2. In addition, the appraisal has referred to the following indicative drawings, which show how the site may be masterplanned, including strategies for landscape and drainage. It is acknowledged that these are illustrative only however:

- Savills Illustrative Masterplan (Savills drawing 445315/IM01 Rev.D)
- Savills Illustrative Landscape Strategy (Savills drawing 445315/LA012 Rev.B)

2.3. The appraisal was based on a site visit and a desk study. The desk study included a review of the 1:25,000 Ordnance Survey maps for the area, GIS data, aerial photographs, and relevant landscape-related designations and published landscape character assessments. The documents reviewed included:

- National Character Areas within the study area
- *'Hampshire Integrated Landscape Character Assessment'* and interactive map website (Hampshire County Council, 2010)
- *'East Hants Landscape Character Assessment'* (2007)
- *'Winchester Landscape Character Assessment'* (2022)
- *'Havant Borough Townscape, Landscape and Seascape Character Assessment'* (2007)
- A review of landscape and heritage designations from the data.gov GIS databases and local authority sources
- *'East Hampshire District Local Plan Joint Core Strategy'* (June 2014)

2.4. The appraisal has been informed by the *'Guidelines for Landscape and Visual Impact Assessment 3rd Edition'* (GLVIA3). The guidelines suggest that visual impacts are assessed from a clear understanding of the development proposed and any related landscape mitigation measures. It calls for an understanding of the visual form of the existing landscape, its quality and its sensitivity to change, taking into account the nature of the development. It further calls for an evaluation of the value of the views and susceptibility to change (overall sensitivity) of the potential visual receptors (viewers) and the magnitude of change likely to result from the implementation and use of the development.

Site Visit

2.5. Site surveys were undertaken on 12 May 2023 and 15 January 2024. These site visits were undertaken by a Chartered Landscape Architect and Urban Design Group Recognised Practitioner. The visit confirmed the information arising from the desk study, produced a photographic record of the Site, highlighted any landscape features not already highlighted by the desk study and appraised views into

and out of the Site. The study area for the site visit included:

- The Site itself
- Horndean to the north
- Denmead to the west
- Wecock to the south
- Cowplain to the east

Photography

- 2.6. Photographs were taken with a Canon EOS 5D digital full frame SLR camera with a 50mm lens. This is compliant with Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals. Photographs are presented as 'Type 1' Visualisations, namely Annotated Viewpoint Photographs, together with associated panoramas to provide the wider context. They are presented as Annotated Viewpoints with each view accompanied by a panorama to give a more realistic representation of the wider context. Locational data was surveyed with a Garmin GPS.

Landscape Appraisal Evaluation Methodology

- 2.7. The appraisals are based on an evaluation of the 'sensitivity' of the landscape and visual receptors and the 'magnitude' of the changes. These are clearly defined within the tables set out in Appendix 1.
- 2.8. The 'sensitivity' of the landscape receptor is based on an evaluation of their 'value' (see definitions in Appendix 1, Table A) and their 'susceptibility to change' (Table B) caused by the proposed development, (Table C).
- 2.9. 'Value' refers to the value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons (GLVIA3 paragraph 5.19). The baseline review considers the individual elements and aesthetic and perceptual aspects of the landscape and the condition/ quality and 'representativeness' of its elements and features. Judgements are based on a review of the following, as set out in GLVIA3 paragraphs 5.20 to 5.31 and 5.44 to 5.45:
- National designations, and how the site relates to the criteria for its designation
 - Local designations and policies
 - Information on the status of individual or groups of features such as, for example, Conservation Areas, listed buildings, Tree Preservation Orders, important hedgerows, cultural heritage elements such as historic landscapes of various forms, archaeological sites of importance and other special historical or cultural heritage sites such as battlefields or historic gardens
 - Art and literature associations, including tourism literature and promotional material which may indicate the value attached to the identity of particular areas
 - Material on landscapes of local or community interest, such as local green spaces, village greens or allotments
- 2.10. 'Susceptibility to change' refers to the ability of the landscape receptor (the overall character or quality/ condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development, without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (GLVIA3 paragraph 5.40). In this instance, the 'proposed development'

is the proposed access road and associated green spaces, as shown on the ALP engineering layout drawings and Savills landscape plans, and the categories range from 'low' to 'high', in line with paragraph 5.43 of GLVIA3.

- 2.11. The 'magnitude' of the impact of the proposals on the receptors is then judged (Appendix 1, Table D). This considers the scale and geographical extent of the effect. It is assumed that the changes will be permanent and irreversible for this development.
- 2.12. Finally, the overall 'significance' of the effects is judged by considering both the magnitude of the change and the sensitivity of the receptor together (Appendix 1, Table E). As recommended by the GLVIA3, the rationale for this decision-making process is also based on professional judgement, rather than relying solely on matrices. These tables are provided to give a consistent framework to how decisions relating to the changes are made and clarify what the definitions mean.
- 2.13. Once the potential landscape receptors were identified, the magnitude of change likely to result from the implementation and use of the development was identified and, in turn, the significance of these effects, based on the sensitivity of the receptors. This appraisal of effects on landscape receptors is provided in Section 6.
- 2.14. The assessment appraises two points in time: Year 1 of operation during winter and Year 15 of operation during summer. These are effectively the 'worst-case' and 'best-case' scenarios in terms of landscape and visual effects, with the latter allowing for the establishment of associated mitigation planting.
- 2.15. For the purposes of this assessment, impacts of **moderate and above** are considered to be significant.

Visual Appraisal Methodology

- 2.16. Like the landscape appraisal, the visual appraisal was based on the identification of potential visual receptors, evaluating their sensitivity, and considering this in combination with the magnitude of the changes to their views.
- 2.17. The preliminary survey work highlighted the main areas where impacts could occur. The 'value' of the views was judged, based on the definitions set out in Appendix 1, Table F and the 'susceptibility to accept change' of the visual receptors was based on the definitions set out in Table G. These were then combined to give an overall indication of the 'sensitivity' of the receptors, based on the matrix set out in Table H as well as professional judgement.
- 2.18. The anticipated magnitude of change to the views of the identified receptors was then considered, based on the definitions set out in Table I which has been adapted from GLVIA3 methodology. Magnitude of change considers the extent of development visible, the extent of the existing view that would be occupied by the development, the influence of the development within the view and the viewing distance from the receptor to the development. The visual prominence of the proposals would vary according to weather conditions. The assessment has therefore been carried out in accordance with best practice, by assuming the 'worst-case' scenario, that is, on a clear, bright day in winter in Year 0, as well as at Year 15 in summer, when the new planting and the associated screening effects would be more established.
- 2.19. Finally, as with the landscape appraisal, the overall 'significance' of the effects is judged by considering both the magnitude of the change and the sensitivity of the visual receptor together (Table E). Again, the

rationale for this decision-making process is also based on professional judgement, rather than relying solely on matrices. These tables are provided to give a consistent framework to how decisions relating to the changes are made and clarify what the definitions mean.

2.20. For the purposes of this assessment, impacts of **moderate and above** are considered to be significant.

Consultation

2.21. The draft masterplan layout was subject to a public consultation event on 5 December 2023. In addition, a pre-application discussion was held with East Hampshire District Council officers on 11 January 2024.

3. Policy Review

Landscape and Visual Amenity Designations

- 3.1. Landscape related designations are shown on Figure 1 and Figure 4 (see Appendix 2). These show that there are no landscape related designations covering the site or adjacent to its boundaries. The South Downs National Park lies 0.8km to the north of the Site. There are however a number of trees covered by Tree Preservation Orders within and adjacent to the Site boundaries.
- 3.2. The site is proposed as a housing allocation within the Draft Local Plan 2017-2036 (Regulation 18) Consultation as Site SA37 'Land North of Woodcroft Farm'. This proposes that the site may accommodate 170-180 homes but development should minimise impacts on the adjoining Site of Importance for Nature Conservation and Ancient Woodland and not adversely affect protected trees.
- 3.3. The Site of Nature Conservation Area referred to is James's Copse to the north of the Site. This is an area of ancient woodland that is also covered by Woodland Tree Preservation Order (Reference W1 TPO (EH1032) 16 James's Copse, James Copse Road, Lovedean). The TPO describes it as 12.78 acres of mature deciduous woodland.
- 3.4. To the south of James's Copse, trees within mature hedgerows to the north (outside the Site) and south (within the Site) of a Byway Open to All Traffic (BOAT) are also covered by a TPO (Reference W1 TPO (EH1122) Land North of Woodcroft Farm, Lovedean). This TPO also covers a group of two oak trees within the site (G1) and four individual oak trees (T1 to T4) within the site's eastern field.
- 3.5. A further Group TPO within Havant District (Reference TP1931) also covers trees along the BOAT to the north-east of the Site. This TPO also covers two groups of trees on the Site's southern boundary, off Gardiner Walk. This TPO also covers two further individual trees close to the Site's southern boundary, off Wilkes Way and Coddington Grove.

International Landscape Planning Context

- 3.6. The UK signed and ratified the European Landscape Convention (ELC) in 2006-2007. This international convention focuses specifically on landscapes, promoting the importance of policies relating to their protection, management and creation. It applies to all landscapes, towns, open countryside, coast and inland areas, and includes ordinary and degraded landscapes as well as those afforded protection. The ELC does not confine itself to cultural or man-made landscape elements alone, but to all elements and the way they interact. The use of Landscape Character Assessment to inform policymaking is a well-established example of the implementation of the convention in the UK.
- 3.7. The ELC recommends that landscape policies should aim to 'protect, manage or plan' as defined below:
 - *"Landscape protection: action to conserve and maintain the significant or characteristic features of a landscape, justified by the landscape's heritage value derived from its natural configuration and/or human activity.*
 - *Landscape management: action from a perspective of sustainable development, to ensure the regular upkeep of a landscape, so as to guide and harmonise changes which are brought about by social, economic and environmental processes.*

- *Landscape planning means: strong forward looking action to enhance, restore or create landscape.”*

National Planning Policy

A Green Future: Our 25 Year Plan to Improve the Environment (HM Government, 2018, updated 2019)

- 3.8. The 25 Year Plan sets out strategic environmental policy covering a range of aspirations. Goal 6 ‘enhancing beauty, heritage and engagement with the natural environment’ sets out the commitments to ensure we conserve and enhance the beauty of the natural environment, and make sure it can be enjoyed, used by and cared for by everyone. It sets out the following measures as ways to achieve this goal:
- a) *“Safeguarding and enhancing the beauty of our natural scenery and improving its environmental value while being sensitive to considerations of its heritage.*
 - b) *Making sure that there are high quality, accessible, natural spaces close to where people live and work, particularly in urban areas, and encouraging more people to spend time in them to benefit their health and wellbeing.*
 - c) *Focusing on increasing action to improve the environment from all sectors of society.”* (Page 28)

National Planning Policy Framework

- 3.9. This goal, along with the other seven presented in the 25 Year Plan, are supported by the National Planning Policy Framework (see below).
- 3.10. The National Planning Policy Framework (updated December 2023) (NPPF) is a material consideration in dealing with planning applications for development. The Framework sets out the Government’s planning policies for England and how these should be applied and provides a framework within which locally prepared plans for housing and other development can be produced (Paragraph 1).
- 3.11. The NPPF describes how the purpose of the planning system is to contribute to achieve sustainable development through three overarching objectives. Objective c), the ‘environmental objective’, is to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.12. Policy sections that are particularly relevant to landscape and visual amenity and placemaking are:
- Section 8 ‘Promoting healthy communities’
 - Section 11 ‘Making effective use of land’
 - Section 12 ‘Achieving well-designed places’
 - Section 14 ‘Meeting the challenge of climate change, flooding and coastal change’
 - Section 15 ‘Conserving and enhancing the natural environment’
 - Section 16 ‘Conserving and enhancing the historic environment’
- 3.13. The NPPF encourages good design as part of the wider remit for sustainable development. It states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve (paragraph 131).

3.14. Amongst other requirements, paragraph 135 states that:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;”*

3.15. Chapter 15 of the NPPF relates to conserving and enhancing the natural and local environment. Paragraph 180 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) “protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;”*

National Planning Practice Guidance

3.16. The NPPF is supplemented by a series of National Planning Practice Guidance (NPPG). In relation to landscape matters under the Natural Environment NPPG (published 2016, updated February 2024), this NPPG explains the key issues in implementing policy to protect biodiversity and natural environment and provides advice on how the character of landscapes can be used to inform planning decisions and what green infrastructure is and why it is important to delivering sustainable developments.

3.17. The NPPG makes reference to the National Planning Policy Framework, stating: *“it is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes”*. The NPPG also goes on to state, *“the cumulative impacts of development on the landscape need to be considered carefully”* (Paragraph: 036 Reference ID: 8-036-20190721, Revision date: 21 July 2019). The NPPG also states that a Landscape and Visual Impact Assessment can be used to demonstrate the likely effects of a proposed development.

Local Planning Policy

East Hampshire District Local Plan: Joint Core Strategy (2014)

3.18. Landscape design and local distinctiveness is covered by Policy CP20: Landscape. This requires new development to:

“....b) protect and enhance local distinctiveness sense of place and tranquillity by applying the principles set out in the district’s Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;

c) protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;

d) protect and enhance natural and historic features which contribute to the distinctive character of the district’s landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;

e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;

f) maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure).

3.19. Green Infrastructure provision and protection is covered by Policy CP28 which requires that:

“Development will need to take forward the objectives and priorities presented in the District’s Green Infrastructure Study and Strategy, the South Hampshire Green Infrastructure Strategy and its Implementation Framework and the avoidance and mitigation measures set out in the Joint Core Strategy’s Habitats Regulations Assessment. Account will also need to be taken of other relevant joint core strategy policies such as landscape, historic environment, biodiversity, flood risk and design. New green infrastructure must be provided either through on-site provision or financial contributions. The size of contribution will be linked to the scale of the development and the resulting new green infrastructure must be located as close as possible to the development it is intended to serve.”

3.20. In terms of the design of the landscape, Policy CP29 requires that:

“The District’s built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district’s towns, villages and countryside and must help to create places where people want to live, work and visit.

New development will be required to:

a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area’s particular characteristics;

b) take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park’s setting is affected;

c) reflect national policies in respect of design, landscape, townscape and historic heritage;

d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;

e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;

...h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design”

4. Existing/Baseline Conditions

Landscape Character

National Character Areas

- 4.1. Landscape Character Areas are shown on Figure 2. The Site is covered by two published landscape character assessments, Natural England's National Landscape Character Assessment and the Hertfordshire Landscape Character Assessment. Landscape character areas are shown on Figure 2 (see Appendix 2).
- 4.2. The entire study area lies within the southern part of the South Downs National Character Area (NCA125), close to its boundary with Character Area 128 South Hampshire Lowlands.
- 4.3. NCA 125 stretches from Winchester at its western end to Beachy Head in East Sussex to the east, primarily covering the South Downs National Park. The landscape follows a chalk ridge that has resulted in a diverse landscape of rolling open hills, woodlands and chalk cliffs. Given its peripheral location to this chalk ridge, the site does not strongly reflect these more typical characteristics, with the only relevant characteristics comprising:
- Roads and villages concentrated in the river valleys, the more elevated areas sparsely settled with scattered farmsteads
 - Woodland a feature of the central Downs and, to a lesser extent, the western Downs, also concentrated on the steep scarp slopes, consisting of both broadleaved, mostly ancient, woodland
- 4.4. Relevant Statements for Environmental Opportunity (SEOs) for NCA 125 focus on improvements to landscape and wildlife and improved recreational access:
- SEO1 proposes the expansion of species-rich grassland, enhancing wildlife connectivity and reinforcing distinctive landscape character
 - SEO2 proposes managing and expanding broadleaved woodland cover and wildlife habitats
 - SEO4 indicates the potential for managing recreational opportunities whilst conserving the natural environment
- 4.5. Given that the character of the Site is not strongly reflected by the characteristics described for NCA25, this forms part of the landscape appraisal, however, the SEOs have informed the design of the Illustrative Landscape Strategy for the Site (Appendix 3).

Regional Assessments: Hampshire Integrated Landscape Character Assessment (draft, 2010)

- 4.6. The *Hampshire County Integrated Character Assessment* identifies the site as belonging to Landscape Character Type (LCT) *Lowland Mosaic: Medium scale*, and within Character Area 2f 'Forest of Bere East'. The landscape of the Site is very characteristic of this area with relevant key characteristics comprising:
- A low lying landscape with shallow undulations, predominantly south sloping

- Varied geology and soils, with seasonally saturated heavy clays in the central and southern parts and locally higher, more undulating sandy outcrops resulting in agriculturally poor soils
- Predominantly pasture, commercial forestry and woodland with small some smallholdings
- High proportion of woodland, both coniferous plantation and ancient seminatural woodland, some fairly extensive, often accessible
- Woodland creates a secluded landscape, contrasting with the adjoining major towns, although there are strong urban fringe influences around large settlements
- High proportion of semi natural habitats including ancient woodlands
- Part of the former hunting reserve of the Royal Forest of Bere, which has shaped the pattern of woodland, commons and assart fields; hedgerow oaks and hedgebanks are common features; the fringes are typically of later formal enclosure
- Routes vary from straight roads with wide verges associated with formal enclosure, to narrow, winding, hedged lanes
- Historically, mixed settlement pattern of low density dispersed farms, with linear settlements along stream tributaries and common edges
- Extensive mid to late 20th century development of Waterlooville, Horndean and Cowplain which divides the area in two
- Hedgerow oaks and hedgebanks are common features

Local Assessments: East Hampshire District Landscape Character Assessment Final Report (Land Use Consultants 2006)

- 4.7. Within the East Hampshire District Landscape Character Assessment, the Site lies within the centre of area 10a 'Havant Thicket and Southleigh Forest Wooded Claylands', an area that extends across the southern part of the District from Denmead in the west to Rowlands Castle and Southleigh Forest in the east.
- 4.8. The assessment categorises the historic landscape of the Site as 'Fieldscapes Assarts'¹
- 4.9. Relevant key characteristics for the Wooded Claylands are similar to those set out in the Hampshire Integrated Landscape Assessment, comprising:
- Low lying, undulating, clay vale between the dipslope of the Chalk downland and the Portsdown chalk ridge
 - Underlying London Clay and Wittering Formation produce a mixture of sandy and clayey soils which give rise to relatively unproductive agricultural land
 - Dominated by woodland, including semi-natural copses and mixed plantations, which creates a strong sense of enclosure
 - Woodland forms part of a relic fragment of the Forest of Bere, a royal hunting preserve, during the Medieval period
 - Woodland surrounded by regular recent (18th–19th century) enclosures, many of which produce straight edges and sharp corners on the edges of the woodland
 - Extensive opportunities for outdoor recreation including forest walks, cycling, and horse riding
- 4.10. Other characteristics listed for the Havant Thicket and Southleigh Forest area are:

¹ Assart: An area of farmland formed by the clearance of part of a wood, forest or common

- A varied landcover dominated by woodland and including pasture, paddocks and common land
- Dominated by woodland, all of it pre-1800 but subsequently replanted (Havant Thicket, The Holt and Southleigh Forest) and smaller copses which provide enclosure and a strong backdrop to views
- Small geometric fields predominantly of recent enclosure with pasture, some managed as horse paddocks
- Close proximity to Havant and Horndean allows good access to this landscape and despite being adjacent to the urban edges there are opportunities to find places of tranquillity

4.11. The assessment also lists some key sensitivities that are relevant to the Site:

- Areas of remnant ancient woodland that form part of the Forest of Bere, provide a sense of enclosure, time depth and rich biodiversity
- The pattern of early enclosures and assarts which are vulnerable to loss/ neglect of boundaries or changes to boundaries associated with use for horse grazing
- Pockets of tranquillity which are threatened by large scale development and traffic

Landscape Character Summary

- 4.12. In summary, whilst the Site is located within National Character Area 125 South Downs and is situated close to the South Downs National Park, its character is more typical of the clay farmland that occupies land between the chalk ridges of the South Downs and Portsdown Hill. This is represented within the *Hampshire Integrated Landscape Assessment*, which places the Site within Character Area 2f 'Forest of Bere East' and the *East Hants District Landscape Character Assessment*, which places the Site within Area 10a 'Havant Thicket and Southleigh Forest Wooded Claylands'.
- 4.13. These regional and local landscape character assessments highlight that the Site is a remnant of the historic Forest of Bere and benefits from enclosure by the adjacent ancient woodland and mature hedgerows with oak trees, as well as recreational access routes to the countryside to the north and west. Together with the surrounding landscape, the Site occupies a gently south-facing slope. The character of these two pasture fields has been compromised by its proximity to the built environment of the 20th century and recent development to the east and south, including Waterlooville and Horndean however. This has included the use of the western field as a pony paddock and glimpses through to the recent Catherington Park residential development to the immediate south and east.

Landscape Features

Landform

- 4.14. The Site occupies a gentle south-facing slope that extends from 61.5m Above Ordnance Datum (AOD) at its southern boundary to 72m AOD at its north-eastern corner. The sloping landform continues gently to the adjacent area to the north and south (see Figure 3).
- 4.15. In addition to this wider pattern of landform there are six localised 'sink holes' within the Site's eastern field, comprising surface expression of sub-surface chalk solution features. The ground conditions are subject to a separate Ground Investigation Report by Geo-Environmental Services Limited.

Water Features

- 4.16. There are no known water features within the site.

Land Use and Vegetation

- 4.17. Site vegetation and land uses are shown on Figures 4 and 5.
- 4.18. The Site comprises two pasture fields together with access streets linking back to Eagle Avenue. The western field is used for pony grazing, whilst the eastern one appears to be used for informal walking. Both fields are enclosed by mature hedgerows with a number of large oak trees. Adjacent to the northern boundary of the fields, there is a stretch of byway (BOAT). Beyond the BOAT is an area of ancient woodland, James's Copse, which is also locally designated as a Site of Importance for Nature Conservation. Both James's Copse and the trees adjacent to the BOAT are covered by woodland Tree Preservation Orders (TPOs).
- 4.19. A track running between the Site's two fields also benefits from mature hedgerows on each side, including two oak trees covered by a group TPO.
- 4.20. The eastern site boundary, adjacent to homes on Merritt Way also benefits from mature oak trees along its length, however these are not covered by TPOs.
- 4.21. The southern site boundary also comprises mature native hedgerows along its length. At its eastern end (adjacent to homes on Merritt Way and Gardiner Walk), some of these are covered by a group TPO as well as two individual TPOs. The western end of this boundary comprises mature hedgerow species but no oak trees. There are however three large trees just to the south of this boundary (at Coddington Grove), one of which is covered by a TPO.
- 4.22. The Site's western boundary comprises a mature native hedgerow. This comprises small trees and mature hedgerow species but lacks the mature oaks seen elsewhere around the Site.
- 4.23. Within the eastern field of the Site there are also several clumps of trees and scrub, corresponding with some of the chalk sink holes. The largest of these includes an oak tree covered by a TPO. In addition a further oak tree to the north-east of this large sink hole is also covered by a TPO.
- 4.24. In the wider area to the west and north-west, the land uses are typified by arable farmland, together with a cluster of cottages on a lane to the immediate north-west of the Site. There is also an extensive solar farm to the north.
- 4.25. To the south and east, there is a notable contrast, with an extensive area of suburban low-rise housing at Wecock/ Lovedean/ Horndean/ Waterlooville. These predominantly date from the middle to end of the 20th century, but also include clusters of historic properties as well as more recent 21st century developments such as Catherington Park and Berewood.

Public Rights of Way and Access

- 4.26. The Site benefits from a number of public rights of way within and adjacent to its boundaries as shown in Figure 4:

- BOAT 119/46/1 runs adjacent to (but outside of) the Site's northern boundary, connecting Catherington Park with the countryside to the west
- Bridleway 119/301/1 runs adjacent to (but outside of) the Site's western boundary, connecting Catherington Park with the countryside to the north-west
- Bridleway 108/1b/1 runs adjacent to the Site's eastern boundary, continuing south to join with Bridleway 108/1a/4 to the south of Catherington Park, approximately 100m from the Site's southern boundary

4.27. There are no open access areas within the immediate vicinity of the Site, the closest being over 2km away at Hazleton Common Nature Reserve.

Landscape Baseline Sensitivity Appraisal Summary

- 4.28. Based on the information provided within the East Hampshire District Landscape Character Assessment and the site visit providing further information on the site character and features, the landscape is judged to be of 'Medium' value (see Appendix 1, Table A for definitions). The Site is not designated for its landscape value, but benefits from a backdrop of ancient woodland to the north, mature oak trees within its boundaries and within the site (some of which are covered by TPOs), as well as recreational routes through it and immediately to its boundaries.
- 4.29. Given the screening effects of the surrounding woodland and mature hedgerow trees, the Site will have a 'Medium' susceptibility to change as a result of new housing (see Appendix 1, Table B). When considered alongside its 'Medium' landscape value, this gives the Site an overall landscape sensitivity of 'Medium' (see Appendix 1, Table B).

Visual baseline conditions

- 4.30. The Site survey enabled the Visual Envelope of the proposals to be appraised, taking on board the screening effects of vegetation and the topography for example. As set out in Section 2, the extent of the Site visit exceeded the ultimate visual envelope, ensuring that all potential views towards the Site were recorded. Two computer-generated 'Zone of Theoretical Visibility' (ZTV) drawings helped guide the Site visit (see Appendix 2, Figures 6 and 7) by showing where the housing may be visible from, based on the building heights shown in the parameter plans and taking on board the screening effects of terrain, and structures such as housing and trees (in winter). The location of these screening 'attributes' are taken from lidar data, with the methodology described in Appendix 4. The lidar data currently excludes the recently built housing to the immediate south of the Site, meaning that the ZTV over-estimates the visibility of the proposed housing from this direction.
- 4.31. The ZTV demonstrates that the buildings to the south and east within Wecock, Cowplain and Horndean provide extremely good visual screening, meaning that there are very few glimpses of the Site from much of this part of the study area and key views being located to the Catherington Park development. The findings of the ZTV were further refined by the site visits, as shown in the key viewpoints (see Figures 12 to 17).
- 4.32. To the north, James's Copse and mature hedgerows with trees along the Site's northern boundary similarly provides excellent screening from the wider area and whilst the ZTV shows the potential for views as far away as the Monarch's Way to the north of Day Lane, Horndean, the site visit showed that intervening hedgerow vegetation would in reality screen views of new housing. As such, the greatest

extents of visibility to the north would be limited glimpses from the field immediately to the west of James's Copse.

- 4.33. To the west of the Site, there are glimpsed views from the adjacent public bridleway (reference 119/301/1). This is bounded on both sides by overgrown native hedgerows including hazel coppice, which filter views, however there are some clear views into the Site from here, especially during the Winter. The double-hedgerow structure along this right of way does however provide good screening from the wider area to the west and given that this is an area of farmland with numerous hedgerows, visibility is also extremely limited from here, with no views from the next nearest public highway to the west, Anmore Lane.
- 4.34. Table 4.2 summarises the potential visual receptor groups that could be affected by the proposed housing and appraises the value of the views, their susceptibility to change and their overall sensitivity, based on the definitions set out in Appendix 1 Table F.
- 4.35. With regards to 'susceptibility to change', the majority of the visual receptors are judged to be 'high', given that they are users of public rights of way for recreational purposes or residents in adjacent homes. Users of streets within Catherington Park, such as Merritt Way and Coddington Grove, are judged to have a 'low' susceptibility to change (see Table G, Appendix 1).
- 4.36. Effects of the various proposals on these visual receptors are covered in Sections 5 below.

Table 4.1: Summary of Potential Visual Receptors and Overall Sensitivity

Views	Receptor	Value of View	Susceptibility to Change	Overall Visual Sensitivity	Key View Commentary
Views from the north					
1, 2	Users of the lane at north-west corner of the Site	Medium	Medium	Medium	This lane is well enclosed by boundary hedgerows on both sides, which provide screening to the wider area even during the Winter months. At the end of a short stretch of the lane, there is a glimpse through to the Site's western field, via a field gate. Further vegetation along the site's northern and western boundaries provides visual enclosure however, meaning that only a small part of the Site can be seen.
3, 4	Users of BOAT 119/46/1	Medium	High	Medium	The thick scrub vegetation to the south of the BOAT, which includes holly, provides good screening to views to the south and reinforces the wooded character of the path. There are however, glimpses through to the open fields beyond this vegetation, and subject to the treatment along the northern edge of the proposed housing parcels it is likely that new homes will be apparent.
Views from the east					

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Views	Receptor	Value of View	Susceptibility to Change	Overall Visual Sensitivity	Key View Commentary
6	Users of Bridleway 108/1b/1	Low	High	Medium-Low	This bridleway runs adjacent to the Site's western boundary, however views into the Site are limited by a strong hedgerow with oak trees. Even in the Winter, views comprise glimpses of the Site's western field only. Given that the bridleway runs adjacent to existing properties in Catherington Park, the context of the views from the bridleway is suburban rather than rural, including homes, garden boundaries and parking areas in the foreground for example.
5	Residents of Merritt Way	Low	High	Medium-Low	A short stretch of Merritt Way provides a vista towards the north-eastern corner of the Site. Homes and garden boundaries provide good screening of the Site itself however, and give the view a suburban in character and is also dominated by highway infrastructure it is of Low value.
5	Users of Merritt Way	Low	Low	Low	
Views from the south					
9	Users of footpath and public open space to the immediate south of the Site/ north of Coddington Grove	Medium	High	Medium	A footpath runs immediately adjacent to the south of the Site's western field. This forms part of the adjacent Catherington Park residential area and connects with a central green space overlooked by homes. Views from here have a suburban character, but include a group of mature oak trees and a native hedgerow to the north, which filters views into the Site. In places there are views into the Site's western field however, especially given that it rises gently to the north.
7, 8, 9	Users of Coddington Grove and Merritt Way highways	Low	Low	Low	Views from Coddington Grove and Merritt Way to the south of the site are dominated by foreground houses and highway infrastructure, however mature oak trees within this housing area and also along the Site's southern boundary are also a dominant feature in the views. All of these elements generally screen views to the Site beyond, however where there are vistas up these adjacent streets, there are clear views of small parts of the Site and James's Copse beyond.
7, 8, 9	Residents of Coddington Grove and Merritt Way to the south of the Site	Low	High	Medium-Low	

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Views	Receptor	Value of View	Susceptibility to Change	Overall Visual Sensitivity	Key View Commentary
10	Users of Bridleway 119/30/1	Medium	High	Medium	There is a short stretch of this bridleway that connects with the south-western corner of the Site. The route benefits from mature hedgerows on both sides, however there are glimpses through to housing at Catherington Park on its eastern side which reduces its rural character. Whilst there is a narrow vista up the bridleway that terminates at the Site's southern boundary, the boundary hedgerow here screens views into the Site, even during the Winter.
Views from the west					
11	Users of Bridleway 119/30/1	Medium	High	Medium	This bridleway runs adjacent to the Site's western boundary. It benefits from overgrown native hedgerows, including hazel coppice, on both sides which provide a good degree of screening, however there are regular glimpses into the Site's western field. The hedgerow along the western side of the Bridleway provides a further degree of screening from the wider area to the west.

5. Landscape Mitigation

5.1. The baseline landscape and visual surveys show that the visibility of the Site is extremely limited due to the presence of mature vegetation and housing around its immediate boundaries. As such, there is limited requirement to incorporate significant amounts of strategic planting for example. The proposed site layout has been informed however, by the need to ensure that the proposals do not result in any significant changes to the landscape character or visual amenity of the site and surrounding area. Key design elements are included below:

- All mature trees within and around the site boundaries will be retained. These include a number of trees covered by Tree Preservation Orders. Mature oak trees are a key characteristic of the Site and surrounding area
- New homes will be set well back from all boundaries, avoiding root protection areas and maintaining a 15m buffer from James's Copse ancient woodland; this will help reduce the visual impact of new buildings and allow space for existing and new vegetation to have generous spaces to establish/ continue to grow into mature and healthy specimens and provide good screening
- All hedgerows within and around the Site will be retained, other than to allow the construction of two vehicular access points and a small number of pedestrian access routes through the centre of the site and connecting with the BOAT to the north and housing to the south
- Public open space at the north-western corner of the site and adjacent to its northern boundary can accommodate new tree and hedgerow planting to further supplement existing vegetation and reduce the glimpses of new housing from a short stretch of the adjacent lane and BOAT
- Generous areas of open space can accommodate:
 - an equipped children's play area (LEAP),
 - up to three unequipped spaces for toddler play,
 - trim trail stations for adult/ teenage recreation,
 - a community orchard,
 - Sustainable Drainage System (SuDS) basins; these can be designed as a landscape/ ecological feature subject

6. Landscape Appraisal

- 6.1. The aim of the landscape appraisal is to identify, predict and evaluate potential key effects on landscape designations, character and features arising from the proposed development of housing, green infrastructure and access roads as shown on the Savills parameter plans.

Assessment Definitions

- 6.2. The assessment of effects is based on an evaluation of the 'value' of the landscape receptors and their 'susceptibility to change' caused by the proposed development, enabling their overall 'sensitivity' to be gauged. These definitions are all set out in Appendix 1 (Tables A to C respectively) and described in Section 4 above. The 'magnitude' of the impact of the proposals on the receptors is then judged (Table D) and finally, the overall 'Significance' of the effects is judged by considering both the magnitude of the change and the sensitivity of the receptor together (Table E). As recommended by the GLVIA3, the rationale for this process is described wherever possible, rather than relying solely on matrices.
- 6.3. For the purposes of this appraisal, it is particularly important to identify 'significant' impacts. Significant impacts are considered to be those assessed as 'moderate' or above. The assessment assumes that the likely impacts during construction will be similar to those of Year 0 of the operational phase. The appraisal is taken at two periods in time, in Winter 'Year 0' when mitigation will not have been established and Summer Year 15 when mitigation will be contributing to landscape enhancements. The latter is therefore considered to provide the 'residual' effects of the proposals.

Effects on Landscape Designations

- 6.4. The Site is not designated for its landscape value. Whilst there are a number of trees covered by Tree Preservation Orders within and adjacent to the site, none of these would be affected by the proposed development.
- 6.5. The South Downs National park lies 0.8km to the north of the site. The proposals would not be visible from here.
- 6.6. In summary, the proposals would not result in any effects on designated landscapes or landscape features.

Effects on Landscape Character

- 6.7. The site lies within National Character Area 125 South Downs. It reflects few of the characteristics typical of this wider area however and as such the proposed changes would not result in any notable changes to this wider character area.
- 6.8. The only direct changes would be on the small parts of *the Hampshire Integrated Landscape Assessment* Area 2f 'Forest of Bere East' and the *East Hampshire District Landscape Character Assessment* Area 10a 'Havant Thicket and Southleigh forest Wooded Clayland'. Here, the development would see the replacement of the majority of the two pasture fields (possibly assarts) with approximately 4.14Ha housing/ infrastructure development. All other key landscape characteristics found in the area would be

retained as part of the development, including:

- Ancient woodland to the north
- Gentle south-facing slope
- Strong native hedgerow boundaries with mature oak trees
- Recreational bridleways and byways
- Adjacent urban edges
- Highway links to Eagle Avenue

6.9. The change to the fields within the Site as a result of the built development (4.10 Ha) and remaining green infrastructure (4.14 Ha), will inevitably result in a change to the landscape character of the site of **'Medium'** magnitude and **'Moderate'** significance (see Appendix 1 Tables D and E for definitions). Within the area immediately beyond the site boundaries however, the effects would be indirect, relating only to the change in the glimpses through to new homes rather than the fields and wooded backdrop to the north. This would have a **'Low'** and indirect magnitude of change and be of **'Minor'** indirect significance.

Effects on Landscape Features

- 6.10. The proposals would respect the sloping character of the Site and whilst some chalk sink holes would be capped, this would not result in any artificial looking changes to the natural landscape.
- 6.11. As there are no existing water features on the Site, the proposals would not result in any adverse effects on this aspect of the landscape. The introduction of new SuDS basins could however, enable new permanently wet ponds to be designed, which could, with appropriate design at the Reserved Matters application stage, have a **Minor beneficial** effect on the landscape.
- 6.12. The BOAT running adjacent to (but outside) the northern part of the Site, and the footpaths through the centre and adjacent to the southern boundary, would all be retained as integral parts of the masterplan layout. There would therefore be no change to public access and movement through the Site. The visual context of these routes would change slightly however, and this is covered in the Visual Appraisal (Section 6) below.
- 6.13. With regards to land use and vegetation, the development would result in the change of 6.3 Ha of pasture fields to new homes, streets and public open space. The remainder of the Site (1.53 Ha) would be retained within the existing structure of hedgerows, including the wooded area along the northern boundary (south side of the BOAT), existing hedgerows within and around the existing fields and existing tracks and footpaths. As described in paragraph 6.9 above, this change of land use will have a **'Moderate Adverse'** effect on this site characteristic.
- 6.14. In total, the Site has approximately 1.7km of native hedgerows around its boundaries. Approximately 56 linear metres of Category C hedgerow would be removed to facilitate vehicular access routes as follows:
- 11 lin.m hedgerows removed to create the new cycle/ pedestrian route through the centre of the Site
 - 33 lin.m hedgerows removed to create the southern vehicular access route
 - 12 lin.m hedgerows removed to create the eastern vehicular access route
- 6.15. In addition, approximately 20 linear metres could be removed to create five new pedestrian links to the

surrounding area, assuming 4 lin.m is removed per access point.

- 6.16. Given the extensive lengths of hedgerow that will be retained, and relatively low value of the hedgerows to be removed, the removal of these stretches of hedgerows will not affect the character or integrity of the remaining hedgerows and is judged to have a '**Negligible adverse**' effect only.
- 6.17. A small area of scrub (Arboricultural Survey Group 2) may also be removed to facilitate development in the north-east corner of the western field. Again, given the small size and low sensitivity of this area, the overall effect is judged to be of '**Negligible adverse**' significance.

7. Visual Appraisal

- 7.1. Table 7.1 presents the likely visual effects on the main groups of potential visual receptors highlighted during the baseline survey and describes the changes to their views.

Views from the north

- 7.2. Beyond the northern boundary of the Site, BOAT 119/46/1 runs parallel to the northern boundary. This public right of way benefits from a thick buffer of mature woodland vegetation along its southern side, including evergreen species such as holly (See Views 3 and 4). Even in the winter, views into the site are therefore limited. Once developed, there will however be glimpsed views of new homes, especially if there are any pedestrian connections created through the buffer planting to link with this BOAT. Effects on these visual receptors would at most be '**Minor adverse**', during the winter months. During the summer, there may be no change to the views from some parts of this route.
- 7.3. From the north, the Site is well screened by existing trees and hedgerows along BOAT 119/46/1 and the adjacent James's Copse, even during the Winter months. Beyond the BOAT (see paragraph 7.2) there is no public access into the ancient woodland.
- 7.4. The only public views into the Site from the north, are from the un-named lane that leads to the north-west corner of the Site (see Views 1 and 2). This narrow lane provides access to a few cottages and stable yard but is not a through-route. Due to a bend in the lane and thick hedgerows on either side as well as around the Site itself, visibility is limited to a short stretch of the lane close to the site, which allows a glimpse through a field gateway into the Site's north-west corner. Given that the vegetation will all remain, and that a public open space is to be provided in this part of the Site, views of new homes will be limited to a small, relatively distant part of the scene and at most will have a **Minor Adverse** effect. During the Summer months, with appropriate mitigation planting, there may be **no change** to the view at all.

Views from the East

- 7.5. To the east of the Site, a mature boundary hedgerow with large oak trees provides good screening. There are very limited glimpsed views through this hedgerow into the eastern part of the Site from a bridleway, 108/1b/1 which runs parallel to this boundary however, and new glimpses of homes will occasionally be seen. They will not form a dominant element of the view however, which will be dominated by the hedgerow. In addition, given that this bridleway runs adjacent to existing homes on Merritt Way, this view is already semi-suburban in character and not judged to be of high value. During the winter months, the changes to the view from the bridleway are likely to be **Minor Adverse**, reducing to **Negligible Adverse** during the summer months.
- 7.6. There are a few houses and apartments adjacent to the eastern side of the Site. Residents of these properties are likely to have some private views into the site from their upper windows. There is no right to protect these views in planning terms, and these properties have not been accessed as part of this appraisal. In general, the hedgerow boundary will provide good screening, however it is likely that there will be Minor adverse changes to the views from the upper storeys of these properties, and from the ground floor of properties close to the new vehicular access road.

- 7.7. From Merritt Way, close to the adjacent school playing fields (View 5), there is vista towards the proposed vehicular entrance in the north-eastern corner of the Site. The view is generally dominated by the existing homes and highway infrastructure in the foreground so is of low value, however there will be a visible change in the view with the construction of the new Site access and glimpses of new homes at the end of the existing street. Given the low sensitivity of the receptors and the existing view, the overall effect will be **Minor adverse**.

Views from the South

- 7.8. To the south of the Site, the Catherington Park housing development continues, screening views from the wider area and allowing only glimpsed vistas into the Site itself from roads such as Merritt Way and Coddington Grove. Within part of the Site's southern boundary, to the south of the western field, this includes a non-designated footpath which continues through a public open space at Coddington Grove (see View 9). A mature hedgerow adjacent to this footpath provides some good screening; however from here, and the open space, there are some glimpsed views across the Site towards the mature trees along the Site's northern boundary and James's Copse. These views have new homes and streets in the wider context however and are therefore not of high value despite this wider rural context. A new green corridor will be incorporated along the Site's southern edge, which will enable mitigation planting to be incorporated which will soften views of the new homes, however there will be a distinct change in the character of the views from parts of this area. Effects will therefore range from **Moderate adverse** during the winter to **Minor adverse** during the Summer.
- 7.9. Within the wider built environment to the south, views are dominated by foreground housing and highway infrastructure, with views through to the Site only forming a small element of the View (see Views 7, 8 and 9). Given that these views and visual receptors have only a 'low' sensitivity, and that the strong landscape structure provided by the retained existing oak trees will retain this character, the introduction of new homes within this existing foreground context will have only a **Minor Adverse** effect on these road users.
- 7.10. From this southern area there are also some private views from Coddington Grove and Merritt Way. As with the homes to the east of the Site, there is no right to protect these views in planning terms, and these properties have not been accessed as part of this appraisal. Whilst a small number of homes will experience a change to their views, the impact of the new homes can be partially mitigated through the retention of the existing mature hedgerow and trees, and also the wider area of open space that has been retained as part of the proposed site layout. Given the relatively low value of these views with their foreground built infrastructure, the overall effects on these receptors will be **Minor Adverse**.
- 7.11. The only other visual receptor group to the south of the Site are users of Bridleway 119/30/1 close to the south-western corner of the Site (see View 10). This pathway is enclosed by mature hedgerow on both sides but has glimpsed views to the rear view of properties on Coddington Grove. The Site is currently concealed by a mature hedgerow along its southern boundary, however it is possible that there may be glimpses through to new homes during the winter months. Given that the proposed layout allows for a generous open space in this south-western area, it is likely that effects will be **Negligible Adverse** at most.

Views from the west

- 7.12. The only views from the western side of the Site are from Bridleway 119/30/1, immediately adjacent to its western boundary (see View 11). This area has a mature hedgerow running adjacent to it, however there are some clear gaps through to the western part of the Site. During the winter months there are likely to be some **Moderate Adverse** effects on users of this route, with new homes visible in an area that is currently focused on the western field of the Site. The site layout allows for the retention of a green corridor including this existing hedgerow, as well as two generous green spaces. This can allow for further vegetation to be planted, meaning that ultimately views from here can still retain a green and leafy character, albeit with glimpses of homes beyond. During the Summer of Year 15, the effects will therefore be **Minor Adverse** at most.

Table 7.1: Summary of Main Potential Visual Receptors

Abbreviations: *Adv = Adverse* *Subs = Substantial* *Med = Medium* *Mod = Moderate*
 Negl = Negligible *Min = Minor* *No ch = No change* *Neut = Neutral*

Views	Receptor	Overall Visual Sensitivity	Magnitude of Visual Effect (Winter Year 0)	Significance of Visual Effect (Winter Year 0)	Magnitude of Visual Effect (Summer Year 15)	Significance of Visual Effect (Summer Year 15)
Views from the north						
1, 2	Users of the lane at north-west corner of the Site	Medium	Low adverse	Minor adverse	Low adverse – No change	Minor adverse – No change
3, 4	Users of BOAT 119/46/1	Medium	Low adverse	Minor adverse	No change - Low adverse	No change - Minor adverse
Views from the east						
6	Users of Bridleway 108/1b/1	Medium-Low	Low adverse	Minor adverse	Negligible adverse	Negligible adverse
5	Residents of Merritt Way	Medium-Low	Medium adverse - Low adverse	Minor adverse	Medium adverse - Low adverse	Minor adverse
5	Users of Merritt Way	Low	Low adverse	Minor adverse	Low adverse	Minor adverse
Views from the south						

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Views	Receptor	Overall Visual Sensitivity	Magnitude of Visual Effect (Winter Year 0)	Significance of Visual Effect (Winter Year 0)	Magnitude of Visual Effect (Summer Year 15)	Significance of Visual Effect (Summer Year 15)
9	Users of footpath within the south-western part of the Site/ north of Coddington Grove and public open space to the immediate	Medium	Medium adverse	Moderate adverse	Low adverse - Medium adverse	Minor - Moderate adverse
7, 8, 9	Users of Coddington Grove and Merritt Way highways	Low	Low - Medium adverse	Minor adverse	Low - Medium adverse	Minor adverse
7, 8, 9	Residents of Coddington Grove and Merritt Way to the south of the Site	Medium-Low	Low - Medium adverse	Minor adverse	Low - Medium adverse	Minor adverse
10	Users of Bridleway 119/30/1	Medium	Negligible adverse	Negligible adverse	Negligible adverse	Negligible adverse
Views from the west						
11	Users of Bridleway 119/30/1	Medium	Medium adverse	Moderate adverse	Small adverse	Minor adverse

Note: At Year 15, all visual effects are judged to be 'permanent'

Lighting

- 7.13. Lighting for the site will be carefully controlled and can be developed in a sensitive manner.
- 7.14. The application site borders existing residential development at Catherington Park to the south and east, beyond which lies the existing settlements of Wecock Farm, Cowplain and Horndean. It is considered that the development of the Site would be visually read against the backdrop of these existing sources of light generation. Furthermore, it is not anticipated that the site would have any detrimental impact upon the dark night skies classification of the South Downs National Park which is situated in excess of 800m north of the site.
- 7.15. The land use parameter plan demonstrates that development will be set away from the vegetated boundaries of the site in order to minimise any light spill beyond the site boundary. Additionally, development is situated away from the central ribbon of the site which is retained as green infrastructure, in order to prevent impacts upon bat commuting features. The lighting for the site will be developed in an ecologically sensitive manner. It is within the Council's gift to require the provision of a lighting assessment as part of any future reserved matters application that comes forward on the site.

8. Summary and Conclusions

- 8.1. Savills has undertaken a survey and appraisal of the landscape character and features, and visual amenity of an area of land to the west of Waterlooville in Hampshire. The appraisal seeks to predict whether a proposed development of new homes, open spaces and highway infrastructure will have a significant effect on the landscape and visual amenity of the area. The appraisal utilises methodology based on the '*Guidelines for Landscape and Visual Impact Assessment 3rd Edition*' (Landscape Institute and IEMA, 2013), appraising the sensitivity of potential and landscape visual receptors and the magnitude of change that the development may cause, with an overall conclusion of the significance of any effects.

Summary of Effects on Landscape Character, Features and Designations

- 8.2. The review of potential effects on landscape designations, landscape character and landscape features shows that the proposed development would not affect any areas covered by landscape designations. Whilst a number of trees on the site are covered by Tree Preservation Orders, these will all be retained as an integral part of the design.
- 8.3. The Site lies within the *Hampshire Integrated Landscape Assessment Area 2f* 'Forest of Bere East' and the *East Hampshire District Landscape Character Assessment Area 10a* 'Havant Thicket and Southleigh Forest Wooded Clayland'. These are judged to be areas of 'medium' landscape sensitivity. In general, the proposed development will retain the majority of the key characteristics of these areas, including their south facing slope and mature oak trees, together with the wider setting of pasture fields, woodlands and the urban edge of Waterlooville. The proposed development would inevitably result in the change of two pasture fields to an area of new houses and open spaces however, and this would result in a 'medium adverse' change to this aspect of its landscape character and land use, having an effect of 'moderate adverse' significance on the small parts of these landscape character areas that are covered by the site. Given the good screening provided by the mature vegetation to the north and west, and the suburban housing developments to the east and south, the development will not result in any significant changes to the character of the wider landscape however.
- 8.4. With regards to effects on landscape features, the proposals will result in a change of approximately 6.3 ha of the two pasture fields to new streets, housing and public open space. Of this, approximately 4.1Ha will be housing, private gardens and driveways and highway infrastructure. In total, 4.14Ha of the Site will be retained as Green Infrastructure, comprising new public open spaces, existing hedgerows, woodlands and tracks, meaning that over 50% of the Site total will retain a rural, open character. Overall, the change of the land use within the two fields within the site will result in a 'Moderate adverse effect on the Site's land use.
- 8.5. Approximately 76 linear metres of existing category C hedgerow could be removed to facilitate the construction of new vehicular and pedestrian footpaths. Given that the site has approximately 1.7km of hedgerows, this removal is not judged to be significant.

Summary of Effects on Visual Amenity

- 8.6. A site visit and computer generated Zone of Theoretical Visibility shows that the visibility of the Site is

extremely limited, with no views beyond the immediate adjacent area. In particular, mature trees and the James's Copse screen views to the north, overgrown hedgerows screen views to the west and mature trees and housing screen views from the east and south.

- 8.7. Views from the north are limited to the BOAT that runs through the northern part of the Site and a short stretch of the un-named lane that leads to the north-western corner of the Site. To the east, views are limited to a bridleway that runs immediately adjacent to the Site's eastern boundary and users and occupiers of a short stretch of Merritt Way. To the south, there are further glimpsed views in from users and residents of Merritt Way and Coddington Grove. In addition, there are views in to the site from a stretch of a footpath that runs through the southern part of the site adjacent to the western field and from a short stretch of bridleway that runs to the west of Coddington Grove.
- 8.8. Given the relatively low value of the existing views, and the good screening provided by existing and proposed landscape features, where the new development will be visible, the overall visual effect will generally not be significant. The only significant changes are likely to be on users of the bridleway to the west of the Site and the footpath that runs through the southern part of the Site, during the winter months. Once new vegetation has matured here, it is likely that effects here will generally diminish to a **minor adverse** (not significant), although views from users of the public open space within Coddington Grove may continue to experience a **moderate adverse** change to their views.

Appendix One Assessment Definitions

Table A: Landscape Value Criteria

Landscape Value	Criteria
High	A Landscape element or area of high scenic/ perceptual qualities in good condition. Highly valued for its quality and/or Landscape character, and may be designated at international or national level, such as World Heritage Sites, Listed Buildings and Registered Parks and Gardens.
Medium	A Landscape element or area of medium scenic/ perceptual qualities, in at least moderate condition. Valued at a local level, for example, Conservation Areas and Locally Listed Buildings. It may also include undesignated Landscapes with some of the following: ▪ High scenic quality ▪ Intact Landscape character ▪ Presence of distinctive elements/ features in the landscape ▪ Features of particular landscape or cultural heritage importance ▪ Recreation value ▪ Historical associations
Medium/ Low	An undesignated landscape that has some landscape features that contribute to its sense of place and are of value to the local community, but that may be in mixed condition and include some detractors that weaken its overall character and scenic quality.
Low	A Landscape with few or no scenic/ perceptual qualities and in poor condition, not particularly valued, and not designated.

Table B: Landscape Susceptibility to Change Criteria

Landscape susceptibility to change	Criteria
High	An area where landscape character would be noticeably changed by the proposed scheme, either due to the loss of important landscape features, or due to the introduction of new features that are not typical of the area. The potential for intrusive development may also be due to a relatively open character with few elements that could screen the proposed development.
Medium	A landscape which is partially tolerant to change of the type proposed. This may be due to the presence of existing landscape detractors or the relative lack of a strong concentration of typical landscape characteristics. The capacity of the landscape to accept change may also be due to the presence of some elements that may screen the proposed scheme, such as vegetation, buildings or landform features.
Low	An area that is tolerant of substantial change of the type proposed. This may be due to a lack of existing distinctive landscape elements or characteristics, the presence of a number of landscape detractors, or the presence of elements that may screen the proposed scheme.

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Table C: Overall Landscape Sensitivity

Landscape susceptibility to change (from Table A2)	Value (from Table A1)			
	High	Medium	Medium-Low	Low
High	High	Medium	Medium-Low	Medium-Low
Medium	Medium	Medium	Medium-Low	Medium-Low
Low	Medium-Low	Medium-Low	Low	Low

Table D: Magnitude of Landscape Effect

Landscape Scale/ Size of Change	Criteria
High adverse/ beneficial	The proposals would be at total variance (adverse) or totally accord (beneficial) with the key characteristics of the existing landscape, and/or there would be a very noticeable loss or change in landscape elements, features or characteristics. Beneficial effects would restore, recreate, or permanently benefit the condition or character of the landscape.
Medium adverse/ beneficial	The proposals would noticeably be at odds (adverse) or fit well (beneficial) with the key characteristics of the existing landscape, would noticeably improve or harm the condition or character of the landscape, and/or would result in the partial loss or alteration to one or more key landscape elements, features or characteristics.
Low adverse/ beneficial	The proposals would not quite fit (adverse) or have a degree of fit (beneficial) with the key characteristics of the existing landscape, and/or there would be minor loss or alteration of landscape elements, features or characteristics. Beneficial effects would go some way towards improving the condition or character of the landscape.
Negligible adverse/ beneficial landscape impact	The proposals would create a just discernible loss/ change, or improvement to the key characteristics of the existing landscape. The proposals may not be uncharacteristic of the existing landscape.
Neutral	Where the development would cause a change to the landscape, but would be in keeping with its existing elements, thus having neither an adverse or beneficial effect.
No change	The proposals would not cause any change to the key characteristics of the existing landscape

Table E: Overall Significance of Landscape and Visual Effects

Sensitivity of Landscape Receptor (from Table A3)	Magnitude of Landscape/Visual Change (from Table A4)			
	High	Medium	Low	Negligible
High	Major	Moderate	Minor	Negligible
Medium	Moderate	Moderate	Minor	Negligible
Medium-low	Moderate	Minor	Minor	Negligible
Low	Minor	Minor	Minor	Negligible

Table F: Visual Receptor – Value Criteria

Value	Criteria
High	Views with high scenic value, views to heritage assets or valued landscape features. Recognition of value shown through planning designations or in relation to heritage assets. Views may be referenced in tourist guides or maps and accompanied by facilities to facilitate their enjoyment, such as parking or interpretation boards.
Medium	Views of medium scenic value. Views not necessarily promoted widely for their value, but may be appreciated by the local community as a popular place to walk/ visit.
Low	Views are of low value, for example, due to landscape detractors, and may only be seen for periods of shorter duration such as visibility from roads or railways.

Table G: Visual Receptor – Susceptibility to Change Criteria

Susceptibility to Change	Criteria
High	Residents at home. People engaged in outdoor recreation whose attention is likely to be focused on the townscape and particular views. Visitors to heritage assets or other attractions where views are an important contributor to the experience. Communities where views contribute to the townscape setting enjoyed by residents.
Medium	Travellers on road, rail or other transport, where travel involves recognised scenic routes. People at their place of work where views are an important contributor to the setting and quality of working life.
Low	Vehicle users on roads used principally for passage, where the attention is not necessarily focused on the view. People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the townscape. Occupants of places of work whose attention may be focused on the work and where the setting is not important to the quality of working life.

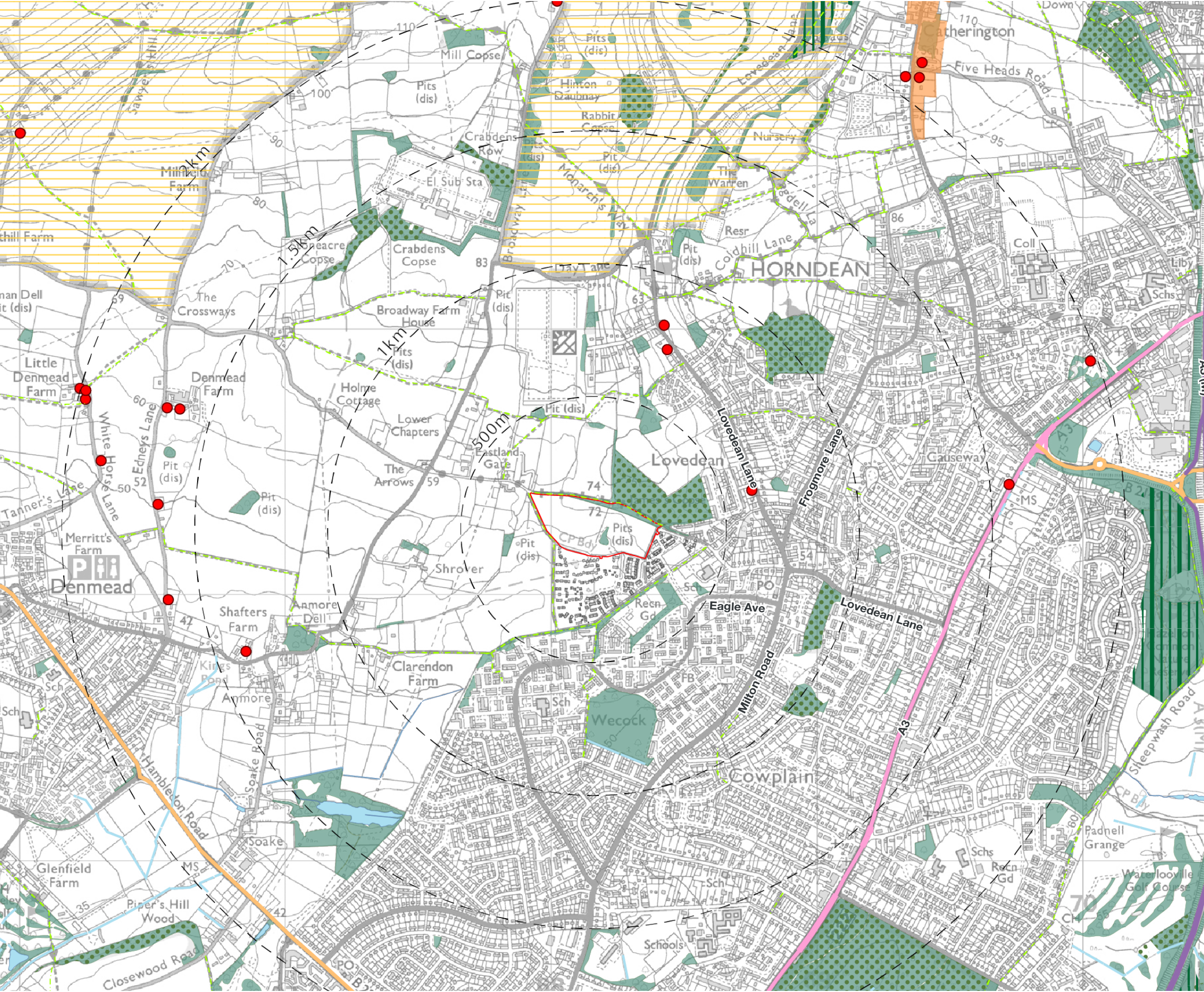
Table H: Visual Receptor: Overall Sensitivity

Susceptibility to change (from Table A7)	Value (From Table A6)		
	High	Medium	Low
High	High	Medium	Medium- Low
Medium	Medium	Medium	Medium - Low
Low	Medium-Low	Medium-Low	Low

Table I: Magnitude of Visual Change: Definitions

Size/ Scale of Effect	Criteria
High	Where the development would cause a dominant or complete change to the composition of the view, and the appreciation of landscape character, contrasting in terms of form, scale and mass, height, colour and/or texture. Views of the scheme are unlikely to be screened to any extent.
Medium	Where the development would cause a clearly noticeable change in the existing view, which would have some effects on its composition, and/or the appreciation of landscape character. It would not result in a dominant change to the view however and the overall effect is likely to be mitigated either due to distance from the viewer, complementary colours and textures, or the presence of some screening elements.
Low	Where the development would cause a perceptible change in the existing view, but would not materially affect its composition, or the appreciation of landscape character, either due to its distance from the viewer, the presence of screening elements or complementary colours and textures. Views of the proposals are more likely to be glimpsed rather than full.
Negligible	Where the development would cause a barely perceptible change in the existing view, either due to the presence of screening elements or distance from the viewer. Whilst the development would be visible, it would not result in a change to the overall composition of the view or landscape character of the area.
Neutral	Where the development would cause a change to the view, but would be in keeping with its existing elements thus having neither an adverse or beneficial effect.

Appendix Two Figures



Key

Core Development Boundary

ACCESS

Primary Street

A Road

B Road

Motorway

Public Right of Way (PRoW)

Open Access Land
The Countryside and Rights of Way Act 2000
(CROW Act)

VEGETATION AND LANDSCAPE FEATURES

Ancient Woodland

Non-Ancient Woodland

Surface Water

LANDSCAPE/TOWNSCAPE DESIGNATIONS

Listed Building

South Downs National Park

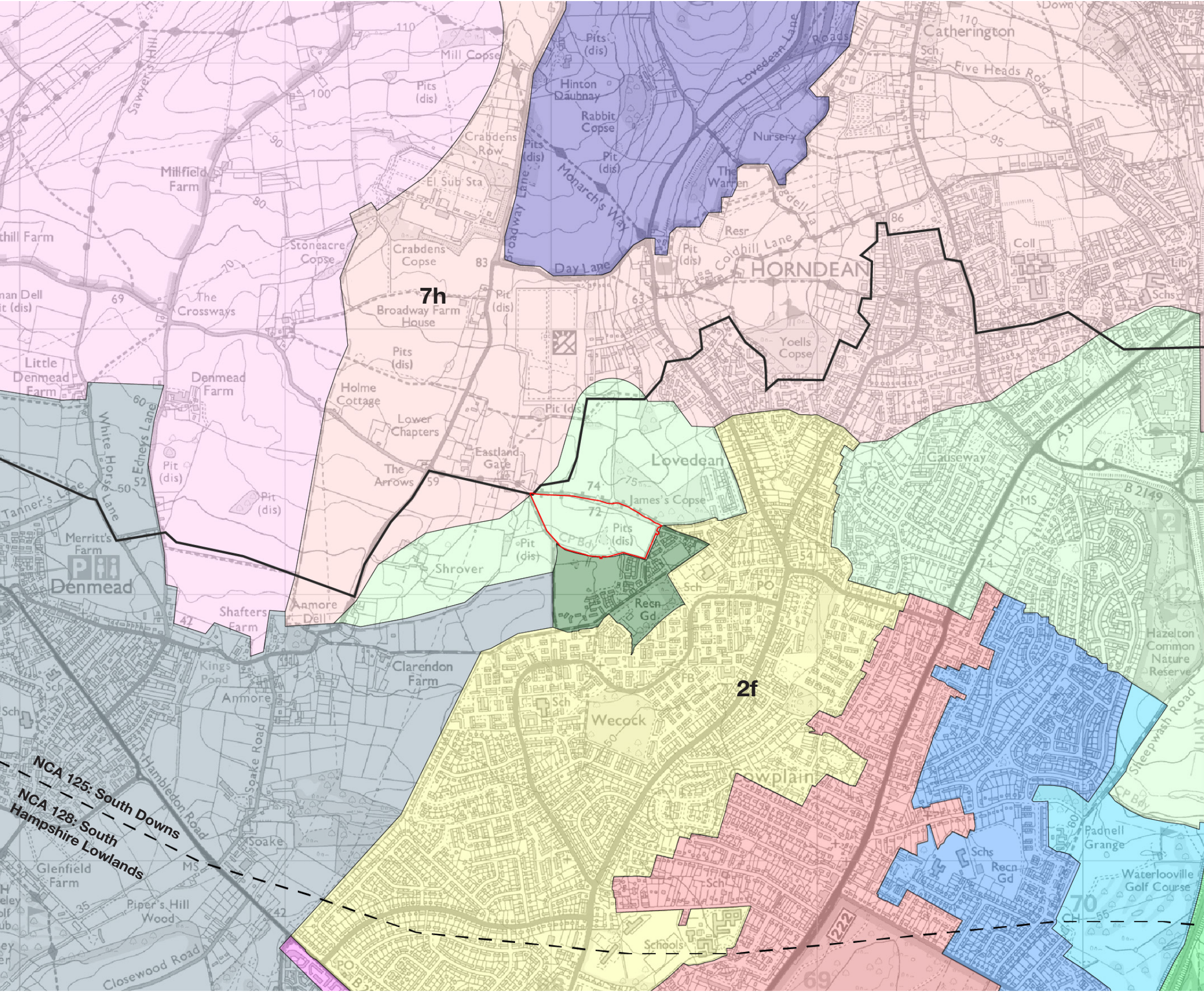
NOTE: See Figure 4 for Tree Preservation Order locations

Land North of Woodcroft Farm

on behalf of Grainger plc

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drawing no.	LA001	drawing	Figure 1: Landscape Context and Designations
revision	B(19.03.24)	scale	1:15,000@A3
drawn by	AM/AIL	checked by	RB
date	01.06.2023	job no.	445315



Key

Core Development Boundary

Hampshire Integrated Landscape Character Assessment (2010)

7h

South East Hampshire Downs (7h)

2f

Forest of Bere East (2f)

Havant Borough Townscape, Landscape and Seascape Character Assessment (2007)

LCA1 - Watrlooville and historic route

LCA2 - Waterloooville western suburbs

LCA3 - Woodcroft Farm

LCA4 - Waterloooville Business Park

LCA5 - Purbrook and Waterloooville - eastern suburbs

LCAB A3 (M) corridor Residential area

LCA9 - Waterloooville Golf Course

LCA10 - Blendworth Common and woodlands

LCA11- A3 (M) Eastern Corridor

Winchester Landscape Character Assessment (2022)

LCA17 - Hambledon Downs

LCA18 - Forest of Bere Lowlands

East Hampshire District Landscape Character Assessment (2007)

3: Downland Mosaic
i - enclosed
ii - open

3a: Clandfield

3f: Horndean - Clandfield Edge

10: Wooded Claylands
10a: Havant Thicket and Southleigh Forest



Land North of Woodcroft Farm

on behalf of Grainger plc

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drawing no.	LA003	drawing	Figure 2: Landscape Character Areas
revision	B(19.03.24)	scale	1:15,000@A3
drawn by	AIL	checked by	PF/RB
date	01.06.2023	job no.	445315



Key

Site Boundary

Existing Building

ACCESS

A Road

B Road

Motorway

Public Right of Way

LAND FEATURES

Surface Water

ELEVATION SHADING (alt)
[metres AOD]

40 - 45

45 - 50

50 - 55

55 - 60

60 - 65

65 - 70

70 - 75

75 - 80

80 - 85

85 - 90

90 - 95

95 - 100

100 - 105

105 - 110

110 - 115

115 - 120

> 120



Land North of Woodcroft Farm

on behalf of Grainger plc

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drawing no.	LA002	drawing	Figure 3: Wider Landscape Features
revision	B(19.03.24)	scale	1:15,000@A3
drawn by	AIL	checked by	PF/RB
date	01.06.2023	job no.	445315