



Gladman Developments Ltd

Halterworth Lane, Romsey

LANDSCAPE AND VISUAL APPRAISAL

January 2024

FPCR Environment and Design Ltd

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed development at Halterworth Lane, Romsey by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (09840-FPCR-ZZ-ZZ-DR-L-0002 Development Framework) and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the Site. The overall Site boundary comprises of approximately 12.8ha of land and is located on the eastern edge of Romsey in Hampshire.
- 1.4 Highwood Lane is located to the north and east of the Site, with Halterworth Farm and Stroud School located further to the north and Warren Farm to the east. The northern and eastern boundary of Halterworth Primary School is located to the south with Elmtree Gardens and Botley Road located further to the south. Residential properties located off Montfort Road, Northlands Road and Whitenap Lane are located to the south of Botley Road. Halterworth Lane and the wider extent of Romsey is located further to the west.
- 1.5 The Site is crossed by the Public Rights of Way (PRoW) footpath: 198/15/1 located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west.

Proposed Development

- 1.6 The proposed development is a residential scheme delivering up to 270 dwellings along with associated public open space (POS) play and Green Infrastructure (GI) including attenuation features set within a landscape framework of retained and proposed GI.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *"Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people."* (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- *As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies".* (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

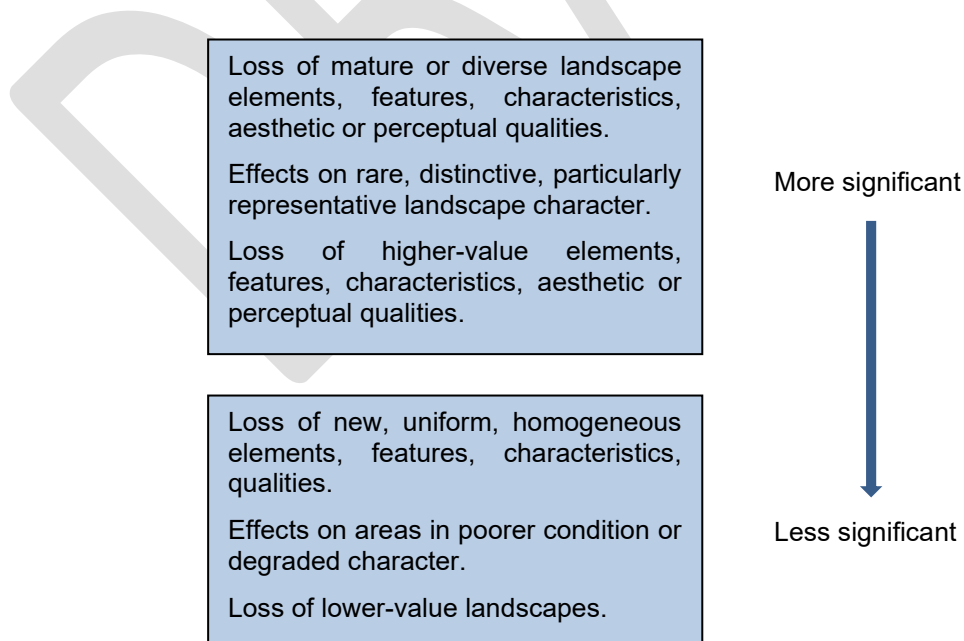
2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.
- "The visual receptors most susceptible to change are generally likely to include:*
- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)
- "Visual receptors likely to be less sensitive to change include:*
- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
 - *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)*
- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- “The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
- 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 form, scale and mass, line height, colour and texture;
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).

2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:

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

2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.* (GLVIA3 paragraph 6.44)

2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

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3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2023)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 180 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise "*the intrinsic character and beauty of the countryside*".
- 3.4 Paragraph 181 advises that:
"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 182 goes on to add:
"Great weight should be given to conserving and enhancing 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 these issues". And
"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 3.6 The Site is located within the administrative area of Test Valley and falls within the 'Romsey – North Baddesley, Local Gap' Policy E3 in the Test Valley Borough Revised Local Plan DPD - 2011 - 2029. The Site is not in the setting of a nationally designated landscape. The character of the Site and its immediate context is assessed within this report to help inform decisions regarding "*the intrinsic character and beauty of the countryside*". The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Test Valley Borough Council, Local Plan (adopted 2011)

- 3.8 The Test Valley Borough Council Local Plan sets out the vision and overall development strategy for the borough to 2029, the Local Plan was adopted in 2011.
- 3.9 As the Local Plan reached the five year anniversary of its adoption on 27 January 2021, a review was undertaken in accordance with Regulation 10A The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), this review found that the local plan was still consistent with the National Planning Policy Framework, at this point in time a new local plan is currently being prepared for Test Valley Borough Council, the new Local Plan once adopted will provide policies to guide development in the district to 2040. A consultation took place on the regulation draft on part of the local plan between February 2022 and April 2022, this draft plan did not contain any specific site assessments or allocations.
- 3.10 The following policies are of relevance to landscape and visual matters and the proposed development:

Policy E1: High Quality Development in the Borough

- 3.11 The key landscape-related components of this policy are:

'Development will be permitted if it is of a high quality in terms of design and local distinctiveness. To achieve this development:

- a) should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles;*
- b) should not detract from the dominance of, or interrupt important views of, key landmark buildings or features;*
- c) should be laid out to provide connectivity between spaces and a positive relationship between public and private spaces; and*
- d) makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses.*

Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area.'

Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough

- 3.12 The key landscape-related components of this policy are:

'To ensure the protection, conservation and enhancement of the landscape of the Borough development will be permitted provided that:

- a) it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located;*
- b) it is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced;*

- c) the existing and proposed landscaping and landscape features enable it to positively integrate into the landscape character of the area;
- d) arrangements for the long term management and maintenance of any existing and proposed landscaping have been made; and
- e) it conserves the landscape and scenic beauty of the New Forest National Park or the North Wessex Downs Area of Outstanding Natural Beauty where applicable; and
- f) does not result in the loss of important local features such as trees, walls, hedges or water courses.'

Policy E3: Local Gaps

3.13 The key landscape-related components of this policy are:

'Development within Local Gaps will be permitted provided that:

- a) it would not diminish the physical separation and/or visual separation; and
- b) it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

Local Gaps have been identified between:

- Andover – Anna Valley/Upper Clatford;
- Andover – Enham Alamein/Smannell;
- Andover – Abbotts Ann;
- Andover – The Pentons;
- Ampfield – Valley Park;
- North Baddesley – Chilworth;
- North Baddesley – Valley Park;
- Romsey – North Baddesley;
- Southampton – Eastleigh.

The countryside around settlements plays an important role in helping to define their character and in shaping the settlement pattern of an area. The countryside around Andover and in Southern Test Valley in particular helps to define the distinct character of the two areas. Andover is separated from a number of small rural communities by relatively narrow areas of countryside. Similarly the relationship and sense of place between Romsey, North Baddesley, Ampfield, Chilworth, Valley Park and the larger urban areas of Southampton and Eastleigh is characterised by their separation with areas of countryside.

The purpose of the policy is not to prevent all development within a local gap. In some circumstances where the proposal is of a rural character, such as agricultural buildings, and has a minimal impact on the purpose of the gap, these may be permitted. Development on the edge of settlements will reduce the physical extent of the gaps and development within the gaps themselves could reduce the visual separation of settlements.

The Council will take into account both the individual effects of the proposal and the cumulative effects of existing and proposed development. In defining the extent of the gaps no more land than is necessary to prevent coalescence and retain separate identities of settlement has been included. To ensure that the local gaps can be easily identified, physical boundaries have been used to define their extent. Further justification and details of each of the gaps defined can be found in the Local Gap topic paper.'

- 3.14 The Site is located within the Test Valley 'Romsey – North Baddesley, Local Gap' Policy E3.

Policy LHW4: Amenity

- 3.15 The key landscape-related components of this policy are:

'Development will be permitted provided that:

- a) it provides for the privacy and amenity of its occupants and those of neighbouring properties;
- b) in the case of residential developments it provides for private open space in the form of gardens or communal open space which are appropriate for the needs of residents; and
- c) it does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels.'

Other Relevant Strategies, Guidelines or Documents

Romsey Town Design Statement (2008)

- 3.16 The Town Design Statement Supplementary Planning Document (SPD) for the Parishes of Romsey Town and the Crampmoor, Halterworth, Highwood, Ganger and Woodley parts of Romsey Extra were adopted by the Council in January 2008.
- 3.17 This document forms part of the Local Development (LDF) and therefore forms part of the basis for decisions on land use planning affecting the area.
- 3.18 The objective of the document is to analyse the appearance of the town of Romsey and determine its unique appearance and to identify the visual features that are important to the townscape.
- 3.19 The Romsey Town Design Statement divides Romsey in to 12 separate neighbourhood areas, Area 12 Crampmoor and Highwood is located to the north, Area 1 Whitenap is located adjacent to the south and Area 2 Halterworth is located adjacent to the Site to the west.

Test Valley Revised Local Plan DPD 2011 – 2029 Policy E3:Local Gaps Topic Paper (2014)

- 3.20 The Local Gap Topic Paper provides the context and rationale of the Local Gap designations along with a description of each of the Local Gap designations in the Test Valley Borough. The Site is located within the Test Valley 'Romsey – North Baddesley, Local Gap' Policy E3.

'Local Gap - Romsey – North Baddesley. This gap extends from the edge of Romsey in the west to North Baddesley in the south. The boundary to the north is formed by Highwood Lane and Green Lane. It is almost completely bounded by development on two sides, with the exception of a small area crossing over the A27 which forms a gap between the Industrial Estate along Luzborough Lane, and the western edge of North Baddesley. It is entirely located in the landscape character area LCT3A Baddesley Mixed Farmland and Woodland. This has a relatively flat landscape

covered by a mixture of small to medium scale fields and small areas of woodland. The character area tips gently westwards down to the River Test valley.

- 3.21 *The gap covers part of a small plateau of regular shaped fields enclosed by hedgerows of variable quality. Within the hedgerows are a number of individual standard trees which provide some enclosure. A few widely spaced farmsteads occupy the gap. The eastern side of the gap is contained by a line of adjoining blocks of woodland around Warren Farm and Scragg Hill. Luzborough Plantation contains views in the south. Romsey has expanded eastwards up the shoulders of the Test River Valley to the edge of this plateau. North Baddesley sits on the plateau, around a confluence of roads.*
- 3.22 *The flat topography and lack of woodland allows wide views across open fields. Lack of woodland in the gap, means that edges of each settlement is not well contained by natural features. Notably the urban edge of Romsey is visible from within the gap along Highwood Lane. However, the urban edge sits just below the lip of the plateau and this provides some natural screening. Hedgerow vegetation and standard trees also filter views. Within the small section of the gap which extends south of the A27 the urban edges of Romsey and North Baddesley are visible to each other across a narrow strip of land. As you leave the edge of Romsey at Luzborough Lane, the edge of North Baddesley becomes almost immediately apparent south of the A27.*
- 3.23 *Visual separation between the two settlements relies on views across the open and undeveloped character of the landscape north of the A27. The urban edge of Romsey sits just below the edge of the plateau screened by the crossing lines of vegetation. If development were to extend up over that edge and across the plateau this screening would become less effective. Intervisibility is already present south of the A27 where the gap is narrow and less robust.*
- 3.24 *The Local Gap boundary is proposed to be amended to remove land to the north east of Highwood Lane as it is considered that the area does not prevent coalescence given its distance from the settlement of Romsey and North Baddesley. A small cluster of development including Oak Tree Cottage to the north east of Halterworth Lane is proposed to be removed from the Gap boundary and to subsequently form part of the settlement boundary. Land to the south of Botley Road and to the west of Luzborough Lane with the A27 roundabout to the north has been identified as being within the settlement boundary and therefore the area is proposed to be deleted from the Local Gap designation.'*
- 3.25 *The Topic Paper provides the following description of the Local Gap as follows; 'The boundary to the north is formed by Highwood Lane and Green Lane. It is almost completely bounded by development on two sides, with the exception of a small area crossing over the A27 which forms a gap between the Industrial Estate along Luzborough Lane, and the western edge of North Baddesley.'* It should be noted that the Local Gaps Topic Paper was published in 2014 and since then, the 'open and undeveloped character of the landscape north of the A27' has been developed with development of the solar farm, and a corridor of hedgerow and tree planting that is approximately 20-25m in depth located along the northern edge of the A27 between the industrial estate along Luzborough Lane and the western edge of North Baddesley,

Policy Summary

- 3.27 The planning policy context for landscape and visual related matters covers some broad considerations. The site does not fall within any national or local landscape-specific designations, though does fall within a Local Gap. The application proposals will have due regard for the relevant policies above including ensuring that the development respects the local landscape character of the area.

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4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 3 illustrates the NCAs and other defined character areas within the context of the Site.
- 4.2 At this very broad landscape scale, the Site lies within Natural England's National Character Area (NCA 128) 'South Hampshire Lowlands'. This NCA stretches from Eastleigh and Bishopstoke to the north, toward Waterlooville, Purbeck and Havant to the east, Fareham to the south east and Southampton to the south. Totton is located to the west with North Baddesley and Romsey located to the north west and therefore covers a very extensive landscape area. The Key Characteristics for the NCA are:
- *'Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.*
 - *Fast-flowing chalk rivers in wide, open valleys with water meadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole, Atlantic salmon, brown trout and the endangered, native whiteclawed crayfish.*
 - *Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere.*
 - *Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.*
 - *An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.*
 - *In parts, a very urban NCA dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant. The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.*
 - *Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA.'*
- 4.3 The National Character Area (NCA) profile includes Statement of Environmental Opportunities (SEOs) for the Character Area. The following are of relevance:
- *'SEO 1: Promote creative and effective sustainable development – including a well-connected network of high-quality greenspace in and around Southampton, Romsey, Eastleigh and Havant – which benefits local businesses and communities, protects local distinctiveness, encourages public understanding and enjoyment of the natural environment, and helps to mitigate the impacts of climate change.*

- *SEO 3: Protect, manage and enhance the area's historic well-wooded character – including its ancient semi-natural woodlands, wood pasture and hedgerows – to increase biomass provision, link and strengthen habitats for wildlife, and improve recreational opportunities.'*

The Hampshire Integrated Landscape Character Assessment (2010)

4.4 The Hampshire Integrated Landscape Character Assessment characterises the landscapes of the county into 62 Landscape Character Areas (LCAs). The Site lies within 'LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic'. The majority of the Site located within the Landscape Type 'Lowland Mosaic Open' and the north western extent of the Site located within the Landscape Type 'Lowland Mosaic Heath Associated'. Under Key Landscape Characteristics for the 'LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic' the following are of reference:

- *'A sense of elevation above the adjoining coastal and valley landscapes of the Test and Itchen, and moderately undulating topography with a variety of clay and sandy gravel geology.*
- *Watershed of the Test and Itchen with chalk fed tributaries and boggy heath and mire, in shallow valleys.*
- *Predominantly improved grassland, but also significant amount of semi-natural ancient woodland and conifer replanted woodland with internationally-designated damp and boggy acid heath habitat in central area creating a rich biodiversity.*
- *A predominantly wooded assart landscape of mid medieval origin fragmented and significantly altered by 18th and 19th century enclosures, conifer plantation and extensive expansion northwards of Southampton in the latter half of the 20th century.*
- *Huge loss of heathy commons and irregular medieval fields to enclosure and development of Romsey, Baddesley and Chandler's Ford in the last 150years.*
- *Until the 19th century, a landscape with a dispersed settlement pattern relatively little changed since the 14th century.'*

4.5 Under the heading 'Experiential/Perceptual Characteristics' the assessment states as follows;

'In general, this is a landscape of short views across fields to layered wooded horizons and woodland edges. There is sense of elevation over adjoining valley character areas and longer distant views when on locally prominent areas such as Baddesley Common, and above the Test Valley.

The definitive rights of way network typically consists of short lengths of paths linked to the often busy rural road network⁵⁰. Connections from modern suburb development into the surrounding countryside is limited but better in some locations (e.g. Chilworth) than others...'

'There is a pervading sense of rural urban fringe in the Lowland Mosaic Common and Heath Associated landscape, with non-traditional rural land uses such as golf courses and horse paddocks. Piecemeal development along roads is also frequent. The Belbins area has had a history of landfill-related activity. Heathland and isolated copses on remaining areas of common provide more natural landscapes in close proximity to development. The Lowland Mosaic Medium Scale landscape has had less recent change and retains a more rural character, buffered from development with the presence of woodland.'

4.6 Under the heading 'Forces for Change' the assessment states as follows;

- *'New large scale settlement extensions in particular around Romsey and North Baddesley*
- *Pressure for urban fringe use related activities.*
- *Enabling greater access opportunities for local people.'*

Test Valley Landscape Character Assessment (2018)

4.7 A Landscape Character Assessment has been prepared for Test Valley Borough Council. The assessment divides the landscape of the district into thirteen Landscape Character Types, of which the Site lies within Landscape Character Type (LCT) 3: Mixed Farmland and Woodland - Medium Scale. The assessment identifies forty LCAs, with the Site located within 3A Baddesley Mixed Farm and Woodland. The key characteristics of the 3A Baddesley Mixed Farm and Woodland LCA include;

- *'Predominantly rural character with mixed farmland.*
- *Trees, woodland and hedges create a sense of enclosure and intimacy and provide strong containment to the settlement edge of Romsey and North Baddesley limiting views.*
- *Rural character of roads lined by mature trees, hedgerows, grass verges and ditches.*
- *The landscape around Lee Lane and rural lanes in the north-east of the area, including Baddesley Common and Emer Bog, are generally free from detractors.*
- *Key views include long views to wooded ridges notably from the central part of Hoe Lane looking north-west; views from Lee Lane across open fields and vegetation along the valley floor; and at Baddesley Common and Emer Bog across open areas of grassland to wooded horizons.*
- *Telegraph Wood containing a possible Iron Age hill fort on a small rise forms a local landmark feature.*
- *Hedgerows are a locally important feature but their quality is very variable and they are sometimes absent resulting in large open areas e.g. around Hoe Lane.*
- *A number of streams with stream-fed lakes.*
- *Patches of lowland heath and valley wetlands.*
- *Baddesley Common and Emer Bog have natural and tranquil qualities, provide some open access and include a complex mosaic of habitats.*
- *Parliamentary field enclosure, generally close to Clay River Valley Settlement type and to the river valleys themselves.*
- *Medium-sized irregular assarts and copses with wavy boundaries between Crampmoor and Ampfield.*
- *On the higher ground evidence remains of the previously wooded environment with narrow discrete roads and tracks, assarted fields and successive replanting of the forest.*
- *Ancient semi-natural woodland linked by hedgerows.*
- *Parkland and parkland features at Grove Place.*
- *Surviving traditional farmsteads.*

- *Traditional styles of built form include brick walls with clay tile roofs and clay tile hanging, with older properties of brick with thatched roofs.*
- *Trees along hilltops frame views.*
- *Key view to Romsey from A27 along Green Hill to east (within the 3B Melchet and Awbridge Wooded Farmland Character Area).*
- *Trees forming part of the skyline around Romsey town including at Botley Road cemetery and the two small chapels.*
- *Wooded character of the Straight Mile with built form largely hidden from view.*
- *Avenues of trees within Romsey.'*

4.8 The LCA includes the following description on 'Key Detractors';

- *'Some urbanising and intrusive elements including pylons in the south-east of the area where a number cross open fields in close proximity; occasional oversized gateways to properties/businesses; large scale commercial buildings to the north-east of North Baddesley; and solar developments north east of Abbey Park Industrial Estate and south of Lee Drove*
- *Poor sense of seclusion or tranquillity close to busy roads and built-up areas.*
- *In places lost or degraded hedgerows have resulted in large open areas.*
- *Limited number of public rights of way restricting recreational opportunities and enjoyment of the countryside.'*

4.9 The LCA includes the following description on 'Local Natural and Cultural Landscape Issues'

- *'Pressure for additional development and the potential erosion of the surrounding historic landscape and remaining wetlands arising from further development extending from the main settlements.*
- *Potential merging of North Baddesley and Romsey and loss of separate identity of settlements.'*

4.10 The Site falls within the 3A Baddesley Mixed Farm and Woodland LCA, there will be no intervisibility between the Site and other LCA areas identified within the Test Valley Borough Landscape Character Assessment as shown at **Figure 3**.

Designations

4.11 This section considers only the relevant designations in the context of the landscape and visual issues of the Site and the proposed development as shown at **Figure 4**.

4.12 The Site is not covered by any statutory or non-statutory landscape designations such as National Landscapes or National Parks. The Site is located with the 'Romsey – North Baddesley, Local Gap' Policy E3 of the Test Valley Borough Revised Local Plan, North Baddesley is located approximately 0.9km to the south east of the Site.

Listed Buildings

4.13 There are no listed buildings within or adjacent to the Site. Within the wider context there are some listed buildings including the following:

- Grade II Listed Building Luzborough Cottage - located off Botley Road approximately 45m to the south east.
- Grade II* Listed Building Luzborough House- located off Botley Road approximately 270m to the south east.
- Grade II Listed Building Garden Walls, Terrace and Gazebo Immediately South of Botley Road - Located off Luzborough Lane approximately 270m to the south east.
- Grade II Listed Building Milestone 10 Metres North East of Brooklyn located off Botley Road approximately 750m to the south east.

Public Rights of Way

4.14 The following public rights of way are located within the application Site boundary as shown at **Figure 2**:

- PRow footpath: 198/15/1 is located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west.

4.15 The following public rights of way are located within the vicinity of the application Site as shown at **Figure 2**:

- PRow – Footpath - 172/1/1 is located approximately 0.87km to the north of the Site connecting Green Lane to Botley Road on a north to south axis.
- PRow – Footpath - 172/1/1 is located approximately 1.3km to the east of the Site connecting Green Lane to Crampmoor Lane on a north to south axis.
- PRow – Footpath - 172/1/1 is located approximately 1.4km to the east of the Site connecting Green Lane to Pound Lane on a north to south east axis.
- PRow - Footpath - 197/503/1 is located approximately 50m to the west of the Site and west of Halterworth Lane and is located on an east to south west axis, linking Halterworth Lane to Tadburn Meadows Nature Reserve and Romsey.

Topography

4.16 The following should be read in conjunction with **Figure 5**.

4.17 Within the Site the topography is generally between 37m to 39.5m Above Ordnance Datum (AOD) across the Site. Along the northern boundary of the Site the topography changes from approximately 37m AOD adjacent to the rear of the properties that back onto the Site along Halterworth Lane rising to approximately 39.5m AOD to the north eastern corner of the Site. The length of the eastern boundary of the Site is located between 39-39.5m AOD, making it the highest point within the Site. To the rear of the properties located off Elmtree Gardens the contours are between 38.5m to 39m AOD, with the 38.5m contour continuing along the boundary of Halterworth Primary School before gradually descending to 38m AOD located at the boundary of the School with Halterworth Lane to the west.

4.18 The south western boundary (opposite Benedict Close) is located at broadly 38.5m AOD, with the boundary of the housing that backs onto the Site along the centre of the western boundary located at circa 38.5-39m AOD. The north western boundary located at the entrance to the PRow 198/15/2 is located at broadly 38-38.5m AOD, before falling to circa 37m AOD to the north west of the Site.

- 4.19 The adjacent arable fields to the north and north east of the Site are located at circa 40m AOD, while the topography to the north of Highwood Lane, Halterworth Farm and the Stroud King Edward VI Preparatory School gradually falls towards the Chandler's Ford to Romsey railway line at circa 25-30m AOD and minor watercourses that link to Tadburn Lake and Tadburn Meadows Nature Reserve located further to the west. The topography rises to the north of the railway line towards Harefield and Crampmoor located at circa 39-40m AOD and extending to the east of Highwood Lane. To the east of Highwood Lane the topography rises to a localised high point at circa 45m AOD across an area of land that encompasses Warren Farm. Located beyond the Stroud King Edward VI Preparatory School and Warren Farm the topography gradually falls further to the east towards Baddesley Common and Emer Bog located at circa 30-35m AOD.
- 4.20 To the south of Warren Farm the solar farm is located at circa 40m AOD, with the topography at the north western extent of North Baddesley also located at circa 40m AOD along Botley Road. The topography of North Baddesley falls to the south of Rownhams Lane towards the woodland of Parker's Moor at circa 35-40m AOD. The industrial park located at the Botley Road and Luzborough Lane roundabout is located at circa 30-40m AOD, with the housing to the south of Botley Road located at circa 35-40m AOD. Further to the south the topography falls towards Beggarspath Wood and Parker's Moor at circa 20-30m AOD. The existing housing located to the west of Halterworth Lane is located at approximately 35-40m AOD.

Site and Immediate Context

- 4.21 An assessment of landscape character of the Site and its immediate context has been carried out, providing a finer level of assessment than the published studies. The Site was visited on 28th November 2023.
- 4.22 The Site is situated to the east of Halterworth Lane to the east of Romsey. The Site comprises an area of 12.8ha and consists primarily of two arable fields along with two stable structures within the Site. The irregularly shaped fields are delineated by existing trees and hedgerows, the hedgerows are gappy in places along the Site boundaries. The PRoW footpath: 198/15/1 is located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west.
- 4.23 To the east of the Site the area comprises large arable fields, which also includes of a series of overhead power lines and transmission towers on a north to south axis through the adjacent field network. Further to the east Highwood Lane is bordered by mature hedgerow and tree cover along large lengths of the route, while there are sections of Highwood Lane that have a more open aspect. There are a number of two storey, detached and semi detached properties located along Highwood Lane to the east, these properties back and front towards the Site.
- 4.24 Halterworth Primary School and Chatterbox Community Pre-School are located adjacent to the Site to the South, with the buildings comprising a mix of single and two storey buildings. To the south east, the detached bungalows located off Elmtree Gardens back on to the Site.
- 4.25 Accessed of Halterworth Lane, the Site includes two stable structures. The housing adjacent to the Site includes the properties that front onto Halterworth Lane and back on to the Site to the north west, these properties are a mix of two storey detached and semi-detached properties. These properties are set within gardens, with mature trees and hedgerows along the boundary of the Site, a number of properties have an open aspect across the Site. Housing located adjacent to the Site

that fronts on to Halterworth Lane and back on to the Site to the west are predominantly two storeys in height and are detached properties, the gardens of these properties back on to the Site.

- 4.26 To the north of the Site the area comprises large arable fields with Highwood Lane located beyond. Highwood Lane is bordered by mature hedgerow and tree cover along the length of the route, with a number of individual dwellings located along the route to the north, including Halterworth Farm. The Stroud School, King Edward VI Preparatory is located off Highwood Lane to the north east.

Landscape Value

- 4.27 In terms of "landscape value" it is appropriate to examine the role of the Site and its immediate context in terms of the range of local factors set out in LI TGN 02-21, and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.28 Landscape Designations: The Site and its wider landscape context (including its approximate Visual Envelope (VE) (Figure 6) are not subject to any national, local or other landscape designations.
- 4.29 The Site is also located within the Test Valley Revised Local Plan 'Local Gap' Policy E3. The Site is located adjacent to the settlement edge of Romsey located off Halterworth Lane and set back from Highwood Lane located approximately 0.24km at its closest point to the east. There is no intervisibility between the Site and North Baddesley due to distance and intervening dense hedgerows and trees along vehicular routes and the Solar Farm limiting visibility.
- 4.30 Natural Heritage: The Site is dominated by modified grassland field compartments used for sheep and horse grazing separated by hedgerows, treelines and fence lines. These represent common and widespread habitats supporting limited botanical diversity.
- 4.31 Cultural Heritage: The Site has no notable indicators of cultural heritage, the Grade II Listed Building Luzborough Cottage is located off Botley Road approximately 35m to the south east.
- 4.32 Landscape Condition: The Site is not covered by any landscape quality designations. The existing trees and tree groups present on the Site are in fair to good condition as identified within the Arboricultural Assessment. Overall, the landscape of the Site is judged to be of moderate condition.
- 4.33 Associations: The Site and its immediate context have no known associations with well-known literature, poetry, art, TV/film and music; associations with science or other technical achievements; links to a notable historical event; or associations with a famous person or people that contribute to perceptions of the landscape of the Site.
- 4.34 Distinctiveness: Landscape features within the Site and its immediate context include existing individual trees and hedgerows along field boundaries and woodland along the Site boundaries. Although some positive landscape features are present, it is not considered to be special or unusual in terms of landscape character, but typical of the local landscape on the settlement fringe.
- 4.35 Recreational Value: The Site is in private ownership and the majority of the Site is not currently publicly accessible, however the PRoW 198/15/1 is located through the Site east to west linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west.
- 4.36 Perceptual (Scenic): The landscape within the Site is represented by two irregular large scale fields along with two stable structures within the Site located off Halterworth Lane. Field boundaries are bordered by mature hedgerows and trees, with the existing properties located off Halterworth Lane

adjacent to the west of the Site and Halterworth Primary School adjacent to the south of the Site. Access through the Site is possible along the PRow 198/15/1, while the overhead pylons and transmission towers form a detracting feature within the landscape within the field network adjacent to the east.

- 4.37 Perceptual (Wildness and tranquillity): The Site is not wild and is a managed working landscape and located adjacent to the settlement edge of Romsey to the south and west, which limits its tranquillity.
- 4.38 Functional aspects: Landscape features which contribute to the functioning of the landscape within the Site and its immediate context are generally restricted to existing vegetation surrounding the Site.
- 4.39 In conclusion and having appraised the above factors it is judged that the Site and the immediate landscape is of **medium** landscape value.

Visual Baseline

- 4.40 A visual appraisal has been undertaken for the Site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the Site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.41 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 28th November 2023 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.42 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.43 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-20 illustrate the photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.44 Viewpoint 1 is representative of the views available along Halterworth Lane adjacent to the entrance of the PRow 198/15/1 and represents views available for users of vehicular and PRow located along Halterworth Lane. Viewpoint 1 is located at the junction of Halterworth Lane with PRow 198/15/1, foreground views are focussed on the mature hedgerow and trees located along the boundary of Halterworth Lane with the Site. Glimpsed views beyond the boundary hedgerow can be gained towards a number of properties that front on to Halterworth Lane. Access to the Site and the PRow 198/15/1 is gained through a break in the boundary hedgerow in the centre of the view, glimpsed views towards fields within the Site can be gained directly opposite the entrance to the PRow.

Viewpoints 2, 2a, 2b, 2c, 2d and 2e

- 4.45 Viewpoint 2 to 2d represent the views available for users of PRoW 198/15/1. Viewpoint 2 is located along the PRoW footpath at the junction with Halterworth Lane, adjacent to the stable structures with the western extent of the Site. Foreground views are focussed on the PRoW route, that is delineated by dense boundary vegetation and a post and wire fence. Beyond the PRoW, open views can be gained across to an open area of grassland which forms the western field within the Site. Mature trees, dense understorey and a timber post and rail fence form the boundary with Halterworth Lane to the left of the view, with views towards the side elevations of the adjacent properties located off Halterworth Lane visible beyond mature trees and hedgerow located along the Site boundary to the centre of the view. Beyond the boundary of the housing views open out across the wider Site to the right of centre of the view, with wider middle ground views towards post and wire fencing that delineates the field boundaries along with a number of single storey farm buildings. Beyond the farm buildings views can be gained towards the existing hedgerow that forms the boundary of the Site to the east. Distant views can be gained beyond the boundary hedgerow to the overhead power lines and transmission towers located to the east of the Site.
- 4.46 Photo viewpoint 2a is located along the PRoW 198/15/1, looking across the Site towards Halterworth Lane to the west. Foreground views from this location are focussed on the PRoW footpath route 198/15/1 located in the centre of the view. The PRoW is bordered on one side by a mature hedgerow and trees that form a dense structure to the southern aspect of the PRoW, while the northern boundary of the PRoW is bordered by a post and wire fence. To the north of the PRoW foreground and middle ground views are across an open arable field that forms the northern extent of the Site. A dilapidated farm building is located in the middle ground of the view, with the rear elevations of the properties located off Halterworth Lane located beyond. The boundary of these properties is bordered by a mix of mature trees, hedgerows, a post and rail fence and close board fencing. A number of properties that back on to the Site have rear ground and upper storey views across towards the Site. Distant glimpsed views can be gained beyond the line of trees that forms the northern boundary of the Site towards the hedgerow boundary of Highwood Lane and the roofline of a single storey dwelling located off Highwood Lane.
- 4.47 Photo viewpoint 2b is located along the PRoW 198/15/1, looking across the Site towards Halterworth Primary School to the south. To the south of the PRoW foreground and middle ground views are across an open arable field that forms the southern extent of the Site. Distant views across the field can be gained towards the roof lines of the bungalow properties located off Elmtree Gardens, while views towards Halterworth Primary School are located beyond dense vegetation. The dense vegetation along the boundary of Halterworth Primary School also extends along the south western boundary of the Site, to the rear of the properties located along Halterworth Lane.
- 4.48 Photo viewpoints 2c and 2d are located along the PRoW 198/15/1, where the PRoW route is located through the adjacent arable fields to the site, looking west towards Halterworth Lane. Foreground views in the centre of the view are focussed on the route of the PRoW. The northern boundary of the PRoW is bordered by a mix of scrub and a post and wire fence with the Site located beyond. The post and wire fence and the existing gappy hedgerow and line of trees in the middle of the view forms the eastern boundary of the Site. From photo viewpoint 2c full views can be gained across the adjacent arable land, with views towards the overhead power lines and transmission towers visible in the centre of the view. Views to the south of the PRoW are across open arable land with the overhead power lines and transmission towers forming a prominent

feature. Partial views can also be gained towards properties located along Halterworth Lane beyond intervening vegetation.

- 4.49 Photo viewpoint 2e is located along the PRoW 198/15/1, located at the junction with Highwood Lane, viewing towards the Site to the west. Foreground views from this location are across the arable fields in the centre of the view, with the route of the PRoW following the hedgerow boundary. The overhead power lines and transmission towers are a prominent feature in the view, with views beyond to the hedgerow that forms the eastern boundary of the Site. Partial to glimpsed views beyond the hedgerow can be gained towards the rear elevation of the properties located off Halterworth Lane.

Viewpoints 3 and 4

- 4.50 Photo viewpoint 3 and 4 are representative of the views available for residential and vehicular users of Highwood Lane and help to illustrate the relationship between the site and residential and vehicular receptors located to the east of the Site. Foreground views are focussed on Highwood Lane and the boundary hedgerow and trees, with overhead powerlines located along the length of the vehicular route. Middle ground views can be gained beyond the hedgerow towards the arable fields located to the east of the Site, with the overhead powerlines and transmission towers forming a prominent feature in the view. Glimpsed views towards the rear elevation of the properties located along Halterworth Lane can be seen beyond intervening vegetation. Photo viewpoint 4 is located opposite a gated entrance on Highwood Lane to the arable fields, where a short break in the boundary hedgerow cover appears. From this location foreground and middle ground views are across the open arable fields, with views beyond towards the hedgerow that delineates the eastern boundary of the Site. Glimpsed views can be gained towards the side elevation of the Grade II Listed Building Luzborough Cottage – located off Botley Road and properties located off Elmtree Gardens.

Viewpoint 5, 6 and 7

- 4.51 Photo viewpoint 5 to 7 represent views available for users of Botley Road, located to the south east. Photo viewpoint 5 is located at the Botley Road, Premier Way and Luzborough Lane roundabout junction, viewing towards the Site to the north west. Foreground views are focussed on the road network and the mature scrub, hedgerow and trees surrounding the roundabout junction. Photo viewpoint 6 is located at the Botley Road and Monfort Street junction, viewing towards the Site to the north west. Foreground views east and west are focussed on the Botley Road, with views north focussed on mature trees and a hedgerow that borders the vehicular route. Glimpsed views beyond the hedgerow can be gained towards the roofline of the Grade II Listed Building Luzborough Cottage. Photo viewpoint 7 is located at the junction of Botley Road with Elmtree Gardens, viewing towards the Site to the north. Foreground views are focussed on Botley Road, with views north focussed on mature trees and a hedgerow that borders the vehicular route. At the junction middle ground views beyond the trees and hedgerow are towards the detached single storey bungalows of Elmtree Gardens, that back on to the Site. Middle ground and distant glimpsed views can be gained beyond the bungalows of Elmtree Gardens towards the Site to the north.

Viewpoint 8, 8a,8b and 8c

- 4.52 Photo viewpoints 8 to 8c represent views available for users of Botley Road and Halterworth Lane and the PRoW receptor 197/503/1. Photo viewpoint 8 is located at the junction of Botley Road with Halterworth Lane. Foreground views are focussed on the Botley Road, with views north focussed on Halterworth Lane. Foreground views are focussed on the vehicular routes, which are bordered by mature trees and hedgerows along the length of the boundary of the route. Glimpsed views can be gained towards the upper elevations of properties located beyond the existing Botley Road Hedgerow. Views north along Halterworth Lane from this location are focussed on the vehicular route bordered on either side by garden boundary walls and mature vegetation.
- 4.53 Photo viewpoint 8a is located along Halterworth Lane, located to the north of Benedict Close and viewing towards the Site to the east. Foreground views are focused on the vehicular route of Halterworth Lane with views east towards the Site focussed on the mature trees and hedgerows located along this length of the route. Glimpsed views can be gained towards the two storey properties that are located adjacent to the Site to the left of the view, while views towards the Halterworth Primary School are obscured by intervening vegetation. Photo viewpoint 8b is located along Halterworth Lane at the junction with the PRoW 197/503/1. Foreground views from this location are focused on the vehicular route of Halterworth Lane, with views towards the mature tree and hedgerow vegetation that borders properties located along this section of the route. Dwellings within the view are detached and two and a half storeys in height, these properties are set back from the road in a garden setting. Photo viewpoint 8c is located at the junction of Halterworth Lane with Jenner Way. Foreground views are focussed on the vehicular junction and the mature hedgerow boundary that lines the vehicular route.

Viewpoint 9 and 10

- 4.54 Viewpoints 9 and 10 represent views available for users of Highwood Lane and Green Lane located to the north of the Site. Views from viewpoint 9 are focussed on the vehicular route with existing mature trees and hedgerows that line the route providing a dominant feature in the view. Glimpsed views can be gained through the hedgerow where gaps appear and where gated vehicular access occurs to the arable fields located beyond. Photo viewpoint 9 is located at the junction of Highwood Lane and Green Lane adjacent to the Stroud, King Edward VI Preparatory School. Views towards the Site from this location are focussed on the foreground views of the Halterworth Lane vehicular route which is bordered by mature trees on either side of the route. Where gaps in the tree cover appear partial to glimpsed views can be gained across to the open arable field network located to the north of the Site. Glimpsed views can be gained towards the hedgerow boundary located along the northern boundary of the Site along with distant glimpsed views of the rear elevations of properties located off Halterworth Lane beyond intervening vegetation.

Viewpoint 11 and 12

- 4.55 Viewpoints 11 represents the views available from the users of Green Lane and viewpoint 12 represents the views available for users of the PRoW receptors of 198/501/1 located to the north east. Photo viewpoint 11 is located at the junction of Green Lane with the PRoW 198/501/1 which leads to Crampmoor Lane. From this location views are focussed on the narrow vehicular route of Green Lane, which is bordered by mature hedgerows and trees. Views to the wider landscape are restricted by intervening vegetation located along the route, while glimpsed views can be gained towards the Stroud, King Edward VI Preparatory School. Photo viewpoint 12 is located along the PRoW 172/1/1 located in close proximity to Emer Farm and to the north of Baddesley Common.

Views from this PRow are focused on focused on the PRow, areas of grassland, mature hedgerow and tree belts.

Viewpoint 13

- 4.56 Photo viewpoint 13 represents views available from users of Botley Road located at the junction with Rownhams Lane to the south east. Foreground views are focussed on the road network and the mature scrub, hedgerow and trees that bordered Botley Road. Views are focussed on the foreground with mature trees and hedgerows that border the vehicular route, restricting visibility further to the north and towards the Site.

Summary of Visual Baseline

- 4.57 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- There is the potential for full to partial views from residential receptors located to the south of Highwood Lane, to the north of the Site;
 - There is the potential for full to partial views from residential receptors of Halterworth Lane that back on to the Site to the west;
 - There is the potential for full, partial to glimpsed views from residential receptors of Halterworth Lane that front on to the Site to the west;
 - There is the potential for full to partial views from residential receptors located to the north of Botley Road at Elmtree Gardens, located adjacent to the Site to the South;
 - Views will be full, partial to glimpsed for PRow receptors of Footpath - 198/15/1, located to the east, through the Site and adjacent to the Site to the west;
 - There is the potential for partial to glimpsed views from receptors of Stroud, King Edward VI Preparatory School located to the north east;
 - There is the potential for full to partial views from receptors of Halterworth Primary School located adjacent to the Site to the south;
 - There is the potential for glimpsed views from vehicular receptors of Highwood Lane located to the north and east;
 - There is the potential for glimpsed views from vehicular receptors of Green Lane at the junction with Highwood Lane located to the north east;
 - There is the potential for glimpsed views from vehicular receptors of Halterworth Lane located adjacent to the site to the west;
 - Views from within the wider context to the north, east, south are not possible due to distance, topography and intervening vegetation.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the Site have been considered by the planning and design process and have informed the subsequent scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:

- Retain and enhance public access through the Site.
- Retain existing habitats wherever possible and complement with new landscaping and planting.
- Provide public open space within the Site for the new and existing community. Areas of public open space will be located across the Site through a series of interconnected spaces.
- The development will be set within a strong green framework which draws upon and enhances what currently exists, to maximise recreational and wildlife value.
- Existing hedgerows and hedgerow trees along the Site boundaries will be supplemented and reinforced by proposed planting across the Site.
- Incorporate sustainable drainage features.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:

- The provision of 4.45 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals – representing approximately 34% of the total Site area;
- The retention of the majority of the Site's existing hedgerows, trees and tree groups with removal limited to a number of sections of hedgerow to provide access off Halterworth Lane to the west and short sections of hedgerow within the centre of the Site to facilitate access.
- Existing planting will be complemented by new planting along the northern and eastern boundary to create a green edge to the adjacent landscape.
- Existing planting will be complemented by new planting along the southern and western boundary to create a landscape buffer to the adjacent properties.
- Proposed planting along the Site boundaries will reinforce the existing GI context.
- Tree-lined streets and on plot landscaping will provide attractive routes through the built development, helping to further integrate the built development into its surroundings.
- The creation of a new SuDS basins through the open space of the Site will provide sustainable drainage and habitat creation.

- Provision of a series of informal public open spaces throughout the Site.
- New habitats across the open space will incorporate a wildlife pond, new flower rich grassland, and new reptile habitats.
- The PRoW 198/15/1 will be retained following landscaped green corridors through the Site.

Landscape Management

- 5.4 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

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6.0 LANDSCAPE AND VISUAL EFFECTS

6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the Site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

6.2 During the construction phase, some short-term effects upon the landscape would occur.

Anticipated effects would primarily be caused by:

- Clearance and set up of the compound area;
- Construction of two access roads into the Site from the western boundary in order to facilitate site access via Halterworth Lane;
- Building of new properties and roads; and
- Construction traffic, including HGVs and staff cars travelling to and from the Site;

6.3 All construction work would be carried out in full accordance with best practice procedures to minimise and protect, as far as practicable, potentially adverse effects upon the local landscape character. Appropriate methods will be adopted to protect and retain trees and vegetation based upon BS5837.

6.4 The landscape effects during construction are assessed as being of a temporary nature and given that the timescales involved would be relatively short, this is considered to be of limited significance overall. Inevitably there would be some disruption to the Site's landscape character and its immediate surroundings during the construction phase, however it would be localised and limited in extent and in the context of the adjacent existing settlement edge and associated infrastructure. The landscape effects during construction are considered to be no greater than **major/moderate adverse** for the Site and range from **minor adverse to negligible/none** for wider landscape areas.

Operation (following Completion)

National Character Area

(NCA 128) South Hampshire Lowlands

6.5 At this very broad landscape scale the Site is situated within the National Character Area (NCA) 128 'South Hampshire Lowlands'. The proposed Site gives opportunities to achieve some of the strategic opportunities identified in the NCA including SE01. '*SEO 1: Promote creative and effective sustainable development – including a well-connected network of high-quality greenspace in and around Southampton, Romsey, Eastleigh and Havant – which benefits local businesses and communities, protects local distinctiveness, encourages public understanding and enjoyment of the natural environment, and helps to mitigate the impacts of climate change.*'

- 6.6 This will be achieved by the creation of a series of interconnected greenspaces across the Site for the benefit of the public and natural environment, the proposed GI network will provide for a range of GI and multifunctional green spaces.
- 6.7 The Site occupies a very small area of this large NCA, landscape effects are considered to be **negligible/none** on completion and at year 15.

County Character Area

The Hampshire Integrated Landscape Character Assessment (2010)

- 6.8 At a county level the Site lies within the '*LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic*'. The proposed development is of a relatively modest scale and nature in the context of the broader LCA. The new development would be located adjacent to the existing settlement of Romsey to the south and west with arable fields and Highwood Lane located adjacent to the Site to the north and east.
- 6.9 Under the heading 'Experiential/Perceptual Characteristics' the LCA states: '*In general, this is a landscape of short views across fields to layered wooded horizons and woodland edges.*' Under the same heading the assessment also states '*The definitive rights of way network typically consists of short lengths of paths linked to the often busy rural road network. Connections from modern suburb development into the surrounding countryside is limited but better in some locations (e.g. Chilworth) than others...*' The proposals will retain and enhance the existing network of hedgerows and trees and the PRow located across the Site.
- 6.10 The LCA description includes the following '*Forces for Change*' which includes '*New large scale settlement extensions in particular around Romsey and North Baddesley.*' The proposals will maintain the existing boundary woodland vegetation and the tree network across the Site wherever possible, with new GI planting across the Site enhancing the existing Green Infrastructure. The combination of existing and proposed GI across the Site will enclose the development adjacent to the existing settlement edge of Romsey, ensuring that there is no merging or intervisibility between Romsey and North Baddesley.
- 6.11 The landscape effects on the LCA '*LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic*' are considered to be **negligible** on completion and at year 15.

Borough Character Area

Test Valley Landscape Character Assessment (2018)

- 6.12 The Site is located entirely within the LCA 3A Baddesley Mixed Farm and Woodland, within the Test Valley Landscape Character Assessment.
- 6.13 The proposed development is of a relatively modest scale and nature in the context of the broader LCA. The new development is located adjacent to the existing settlement edge of Romsey, while enclosed from the wider landscape by the existing GI context. As outlined within one of the key characteristics of the LCA which states as follows '*Trees, woodland and hedges create a sense of enclosure and intimacy and provide strong containment to the settlement edge of Romsey and North Baddesley limiting views.*'

- 6.14 The existing overhead pylons and transmission towers form a detracting feature through the arable fields to the east of the Site. Overhead pylons are noted as a 'Key Detractor' and the LCA states as follows '*Some urbanising and intrusive elements including pylons in the south-east of the area where a number cross open fields in close proximity; occasional oversized gateways to properties/businesses; large scale commercial buildings to the north-east of North Baddesley; and solar developments north east of Abbey Park Industrial Estate and south of Lee Drove.*'
- 6.15 The LCA includes the following description on 'Local Natural and Cultural Landscape Issues' which includes the following '*Potential merging of North Baddesley and Romsey and loss of separate identity of settlements.*' The proposals will respond to the 'Local Natural and Cultural Landscape Issues' with the Site contained by the proposed GI across the Site and the existing '*Trees, woodland and hedges*' outlined within the key characteristics forming a sense of enclosure to the Site.
- 6.16 The landscape effects on the LCA at completion and at year 15 are considered to be **minor adverse / negligible** as the existing and proposed GI within and adjacent to the Site helps to integrate the development into its surrounding context.

Site and Immediate Context

- 6.17 The primary change would arise as a direct result of the replacement of fields with residential development and associated infrastructure. Whilst built development would inevitably alter the physical fabric and character of the Site, the proposals will retain and enhance existing landscape features where feasible and introduce new GI across the Site and along the Site boundaries.
- 6.18 The proposed development is located in close proximity to the existing properties located off Elmtree Gardens and the Halterworth Primary School adjacent to the south and properties located off Halterworth Lane to the west.
- 6.19 The proposed housing development will be set back within the Site from the northern and eastern Site boundaries allowing for areas of new GI to establish and integrate with the existing GI. The proposed housing development will also be set back from the existing properties that back onto the Site to the south and west with new areas of GI located along the boundaries of existing dwellings providing a buffer to the Site.
- 6.20 The PRoW 198/15/1 located through the Site on an east to west axis will be incorporated into the Site along its existing alignment, with existing trees retained along the PRoW route. Areas of open space will be located on either side of the PRoW corridor with the proposed housing set back from the PRoW. Links across the wider Site from the PRoW will be possible along connecting footpaths located along green corridors and tree lined streets through the Site. A new footpath connection into the Site is proposed from the south western boundary of the Site adjacent to Halterworth Lane, this footpath will provide connections through the open space along a series of green corridors before linking to the PRoW 198/15/1 to the north.
- 6.21 The existing and proposed GI located through the Site will form a series of green corridors, which will break up the built form of the proposed development, with existing hedgerows through the Site and along the boundary being reinforced with new native planting. The proposed GI will include a series of open spaces across the Site, while new hedgerows, trees and informal planting within areas of POS will serve to enhance biodiversity and habitat value across the Site. Proposed attenuation basins within the areas of open space of the Site will be enhanced through the

implementation of marginal planting and management of the proposed attenuation basin will improve the overall biodiversity within the Site.

- 6.22 The proposals would not erode the wider landscape setting, with the proposed development in keeping with the scale of the adjacent built form to the south and west, while the existing GI located across the Site will be retained. The Site is already separated from the wider landscape context by the existing GI through and surrounding the Site and the proposals will be successfully assimilated into the surrounding context. Overall, the proposals have responded to the constraints of the Site including topography, views and existing landscape features and retains and enhances the vast majority of existing GI across the Site where feasible.
- 6.23 The overall landscape effects upon the Site and the immediate landscape arising from the proposals are assessed as **moderate adverse** at completion and **moderate/minor adverse** at year 15.

Visual Effects

Visual Envelope (VE)

- 6.24 The VE (**Figure 6**) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.25 A hand drawn VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.26 These effects are predicted to affect a number of the visual receptors identified in **Figure 6** and are discussed further in the report.
- 6.27 The visual envelope is localised in its extent with the visual envelope extending towards Jenner Way and Highwood Lane to the north. The VE extends towards the Stroud King Edward VI Preparatory School located at the junction of Highwood Lane and Green Lane to the north east. The existing intervening vegetation including the woodland located to the south of Crampmoor and Harefield and the wooded grounds of the Stroud King Edward VI Preparatory School restrict the extent of the VE further to the north and north east.
- 6.28 Existing mature hedgerows and trees located along the Site boundary and along Highwood Lane restrict the extent of the VE to the east, with mature hedgerows, trees and woodland blocks surrounding Warren Farm and on the edge of Baddesley Common dividing up the field network and restricting the extent of the VE further to the east.
- 6.29 A solar farm is located to the east of Highwood Lane at the junction of Highwood Lane and Botley Road which further restricts the extent of the VE to the south east. Existing mature hedgerows and trees located along the northern boundary of Botley Road and at the roundabout junction with Highwood Lane and Luzborough Lane restrict the extent of the VE towards North Baddesley and the south east.
- 6.30 Existing hedgerows and trees located along the boundary of Elmtree Gardens and Botley Road that back onto the Site restrict the extent of the VE to the South, while the mature trees located

along the boundary of the Site adjacent to Halterworth Primary School further limit the extent of the VE.

- 6.31 Existing GI and housing located along the boundary of the Site and located adjacent to Halterworth Lane restrict the extent of the VE to the west.
- 6.32 There could be some very limited locations (beyond the extent of the VE shown) that could have a very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views of the resultant development.

Construction

- 6.33 During the construction phase, there will be some short term reversible adverse visual effects. Anticipated effects will primarily be caused by:
- Clearance and set up of compound area;
 - New site access;
 - New highway works;
 - Building works;
 - Construction traffic including HGVs and staff cars travelling to and from the Site.
- 6.34 All construction works will be carried out in full accordance with best practice procedures to minimise, as far as practicable, potentially adverse effects; and the visual effects during construction are assessed as being of a transient nature and, given that the timescales involved will be relatively short, this is considered to be of limited significance overall.
- 6.35 Inevitably there will be some disruption to the Site and its immediate surroundings during this phase of works. However, the effects will be limited to the local area. Construction effects for sensitive receptors adjacent to the Site are therefore considered to result in **major/moderate adverse** visual effects, however, for less sensitive receptors and those at a distance from the Site, effects will range from **minor adverse** to **negligible**.

Operation (following Completion)

- 6.36 The following provides a summary of the visual effects assessment included at Appendix C.
- 6.37 Include also details of the longer term effects arising as the landscape/planting matures under the headings below

Residential Properties and Settlement

Highwood Lane (Receptor A)

- 6.38 Residential receptors of properties located off Highwood Lane are located to the north, north east and east of the Site. Halterworth Farm is located to the north of Highwood Lane, while circa 4 dwellings are located to the south of Highwood Lane. Approximately seven properties are located along Highwood Lane to the east. Halterworth Farm fronts onto Highwood Lane and is a mix of single and two storey buildings with the properties located to the south of Highwood Lane a mix of one to two storey detached dwellings. The residential properties located along Highwood Lane to the east are two storey detached and semi detached dwellings. For the residential receptors of

Halterworth Farm, foreground views to the south will remain unchanged with the buildings set back from the road beyond a private driveway, gardens and boundary hedgerows. This combined with the existing hedgerow along Highwood Lane will restrict views south towards the Site located approximately 150m to the south. For the properties located to the south of Highwood Lane the proposed development will be located in close proximity to the Site, with rear ground and upper floor views across arable fields towards the Site to the south. Existing full to partial views across arable fields in the foreground to the south will be retained, with partial to glimpsed views towards the proposed residential development with associated GI located beyond. The proposed residential development will be located approximately 115m to 250m to the south and south west of the properties located beyond an area of existing arable fields and existing hedgerow boundaries. For the properties located along Highwood Lane to the east, the proposed development will be located approximately 240m to the west at its closest point. Existing full to partial views across arable fields in the foreground to the west will be retained, with partial to glimpsed views towards the proposed residential development with associated GI located beyond.

- 6.39 Where views towards the proposed development will be possible, views towards the Site will be set in the context of existing partial to glimpsed views of existing rooflines and rear facades of properties located along Halterworth Lane within Romsey beyond intervening vegetation. The proposed residential development will be set back beyond an area of GI which will comprise of existing and proposed trees and hedgerows which will form a buffer to the wider area to the north and eastern boundary of the Site. Once the GI has established the proposed and existing GI located along the Site boundary, will break up and filter views of the proposed residential development.
- 6.40 Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Highwood Lane. The overall visual effect for these residential receptors is assessed as **moderate / minor adverse** at completion and **moderate / minor adverse** at year 15.

Botley Road (Receptor B)

- 6.41 Residential receptors of properties located off Botley Road are located to the south of the Site. Properties include the detached two storey dwellings that back onto Halterworth Primary School and the two storey detached Grade II Listed Building Luzborough Cottage, located to the north of Botley Road.
- 6.42 For the majority of residential properties located to the south of Halterworth Primary School views towards the Site will not be possible, with the Primary School already being the prominent feature in the view. Where views towards the proposed development will be possible, views will be from rear upper floors, while glimpsed and oblique towards the Site for the proposed Primary School extension. Existing foreground views from these properties are focussed on the intervening vegetation that borders the rear of these properties with the primary school boundary. Views towards the Site for the Grade II Listed Building Luzborough Cottage will be from rear ground and upper floors, while glimpsed beyond the properties at Elm Tree Gardens and intervening vegetation towards the proposed Primary School Extension.
- 6.43 At completion views from these residential properties in close proximity to the Site will change from partial to glimpsed views of existing vegetation located along the primary school boundary to partial to glimpsed views of the existing vegetation located along the primary school boundary with the proposed primary school extension located beyond.

- 6.44 Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Botley Road. The overall visual effect for these residential receptors is assessed as **negligible / none** at completion and **negligible / none** at year 15.

Elmtree Gardens (Receptor C)

- 6.45 Residential receptors of properties located off Elmtree Gardens are located adjacent to the south of the Site. Properties include approximately eleven detached bungalows that back onto an area of land adjacent to the boundary of Halterworth Primary School.
- 6.46 Where partial to glimpsed views towards the proposed development will be possible, views will be from rear ground floors and gardens, towards the area of the Site for the proposed Primary School extension. Existing foreground views from these properties are focussed on an area of arable land adjacent to the properties and the intervening vegetation that borders the primary school boundary.
- 6.47 At completion views from these residential properties in close proximity to the Site will change from partial to glimpsed views of arable fields to close range views of proposed hedgerow planting located along the Site boundary with the proposed primary school extension located beyond. As the proposed GI located along the Site boundary in the form of boundary native hedgerow and tree planting matures, this will provide a level of screening and filter views of the primary school extension within the Site. Glimpsed views beyond the proposed GI would be towards the upper extents and ridge lines of the proposed primary school extension.
- 6.48 Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Elmtree Gardens. The overall visual effect for these residential receptors is assessed as **major / moderate adverse** at completion and **moderate adverse** at year 15.

Halterworth Lane (Receptor D)

- 6.49 Residential receptors of Halterworth Lane are located adjacent to the Site to the west. Views from the two storey semi-detached and detached properties front towards and back onto the Site and will comprise of full, partial to glimpsed views from the ground and upper floors.
- 6.50 For the majority of properties that front onto Halterworth Lane foreground views of the existing adjacent road and hedgerow and tree boundary to the east will not alter. Glimpsed middle ground views beyond the boundary hedgerow and hedgerow trees will change from glimpsed views across an area of arable land to glimpsed views towards proposed residential development with associated GI located beyond. Where views towards the proposed residential development with associated GI within the Site are gained they will be glimpsed at a distance beyond the area of open space, through breaks in the tree cover.
- 6.51 Existing full to partial views towards the Halterworth Lane boundary hedgerow will remain unchanged with the treed hedgerow boundary along Halterworth Lane retained, except for short sections where Site access is proposed into the Site at two locations. For a number of properties located adjacent to the Site access full to partial views will be possible into the Site, where the break in the boundary hedgerow will appear. For these properties views into the Site will be towards the proposed access road with housing and proposed open space located on either side.
- 6.52 For the residential receptors of Halterworth Lane that back on to the Site views will be from rear upper, ground floors and gardens. Existing foreground views from these properties are focussed

on an area of arable land adjacent to the properties with hedgerow boundaries and arable land in the wider view.

- 6.53 At completion views from these residential properties in close proximity to the Site will change from full, partial to glimpsed views of arable fields to close range views of proposed hedgerow planting located along the Site boundary of the development with the proposed open space and housing located beyond. As the proposed GI located along the Site boundary in the form of boundary native hedgerow and tree planting matures, this will provide a level of screening and filter views of the proposed development within the Site. Glimpsed views beyond the proposed GI would be towards the upper extents and ridge lines of the proposed housing within the Site along with areas of GI.
- 6.54 Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Halterworth Lane. The overall visual effect for these residential receptors is assessed as **moderate adverse** at completion and **moderate adverse** at year 15.

Jenner Way and Feltham Close (Receptor E)

- 6.55 Residential receptors located at the junction of Jenner Way and Halterworth Lane are located approximately 120m to the north west of the Site. These comprise properties that are located along Jenner Way and a number of properties that back onto Halterworth Lane, located along Feltham Close set back beyond private driveways and boundary hedgerows and gardens. At completion views from these properties towards the Site will be glimpsed to none. Glimpsed middle ground to distant views beyond the boundary hedgerow and hedgerow trees will change from glimpsed views across an area of arable land to glimpsed views across an area of arable land with the proposed residential development located beyond. As the proposed GI located along the Site boundary in the form of boundary native hedgerow and tree planting matures, this will provide a level of screening and filter views of the proposed development within the Site. Glimpsed views beyond the existing and proposed GI would be towards the upper extents and ridge lines of the proposed housing within the Site.
- 6.56 Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Jenner Way and Feltham Close. The overall visual effect for these residential receptors is assessed as **negligible / none** at completion and **negligible / none** at year 15.

Public Rights of Way (PROW) and Other Footpaths etc

PRoW - Footpath - 198/15/1 (Receptor F)

- 6.57 The PRoW 198/15/1 is located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west. Views from this PRoW 198/15/1 will vary along the route from full, partial to glimpsed. The PRoW 198/15/1 is accessed off Highwood Lane to the east across an area of arable land, with access off Halterworth Lane through a break in the boundary hedgerow along the road. Within the Site the PRoW is comprised of a footpath which is bordered by timber post and rail fencing to the north and an existing line of hedgerow and trees along the route to the south. Full to partial glimpsed views can be gained towards the northern extent of the Site along this section of the route along with full, partial to glimpsed views towards the southern extent of the Site.
- 6.58 Where the 198/15/1 passes through the Site existing full to partial views across open arable fields will be replaced with full to partial views of the proposed residential development. The PRoW

located through the Site will be incorporated on its existing alignment passing east to west, through an area of proposed open space with the proposed housing set back from the PRow. Where full to partial views towards the proposed residential development are gained across the open space, views will be focused on the amenity space and associated play area with the proposed residential development, associated landscaping and access roads located beyond.

- 6.59 On the approach to the Site from the east from Highwood Lane existing foreground full to partial views across an area of arable land with the overhead power lines and transmission towers in the middle of the view will be retained.
- 6.60 At completion middle ground views towards the Site boundary hedgerow and partial to glimpsed views beyond to the rear elevations of the existing housing located off Halterworth lane will be replaced with middle ground views towards the existing Site boundary hedgerow, which will be reinforced with new tree and hedgerow planting with the proposed residential development located beyond. The proposed GI located along the Site boundary in the form of boundary native hedgerow and tree planting matures, will provide a level of screening and filter views of the proposed development within the Site. Glimpsed views beyond the existing and proposed GI would be towards the upper extents and ridge lines of the proposed housing within the Site.
- 6.61 On the approach to the Site from the west along the PRow views towards the proposed development will constitute a recognisable change in the view. Existing views of the rear elevations of properties located off Halterworth Lane will be replaced with views towards the proposed GI located along the Site boundary with the proposed development located beyond.
- 6.62 Visibility of the proposed development will alter across seasons as leaf cover varies for views from the PRow. Visual effects for users of the PRow are assessed as **major / moderate adverse** at completion and **moderate adverse** at year 15.

Roads & Transport Users

Botley Road and Elmtree Gardens (Receptor G)

- 6.63 For receptors of Botley Road views will be predominately focussed along the vehicular route as it passes through the housing and views towards the Site will be none. While vehicular receptors of Elmtree Gardens will have limited glimpsed views towards the Site beyond the existing housing located. At completion glimpsed views from Elmtree Gardens towards the Site will be limited and will change from glimpsed views beyond the existing bungalows to the proposed primary school extension located beyond. As the proposed GI located along the Site boundary in the form of boundary native hedgerow and tree planting matures, there will be a level of screening and filter views of the primary school extension within the Site. Glimpsed views beyond the proposed GI would be towards the upper extents and ridge lines of the proposed primary school extension. Visibility of the proposed development will alter across seasons as leaf cover varies for these vehicular receptors. Visual effects for users of the vehicular route are assessed as **negligible / none** at completion and at year 15.

Halterworth Lane (Receptor H)

- 6.64 Views towards the Site from this road receptor adjacent to the Site to the west will be full, partial, glimpsed to none. For receptors of Halterworth Lane views will be predominantly focused on the vehicular route, except for two short sections of the route located adjacent to the proposed Site

access. Located adjacent to the Site along Halterworth Lane the extent of any views will focus on the existing mature hedgerow located along the boundary of the Site. Views towards the proposed housing located within the Site would primarily be none with vehicles travelling at speed, any glimpsed views would be short, transient, fleeting and side on beyond the intervening vegetation located along the Site boundary with views primarily focussed on the vehicular route. Where the two Site access locations are proposed off Halterworth Lane short, transient, oblique and partial views will be possible into the Site along the primary access road where there is a break in the boundary hedgerow. Views towards the Site from the wider extents of Halterworth Lane will be none, due to intervening built form and existing vegetation along the vehicular route.

- 6.65 Visibility of the proposed development will alter across seasons as leaf cover varies for users of Halterworth Lane. Visual effects for users of the vehicular route will be predominantly confined to sections of Halterworth Lane located adjacent to the proposed Site access and are assessed as **moderate / minor adverse** at completion and **minor adverse** at year 15.

Highwood Lane and Green Lane (Receptors I and J)

- 6.66 Views from the road receptors of Highwood Lane and Green Lane will be distant, glimpsed and confined to a short section of road where there are short breaks in the tree and hedgerow cover along the vehicular route to the north east and east. Glimpsed views towards the Site from Highwood Lane will be short, oblique, fleeting and transient in nature, with views primarily focussed on the vehicular route. Glimpsed views towards the Site will be negligible and views towards the Site from the wider extents of Highwood Lane will be none, due to intervening built form, changes in topography and vegetation along the vehicular route.
- 6.67 Vehicular receptors of Green Lane located to the north east of the Site are glimpsed to none and confined to a short section of the road located at the junction of Highwood Lane. Only when located in a stationary position at the road junction glimpsed views are possible and primarily focussed on the busy vehicular route, with distant glimpsed views towards the Site located beyond the boundary vegetation.
- 6.68 Visibility of the proposed development will alter across seasons as leaf cover varies for users of Highwood Lane and Green Lane. Visual effects for users of the vehicular routes are assessed as **negligible / none** at completion and at year 15.

Other Visual Receptors

Halterworth Primary School (Receptor K)

- 6.69 The Halterworth Primary School is located adjacent to the Site to the south. Users of Halterworth Primary School are considered to be of low sensitivity as focus is generally on people at their place of work and pupils at school where focus is generally on the activity taking place, views of the landscape are predominantly not important to the quality of the work being undertaken.
- 6.70 Views from the single and two storey buildings of Halterworth Primary School front onto Halterworth Lane and side onto the Site. Full, partial and glimpsed views towards the Site will be from the ground and upper floors located in close proximity to the boundary of the Site. Existing side on views from the Primary School will alter from views beyond the existing boundary trees towards arable fields to full views of proposed tree and hedgerow planting located along the Site boundary. Partial to glimpsed views will be possible beyond the tree and hedgerow planting towards areas of

open space which will include the SuDS basin and the housing located set back from the Site boundary within the Site. As the proposed GI matures, views will be focussed on the proposed hedgerow and tree planting located along the Site boundary with the proposed residential development, with associated landscaping and access roads located beyond.

- 6.71 Visibility of the proposed development will alter across seasons as leaf cover varies for users of this receptor. Visual effects for these receptors are assessed as **major / moderate adverse** at completion and **moderate adverse** at year 15 as the proposed planting matures.

Stroud King Edward VI Preparatory School (Receptor L)

- 6.72 The Stroud King Edward VI Preparatory School is located at the junction of Highwood Lane and Green Lane to the north east. Users of Stroud King Edward VI Preparatory School are considered to be of low sensitivity as focus is generally on people at their place of work and pupils at school where focus is generally on the activity taking place, views of the landscape are not an important to the quality of the work being undertaken.
- 6.73 Views from the two storey buildings are set back from the Highwood Lane and Green Lane junction, with the school buildings set within wider grounds of the School. Glimpsed views towards the Site will be from the upper floors of the school. Existing views towards the Site will alter from views beyond Highwood Lane, boundary trees and understorey scrub with arable land located beyond to distant and glimpsed views beyond Highwood Lane and arable fields, to glimpsed and distant views towards the proposed Site. Distant and glimpsed views will be possible beyond the trees of Highwood Lane, with distant views focussed on the proposed tree and hedgerow planting located along the Site boundary. The proposed planting will reinforce the existing hedgerows located along the Site boundary. As the proposed GI matures, distant views will be focussed on the proposed hedgerow and tree planting located along the Site boundary with the proposed residential development, with associated landscaping and access roads located beyond.
- 6.74 Visibility of the proposed development will alter across seasons as leaf cover varies for users of this receptor. Visual effects for these receptors are assessed as **negligible / none** at completion and at year 15.

Night-time Visual Effects

- 6.75 The project will follow the latest best practice guidance on lighting installations to minimise lighting emissions and pollution on the surrounding landscape and on the night time skies. The Site is located adjacent to Romsey to the east. Given an appropriate mitigating lighting strategy, the existence of vegetation including mature trees within the local context which will absorb some of the lighting effect, the lighting effects on the night-time skies are considered to result in only a slight increase in lighting levels from that already provided by the settlement and existing development.

7.0 LOCAL GAP

- 7.1 The planning policy and baseline sections of this report includes commentary in relation to the Test Valley Revised Local Plan 'Local Gap' Policy E3 and 'Local Gap Topic Paper'. The below provides a summary of the considerations in the context of this policy.
- 7.2 The Local Gap and Local Gap Topic Paper have been reviewed, with the Local Gap policy citing that:
- 'Development within Local Gaps will be permitted provided that:*
- a) it would not diminish the physical separation and/or visual separation; and*
 - b) it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.'*
- 7.3 As referenced earlier in this appraisal the description of the 'Romsey – North Baddesley, Local Gap' within the Topic Paper states as follows; *'Visual separation between the two settlements relies on views across the open and undeveloped character of the landscape north of the A27'*. This *'open and undeveloped character'* has been developed since the Topic Paper was published in 2014 with development of the solar farm, and a corridor of hedgerow and tree planting that is approximately 20-25m in depth located along the northern edge of the A27 between the industrial estate along Luzborough Lane and the western edge of North Baddesley, which visually restricts views north.
- 7.4 The shortest distance between the two settlements of Romsey and North Baddesley is approximately 400m, located between the Industrial Estate to the east of Luzborough Lane and the western edge of North Baddesley and will not reduce. The proposed development would not diminish the visual separation between Romsey and North Baddesley as there is no intervisibility between the two settlements. The planting located along the northern boundary of the A27 referenced within photo viewpoints 5 and 13 within the appraisal forms an enclosed character along the northern boundary of the A27.
- 7.5 The Local Gap Topic Paper also provides the following description of the topography of the area and views towards Romsey from Highwood Lane as follows; *'The flat topography and lack of woodland allows wide views across open fields. Lack of woodland in the gap, means that edges of each settlement is not well contained by natural features. Notably the urban edge of Romsey is visible from within the gap along Highwood Lane. However, the urban edge sits just below the lip of the plateau and this provides some natural screening. Hedgerow vegetation and standard trees also filter views.'*
- 7.6 For the properties located along Highwood Lane to the east, the proposed development will be located approximately 240m to the west at its closest point. Where views towards the proposed development will be possible, views towards the Site will be set in the context of existing partial to glimpsed views of existing rooflines and rear facades of properties located along Halterworth Lane, Romsey. The length of the eastern boundary of the Site is located between 39-39.5m AOD, with the topography of the Site descending to 38.5m AOD to the south west and 37-38.5m AOD to the north west. Partial to glimpsed views of the existing settlement edge of Halterworth Lane, Romsey will be replaced with partial to glimpsed views of the Site, while located low in the landscape, below the lip of the wider plateau to the east of the Site.

- 7.7 There will be no coalescence or intervisibility between Romsey and North Baddesley and for views towards Romsey from Highwood Lane the proposed residential development will be set back beyond an area of GI which will comprise of existing and proposed trees and hedgerows which will reinforce the existing GI and form a robust boundary to the wider area to the north and eastern boundary of the Site.

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8.0 SUMMARY AND CONCLUSIONS


- 8.1 The proposed development is a residential scheme delivering up to 270 dwellings along with associated public open space (POS) play and Green Infrastructure (GI) including attenuation features set within a landscape framework of retained and proposed GI.
- 8.2 The Site boundary comprises of approximately 12.8ha of land and is located on the eastern edge of Romsey in Hampshire. Highwood Lane is located to the north and east of the Site, with Halterworth Farm and Stroud School located further to the north and Warren Farm to the east. The northern and eastern boundary of Halterworth Primary School is located to the south of the Site with Elmtree Gardens and Botley Road located further to the south. Residential properties located off Montfort Road, Northlands Road and Whitenap Lane are located to the south of Botley Road. Halterworth Lane and the wider extent of Romsey is located further to the west.
- 8.3 The Site is crossed by the Public Rights of Way (PRoW) footpath: 198/15/1 located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west.
- 8.4 The Site is not covered by any statutory or non-statutory landscape designations such as National Landscapes or National Parks. The Site is located with the Test Valley Local Plan 'Romsey – North Baddesley, Local Gap' Policy E3. There is no intervisibility between the Site and North Baddesley due to distance and intervening dense hedgerows and trees along vehicular routes and the Solar Farm limiting visibility.
- 8.5 The Site is in private ownership and the majority of the Site is not currently publicly accessible, however the PRoW 198/15/1 is located through the Site on an east to west axis linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west.
- 8.6 Having considered relevant designations, natural and cultural heritage, landscape condition, associations, distinctiveness, recreation, perceptual and functional aspect, it is judged that the Site and its immediate landscape context are of **medium** landscape value.
- 8.7 The landscape effects during construction are considered to be no greater than **major/moderate adverse** for the Site and range from **minor adverse to negligible/none** for wider landscape areas.
- 8.8 At a national level the Site is located within the NCA '128 'South Hampshire Lowlands' which covers an extensive area, landscape effects are considered to be **negligible/none** on completion and at year 15. At a county level the Site lies within the 'LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic' landscape effects on the LCA at completion and at year 15 are considered to be negligible on completion and at year 15. At a borough wide level the Site lies within the NCA '3A Baddesley Mixed Farm and Woodland' the landscape effects on the LCA at completion and at year 15 are considered to be **minor adverse / negligible**. The effects upon the Site and the immediate context arising from the proposals would be no more than **moderate adverse** at completion and **moderate/minor adverse** at year 15.
- 8.9 Visual construction effects for sensitive receptors adjacent to the Site are considered to result in **major/moderate adverse** visual effects, however, for less sensitive receptors and those at a distance from the Site, effects will range from **minor adverse** to **negligible**.
- 8.10 For residents of Highwood Lane located to the north, north east and east of the Site the overall visual effects are assessed as **moderate / minor adverse** at completion and **moderate / minor adverse** at year 15. For residents of Botley Road to the south, the overall visual effect for these

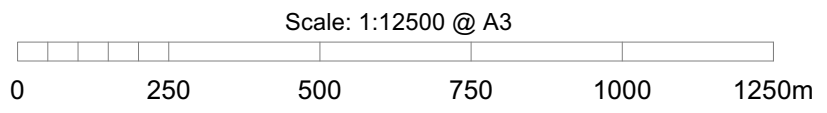
residential receptors is assessed as **negligible / none** at completion and **negligible / none** at year 15. For residents of Elmtree Gardens located to the south the overall visual effect for these residential receptors is assessed as **major / moderate adverse** at completion and **moderate adverse** at year 15. For residents of Halterworth Lane located to the west the overall visual effect for these residential receptors is assessed as **moderate adverse** at completion and **moderate adverse** at year 15. For residents of Jenner Way and Feltham Close the overall visual effect for these residential receptors is assessed as **negligible / none** at completion and **negligible / none** at year 15.

- 8.11 Views along the PRoW 198/15/1 located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west are assessed as **major / moderate adverse** at completion and **moderate adverse** at year 15.
- 8.12 It is likely that views of the proposals will be restricted to users travelling along the local road network adjacent to the Site. For receptors of Botley Road and Elmtree Gardens the overall visual effects for users of the vehicular route are assessed as **negligible / none** at completion and at year 15. For receptors of Halterworth Lane visual effects are assessed as **moderate / minor adverse** at completion and **minor adverse** at year 15. For receptors of Highwood Lane and Green Lane the vehicular routes are assessed as **negligible / none** at completion and at year 15.
- 8.13 Visual effects for receptors of Halterworth Primary School located adjacent to the Site to the south are assessed as **major / moderate adverse** at completion and **moderate adverse** at year 15. Visual effects for receptors of Stroud King Edward VI Preparatory School receptors are assessed as **negligible / none** at completion and at year 15.
- 8.14 Overall, it is considered the development proposals demonstrate a well-considered approach to the landscape and context of the Site and appropriate development of the Site has the potential to successfully integrate into the local surroundings without any unacceptable landscape or visual effects.



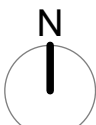
NOTES
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KEY
 Site Boundary



DRAFT

fpcr client Gladman Developments Ltd
 project Land off Halterworth Lane, Romsey
 drawing title **SITE LOCATION**
 scale 1:12500 @ A3 dm JP chk MPS date created 06 December 2023
 drawing/figure number **Figure 1** issue P01






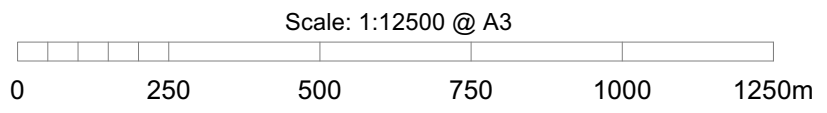
File: K:\9800\9840\LANDSILVIA\9840 halterworth romsey LVA and LVIA figures.vwx



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KEY

-  Site Boundary
-  Railway Line
-  Public right of way (PROW)

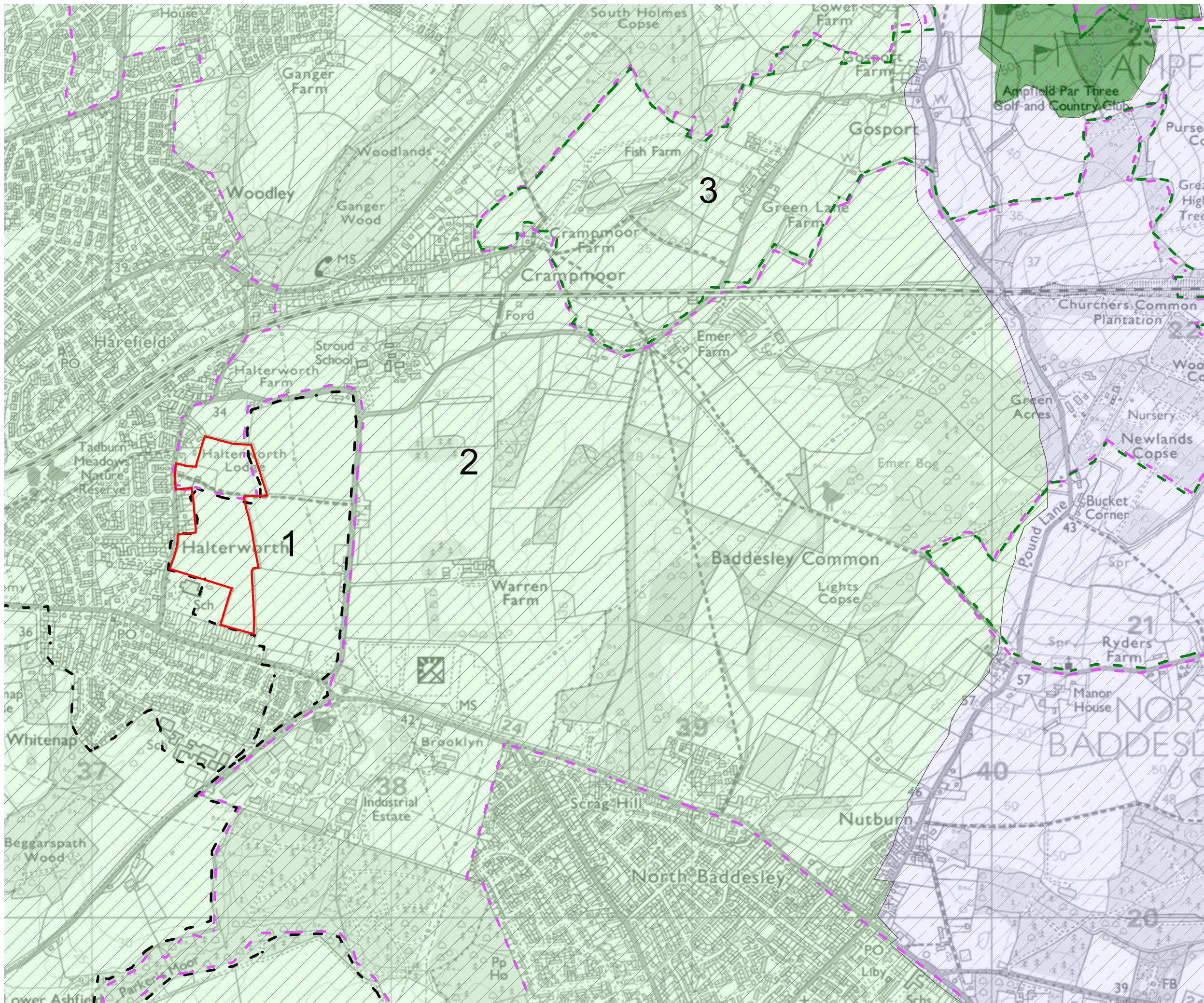


DRAFT

 client Gladman Developments Ltd
 project Land off Halterworth Lane, Romsey
 drawing title AERIAL

scale 1:12500 @ A3 dm JP chk MPS date created 06 December 2023
 drawing/figure number **Figure 2** issue P01

File: K:\9800\9840\LANDSILVIA\9840 halterworth romsey LVA and LVIA figures.vwx



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KEY

Site Boundary

Site falls entirely within South Hampshire Lowlands (National character area 128)

Site falls entirely within the Landscape Character Area LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic'

Landscape Type 'Lowland Mosaic Open' and the north western extent of the site located within the Landscape Type 'Lowland Mosaic Heath Associated'

- 1 - Lowland Mosaic Open
- 2 - Lowland Mosaic Heath Associated
- 3 - Lowland Mosaic Small Scale

Test Valley Borough Landscape Character Assessment (2018)
Landscape Character Areas (2018)

- 2B - North Baddesley to Chilworth Woodland Mosaic
- 3A - Baddesley Mixed Farm and Woodland
- 4B - Michelmersh to Ampfield Wooded Farmland

- Landscape Character Types (2018)
- 2 - Pasture and Woodland Associated with Heathland
 - 3 - Mixed Farmland and Woodland - Medium Scale
 - 4 - Mixed Farmland and Woodland - Small Scale

DRAFT

client
Gladman Developments Ltd

project
Land off Halterworth Lane, Romsey

fpcr

drawing title
LANDSCAPE CHARACTER

scale
1:12500 @ A3

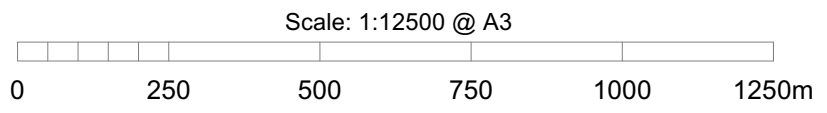
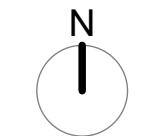
dm JP

chk MPS

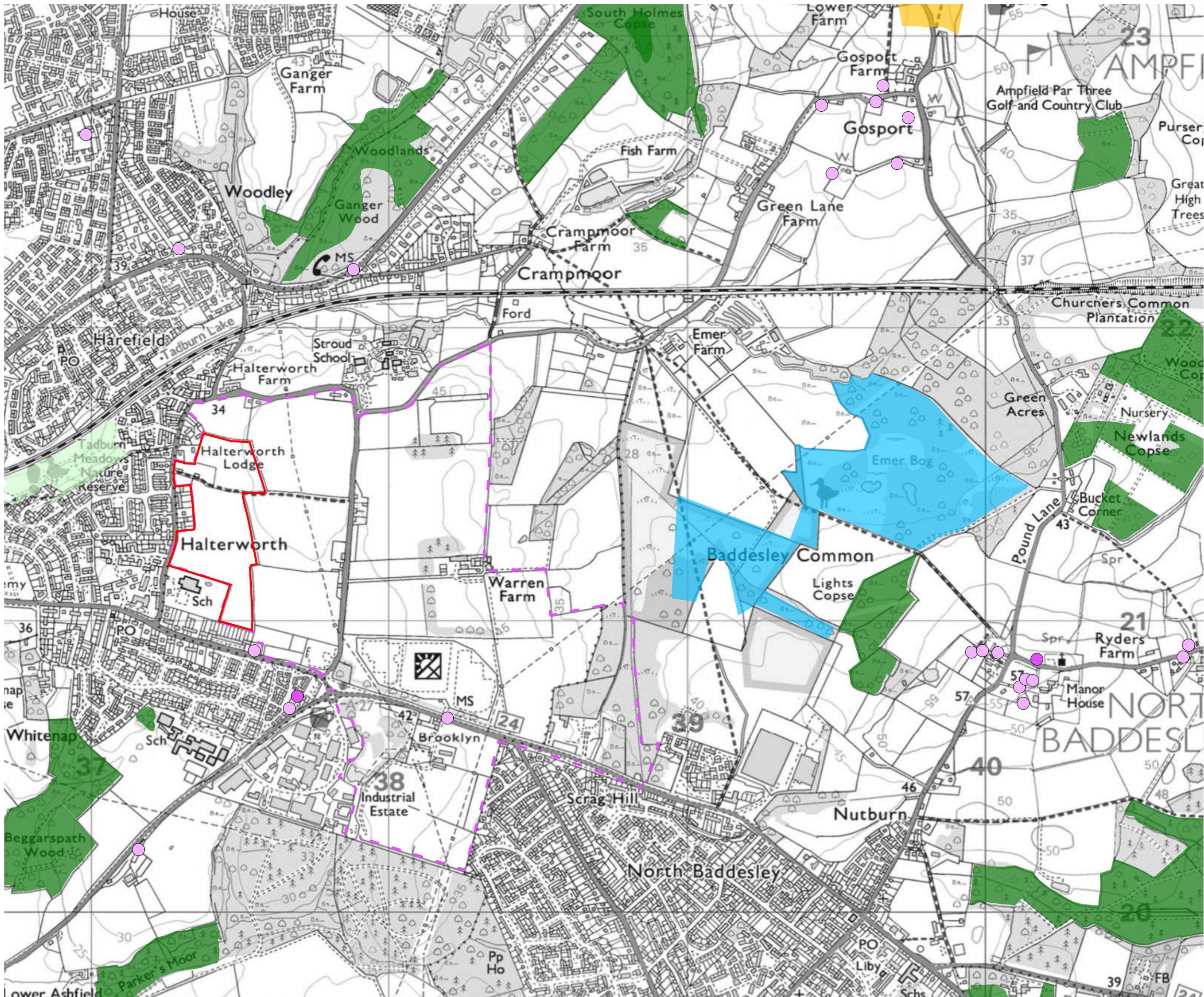
date created
06 December 2023

drawing/figure number
Figure 3









issue
P01

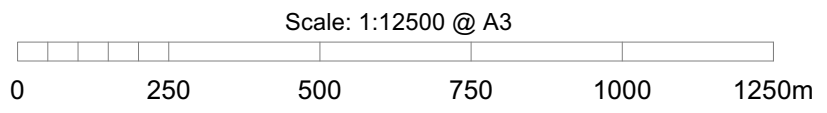


File: K:\9800\9840\LANDSILVIA\9840 halterworth romsey LVA and LVIA figures.vwx



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- KEY**
-  Site Boundary
 -  Local Gap (Policy E3) (Test Valley Borough Council, Local Plan (2011-2029))
 -  Grade 2 Listed Buildings
 -  Grade 2* Listed Buildings
 -  Conservation Areas
 -  Ancient and Semi-Natural Woodland
 -  Local Nature Reserves
 -  Sites of Specific Scientific Interest (SSSI)



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client
 Gladman Developments Ltd

project
 Land off Halterworth Lane,
 Romsey

drawing title
DESIGNATIONS

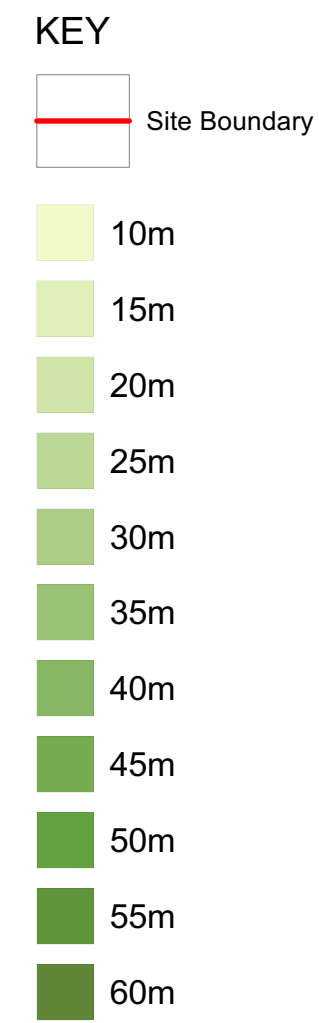
scale 1:12500 @ A3 dm JP chk MPS date created 06 December 2023

drawing/figure number **Figure 4** issue P01

File: K:\9800\9840\LANDSILVIA\9840 halterworth romsey LVA and LVIA figures.vwx



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DRAFT

client
 Gladman Developments Ltd

project
 Land off Halterworth Lane,
 Romsey

drawing title
TOPOGRAPHY

scale
 1:12500 @ A3

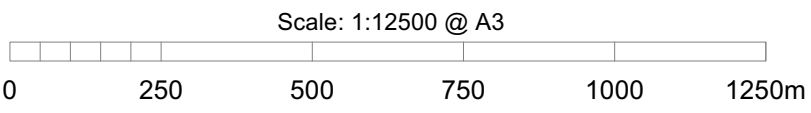
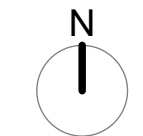
dm
 JP

chk
 MPS

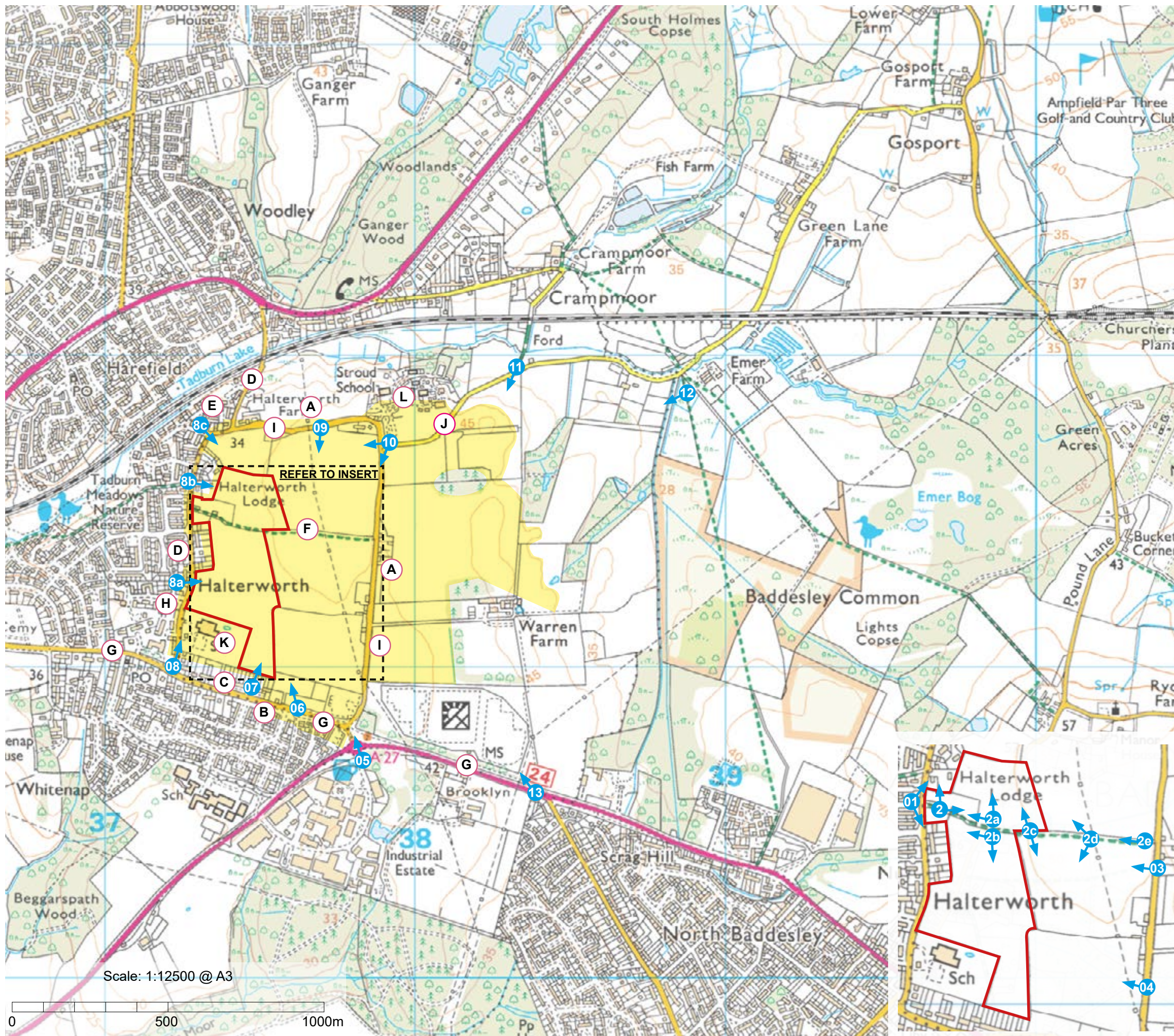
date created
 06 December 2023

drawing/figure number
Figure 5

issue
 P01







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-  Site Boundary
-  Photo Viewpoint Location
-  Visual Receptors
-  Approximate Extent of Visual Envelope

***Note:-**
The Visual Envelope provides a representative boundary and representative area of visual influence. Within the envelope, existing landscape and / or physical features such as woodland planting and topography, provide localised screening effects. Further distant views may occur outside the Envelope boundary, although the significance of these views is considered to be negligible as a result of the distance and intervening screening effects.

Visual Receptor List

Residential

- A - Highwood Lane (North and East)
- B - Botley Road (South)
- C - Elmtree Gardens (South)
- D - Halterworth Lane
- E - Jenner Way/Feltham Close

PRoWs

- F - PRoW - Footpath - 198/15/1

Road

- G - Botley Road
- H - Halterworth Lane
- I - Highwood Lane
- J - Green Lane

Other

- K - Halterworth Primary School
- L - Stroud School

Scale: 1:12500 @ A3



INSERT: 1:10,000

client
Gladman Developments Ltd

project
Land off Halterworth Lane,
Romsey

drawing title
fpcr
VISUAL APPRAISAL

scale
1:12,500 @ A3

drawn
MPS

issue date
December 2023

rev
A

Figure 6

Site PRow



Photo Viewpoint 1: View east along Halterworth Lane at entrance to PRow Footpath - 198/15/1.

Site Houses backing onto Site Halterworth Lane



Photo Viewpoint 1: Continued.



Photo Viewpoint 1
Date & time of photo: 28 November 23, 12:34
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 138°
Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Halterworth lodge

Site



Photo Viewpoint 2: View north east across the site from PRoW Footpath - 198/15/1.

Site

PRoW



Photo Viewpoint 2: Continued.



Photo Viewpoint 2
 Date & time of photo: 28 November 23, 13:08
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 135°
 Direction of View: 50°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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PRoW

Site



Photo Viewpoint 2a: View west across the site from PRoW Footpath - 198/15/1.

Western Site Boundary

Overhead pylons and transmission towers



Photo Viewpoint 2a: Continued.



Photo Viewpoint 2a
 Date & time of photo: 28 November 23, 13:16
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 173°
 Direction of View: 290°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Eastern Site Boundary

Site

Houses backing onto Site located off Elmtree Gardens

Halterworth Primary School



Photo Viewpoint 2b: View south across the site from PRow Footpath - 198/15/1.

Houses backing onto Site located off Halterworth Lane



Photo Viewpoint 2b: Continued.



Photo Viewpoint 2b
 Date & time of photo: 28 November 23, 13:15
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 122°
 Direction of View: 220°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Site

Eastern Site Boundary

Houses backing onto Site located off Halterworth Lane

PRoW



Photo Viewpoint 2c: View north, east and south from boundary of site along PRoW Footpath - 198/15/1.

Highwood Lane

Site boundary

Existing Housing

Eastern Site Boundary



Photo Viewpoint 2c: Continued.



Photo Viewpoint 2c
 Date & time of photo: 28 November 23, 15:05
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 173°
 Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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client
 Gladman Developments Ltd
 project
 Land off Halterworth Lane,
 Romsey
 drawing title
 PHOTO VIEWPOINT 2C

fpcr

drawn
 MPS
 issue date
 December 2023
 drawing / figure number
 Figure 10
 rev
 A

Eastern Site Boundary



Photo Viewpoint 2d: View west from PRoW Footpath - 198/15/1.

Eastern Site Boundary Houses backing onto Site located off Halterworth Lane PRoW



Photo Viewpoint 2d: Continued.



Photo Viewpoint 2d
 Date & time of photo: 28 November 2023, 15:00
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 123°
 Direction of View: 270°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 2e: View west from entrance to PRoW footpath - 198/15/1.

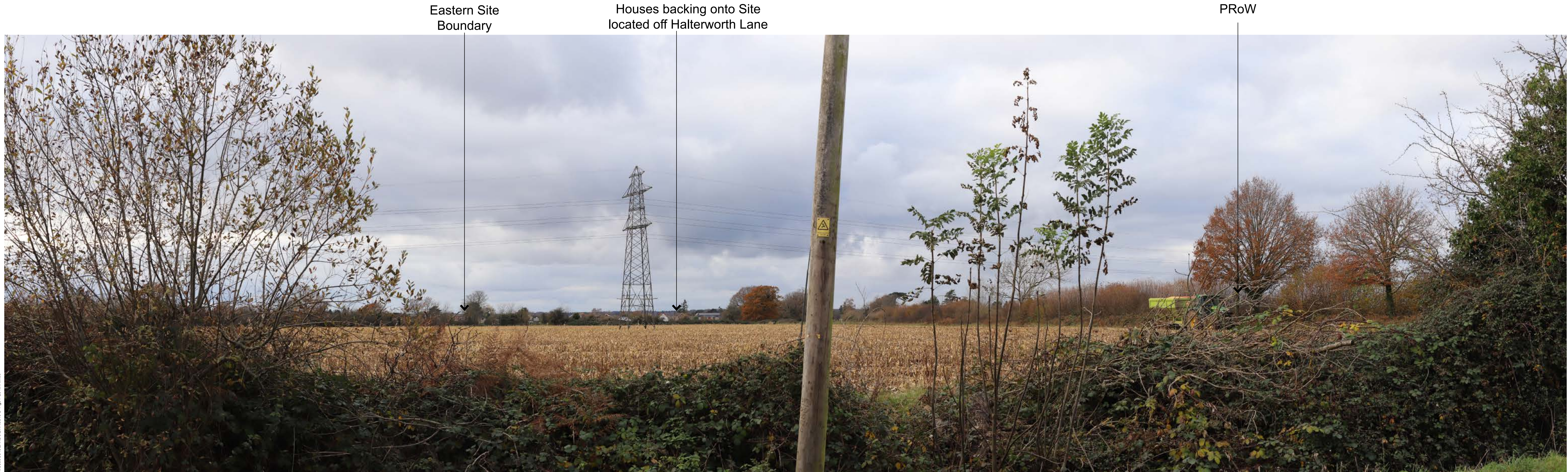


Photo Viewpoint 3: View west adjacent to properties located along Highwood Lane.

Photo Viewpoint 2e
 Date & time of photo: 28 November 2023, 15:00
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 250°, bearing from North

Photo Viewpoint 3
 Date & time of photo: 28 November, 14:56
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 270°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Luzborough Cottage & existing properties located off Botley Road

Eastern Site Boundary

Highwood Lane



Photo Viewpoint 4: View west towards the site located along Highwood Lane.

A27

Botley Rd

Approximate location of site

Premier Way

Botley Rd

Planting located along northern boundary of A27



Photo Viewpoint 5: View north west towards the site from the Botley Road, Luzborough Way roundabout.



Photo Viewpoint 4
Date & time of photo: 28 November 2023, 14:17
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 300°, bearing from North



Photo Viewpoint 5
Date & time of photo: 28 November 2023, 11:53
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 320°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Montfort Rd

Botley Rd

Approximate location of site



Photo Viewpoint 6: View north west from Botley Road.

Eastern Site Boundary



Photo Viewpoint 6 : Continued.



Photo Viewpoint 6
 Date & time of photo: 28 November 2023, 12:19
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 140°
 Direction of View: 290°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Botley Rd

Approximate location of site

Houses backing onto site

Elmtree Gardens



Photo Viewpoint 7: View north from of Botley Road across Elmtree Gardens.

Halterworth Lane

Approximate location of site

Houses backing onto site

Botley Rd



Photo Viewpoint 8: View north from junction of Botley Road and Halterworth Lane.

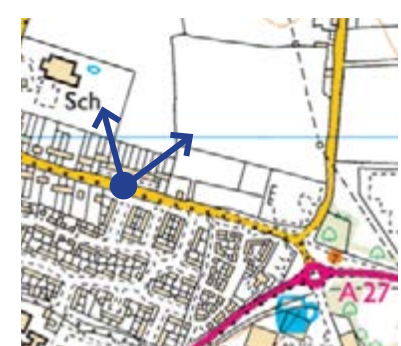


Photo Viewpoint 7
 Date & time of photo: 28 November 2023, 12:09
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 35°, bearing from North



Photo Viewpoint 8
 Date & time of photo: 28 November 2023, 12:09
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 60°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 8a: View east from Halterworth Lane located adjacent to proposed site access.



Photo Viewpoint 8b: View south east from Halterworth Lane.

Photo Viewpoint 8a
 Date & time of photo: 28 November 2023, 15:20
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 90°, bearing from North

Photo Viewpoint 8b
 Date & time of photo: 28 November 2023, 13:03
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 65°
 Direction of View: 135°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Halterworth Lane

Approximate location of site



Photo Viewpoint 8c: View south east from junction of Halterworth Lane with Jenner Way and Highwood Lane.

Approximate location of site

Halterworth Lane



Photo Viewpoint 8c: Continued.



Photo Viewpoint 8c
 Date & time of photo: 28 November 2023, 12:43
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 135°
 Direction of View: 142°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 9: View south from Highwood Lane.



Photo Viewpoint 10: View south west from the junction of Highwood Lane and Green Lane.



Photo Viewpoint 9
 Date & time of photo: 28 November 2023, 12:55
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 220°, bearing from North



Photo Viewpoint 10
 Date & time of photo: 28 November 2023, 14:09
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 250°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate location of site

Green Lane



Photo Viewpoint 11: View south west from Green Lane.

Approximate location of site beyond intervening vegetation



Photo Viewpoint 12: View south west from PRoW - Footpath - 172/1/1 adjacent to Emer Farm.

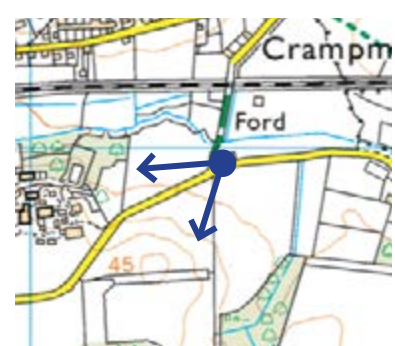


Photo Viewpoint 11
 Date & time of photo: 28 November 2023, 13:42
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 250°, bearing from North

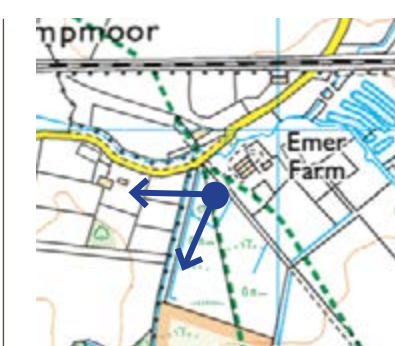


Photo Viewpoint 12
 Date & time of photo: 28 November 2023, 13:49
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 250°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Planting located along northern boundary of A27

A27

Approximate location of site beyond intervening vegetation

Solar Farm located beyond intervening vegetation



Photo Viewpoint 13: View north west from junction of Botley Road and Rownhams Lane, North Baddesley.



Photo Viewpoint 13
 Date & time of photo: 28 November 2023, 11:40
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 320°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Appendix A

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (scenic)
- Perceptual (Wildness and tranquillity)
- Functional

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities associations and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area,
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.

Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).
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Visual

Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**

- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

Appendix B

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) National Character Area 128: South Hampshire Lowlands	There will be variation in susceptibility to change across the NCA. It is considered to be Medium at a local scale as there are no landscape designations on the site itself.	There will be variations in landscape value across the NCA but it is considered to be Medium at the local scale.	Medium	Construction: Negligible / None Completion: Negligible / None Year 15: Negligible / None	No	<ul style="list-style-type: none"> At this very broad landscape scale the Site is situated within the National Character Area (NCA) 128 'South Hampshire Lowlands'. The proposed Site gives opportunities to achieve some of the strategic opportunities identified in the NCA including SE01. 'SEO 1: Promote creative and effective sustainable development – including a well-connected network of high-quality greenspace in and around Southampton, Romsey, Eastleigh and Havant – which benefits local businesses and communities, protects local distinctiveness, encourages public understanding and enjoyment of the natural environment, and helps to mitigate the impacts of climate change.' This will be achieved by the creation of a series of interconnected greenspaces across the Site for the benefit of the public and natural environment, the proposed GI network will provide for a range of GI and multifunctional green spaces. 	Negligible / None	Negligible / None	Negligible / None
Landscape Character Assessment (LCA): County/District									

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
<p>The Hampshire Integrated Landscape Character Assessment (2010)</p> <p>Landscape Character Area 'LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic'</p>	There is variation in susceptibility to change across this broad area. Predominantly Medium	There is variation in value across this broad area. Predominantly Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	<ul style="list-style-type: none"> At a county level the Site lies within the 'LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic'. The proposed development is of a relatively modest scale and nature in the context of the broader LCA. The new development will be located adjacent to the existing settlement of Romsey to the south and west with arable fields and Highwood Lane located adjacent to the Site to the north and east. Under the heading 'Experiential/Perceptual Characteristics' the LCA states: 'In general, this is a landscape of short views across fields to layered wooded horizons and woodland edges.' Under the same heading the assessment also states 'The definitive rights of way network typically consists of short lengths of paths linked to the often busy rural road network. Connections from modern suburb development into the surrounding countryside is limited but better in some locations (e.g. Chilworth) than others...' The proposals will retain and enhance the existing network of hedgerows and trees and the PRoW located across the Site. The LCA description includes the following 'Forces for Change' which includes 'New large scale settlement extensions in particular around Romsey and North Baddesley.' The proposals will maintain the existing boundary woodland vegetation and the tree network across the site wherever possible, with new GI planting across the site enhancing the existing Green Infrastructure. The combination of existing and proposed GI across the Site will enclose the development adjacent to the existing settlement edge of Romsey, ensuring that there is no merging or intervisibility between Romsey and North Baddesley. 	Negligible	Negligible	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Test Valley Landscape Character Assessment (2018) Landscape Character Area LCA 3A Baddesley Mixed Farm and Woodland	There is variation in susceptibility to change across this broad area. Predominantly Medium	There is variation in value across this broad area. Predominantly Medium	Medium	Construction: Low Completion: Low / Negligible Year 15: Low / Negligible	No	<ul style="list-style-type: none"> The Site is located is located entirely within the LCA 3A Baddesley Mixed Farm and Woodland, within the Test Valley Landscape Character Assessment. The proposed development is of a relatively modest scale and nature in the context of the broader LCT and LCA. The new development is located adjacent to the existing settlement edge of Romsey, while enclosed from the wider landscape by the existing GI context. As outlined within one of the key characteristics of the LCA which states as follows <i>'Trees, woodland and hedges create a sense of enclosure and intimacy and provide strong containment to the settlement edge of Romsey and North Baddesley limiting views.'</i> The existing overhead pylons and transmission towers form a distracting feature through the arable fields to the east of the site. Overhead pylons are noted as a <i>'Key Detractor'</i> and the LCA states as follows <i>'Some urbanising and intrusive elements including pylons in the south-east of the area where a number cross open fields in close proximity; occasional oversized gateways to properties/businesses; large scale commercial buildings to the north-east of North Baddesley; and solar developments north east of Abbey Park Industrial Estate and south of Lee Drove.'</i> The LCA includes the following description on <i>'Local Natural and Cultural Landscape Issues'</i> which includes the following <i>'Potential merging of North Baddesley and Romsey and loss of separate identity of settlements.'</i> The proposals will respond to the <i>'Local Natural and Cultural Landscape Issues'</i> with the Site contained by the proposed GI across the Site and the existing <i>'Trees, woodland and hedges'</i> outlined within the key characteristics forming a sense of enclosure to the Site. 	Minor Adverse	Minor Adverse / Negligible	Minor Adverse / Negligible
Landscape Character: Site and Immediate Context									

<p>Site and Immediate Context</p>	<p>Medium</p>	<p>Medium</p>	<p>Medium</p>	<p>Construction: High / Medium Completion: Medium Year 15: Medium / Low</p>	<p>No</p>	<ul style="list-style-type: none"> • The primary change would arise as a direct result of the replacement of fields with residential development and associated infrastructure. Whilst built development would inevitably alter the physical fabric and character of the Site, the proposals will retain and enhance existing landscape features where feasible and introduce new green infrastructure across the Site and along the Site boundaries. • The proposed development is located in close proximity to the existing properties located off Elmtree Gardens and the Halterworth Primary School adjacent to the south and properties located off Halterworth Lane to the west. • The proposed housing development will be set back within the Site from the northern and eastern Site boundaries allowing for areas of new GI to establish and integrate with the existing GI. The proposed housing development will also be set back from the existing properties that back onto the Site to the south and west with new areas of GI located along the boundaries of existing dwellings providing a buffer to the Site. • The PRoW 198/15/1 footpath located through the Site on an east to west axis will be incorporated into the Site along its existing alignment, with existing trees retained along the PRoW route. Areas of open space will be located on either side of the PRoW corridor with the proposed housing set back from the PRoW. Links across the wider site from the PRoW will be possible along connecting footpaths located along green corridors and tree lined streets through the Site. A new footpath connection into the Site is proposed from the south western boundary of the Site adjacent to Halterworth Lane, this footpath will provide connections through the open space along a series of green corridors before linking to the PRoW 198/15/1 to the north. • The existing and proposed GI located through the Site will form a series of green corridors, which will break up the built form of the proposed development, with existing hedgerows through the Site and along the boundary being reinforced with new native planting. The proposed GI will include a series of open spaces across the Site, while new hedgerows, trees and informal planting within areas of POS will serve to enhance biodiversity and habitat value across the Site. Proposed attenuation basins within the areas of open space of the Site will be enhanced through the implementation of wetland / marginal planting and management of the proposed attenuation basin will improve the overall biodiversity within the Site. <p>The proposals would not erode the wider landscape setting, with the proposed development in keeping with the scale of the adjacent built form to the south and west, while the existing GI located across the Site will be retained. The Site is already separated from the wider landscape context by the existing GI through and surrounding the Site and the proposals will be successfully assimilated into the surrounding context. Overall, the proposals have responded to the constraints of the Site including topography, views and existing landscape features and retains and enhances the vast majority of existing GI across the Site where feasible.</p>	<p>Major / Moderate Adverse</p>	<p>Moderate Adverse</p>	<p>Moderate / Minor Adverse</p>
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Appendix C

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	Residential Highwood Lane	High	Medium	High / Medium	115m north, 250m north east to 240m east	Partial / Glimpse	Permanent	Construction: High / Medium Completion: Medium / Low Year 15: Medium / Low	<ul style="list-style-type: none"> Views from the two storey semi-detached and detached properties front towards and onto the Site and will comprise of partial to glimpsed views from the front ground and upper floors. Residential receptors of properties located off Highwood Lane are located to the north, north east and east of the Site. Halterworth Farm is located to the north of Highwood Lane, while circa 4 dwellings are located to the south of Highwood Lane. Approximately seven properties are located along Highwood Lane to the east. Halterworth Farm fronts onto Highwood Lane and is a mix of single and two storey buildings with the properties located to the south of Highwood Lane a mix of one to two storey detached dwellings. The residential properties located along Highwood Lane to the east are two storey detached and semi detached dwellings. For the residential receptors of Halterworth Farm, foreground views to the south will remain unchanged with the buildings set back from the road beyond a private driveway, gardens and boundary hedgerows. This combined with the existing hedgerow along Highwood Lane will restrict views south towards the Site located approximately 150m to the south. 	Major / Moderate Adverse	Moderate / Minor Adverse	Moderate / Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									<ul style="list-style-type: none"> For the properties located to the south of Highwood Lane the proposed development will be located in close proximity to the Site, with rear ground and upper floor views across arable fields towards the Site to the south. Existing full to partial views across arable fields in the foreground to the south will be retained, with partial to glimpsed views towards the proposed residential development with associated GI located beyond. The proposed residential development will be located approximately 115m to 250m to the south and south west of the properties located beyond an area of existing arable fields and existing hedgerow boundaries. For the properties located along Highwood Lane to the east, the proposed development will be located approximately 240m to the west at its closest point. Existing full to partial views across arable fields in the foreground to the west will be retained, with partial to glimpsed views towards the proposed residential development with associated GI located beyond. Where views towards the proposed development will be possible, views towards the Site will be set in the context of existing partial to glimpsed views of existing rooflines and rear facades of properties located along Halterworth Lane within Romsey beyond intervening vegetation. 			

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									<ul style="list-style-type: none"> The proposed residential development will be set back beyond an area of GI which will comprise of existing and proposed trees and hedgerows which will form a buffer to the wider area to the north and eastern boundary of the Site. Once the GI has established the proposed and existing GI located along the Site boundary, will break up and filter views of the proposed residential development. Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Highwood Lane. 			
B	Residential Botley Road	High	Medium	High / Medium	45m south	Partial / Glimpse / None	Permanent	Construction: Low / Negligible Completion: Negligible / None Year 15: Negligible / None	<ul style="list-style-type: none"> Properties include the detached two storey dwellings that back onto Halterworth Primary School and the two storey detached Grade II Listed Building Luzborough Cottage, located to the north of Botley Road. For the majority of residential properties located to the south of Halterworth Primary School views towards the Site will not be possible, with the Primary School already being the prominent feature in the view. Where views towards the proposed development will be possible, views will be from rear upper floors, while glimpsed and oblique towards the Site for the proposed Primary School extension. Existing foreground views from these properties are focussed on the intervening vegetation that borders 	Minor Adverse / Negligible	Negligible / None	Negligible / None

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									the rear of these properties with the primary school boundary. • Views towards the Site for the Grade II Listed Building Luzborough Cottage will be from rear ground and upper floors, while glimpsed beyond the properties at Elm Tree Gardens and intervening vegetation towards the proposed Primary School Extension. • At completion views from these residential properties in close proximity to the Site will change from partial to glimpsed views of existing vegetation located along the primary school boundary towards partial to glimpsed views of the existing vegetation located along the primary school boundary with the proposed primary school extension located beyond. Visibility of the proposed development will alter across seasons as leaf cover varies for these residential receptors. • Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Botley Road.			
C	Residential Elmtree Gardens	High	Medium	High / Medium	Adjacent south	Full / Partial	Permanent	Construction: High Completion: High Year 15: Medium	• Properties include approximately eleven detached single storey dwellings that back onto an area of land adjacent to the boundary of Halterworth Primary School. • Where partial to glimpsed views towards the proposed development will be possible, views will be from rear	Major / Moderate Adverse	Major / Moderate Adverse	Moderate Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									ground floors and gardens, towards the area of the Site for the proposed Primary School extension. <ul style="list-style-type: none"> Existing foreground views from these properties are focussed on an area of arable land adjacent to the properties and the intervening vegetation that borders the primary school boundary. At completion views from these residential properties in close proximity to the Site will change from partial to glimpsed views of arable fields towards close range views of proposed hedgerow planting located along the Site boundary with the proposed primary school extension located beyond. As the proposed GI located along the Site boundary in the form of boundary native hedgerow and tree planting matures, this will provide a level of screening and filter views of the primary school extension within the Site. Glimpsed views beyond the proposed GI would be towards the upper extents and ridge lines of the proposed primary school extension. Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Elmtree Gardens. 			
D	Residential Halterworth Lane	High	Medium	High / Medium	Adjacent west	Full / Partial / Glimpse	Permanent	Construction: High Completion: Medium	<ul style="list-style-type: none"> For the majority of properties that front onto Halterworth Lane foreground views of the existing 	Major / Moderate Adverse	Moderate Adverse	Moderate Adverse

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
								Year 15: Medium	adjacent road and hedgerow and tree boundary to the east will not alter. <ul style="list-style-type: none"> • Glimpsed middle ground views beyond the boundary hedgerow and hedgerow trees will change from glimpsed views across an area of arable land to glimpsed views towards proposed residential development with associated GI located beyond. • Where views towards the proposed residential development with associated GI within the Site are gained they will be glimpsed at a distance beyond the area of open space, through breaks in the tree cover. • Existing full to partial views towards the Halterworth Lane boundary hedgerow will remain unchanged with the treed hedgerow boundary along Halterworth Lane retained, except for a short section where Site access is proposed into the Site at two locations. • For a number of properties located adjacent to the Site access full to partial views will be possible into the Site, where the break in the boundary hedgerow will appear. For these properties views into the Site will be towards the proposed access road with housing and proposed open space located on either side. • For the residential receptors of Halterworth Lane that back on to the Site views will be from rear upper, ground floors and gardens. Existing foreground views from these properties are focussed on an area of 			

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									arable land adjacent to the properties with hedgerow boundaries and arable land in the wider view. <ul style="list-style-type: none"> At completion views from these residential properties in close proximity to the Site will change from full, partial to glimpsed views of arable fields towards close range views of proposed hedgerow planting located along the Site boundary of the development with the proposed open space and housing located beyond. As the proposed GI located along the Site boundary in the form of boundary native hedgerow and tree planting matures, this will provide a level of screening and filter views of the proposed development within the Site. Glimpsed views beyond the proposed GI would be towards the upper extents and ridge lines of the proposed housing within the Site along with areas of GI. Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Halterworth Lane. 			
E	Residential Jenner Way/Feltham Close	High	Medium	High / Medium	120m north west	Partial / Glimpse / None	Permanent	Construction: Low / Negligible Completion: Negligible / None Year 15: Negligible / None	<ul style="list-style-type: none"> These comprise of the properties that are located along Jenner Way and a number of properties that back onto Halterworth Lane, located along Feltham Close set back beyond private driveways and boundary hedgerows and gardens. 	Minor Adverse / Negligible	Negligible / None	Negligible / None

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									<ul style="list-style-type: none"> At completion views from these properties towards the Site will be glimpsed to none. Glimpsed middle ground to distant views beyond the boundary hedgerow and hedgerow trees will change from glimpsed views across an area of arable land to glimpsed views across an area of arable land with the proposed residential development located beyond. As the proposed GI located along the Site boundary in the form of boundary native hedgerow and tree planting matures, this will provide a level of screening and filter views of the proposed development within the Site. Glimpsed views beyond the existing and proposed GI would be towards the upper extents and ridge lines of the proposed housing within the Site. Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Jenner Way and Feltham Close 			
F	PRoW 198/15/1	High	Medium	High / Medium	Within Site and Adjacent to the north and south	Full / Partial / Glimpse	Permanent	Construction: High / Medium Completion: Medium Year 15: Medium	<ul style="list-style-type: none"> The PRoW 198/15/1 is located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west. Views from this PRoW 198/15/1 will vary along the route from full, partial to glimpsed. The PRoW 198/15/1 is access off Highwood Lane to the east across an area of arable land, with access off 	Major / Moderate Adverse	Major / Moderate Adverse	Moderate Adverse

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Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									Halterworth Lane through a break in the boundary hedgerow along the road. <ul style="list-style-type: none"> • Within the Site the PRoW passes along a footpath which is bordered by timber post and rail fencing to the north and an existing line of hedgerow and trees along the route to the south. • Full to partial glimpsed views can be gained towards the northern extent of the Site along this section of the route along with full, partial to glimpsed views towards the southern extent of the Site. • Where the 198/15/1 passes through the Site existing full to partial views across open arable fields will be replaced with full to partial views of the proposed residential development. • The PRoW located through the Site will be incorporated on its existing alignment passing east to west, through an area of proposed open space with the proposed housing set back from the PRoW. • Where full to partial views towards the proposed residential development are gained across the open space, views will be focused on the amenity space and associated play area with the proposed residential development, associated landscaping and access roads located beyond. • On the approach to the Site from the east from Highwood Lane existing foreground full to partial views 			

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									across an area of arable land with the overhead power lines and transmission towers in the middle of the view will be retained. <ul style="list-style-type: none"> At completion middle ground views towards an existing field boundary hedgerow and partial to glimpsed views beyond to the rear elevations of the existing housing located off Halterworth lane will be replaced with middle ground views towards the existing boundary hedgerow which will be reinforced with new tree and hedgerow planting with the proposed residential development located beyond. As the proposed GI located along the Site boundary in the form of boundary native hedgerow and tree planting matures, this will provide a level of screening and filter views of the proposed development within the Site. Glimpsed views beyond the existing and proposed GI would be towards the upper extents and ridge lines of the proposed housing within the Site. On the approach to the Site along the PRow views towards the proposed development will constitute a recognisable change in the view, with existing views of the rear elevations of properties located off Halterworth Lane replaced with views towards the proposed GI located along the Site boundary with the proposed development located beyond. 			

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									<ul style="list-style-type: none"> • Visibility of the proposed development will alter across seasons as leaf cover varies for views from the PRow. 			
G	Road Botley Road and Elmtree Gardens	Medium	Medium	Medium	75m south to 1.05km south east	Partial / Glimpse / None	Permanent	Construction: Negligible Completion: Negligible / None Year 15: Negligible / None	<ul style="list-style-type: none"> • For receptors of Botley Road views will be predominately focussed along the vehicular route as it passes through the housing and views towards the Site will be none. • While vehicular receptors of Elmtree Gardens will have limited glimpsed views towards the Site beyond the existing housing located. • At completion glimpsed views from Elmtree Gardens towards the Site will be limited and will change from glimpsed views beyond the existing bungalows to the proposed primary school extension located beyond. • As the proposed GI located along the Site boundary in the form of boundary native hedgerow and tree planting matures, this will provide a level of screening and filter views of the primary school extension within the Site. • Glimpsed views beyond the proposed GI would be towards the upper extents and ridge lines of the proposed primary school extension. • Visibility of the proposed development will alter across seasons as leaf cover varies for these vehicular receptors. 	Negligible	Negligible / None	Negligible / None

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
H	Road Halterworth Lane	Medium	Medium	Medium	Adjacent west	Full / Partial / Glimpse / None	Permanent	Construction: High / Medium Completion: Medium / Low Year 15: Low	<ul style="list-style-type: none"> For receptors of Halterworth Lane views will be predominantly focused on the vehicular route, except for two short sections of the route located adjacent to the proposed Site access. Located adjacent to the Site along Halterworth Lane the extent of any views will focussed on the existing mature hedgerow located along the boundary of the Site. Views towards the housing located within the Site would primarily be none with vehicles travelling at speed, any glimpsed views would be short, transient, fleeting and side on beyond the intervening vegetation located along the Site boundary with views primarily focussed on the vehicular route. Where the two Site access locations are proposed off Halterworth Lane short, transient, oblique and partial views will be possible into the Site along the primary access road where there is a break in the boundary hedgerow. Views towards the Site from the wider extents of Halterworth Lane will be none, due to intervening built form and existing vegetation along the vehicular route. Visibility of the proposed development will alter across seasons as leaf cover varies for users of Halterworth Lane 	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
I	Road Highwood Lane	Medium	Medium	Medium	150m north, 275m north east to 290m east	Partial / Glimpse / None	Permanent	Construction: Low Completion: Negligible / None Year 15: Negligible / None	<ul style="list-style-type: none"> Views from the road receptors of Highwood Lane and Green Lane will be distant, glimpsed and confined to a short section of road where there are short breaks in the tree and hedgerow cover along the vehicular route to the north east and east. Glimpsed views towards the Site from Highwood Lane will be short, oblique, fleeting and transient in nature, with views primarily focussed on the vehicular route. Glimpsed views towards the Site will be negligible and views towards the Site from the wider extents of Highwood Lane will be none, due to intervening built form, changes in topography and vegetation along the vehicular route. Visibility of the proposed development will alter across seasons as leaf cover varies for users of Highwood Lane 	Minor Adverse	Negligible / None	Negligible / None
J	Road Green Lane	Medium	Medium	Medium	370m north east	Partial / Glimpse / None	Permanent	Construction: Low Completion: Negligible / None Year 15: Negligible / None	<ul style="list-style-type: none"> Vehicular receptors of Green Lane located to the north east of the Site are glimpsed to none and confined to a short section of the road located at the junction of Highwood Lane. Only when located in a stationary position at the road junction glimpsed views are possible and primarily focussed on the busy vehicular route, with distant glimpsed views towards the Site located beyond the boundary vegetation. 	Minor Adverse	Negligible / None	Negligible / None

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									<ul style="list-style-type: none"> • Visibility of the proposed development will alter across seasons as leaf cover varies for users of Green Lane. 			
K	Other Halterworth Primary School	Medium	Medium	Medium	Adjacent south	Full / Partial / Glimpse	Permanent	Construction: High Completion: High / Medium Year 15: Medium	<ul style="list-style-type: none"> • Users of Halterworth Primary School are considered to be of low sensitivity as focus is generally on people at their place of work and pupils at school where focus is generally on the activity taking place, views of the landscape are not an important to the quality of the work being undertaken. • Views from the single and two storey buildings front onto Halterworth Lane and side onto the Site. Full, partial and glimpsed views towards the Site will be from the ground and upper floors located in close proximity to the boundary of the Site. • Existing side on views from the Primary School will alter from views beyond the existing boundary trees towards arable fields to full views of proposed tree and hedgerow planting located along the Site boundary. • Partial to glimpsed views will be possible beyond the tree and hedgerow planting towards areas of open space which will include the SuDS basin and the housing located set back from the Site boundary within the Site. • As the proposed GI matures, views will be focussed on the landscaped woodland buffer located along the Site boundary with the proposed residential development, 	Major / Moderate Adverse	Major / Moderate Adverse	Moderate Adverse

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		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									with associated landscaping and access roads located beyond. • Visibility of the proposed development will alter across seasons as leaf cover varies for users of this receptor.			
L	Other Stroud King Edward VI Preparatory School	Medium	Medium	Medium	380m north east.	Glimpse / None	Permanent	Construction: Low Completion: Negligible / None Year 15: Negligible / None	<ul style="list-style-type: none"> The Stroud King Edward VI Preparatory School is located at the junction of Highwood Lane and Green Lane to the north east. Users of Stroud King Edward VI Preparatory School are considered to be of low sensitivity as focus is generally on people at their place of work and pupils at school where focus is generally on the activity taking place, views of the landscape are not an important to the quality of the work being undertaken. Views from the two storey buildings are set back from the Highwood Lane and Green Lane junction, with the school buildings set within wider grounds of the School. Glimpsed views towards the Site will be from the upper floors of the school. Existing views towards the Site will alter from views beyond Highwood Lane, boundary trees and understorey scrub with arable land located beyond to distant and glimpsed views beyond Highwood Lane and arable fields, to glimpsed and distant views towards the proposed Site. Distant and glimpsed views will be possible beyond the trees of Highwood Lane, with distant views focussed 	Minor Adverse	Negligible / None	Negligible / None

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		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									on the proposed tree and hedgerow planting located along the Site boundary. • The proposed planting will reinforce the existing hedgerows located along the Site boundary. • As the proposed GI matures, distant views will be focussed on the landscaped woodland buffer located along the Site boundary with the proposed residential development, with associated landscaping and access roads located beyond. • Visibility of the proposed development will alter across seasons as leaf cover varies for users of this receptor.			