



Landscape and Visual Appraisal

Land off Providence Hill, Bursledon

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Job No.	Date	Author	Chk
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REVISION HISTORY

Rev.	Date	By	Chk	Details
P01	13.10.21	RB	AG	First issue (updated from 2017 LVIA)
P02	20.04.2022	RB	AG	Updated with new site layout; EBC comments addressed

1. INTRODUCTION

- 1.1. The terra firma Consultancy was originally appointed in October 2016 to provide landscape proposals and carry out a landscape and visual appraisal for land off Providence Hill, Bursledon to support the outline application for development of the land for housing.
- 1.2. The scheme has been revised and terra firma have been commissioned to update the landscape proposals and the LVA. The revisions reflect the now-proposed 2022 mixed use scheme for resubmission, with revised commentary on baseline and appraisal, with accompanying updated photographs and figures.
- 1.3. This document provides an impartial appraisal of the landscape and visual effects of the proposals in light of the client brief.
- 1.4. The objectives of the Landscape and Visual Appraisal (LVA) are as follows:
 - To identify, describe and understand the elements and characteristics of the landscape character and visual amenity within the study area of the site and its setting;
 - To systematically and impartially evaluate potential effects of the proposed development on the character of the physical landscape and visual amenity in order to influence the design process and avoid / prevent, reduce or mitigate adverse effects and incorporate enhancements where possible.
- 1.5. The report describes the following:
 - Proposed development;
 - Site location;
 - Planning context;
 - Design evolution
 - Scope and methodology of the study;
 - Landscape baseline, landscape effects, mitigation strategy and residual landscape effects;
 - Visual baseline, visual effects, mitigation strategy and residual visual effects;
 - Summary of potential effects and compliance with policy
 - Opportunities for enhancement
 - Conclusions.

2. SITE LOCATION

- 2.1. The site is located in Bursledon and lies to the northwest of the A27 Providence Hill, which runs along the south-west site boundary. To the close north Bursledon Windmill sits on higher ground accessed off Windmill Lane, beyond a recent housing development. To the east, pastoral land lies between the site and the M27, some of which has also been developed for residential properties. (Refer to Figure 1 Site location and Figure 5 Site: aerial view).

3. PLANNING CONTEXT

3.1. Designations

- 3.1.1. Designations of relevance to landscape and visual matters within the study area are shown on Figure 2 and listed below along with relevant purposes and guidelines:

3.1.2. **Bursledon Windmill Conservation Area:** Bursledon Windmill is situated on a rise to the northwest of the site and has an associated conservation area which forms its setting. The site does not lie in this area but abuts it to the south (see Figure 5). Bursledon Windmill Conservation Area Appraisal and Management Proposals (2011) SPD includes the identification of an important view from Providence Hill towards the Windmill.

3.1.3. Various Listed Buildings, areas of Ancient Woodland and the Manor Farm Country Park lie within the study zone, but there are no physical links or intervisibility with the site.

3.2. Planning policy and evidence base

3.2.1. National Planning Policy Framework (NPPF 2021):

3.2.2. The NPPF confirms that the purpose of planning is to help achieve sustainable development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should take into account the roles and character of different areas and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- 'protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)
- 'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland
- 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.

3.2.3. Local level: Eastleigh Borough Local Plan (2016– 2036) adopted April 2022:

3.2.4. Local plan policies that relate to the site and its landscape setting are concerned with the following:

- **Strategic Policy S1 Delivering sustainable development:** sets out need to maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets; and to maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.
- **Strategic Policy S8 Historic Environment:** sets out the need to conserve and/or enhance the Borough's heritage assets in a manner appropriate to their significance.
- **Strategic Policy S9 Green Infrastructure:** sets out need for new development to achieve the provision, retention and/or enhancement of multi-functional green infrastructure.
- **Policy DM1: General criteria for new development:** sets out that new development should not have an unacceptable impact on, and where possible should enhance the character and appearance of urban areas, biodiversity and the significance of heritage assets; not involve the loss of or damage to trees, woodlands, hedgerows, or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value; include a landscape scheme covering the design and layout of external space; provide fully connected green infrastructure that interlaces the development and connects into the wider network; provide satisfactory management arrangements for all landscape and green infrastructure.
- **Policy DM3: Adaptation to climate change:** sets out need to provide a cooling

strategy including a SUDS strategy, generous green infrastructure and trees, areas of shade and a drought resistant landscape design.

- **Policy DM6: Sustainable surface water management and watercourse management:** sets out needs for a SUDS scheme.
- **Policy DM11: Nature Conservation:** sets out need for biodiversity net gain through the protection, enhancement and connection of existing and provision of new habitats and features compatible with the native biodiversity characteristics of the Borough; and contribute to enhancement of multifunctional green infrastructure.
- **Policy DM12: Heritage Assets:** sets out that development will be permitted within the setting of a heritage asset provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.
- **Section 6.2** sets out guidance and detailed site allocations for new development in Bursledon Parish; including the identification of Bursledon Windmill as of historical importance and designated as a conservation area.
- **Policy BU1: Land north of Providence Hill:** The site is a 'Proposed Housing and Residential-led Mixed Use Development Allocation' for 19 residential properties. Includes the need to safeguard the adjoining stream and Windmill Woods Site of Importance for Nature Conservation (SINC) with 20m undeveloped buffers; to provide a high-quality landscaped setting which preserves or enhances the character and appearance of the adjoining Bursledon Windmill Conservation Area and safeguards the setting of the listed windmill; and to provide a new vehicular and pedestrian access from Providence Hill.

3.3. Landscape Character Assessment

- 3.3.1. **National level: National Character Areas (Natural England):** At national level, the site lies within the National Character Area Profile 128: 'South Hampshire Lowlands' which covers a large triangular area of land stretching between Romsey, Southampton and Havant.
- 3.3.2. **County level: Hampshire County Council: Hampshire Integrated Character Assessment (2010):** At county level, the site lies within the Landscape Character Area 2E – 'Forest of Bere West'.
- 3.3.3. **Local level: Landscape Character Assessment for Eastleigh Borough (2011):** At local level the site lies within the Landscape Character Area 11: 'M27 corridor'.
- 3.3.4. **Relevant key points across the assessments:**
- The main characteristics of the landscape character relevant to the site running through from national to local assessment are; gently undulating landform; well wooded landscape; small scale field patterns fragmented by extensive 20th Century urban expansion, horse paddocks and motorway; short views, limited by woodland but dominated by urbanizing forms such as pylons and roads.
- The key pressures on the landscape character are: pressure for development; visual prominence of further development from road networks; lack of woodland management; loss of farmland.
- The key opportunities identified as relating to the landscape character: conserve and manage woodlands; and decrease visual intrusion of development through good design.
- 3.3.5. **Supplementary Guidance: Eastleigh Borough Council: Urban character area appraisals (2008): Character Area BHH15:** The site lies within this character area, which encompasses the areas on west and east of Providence Hill, and to the northwest of Bursledon Windmill off Windmill Lane and includes the site itself. Identified characteristics include: a generally fair condition but with a weak strength of character; special features including grass verges; apparent tree cover along eastern edge of Providence Hill; varying treatments of plot boundaries and apparent parking within plots; prominent planting of a

mixed mature and semi mature broadleaf, coniferous and ornamental nature; and filtered views east to Providence Hill. Guidance relating to the site and its development includes: the need to retain the grass verges and the semi-mature/mature broadleaved tree planting along the eastern edge of Providence Hill; maintenance of the importance of the views east to Providence Hill; maintenance of the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting; mitigation of the effects of the heavy vehicular traffic on Providence Hill in new development using measures such as boundary planting, transition spaces and orientation of internal spaces.

3.4. National Design Guide (2021):

3.4.1. The National Design Guide supports paragraph 134 of the NPPF which states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'

3.4.2. The NDG sets out the Government's priorities for well-designed places in the form of ten characteristics to be used to inform development proposals and their assessment by local planning authorities. The most relevant characteristics to LVE are:

3.4.3. Characteristic 1: Context: Enhances the surroundings

3.4.4. Para 38 describes this 'the location of the development and the attributes of its immediate, local and regional surroundings.' Para 39 states that 'An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'

3.4.5. Para 40 states that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

3.4.6. Characteristic 2: Identity: Attractive and distinctive

3.4.7. Para 50 describes this as 'the identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.'

3.4.8. Para 51 states that Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.

3.4.9. Characteristic 5: Nature: Enhanced and optimised

3.4.10. Para 90 describes this as 'Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

3.4.11. Para 91 states that well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

3.5. Summary of implications of designations, policy and landscape character assessment for proposals

3.5.1. The key points that should be addressed in the development of the proposals are summarised as follows:

- protection and enhancement of the natural and built character and minimization of adverse effects;
- protection of important landscape features and provision of appropriate new landscaping in keeping with existing site and context;
- encouragement of opportunities for a multifunctional network, including promotion of biodiversity, climate change resilience and health and wellbeing.
- the need to respect views to the east from Providence Hill and the setting of Bursledon Windmill.

4. DESIGN EVOLUTION

- 4.1. The 2022 proposals are described fully in the submission documents elsewhere.
- 4.2. Initial assessment work sets out the site constraints (see Figure 3).
- 4.3. The Bursledon Windmill Conservation Area Appraisal and Management Proposals SPD 2011 sets out the need to respect views and the setting of Bursledon Windmill. Figure 4 provides an analysis of the view to Bursledon Windmill and its landscape context as set out in 2017, which was based on the key view to the windmill to be considered by the design team. This was balanced against other considerations and an approach to the constraint incorporated into the original design proposals.
- 4.4. The following statement was included in the analysis *‘Given the sloping nature of the site, any built form developed within the identified view area and context splay will intervene in the view, more so as higher up the slope and closer to the viewer. This will serve to screen views of the windmill, the offsite residential property set below it in the view and the framing mature trees to the valley bottom. The zone identified as the ‘framed’ and ‘context splay’ should be avoided for the purposes of built form and vertical elements, such as light columns and trees, however lower features such as low vegetation, hedges and roadways could be sited within these carefully with consideration of the slope’.*
- 4.5. At the time of the 2017 work (which included figure 4), the area to the north of the site was undeveloped. This land has subsequently been developed for housing, with the layout allowing for an open zone to the south of the windmill framed by two rows of terraced houses. This can be clearly seen on the aerial photograph included at Figure 5.
- 4.6. The effect of the introduction of new built form in the view refines the viewcone splay previously shown on the 2017 site constraints plan (Figure 4) from Providence Hill towards the windmill. An updated 2022 constraints plan is included at Figure 6; the splay representing the public viewcone towards Bursledon Windmill can be now seen to also be constrained restrained by the off-site built form, whilst the frame provided by the mature trees in the lower portion of the view is still respected. This constraint and approach is taken into consideration in this revised design of the scheme and this appraisal

5. PROPOSED DEVELOPMENT

- 5.1. The outline proposals forming this submission comprise the development of former garden areas adjacent to residential properties for the development of 16 houses and a vets surgery accessed from the highway Providence Hill.
- 5.2. Figure 7 shows the architectural proposals plan being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed. Figure 8 shows the landscape strategy.
- 5.3. The proposals include
 - a soft landscape buffer of 20m off the northern boundary with no hard landscape works (aside from surface water discharge)
 - enhancement of the northern and western areas of the site for biodiversity benefit
 - viewcone to windmill kept free of built form
 - new tree planting

6. SCOPE AND METHODOLOGY OF STUDY

6.1. Methodology Guidance

- 6.1.1. This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and 'Landscape Character Assessment: Guidance for England and Scotland' (The Countryside Agency and Scottish Natural Heritage, 2002).
- 6.1.2. A full LVIA methodology is set out as an appendix to this document.

6.2. Desktop research

- 6.2.1. The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the applicant's development brief and reports by other consultants on the team.

6.3. Scoping of the study

- 6.3.1. The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals within a 1km radius.
- 6.3.2. The landscape character of the wider area, as described by landscape character assessments carried out at local level has been reviewed and used as context. A detailed character assessment of the site and its immediate setting has been carried out as part of this study.
- 6.3.3. The visibility of the site is influenced by the topography of the surrounding area and the presence of features such as buildings and vegetation. The topography of the area is illustrated in Figure 15 and this is the basis for the diagrams showing the zone of theoretical visibility (ZTV) Figures 17 & 18. The ZTVs were used to guide fieldwork, ruling out areas where the likely proposed development would be screened by landform. The visual study zone has been limited to 1km, beyond which views are unlikely to be affected. Likely views from private houses are assessed from within the site).
- 6.1. Figure 19 indicates the location of photographic viewpoints. Figures 20 to 24 set out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint and the likely visibility of the existing site. Views of a similar nature which are likely to be affected by the development, are grouped together below and an overall assessment of the sensitivity of the view receptors is made by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1. These view receptors form the visual

receptors against which the proposals are assessed. The potential visibility of the proposed development and any seasonal changes to that visibility are also described next to each photograph and this informs the emerging development proposals. Viewpoints with no existing or potential view of the site are not considered further.

- 6.3.4. Photographs were taken using a Nikon 3100 digital SLR camera with an 18-55mm variable zoom lens, set at a focal length of 35mm, which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

6.4. Limitation and assumptions

- 6.4.1. Limitation and assumptions of the study can be summarised as follows:
- Where no direct view of the site was available, direction may have been estimated.
 - Visibility from individual private buildings or land has been estimated as part of the LVIA fieldwork.
 - Seasonal limitation provided by leaf cover dictates that winter visibility is estimated.

7. LANDSCAPE BASELINE CONDITIONS

7.1. Description of existing site and setting

- 7.1.1. Internal photographs taken on site and a key plan identifying their locations are included at Figures 9-14 (these are not used as part of the visual appraisal).
- 7.1.2. The site is currently partly used as gardens and partly unused and overgrown, with former use likely to be extended garden / smallholding area. An overhead power line runs across the site from northwest to east.
- 7.1.3. The site is currently accessed from a vehicular entrance adjacent to Brookfield, with a second unused gated access point off Providence Hill centrally to the boundary on Providence Hill.
- 7.1.4. There are no public rights of way adjacent to or across the site however there is a new path linking from Providence Hill to the new residential development off Goslings Turning that runs along the north of the stream adjacent to the site at its western end.
- 7.1.5. Topography on site falls generally from west to east, with the north-west corner at approximately 52m AOD, the east corner at approximately 35.5m AOD and the central access at approximately 49m AOD. Properties at Brookfield are likely to have finished floor levels of approximately 45m AOD. A small stream runs along the northern boundary.
- 7.1.6. Vegetation on the site includes:
- mature tree line along the Providence Hill site boundary
 - Line of overgrown conifers outside the site to the north of the western section of the northern boundary.
 - mature tree line along central and eastern length of northern boundary
 - various ornamental plantings within garden areas.
 - Regenerating vegetation on western area of site where left unmanaged in recent years.

7.2. Landscape character of the site and its setting

- 7.2.1. The site lies within wider landscape and urban character areas as described above in section 4. To give a more detailed understanding of landscape character of the site and its immediate setting, the area has been divided into local landscape character areas (LLCAs).

These have the potential to be impacted on by the proposed development and, in line with selection methodology, form the landscape character receptors against which the proposals are assessed. Brief descriptions of their key characteristics are set out as follows and extents are indicated on Figure 16:

- LLCA 1: Area forms the site itself; land partly degraded though lack of use, management and dereliction; strong boundary vegetation providing screening and beneficial green infrastructure; sloping ground with aspect facing northwards.
- LLCA 2: Bursledon Windmill Conservation Area to north of site; encompasses the heritage asset (the Windmill) and also its setting; heavily wooded to upper sections with some development visible between trees, including upper sections of windmill. Southern section developed for housing with open space in residential design leaving open view of windmill.
- LLCA 3: Residential property to north of site.
- LLCA 4: Urban area of residential properties to south-west of site; strong separation from area to east of Providence Hill due to presence of busy road and vegetation line on site boundary.
- LLCA 5: Developed land to east of site with enclosed character due to presence of vegetation.
- Urban Character BHH15: described in Section 4.

8. Appraisal of landscape effects

- 8.1. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (appendix 1).
- 8.2. **Effects on LLCA 1:** The LLCA is an allocated site for residential development; the value of the LLCA is enhanced by the presence of mature tree lines on boundaries; perceived character is small scale and of an enclosed area due to the sloping nature and aforementioned strongly vegetated boundaries, however residential development is present along all these boundaries detracting from the positive character provided by the vegetated boundaries, giving the site an overall moderate value. The current partial use as garden and partial disuse of remaining site leaves the LLCA moderately susceptible to change. (It should be also noted that the identified view towards the Bursledon Windmill falls across this LLCA, however this is considered as part of the visual appraisal.) These factors all combine to give the LLCA a **medium sensitivity**.
- 8.3. The proposals would introduce built form to the site, with reuse of existing access point. Mature trees are retained and protected, with areas of site managed to provide habitat to improve biodiversity, in particular a buffer zone along the stream. The change of land use and the nature of the development is permanent, but not out of character with the surrounding land use and permitted development, giving the LLCA on balance a **medium adverse magnitude of landscape effect**.
- 8.4. The medium sensitivity combined with medium adverse magnitude of landscape effect results in a **moderate adverse landscape effect** on LLCA 1.
- 8.5. **Effects on LLCA 2:** The area is designated: Bursledon Windmill Conservation Area; which encompasses the windmill itself and its setting and was designated to safeguard the setting of the heritage asset (the windmill). The setting is described in the Conservation Area Appraisal and Management Proposals as encompassing the areas around the mill providing wind corridors and wooded areas. To function, the windmill would originally have been erected on the ridge in an exposed position, however since use of the windmill ceased, wooded areas have been allowed to grow up around it. These wooded areas enhance the heritage setting of the windmill by framing views from certain directions, but also provide a strong buffer of protection between the windmill and the wider urban area and road network, thus protecting the value of the heritage asset. (Commentary on the

- visual easement relating to the Bursledon Windmill Conservation Area is covered in the visual appraisal commentary on Viewpoint 1.) The LLCA lies in countryside, however the value of the LLCA and conservation area is diminished by the recent residential development to the lower southern area; the LLCA is susceptible to change but is not publicly accessible; perceived character is small scale, with strong enclosure due to the wooded nature on higher ground and sloping ground below surrounding the heritage asset. These factors all combine to give the LLCA a **medium sensitivity**.
- 8.6. The proposals do not affect the LLCA directly; the change of adjacent land use and the nature of the development is permanent, but not out of character with the adjacent recent residential development in LLCA 2. Mature trees forming the southern boundary of LLCA 2 are retained and protected and the Conservation Area is respected with the retention of the important view towards the windmill, the extent of which is identified in the site constraints work. The proposed development therefore brings a **low adverse magnitude of landscape effect** on LLCA 2.
- 8.7. The medium sensitivity combined with low adverse magnitude of landscape effect results in a **moderate/ minor adverse landscape effect** on LLCA 2.
- 8.8. **Effects on LLCA 3:** The area is residential development; the LLCA is less susceptible to change; perceived character is very small scale and of enclosed areas due to the wooded nature on adjacent higher ground and tree line to southern boundary and sloping ground below. These factors all combine to give the LLCA a **low sensitivity**.
- 8.9. The proposals do not affect the LLCA directly; and whilst the change of adjacent land use and the nature of the development is permanent, it is not out of character with the nature of LLCA 3. The trees on the southern boundary of LLCA 3 are retained and protected. The proposed development therefore brings a **nil magnitude of landscape effect** on LLCA 2.
- 8.10. The low sensitivity combined with nil magnitude of landscape effect results in a **neutral landscape effect** on LLCA 3.
- 8.11. **Effects on LLCA 4:** The area is part of the urban area of Bursledon and is a mix of 20th century housing styles and character without strong vernacular character or strong green infrastructure. The value of the LLCA is low and not susceptible to change. These factors all combine to give the LLCA a **low sensitivity**.
- 8.12. The proposals do not affect the LLCA directly; and whilst the change of adjacent land use and the nature of the development is permanent, but not out of character with existing land use in LLCA 4. The proposed development therefore brings a **nil magnitude of landscape effect** on LLCA 4.
- 8.13. The low sensitivity combined with nil magnitude of landscape effect results in a **neutral landscape effect** on LLCA 4.
- 8.14. **Effects on LLCA 5:** The LLCA is undesignated and lies in countryside; but the LLCA is not publicly accessible and value of the LLCA is detracted from by the area being fully developed as a mix of commercial and residential properties and therefore the LLCA is not susceptible to change. These factors all combine to give the LLCA a **low sensitivity**.
- 8.15. The proposals do not affect the LLCA directly; and whilst the change of adjacent land use and the nature of the development is permanent, it is not out of character with the existing development in the LLCA. The vegetation to the western boundary of LLCA 5 is retained and protected. The proposed development therefore brings a **nil magnitude of landscape effect** on LLCA 5.
- 8.16. The low sensitivity combined with nil adverse magnitude of landscape effect results in a **neutral landscape effect** on LLCA 5.
- 8.17. **Effects on the Urban Character Area (UCA) BHH15:** The UCA consists of areas of residential development and the site, which is allocated for residential development and is publicly accessible along the roads. The UCA is described as being of generally fair condition but with a weak strength of character. As the proposals are of a similar nature to the wider UCA this gives the UCA a **low sensitivity**.

- 8.18. The proposals alter the UCA; the change of land use and the nature of the development is permanent, but it is not out of character with the existing development in the UCA. The vegetation to the western boundary of LLCA 5 is retained and protected. The proposed development therefore brings a **nil magnitude of landscape effect** on the UCA.
- 8.19. The low sensitivity combined with nil adverse magnitude of landscape effect results in a **neutral landscape effect** on LLCA 5.

9. ADDITIONAL MITIGATION AND RESIDUAL LANDSCAPE EFFECTS

- 9.1. Measures to avoid, prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 4.
- 9.2. Whilst the site lies outside the identified setting of the heritage asset (Bursledon Windmill), the development the site layout has included the retention of the wooded boundaries, which link into the wooded character of the setting, particularly along the northern boundary.
- 9.3. Measure also include protection of existing trees and hedges in accordance with arboricultural advice and method statements and the commitment to a management plan for the woodland to the north of the site. There is no additional identified mitigation and therefore no change to the identified landscape effects.

10. VISUAL BASELINE CONDITIONS

- 10.1. It should be noted that the appraisal is based on publicly accessible viewpoints (VPs 1-16); internal site photographs included (views A-I) in this report have not been used as part of the appraisal as they are not publicly accessible.
- 10.2. Representative viewpoints represent as wide a range of situations as possible within the area of theoretical visibility and include identified important views, sequential views along key routes, and views representative of a range of contexts and view receptors, at a range of distances.
- 10.3. Figure 19 indicates the location and direction of representative viewpoints. Figures 20-24 set out photographs annotated to describe the nature of the viewpoint. This forms the visual baseline. The potential visibility of the proposed development is also described next to each photograph and this informs the assessment of effects in section 11 below. Where the proposed development is not likely to be visible, these viewpoints are not considered in the appraisal of visual effects.
- 10.4. The visual study zone has been limited to 1 km, beyond which views are unlikely to be affected, either as shown by the ZTV or due to distance and intervening features.
- 10.5. Views from private houses which cannot be checked as part of this LVIA have been estimated by assessing the visibility from within the site, and the location is described as follows:
- 1no. residential property (Hillcrest Lodge) situated to the immediate south-west of Bursledon Windmill overlooking the site from higher ground.
 - Residential properties suited to the immediate north of the site on Gosling Turning
 - 4no. residential semi-detached properties (Brookfield) situated to the immediate south-east of the site on Providence Hill backing on to the site.
 - 11no. residential properties and 1no. multiple occupancy block (on Providence Hill) situated to the south-west side of road opposite the site.
- 10.6. Views taken forward to the appraisal include viewpoints 1, 2, and 13 and views from residential properties as described above.

11. APPRAISAL OF VISUAL EFFECTS

- 11.1. Visual effects are considered through the appraisal of the type and relative numbers of visual receptors, the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1).

11.2. Effect on representative viewpoint 1

- 11.2.1. View looking north from road and pavement adjacent to existing access to the site at the location of 'important view' as identified in Bursledon Windmill Conservation Management Plan. Receptors will be: road and pavement users looking from a locally recognized viewpoint; and moderately susceptible to changes in views due to a moderate level of interest in the surrounding non-designated landscape. Receptors will therefore be regarded as having **medium sensitivity**.
- 11.2.2. In the design development, the view splay towards the Windmill and context setting has been considered in the layout of the site, so in the views across the site, built elements fall outside the recognised view direction from Viewpoint 1. Views of the site itself are also restricted by the change in level falling away from the viewer with much of the site hidden by topography. In the foreground of the view it will be possible to see the upper sections of built form of the closest plots (8-11) set outside the identified splay of the viewcone to the Windmill. It will also be possible to see the canopies of small trees on higher ground closest to the viewer to the east of the splay, but as the site slopes down to the north these will not restrict the view of Bursledon Windmill which is set at on a ridge at a greater height than the viewer. Views of the northern area of the site will continue to be restricted by the intervening vegetation on the roadside site boundary, which is retained in the proposals; the density of the vegetation will not give rise to seasonal differences in the view. Views of the southern area of the site are restricted by the semi-detached houses at Brookfield. The retention of the vegetated northern site boundary ensures that the visibility of the residential properties on the land to the north of the site is not increased and that the view of the heritage asset and its setting is not affected. The **magnitude of visual effect is therefore considered to be low adverse**.
- 11.2.3. Combining the high sensitivity with the low adverse magnitude of visual effect the **visual effects are therefore moderate / minor adverse**.

11.3. Effect on representative viewpoint 2

- 11.3.1. View looking north-east from road and pavement to the south of the site on Providence Hill. Receptors will be: road and pavement users with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Views of the windmill area possible, however with an intervening busy road in the foreground of the view. Receptors will therefore be regarded as having **low sensitivity**.
- 11.3.2. Views of the site are restricted by the change in level falling away from the viewer with much of the site hidden by topography. Views of the northern area of the site are restricted by the intervening vegetation on the roadside site boundary. Views of the southern area of the site are restricted by the terraced housing at Brookfield. The density of the vegetation will not give rise to seasonal differences in the view. The **magnitude of visual effect is therefore considered to be low adverse**.
- 11.3.3. Combining the high sensitivity with the low adverse magnitude of visual effect the **visual effects are therefore minor adverse**.

11.4. Effect on representative viewpoint 13

- 11.4.1. View looking south to south-west from the upper level of the green open space area off Gosling Turning. Receptors are residents of the adjacent housing using the space; it is unlikely that this will be used by the wider public, however the space is contained by prominent housing on either side. Receptors will therefore be regarded as having **medium sensitivity**.

11.4.2. Views of the site are restricted by the intervening vegetation on the site boundary, but there may be glimpsed views of built form in the winter without leaf cover. The new access point off Providence Hill will be visible. The **magnitude of visual effect is therefore considered to be low adverse**.

11.4.3. Combining the medium sensitivity with the low adverse magnitude of visual effect the **visual effects are therefore moderate / minor adverse**.

11.5. Effect on views from Hillcrest Lodge (A)

11.5.1. View looking south-east from single residential property on rising ground to the north of the site. Receptors will have a high susceptibility to change in general due to a high level of interest in the surrounding landscape, but will be very limited in number of residents in one property. Receptors will therefore be regarded as having **medium sensitivity**.

11.5.2. Views of the site are restricted by the intervening vegetation on the northern site boundary, but there may be views of built form on the higher area of the site, but this is not out of character with the existing view. In the winter there may be glimpsed views of built form in the winter without leaf cover on lower ground. The **magnitude of visual effect is therefore considered to be low adverse**.

11.5.3. Combining the medium sensitivity with the low adverse magnitude of visual effect the **visual effects are therefore moderate / minor adverse**.

11.6. Effect on views from residential properties off Gosling Turning

11.6.1. Views looking south from residential properties to the north of the site. Receptors will have a high susceptibility to change in general due to a high level of interest in the surrounding landscape with a limited number of direct views from houses. Receptors will therefore be regarded as having **medium sensitivity**.

11.6.2. Views of the site are restricted by the intervening vegetation on the northern site boundary, but there may be views of built form on the higher area of the site, but this is not out of character with the existing view. In the winter there may be glimpsed views of built form in the winter without leaf cover on lower ground. The **magnitude of visual effect is therefore considered to be low adverse**.

11.6.3. Combining the medium sensitivity with the low adverse magnitude of visual effect the **visual effects are therefore moderate / minor adverse**.

11.7. Effect on views from residential properties at Brookfield

11.7.1. Views looking north from four residential properties on higher ground to the south-east corner of the site. Receptors will have a medium susceptibility to change in general due to a high level of interest in the surrounding landscape but with a limited number of residents. Receptors will therefore be regarded as having **medium sensitivity**.

11.7.2. Views across the existing site from the houses are currently partially restricted by existing vegetation in gardens. The extended gardens will be lost to the proposed development, and views will be restricted by presence of the built form within the development immediately adjacent to the properties which will be set at a lower level on the sloping site. The boundary vegetation to the north of the site will still be visible through gaps between properties. The **magnitude of visual effect is therefore considered to be high adverse**.

11.7.3. Combining the low sensitivity with the low adverse magnitude of visual effect the **visual effects are therefore major / moderate adverse**.

11.8. Effect on views from residential properties on Providence Hill

11.8.1. View looking north from residential properties along west side of Providence Hill. Receptors will have a moderate susceptibility to change in general due to a high level of interest in the surrounding landscape reduced by the presence of the existing busy road in the view foreground. Receptors will therefore be regarded as having **medium sensitivity**.

11.8.2. Views of the site are restricted by the intervening vegetation on the south-west site

boundary, but in the winter without leaf cover built form on the higher ground of the site may be visible. The new access point off Providence Hill will be visible. The **magnitude of visual effect is therefore considered to be low adverse.**

- 11.8.3. Combining the medium sensitivity with the low adverse magnitude of visual effect the **visual effects are therefore moderate / minor adverse.**

12. ADDITIONAL MITIGATION AND RESIDUAL VISUAL EFFECTS

- 12.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 4.
- 12.2. The passage of time will increase the extent of canopy cover provided by new vegetation within the site itself, however due to the sloping nature of the site this is unlikely to give rise to any change in visual effects from the publicly accessible viewpoints.

13. CONCLUSIONS

- 13.1. The appraisal has shown that, whilst there are some adverse landscape effects of the development on landscape character, none are significant. The most adverse effect is appraised as moderate on the site itself due to the change of land use.
- 13.2. The appraisal has also show that there are no significant adverse effects on the Bursledon Windmill Conservation Area (LLCA2), with only a moderate / minor adverse effect resultant the introduction of residential property to the site, which is adjacent to the setting.
- 13.3. The appraisal has also shown that, whilst there are some adverse visual effects of the development on representative viewpoints, only one is significant, where views are from residential properties at Brookfield brought about by the change of use of the site.
- 13.4. Identification of site constraints and the subsequent design development has ensured that effects on the important viewcone towards Bursledon Windmill is minimised through careful consideration of site layout.
- 13.5. The site is allocated for residential development and the appraisal of landscape and visual effects has been shown that the proposed development is in keeping with other policy objectives to protect and enhance character, minimize adverse effects, encourage biodiversity and respect the heritage asset of Bursledon Windmill and its setting.

14. REFERENCES

- National Planning Policy Framework (2021)
- Eastleigh Borough Council: Eastleigh Borough Local Plan Review (2001-2011)
- Eastleigh Borough Council: Emerging Local Plan (2016 – 2036)
- Natural England: National Character Areas
- Hampshire County Council Landscape Assessment (2012)
- Eastleigh Borough Council: Landscape Character Assessment for Eastleigh Borough (2011)
- Eastleigh Borough Council: Urban Character Areas (2008)
- Eastleigh Borough Council: SPD Bursledon Windmill Conservation Area Appraisal and Management Proposals
- National Design Code (2021)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- The Countryside Agency and Scottish Natural Heritage: 'Landscape Character Assessment: Guidance for England and Scotland' (2002)
- MAGIC website

Appendix 1: LVIA Methodology

1. EVALUATION CRITERIA FOR LANDSCAPE EFFECTS ASSESSMENT

1.1. Reporting on the landscape baseline

The landscape baseline is established through careful fieldwork and review of published Landscape Character Assessments. Landscape Character Assessments at national, regional, district and local levels are critically reviewed to establish the most relevant in terms of scale, level of detail, methodology, age. A brief explanation of this approach is given:

- Map, describe and illustrate the character of the landscape by appropriate means;
- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;
- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

1.2. Landscape receptors

The landscape receptors need to be identified; these are components of the landscape such as individual elements or features, qualities or landscape character that are likely to be affected by the scheme.

These character areas are as determined by field work (Local Landscape Character Areas; LLCA) or identified in published Landscape Character Assessments at District level or higher as relevant). Criteria has been set for the selection of LLCAs within likely envelope of influence. The process of identification starts with a study of baseline mapping, describing all within the possible area. For an area to be taken forwards as a receptor it must meet one or more of the following criteria:

- Shared boundary with the site;
- Physical connection/s with the site (PROWs, roads, vegetation belts);
- Views of the site (particularly where a view of the site is a key characteristic of the LLCA). Note: If intervisibility is the only criteria this is considered within the visual assessment through assessment of the effect on representative views.

1.3. Sensitivity of landscape receptor

The sensitivity of the landscape or feature of the landscape as a receptor needs to be established. This is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

1.4. Determining value of landscape receptor

Value can be understood through relevant landscape designations, the use of available landscape character assessments (as a starting point) and information on status of features (such as conservation areas and tree preservation orders). The basis for judgements should be linked back to evidence from the baseline study.

A range of other factors can also help in the identification of value:

- Landscape quality (condition) of physical state: includes extent to which typical character is represented, intactness and condition of individual elements
- Function as an ecosystem service
- Scenic quality: level of appeal primarily to the senses (not wholly visual)
- Rarity: presence of individual elements or features, or rare Landscape Character Type
- Representativeness: where a particular character, or element / feature is considered particularly important example
- Conservation interests: where features of interest add value to landscapes such as wildlife,

archaeological, or historical / cultural interest. These can have value in their own right.

- **Society:** the relative value attached to the landscape by society, either formally or informally.
- **Perception:** recognition of perceptual aspects such as scenic beauty or tranquillity
- **Associations:** connections to art, literature or events that contribute to perception of value and material available on local or community interests.

Judgements on value should be determined on a scale of high, medium or low:

High ↑ ↓ Low	High value, with acknowledged or perceived positive character and quality, multi-functional ecosystem services provision. Medium value, with acknowledged or perceived positive character and quality that may have been reduced through alteration or degradation of character or features, some provision of ecosystem services. Low value, without acknowledged or perceived positive character and quality, little or no provision of ecosystem services.
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1.5. Determining the landscape receptor's susceptibility to type of change

Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or the achievement of landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

High susceptibility to change ↑ ↓ Low susceptibility to change	High susceptibility to change: Not able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Medium susceptibility to change; may be able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Low susceptibility to change; able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
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1.6. Level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

1.7. Magnitude of landscape effect

The magnitude of the landscape effect of the proposals is dependent on:

- **Size or scale:** this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the

landscape.

- **Extent:** consideration of the geographical area over which landscape effects are felt
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the landscape effect can be **high, medium, low or nil** and can be either adverse or beneficial. This is defined more fully below:

Adverse	High	Major loss of or alteration to an existing landscape element that may be key to landscape character. Major loss of or alteration to perceived landscape character as a whole. Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. Extensive geographical area affected. Long-term / irreversible effect.
	Medium	Moderate loss of or alteration to an existing landscape element that may be key to landscape character. Moderate loss of or alteration to perceived landscape character as a whole. Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. Medium sized geographical area affected. Medium-term and effect that may be partially reversible.
	Low	Minor loss of or alteration to an existing landscape element that may be key to landscape character. Minor loss of or alteration to perceived landscape character as a whole. Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. Small sized geographical area affected. Short-term and effect that may be reversible.
Neutral	Nil	No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape. Adverse effects balanced by beneficial effects.
Beneficial	Low	Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.8. Landscape effects and significance

The landscape effect is a combination of the level of sensitivity of the landscape receptor and the magnitude of the landscape effect, which can be **adverse**, **beneficial** or **neutral**.

		Sensitivity of Landscape		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.9. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance therefore significant.
- *Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.

- *Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors* are defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

1.10. Mitigation and residual effects

Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. EVALUATION CRITERIA FOR VISUAL SENSITIVITY

2.1. Reporting on the visual baseline

The visual baseline report should:

- Identify the area in which the development may be visible;
- Identify the different groups of people who may experience views of the development;
- Identify representative viewpoints where views will be affected and the nature of those views, including where these are within the site area;
- Identify any recognized viewpoints (known viewpoints in the landscape);
- Identify any views characteristic of the landscape character area;
- Identify any illustrative viewpoints (that might identify a particular effect or issue).

2.2. Visual receptors

The visual receptors need to be identified; these are the people within the area who will be affected by the changes in views and visual amenity.

2.3. Sensitivity of the visual receptor

The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value of a particular view with those on susceptibility to type of change or type of development proposed.

2.4. Determining value of the view

This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on value should be determined on a scale of high, medium or low:

HIGH	High value within a high-quality landscape, or a recognized viewpoint (at any level from local to national).
↑ ↓	Medium value within a medium quality landscape.
LOW	Low value within a low-quality landscape.

2.5. Determining the visual receptor's susceptibility to type of change

Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

2.6. Magnitude of visual effect

The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- **Size or scale:** this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- **Extent:** this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be high, medium, low or nil and can be either adverse or beneficial. This is defined more fully below:

Adverse	High	Major change in view composition resulting from a loss of or alteration to features. Direct angle of viewing in relation to main activity of the receptor. Close-range view. Prolonged exposure to view. Long-term and irreversible effect.
	Medium	Moderate change in view composition resulting from a loss of or alteration to features. Indirect angle of viewing in relation to main activity of the receptor. Mid-range view. Moderate exposure to view. Medium-term and irreversible effect.
	Low	Minor change in view composition resulting from a loss of or alteration to features. Peripheral view in relation to main activity of the receptor. Distant view. Brief exposure to view. Short-term and irreversible effect.
Neutral	Nil	No perceptible change to the composition of the view.
Beneficial	Low	Minor beneficial change to the composition of the view.
	Medium	Moderate beneficial change to the composition of the view.
	High	Major beneficial change to the composition of the view.

2.7. Significance of visual effect

The significance of the visual effect is a combination of the level of sensitivity of the visual receptor and the magnitude of the visual effect, which can be adverse, beneficial or neutral.

		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.8. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major changes on an extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance and therefore significant.
- *Moderate changes introducing effects into the view of moderately sensitivity receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or

of local importance and therefore not significant.

- *Minor changes introducing small effects into the view of low sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

2.9. Mitigation and residual effects

Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.

Appendix 2: Figures

Figure 1 - Site location

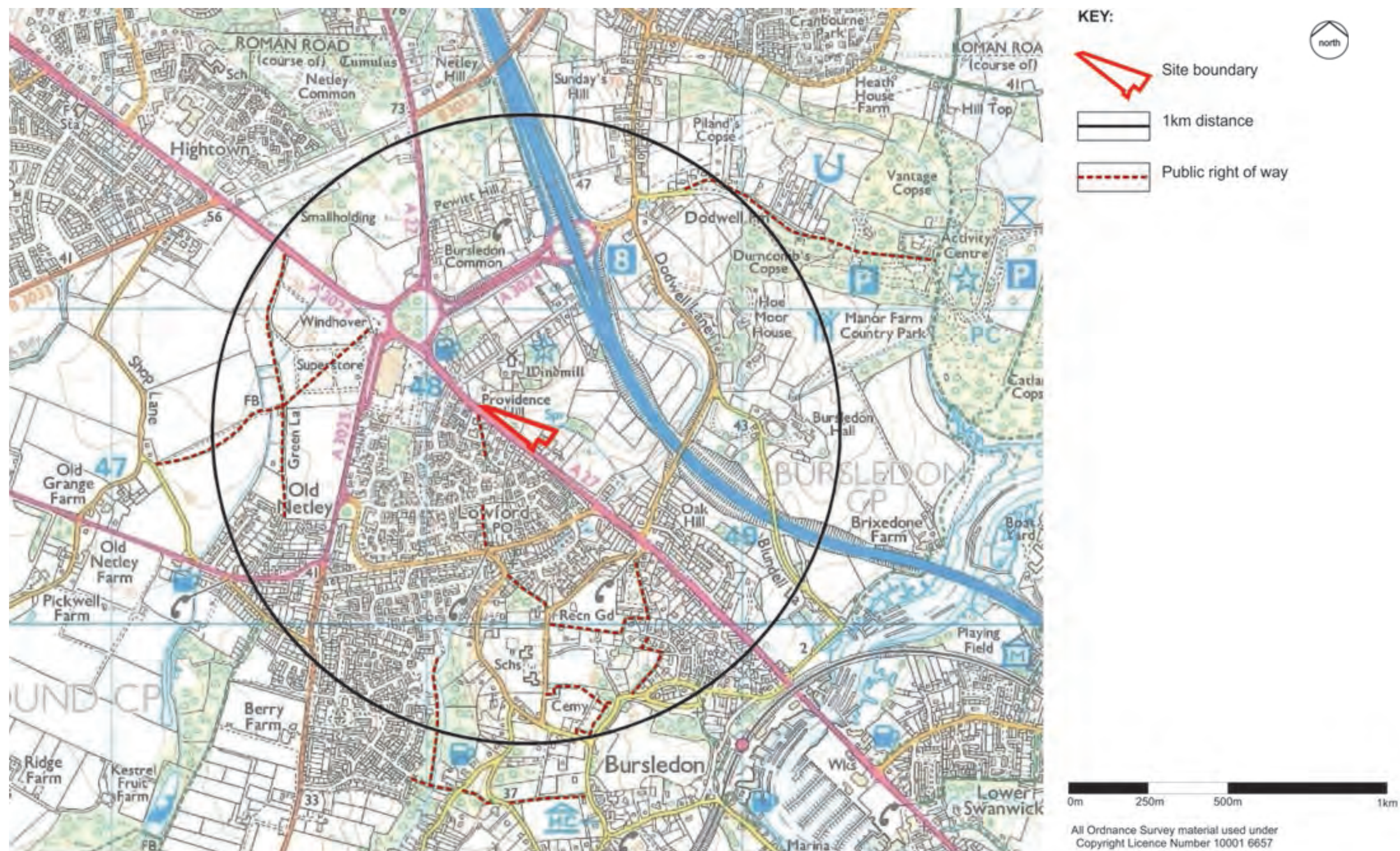


Figure 2 - Designations

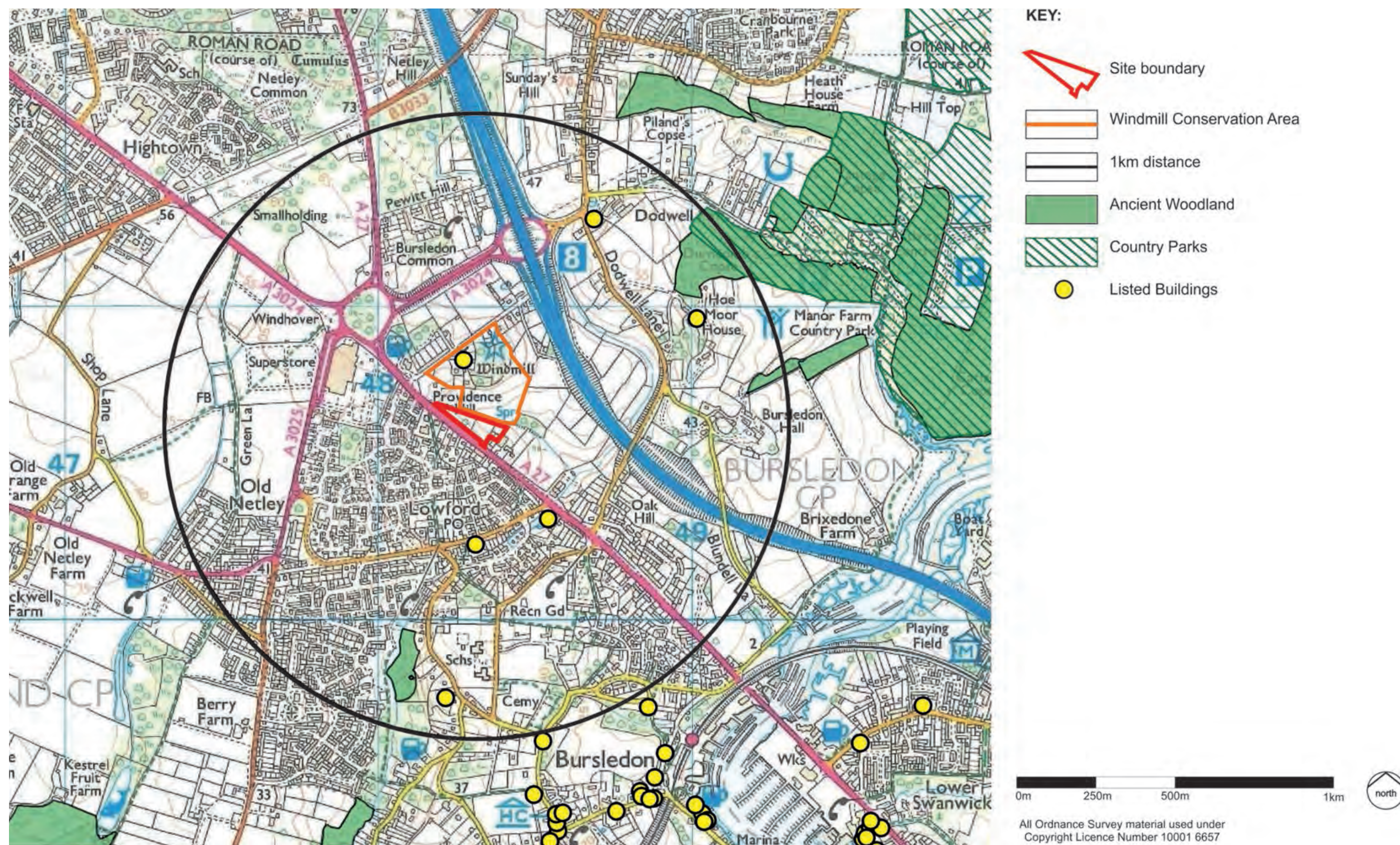


Figure 3 - Site appraisal (NTS)

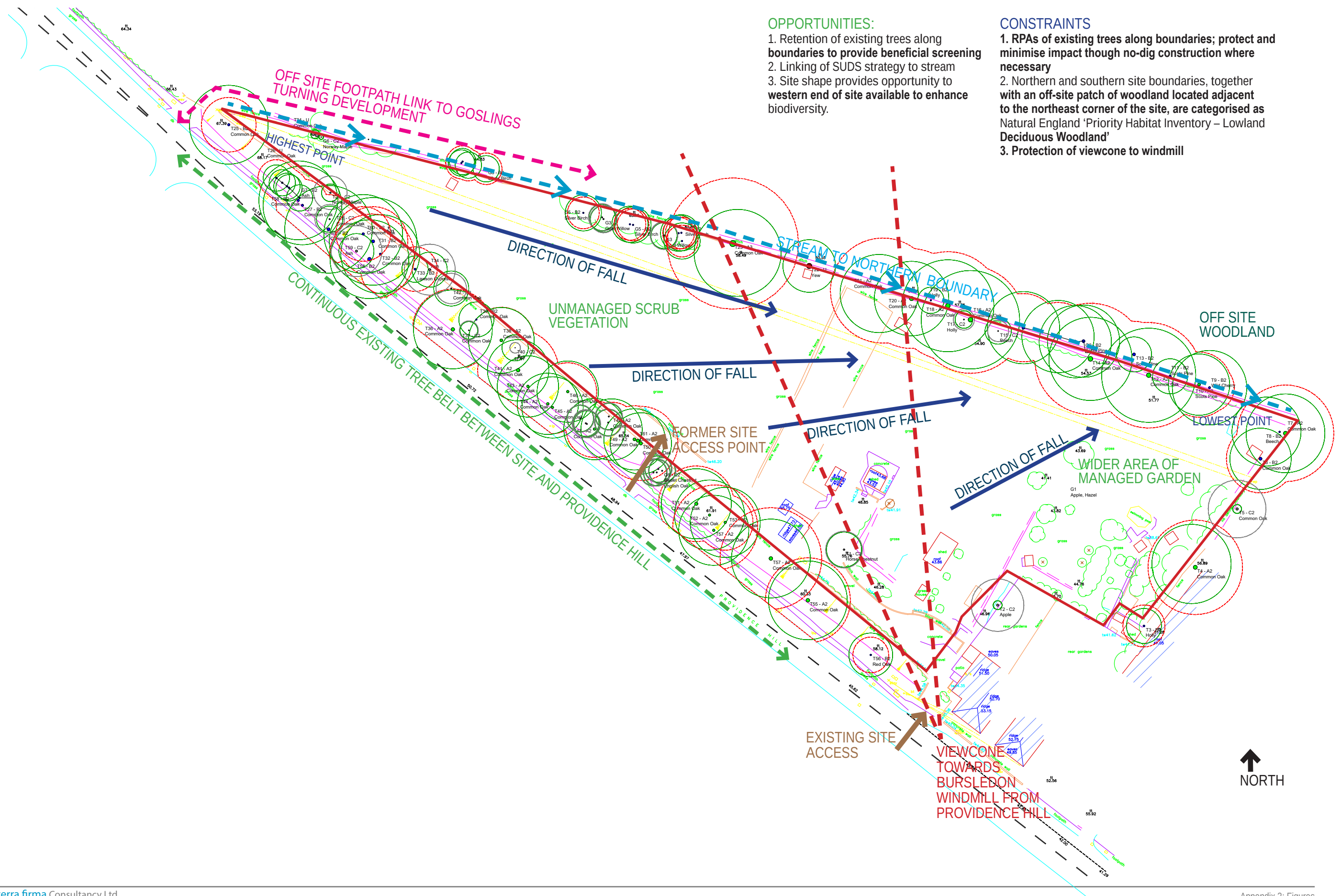
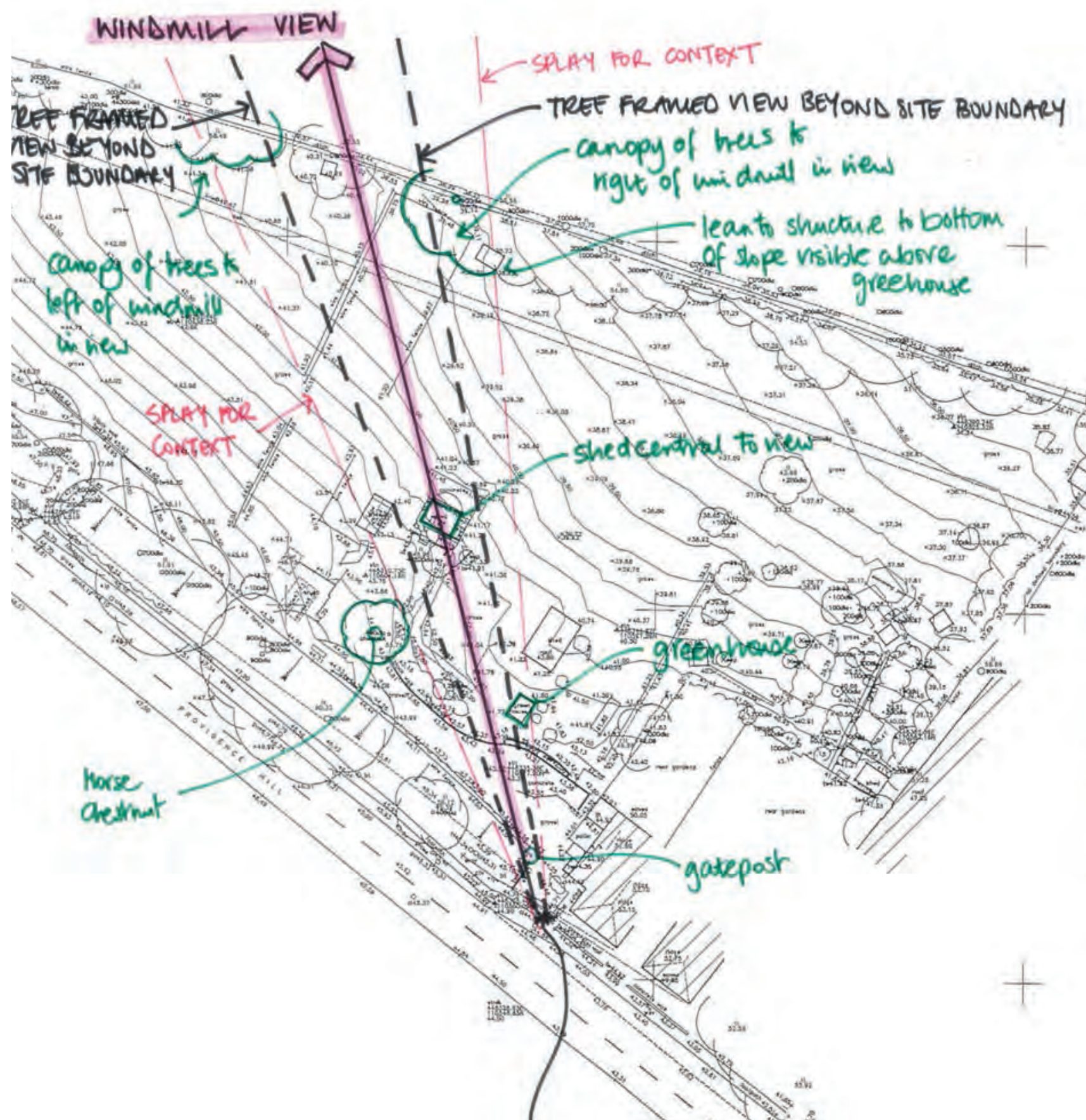


Figure 4 - Site Constraints: Windmill view analysis (2017)



DESCRIPTION OF IMPORTANT VIEW:

The 'Bursledon Windmill Conservation Area Appraisal and Management Proposals' (2011) Map 3 identifies the key view towards the windmill to be from the entrance adjacent to 4, Brookfield, Providence Hill.

The diagram indicates the direction of the view (pink highlighted line) from the viewpoint to the windmill, keying in features seen in the photo onto the topographical plan for reference.

The view of the land beyond the site boundary is framed and restricted by the mature trees on the site boundary. The splay of this view is shown on the diagram as a pair of dashed black lines.

The perceived context including land on site (ie in front of the mature trees on the boundary) is wider than the view described above. This is shown as red dashed lines and is framed by existing vegetation and the Horse Chestnut tree to the left of the view, and a proportion of mature trees to the right of the view.



PROPOSED DEVELOPMENT WITH THE VIEW :

Given the sloping nature of the site, any built form developed within the identified view area and context splay will intervene in the view, more so as higher up the slope and closer to the viewer. This will serve to screen views of the Windmill, the off site residential property set below it in the view and the framing mature trees to the valley bottom. The zone identified as the 'framed view' and 'context splay' should be avoided for the purposes of built form and vertical elements, such as light columns and trees, however lower features such as low vegetation, hedges and roadways could be sited within these carefully with consideration for the sloping nature of the site.

Figure 5 - Site: Aerial view



Figure 6 - Site Constraints: Windmill view analysis (2022)

