

CHERRY COURT, SALTERNS LANE, BURSLEDON

LANDSCAPE & VISUAL APPRAISAL

APRIL 2024

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1. INTRODUCTION

Purpose of the Document

1.1 Ubu Design Landscape Architects were commissioned by Wessex Planning on behalf of Mr Patrick Reilly to undertake a landscape and visual appraisal for Cherry Court, Salterns Lane, on the southern side of Bursledon, for a proposed replacement dwelling.

Aims of the Appraisal

1.2 This appraisal seeks to inform the design and layout of the development through an appraisal of the landscape and visual considerations relating to the site and its setting, through a combination of desktop studies and field survey work. The report aims to:

- Establish a clear understanding of the site and its setting in respect of landscape character and visual amenity;
- Establish an understanding of the proposed development in terms of its relation to landscape character and visual amenity;
- Identify potential direct and indirect effects of the proposed development upon the landscape;
- Identify potential effects on visual receptors;
- Determine mitigation measures necessary to reduce/eliminate any potential adverse effect on the landscape or visual amenity arising as a result of the proposed development;
- Identify opportunities for enhancement measures; and
- Establish the likely residual effects of the proposed development.

Methodology

Landscape and Visual Impact Assessment Guidance Documents

1.3 The methodology used to carry out the landscape and visual appraisal of the proposed development is primarily based upon that set out in Guidelines for Landscape and Visual Impact Assessment (The Landscape Institute and Institute of Environmental Assessment – 3rd ed. 2013).

1.4 The process follows a standard approach, namely establishing:

- The baseline conditions, i.e. the character, quality, value and relative sensitivity of the landscape;
- The type and relative sensitivity of visual receptors;
- The sensitivity to change of the landscape in relation to

the proposed development;

- Mitigation measures, for the landscape and visual receptors.

Site Visit and Conditions

1.5 A site visit was carried out on 18 January 2024 between 11.30 and 13.30, to undertake the appraisal of the visual and landscape impacts of the proposed site. The conditions were sunny with good visibility.

1.6 The visit was preceded by a desk top study of landscape designations and analysis of the zones of visual influence. Field work focussed on the site and surrounding roads and footpaths. The appraisal was carried out during winter when the deciduous trees and vegetation on and surrounding the site were denuded. This represents the worst case scenario in relation to screening effects of vegetation. The screening effect of the deciduous trees, hedgerows and understorey shrubs will increase during the summer when in full leaf.

Landscape

1.7 During the site visit, the site and local area were assessed through observation, recording of observations and through photographs. The appraisal reviewed site and local landscape features, character and condition, and the key views into the site.

Visual Amenity

1.8 The viewpoints used in the appraisal were selected in order to:

- Determine the extent of visibility of existing site features;
- Determine the visibility of the proposed development, utilising the results from the desk study to guide field work;
- Gain further understanding of the components which create the landscape character; and
- Carry out the assessment of landscape and visual effects.

1.9 The following types of viewpoints were investigated:

- Representative viewpoints (for example representing views of users of a particular footpath);
- Specific viewpoints (for example a key view from a specific visitor attraction);
- Illustrative viewpoints (chosen to demonstrate a particular effect/specific issue); and
- Any important sequential views (for example along key

transport routes).

1.10 The potential visual receptors that would be affected at the chosen viewpoints include:

- Public footpath and cycle route users including pedestrians;
- People using public open spaces and parks;
- People living in, working in, or visiting the settlement and the neighbouring properties and farmsteads; and
- People using roads or railways.

Photography

1.11 Photographs were recorded using a 50mm focal length lens on a Sony DSLR-A200 digital camera.

1.12 Panoramic views were created by taking a series of overlapping photographs (overlapping by 30-50% as recommended in the guidelines). These have been stitched together using Photoshop, employing the 'reposition photomerge' method.

Description of study area

1.13 The study area for the assessment of landscape and visual effects of the proposed development is shown on Figure 1 and covers an area extending up to approximately 2 km from the centre of the site. This is considered to be the maximum extent within which significant visual effects could occur for the type of development proposed.

Site location

1.14 Grid Reference: SU48480903. The site is located on the southern side of Bursledon, to the west of the River Hamble.

Development description

1.15 The Application Site extends to approximately 0.54 hectares. Planning permission is sought for a replacement dwelling.

1.16 Key design features of the development proposals include:

- Access retained in existing location from Salterns Lane;
- Replacement dwelling is located in a similar location to the existing dwelling, at the north-western end of the site but slightly further from Salterns Lane and narrower (further from site boundaries);

- Replacement dwelling proposed with increased building volume of 20.12%, with the 2-3 storey dwelling (3 storey on the SE elevation, 2 storey on the NW elevation) replacing the existing 2 storey dwelling, and of similar overall height to the existing dwelling;
- On plot parking retained to north of dwelling;
- Boundary tree and hedgerow vegetation retained and enhanced.

Legislation, Policy and Guidance

- 1.17 The landscape and visual appraisal (LVA) has been undertaken within the context of relevant legislation, planning policies and guidance documents.

National policy

- 1.18 The National Planning Policy Framework (NPPF), updated in July 2021, provides guidance relating to planning and new development in England.
- 1.19 Para 8 of the NPPF sets out the three overarching and interdependent objectives required to achieve sustainable development, which underpin plan-making and decision-taking. The overarching objective of relevance to landscape and visual amenity comprises:
- the environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'
- 1.20 The landscape aspects of the NPPF as described below are supported by Planning Practice Guidance: Natural Environment, Landscape.
- 1.21 In respect of the natural environment, Section 15, Paragraph 174 of the NPPF states that:
- 1.22 'Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the

countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...'

- 1.23 Furthermore, Paragraphs 176 and 177 of the NPPF state that:
- 'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues....The scale and extent of development within 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.
- When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- (c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.'

Local policy

- 1.24 The site lies within the borough of Eastleigh. The Local Plan for Eastleigh Borough is the Eastleigh Borough Local Plan (2016-2036), adopted in 2022.
- 1.25 The following are key policies that relate to the landscape and visual issues. The accompanying Planning Statement identifies key planning policy that is of relevance to the application.

Eastleigh Borough Local Plan (2016-2036)

Strategic policy S1, Delivering sustainable development

- 1.26 *To be sustainable, new development in the Borough should:*
- a. *meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;*
 - b. *enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;*

c. maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;

d. have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;

e. minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;

f. avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;

g. seek opportunities to optimise density of new development and redevelopments;

h. use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;

i. 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

j. have regard to the purposes of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and

k. 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 S5, New development in the countryside

- 1.27 *Planning permission will be granted for new development in the countryside provided it is related to:*

...b. residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural workers' dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);...

1.28 In permitting new development in the countryside the Borough Council will seek to:

a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;

b. secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast; and...

...e. protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'.

Strategic policy S7, The coast

1.29 The coast is defined as including:

a. the Hamble river estuary between Hamble Point Marina and Botley, extending to the Borough boundary in the centre of the river and around the Marina; and

b. the coast of Southampton Water extending to mean low water.

1.30 On-shore areas relating to the coast are defined as areas adjoining coastal waters, or related to the coast in visual, landscape, biodiversity, heritage or functional terms.

1.31 On the Borough's coast, the Borough Council will protect the Natura 2000 and Ramsar designations and recognises the national and international importance of the River Hamble and Southampton Water for recreational sailing and marine-related enterprises that contribute to the local and subregional economy and recreational activities. The Council therefore seeks to:

a. protect and enhance the landscape, biodiversity and heritage interest of the coast including views from coastal waters (see also strategic policies S7, S9 and S10, and policies DM1, DM11 and DM12, Chapter 5);

Strategic policy S8, Historic Environment

1.32 The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:

a. identifying the assets by means of an on-going programme of survey and review;

b. identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;

c. restricting development likely to harm them or their settings through management of development proposals; and

d. encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.

Strategic policy S9, Green infrastructure

1.33 Through new development and other initiatives the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multi-functional green infrastructure, including provision of:

a. landscape scale strategic links across the Borough boundary, to and between the Borough's settlements, the countryside, the coast, and the major areas of open space including the country parks (see strategic policy S12);

b. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6);

c. green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;

d. interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;

e. green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses (see policy DM1, Chapter 5);

f. connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);

g. incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting (see policy DM12, Chapter 5); and

h. opportunities for local food growing including allotments, community orchards and farms (see policies DM32 to DM34, Chapter 5 and detailed proposals in Chapter 6).

Policy DM1, General criteria for new development

1.34 All new development should (as relevant):

a. not have an unacceptable impact on, and where possible should enhance:

i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

ii. biodiversity (avoiding significant adverse impacts); and

iii. the significance of heritage assets;

b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;

c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats 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, (recognising that some species and habitats may be irreplaceable);

e. include a landscape scheme covering the design and layout of external space;

f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;

g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement.

Policy DM11, Nature conservation

General Approach

1.35 The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:

a. protect, conserve and enhance all:

i. international, national and local nature conservation designations; and

ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character; and facilitate their adaptation to climate change wherever possible;

b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);

c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and

d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).

and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.

a. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:

i. if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains; and

ii. prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;

b. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);

c. Where necessary, it secures the long-term future maintenance and management of the asset;

d. Where possible, it enables public enjoyment and interpretation of the asset; and

e. A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.

at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

Policy DM12, Heritage Assets

1.36 Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains

1.37 In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.

1.38 The Council will monitor buildings or other heritage assets

2. BASELINE LANDSCAPE ASSESSMENT

Site description

- 2.1 The application site is roughly wedge shaped, with the access onto Salterns Lane from the point of the wedge. It currently consists of a detached residential dwelling. The site extends to a total of approximately 0.54 hectares.
- 2.2 Key features of the site include:
- Access is from the north western corner of the site off Salterns Lane;
 - The site is predominantly enclosed by mature tree and shrub vegetation to the west, and to a lesser extent, the north-east, with more open views to the south-east towards the River Hamble.
 - A railway line runs along the south-eastern boundary of the site in a cutting;
 - A sunken track and footpath runs down the western boundary of the site, with a bridge over the railway
 - The site currently has a two storey detached dwelling located in the north of the site.
- 2.3 Features of the local site context include:
- Salterns Lane runs to the north and west of the site providing access to a number of large detached dwellings set back along either side of the lane;
 - The site lies within a Conservation Area.

Topography and soils

- 2.4 The site is highest at its north-western extent, sloping down to the south-eastern boundary.
- 2.5 Reference to the Cranfield Soil and AgriFood Institute (CSAI) Soilscape Viewer identifies the site as having slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with moderate fertility.

Landscape, ecological and historic designations

- 2.6 Land approximately 100m to the south-east of the site and extending to the River Hamble, is designated as Lincegrove and Hackett's Marshes Site of Special Scientific Interest (SSSI), Solent and Southampton Water Special Protection Area (SPA) and Ramsar, and Solent Maritime SAC, while Hackett's Marsh Local Nature Reserve (LNR) extends closer

to the site up to the railway line.

- 2.7 A ribbon of woodland to the west of the site following the stream course to Badnam Creek is largely Ancient and Semi-Natural Woodland and is also a Site of Importance for Nature Conservation (SINC).
- 2.8 The site lies within a Conservation Area that covers much of Bursledon.
- 2.9 A group of Grade II Listed Buildings lie to the north and north-east of the site in the centre of Bursledon, clustered along the High Street, Station Hill and Lands End Road with the nearest Listed Building approximately 175m from the site.
- 2.10 On the eastern side of the River Hamble approximately 1km to the east of the site, Brooklands is a Grade II* Listed Building.
- 2.11 For mapped information of the above designations, and for mapped information regarding landscape and environmental designations at a greater distance from the site than those described above, refer to Figures 6 and 7.

National landscape character

- 2.12 The site and study area falls within National Character Area (NCA) 126 South Coast Plain towards the centre of the character area, as defined by Natural England, published in 2014 and superceding the previous Countryside Agency Character Area profile.
- 2.13 Key characteristics of this NCA pertinent to the site context are defined as:
- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
 - The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.
 - In places, streams and rivers flow south from the higher land of the Downs to the sea.
 - Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry

between Chichester Harbour and Selsey.

- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.
- The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.

Regional landscape character

Hampshire County Integrated Character Assessment

- 2.14 At a County level, Hampshire County Council have produced the Hampshire County Integrated Character Assessment in 2012. This assessment classifies the area within which the site lies as the 3d Hamble Valley area (refer to figure 4). Key characteristics of this landscape character area of relevance to the site and context include:
- Well defined strong valley landform with dense semi natural woodland which clothes the valley sides and tops.
 - A lively, colourful and distinctive yachting character provided by the huge numbers of yachts and boat moorings, yards, and marinas and intensively used waters for recreation.
 - Large detached residences set within mature woodland along the valley tops and water's edge with substantial gardens and secluded character.
 - The river valley varies from a bustling vibrant yachting scene in the southern reaches to secluded narrow creeks in its upper reaches with woodland overhanging the shore.
 - High quality waterside conservation areas – and popular visitor areas.
 - An abundance of waterside public access sites.
 - Extremely rich and cognitive associations with a long naval boat building and safe anchorage history now supplanted

- by a vibrant recreational yachting environment.
 - International and national wildlife designations associated with the estuary, intertidal habitats and semi natural woodland in upper reaches.
- 2.15 Further information regarding the character area includes:
- 2.16 *A landscape visually contained by the wooded valley sides giving a natural setting to the valley floor. There are extensive views up and down the estuary but few places from the top of the valley where there are views across it. Because of the visual enclosure, the character area feels distinctly separate from its surrounding landscapes especially in the southern half.*
- 2.17 *in terms of tranquillity... South of the M27 the waterside scene is bustling, colourful and can sometimes feel crowded.*
- 2.18 *Bursledon is an irregular row settlement and has a large conservation area stretching down to the water which also includes large detached villas overlooking the estuary.*
- 2.19 Within the character area there are a number of landscape types, with the site falling within the Lowland Mosaic Heath Associated landscape character type.
- 2.20 Key characteristics of this landscape character type of relevance to the site and context include:
- This landscape occurs on a varying geology of sands, sandy clays and gravels, occasionally with narrow valleys underlain by the clay.
 - A mixture of acidic sandy and clay soils.
 - Typically, grazed pasture small enclosures, in well wooded settings closely linked with adjoining heath and common land and strongly associated with the presence of purlieus and back up land of the New Forest.
 - Widespread horse grazing and urban fringe uses such as golf courses.
 - Low agricultural grade land. More fertile loamy soils are associated with arable landuse.
 - Bracken, gorse, oak and birch...
 - Typically, small to very small size regular pattern field with very strong association with 19th century origins of enclosure over commons.
 - Often located on rising or elevated land compared with the other predominantly clay based lowland mosaic landscape

types.

- Tend to be associated with small holding development, particularly the 19th century and development on the edge and the filling in of commons.
- Associated with 19th and 20th century conifer plantations.
- Modern trend of large detached houses and farm building conversions.

Local landscape character

Landscape Character Assessment for Eastleigh Borough

- 2.21 The Landscape Character Assessment for Eastleigh Borough was produced in 2011 by Eastleigh Borough Council. The assessment classifies the area within which the site lies as 14: Old Bursledon Landscape character area.
- 2.22 The area is described as follows:
- 2.23 *The essential characteristics of the area are the undulating and infolded landform with sunken tree lined lanes along which are spread large houses in substantial verdant grounds. There are small areas of pasture and woodland, and the lanes link to the rambling village of Bursledon, with its predominance of old buildings in weathered red brick and views across the Hamble. The area is sharply defined by Mallards Moor Copse, by Lowford and by the railway along the coastal edge.*
- 2.24 *This area has a rural settlement rather than a countryside character, but there are few detractors. It is one of the most distinctive areas in the borough with wildlife and amenity value.*
- 2.25 *Distinctive landform and vegetation create a varied mosaic giving an overall effect of short range visibility. However a number of locations have significant views across this character area towards the River Hamble*
- 2.26 Key characteristics of this character area of relevance to the site and context include:
- Old cottages and houses in local red brick and roofing materials
 - Steep narrow winding lanes linking dispersed settlement
 - Large detached houses with substantial wooded gardens away from village centre
 - Small copses and hedgerows dividing up fields on higher ground

- Views across the River Hamble

- 2.27 The landscape type is as identified in the Hampshire County Integrated Character Assessment.

Site landscape character

- 2.28 The landscape character of the site itself accords with the local landscape character assessments. The site lies within the Old Bursledon character area on the southern side of Bursledon, to the west of the River Hamble.
- 2.29 The site has the following key characteristics:
- The site has a south-easterly aspect, with views across the River Hamble;
 - The south-eastern part of the site is grassland;
 - The existing dwelling on the site is a 2 storey detached dwelling with pitched roof towards the top of the slope;
 - A track and footpath runs along the south-western boundary, with mature trees along the boundary;
 - There are some trees and shrubs along the north-eastern boundary with the neighbouring dwelling and garden;
 - A railway line runs beyond the open south-eastern boundary, with the River Hamble further to the south-east;
 - The trees which are on site are limited to the boundaries.

Landscape condition

- 2.30 The site is located on the southern side of Bursledon, to the west of the River Hamble, immediately south-east of Salterns Lane.
- 2.31 The site comprises an existing 2 storey detached dwelling in the north of the site with extensive garden, predominantly grass, to the south. Boundary trees run down the south-western boundary, with scattered trees on the north-eastern boundary.
- 2.32 The immediate area is a rural/ urban fringe area on the edge of Bursledon, with the main settlement extending north. This is the historic part of the village relating to the River Hamble to the east, and lies within a Conservation Area.
- 2.33 As described in the Landscape Character Assessment, 'the essential characteristics of the area are the undulating and

infolded landform with sunken tree lined lanes along which are spread large houses in substantial verdant grounds. There are small areas of pasture and woodland, and the lanes link to the rambling village of Bursledon, with its predominance of old buildings in weathered red brick and views across the Hamble.

- 2.34 This area has a rural settlement rather than a countryside character, but there are few detractors. It is one of the most distinctive areas in the borough with wildlife and amenity value.'
- 2.35 The landform and vegetation combine to create short range visibility, but with some longer range views across the River Hamble. The quiet lanes contribute to the level of tranquillity of the immediate area.
- 2.36 The landscape condition of the Old Bursledon character area is therefore considered to be medium-high.

Landscape value

- 2.37 This area on the southern side of Bursledon has a rural settlement character with low density detached dwellings set in large gardens, and is protected by a Conservation Area designation. The area has sunken tree lined lanes, as well as small areas of pasture and woodland, with the River Hamble and associated protected wetland (SSSI, SPA, Ramsar, SAC, LNR) to the east.
- 2.38 The site has an existing dwelling in the north of the site, with grassland to the south, and boundary tree and shrub vegetation combining to provide habitat and biodiversity value.
- 2.39 There is the potential to enhance the site landscape further through new tree, hedgerow and meadow planting to strengthen existing landscape features and further enhance the biodiversity of the site.

Landscape receptors

- 2.40 A number of landscape receptors were selected for the landscape assessment, representing those landscape receptors considered to be potentially affected by the proposed development, as follows:
- Landscape character of the Old Bursledon local character area and Old Bursledon Conservation Area in the vicinity of the site;

- Setting of Brooklands House Listed Building
- Application site landscape features, principally grassland, trees and hedgerows.

- 2.41 No Scheduled Monuments or Registered Parks lie within the Zone of Theoretical Visibility for the proposed development.
- 2.42 An Heritage Statement has been prepared for Cherry Court by Wessex Planning which assesses the impact of the proposed development on the Old Bursledon Conservation Area.

3. BASELINE VISUAL ASSESSMENT

Potential visual receptors

- 3.1 A series of representative viewpoints were chosen to provide coverage of potential views of the proposed development from a range of directions. The potential viewpoints were then tested through field survey and those where no visibility of the development was achieved were discounted. The selected viewpoints are representative of a range of receptors including residential, recreational and transport.
- 3.2 A number of potential visual receptors were identified to provide a detailed assessment of the visual effects of the proposed development. The potential receptors are described below.

Recreational receptors

- 3.3 Potential recreational receptors identified included the following public routes and river, which run in the vicinity of the site:
- Public Footpath Bu.3 along track to immediate west of site
 - Public Footpath F. 3a to east of site
 - River Hamble

Residential receptors

- 3.4 Residential properties and other buildings potentially in view of the site have been considered. These receptors include the following:
- Properties on Salterns Lane

Transport receptors

- 3.5 Travelling receptors include those using major and minor roads in close proximity to the site. For this site these receptors are the following minor roads:
- Salterns Lane to north and west of site

On-Site Photographs

- 3.6 Photographs from within the site were also recorded to help describe the visual envelope of the proposals, and to give an indication of the landscape condition and site character. The site photographs do not form part of the visual assessment. They are shown in Chapter 10.

Viewpoint descriptions

- 3.7 Figure 9 identifies the locations of all the receptor viewpoints (provided in Chapter 11). Descriptions of the receptor viewpoints are provided below.

Viewpoint 01

- 3.8 View 01 is taken from Salterns Lane to the immediate north of the site. The view looks south along the road past the site entrance and the right hand corner of the road.
- 3.9 The view shows the tall laurel boundary hedge and the concealed site entrance at the corner where Salterns Lane turns sharp right and footpath Bu.3 continues straight ahead. The existing dwelling is not visible in this view, screened by the boundary hedge.

Viewpoint 02

- 3.10 View 02 is taken from Salterns Lane to the immediate west of the site. The view looks east along the lane towards the corner of the road and the entrance to footpath Bu.3.
- 3.11 The view shows the roof and part of the upper storey of the existing dwelling, visible above the intervening boundary hedges. The partial view of the existing dwelling is seen in the context of neighbouring detached dwellings set behind hedges and boundary vegetation.

Viewpoint 03

- 3.12 View 03 is taken from footpath Bu.3 as it crosses the railway bridge, directly to the south of the site. The footpath follows a short access track that leads to a small boat builders yard. The view looks north along the track and footpath with the site to the right of the footpath.
- 3.13 The view shows the existing dwelling at the top of the sloping garden, partially visible through the intervening, partially denuded, vegetation along the south-western boundary, and seen alongside the neighbouring dwelling to the north-east.
- 3.14 The south-eastern boundary is marked by a low chain link fence.

Viewpoint 04

- 3.15 View 04 is taken from the track and footpath Bu.3 to the west of the site. The view looks north along the route, with the site to the east of the track.

- 3.16 The existing dwelling on site is glimpsed through the tall boundary tree and shrub vegetation. The neighbouring dwelling to the west of the site and track is also partially visible in this view.

Viewpoint 05

- 3.17 View 05 is taken from the track and footpath Bu.3 to the west of the site, near the end of the track where it joins Salterns Lane. The view looks north along the route, with the site to the east of the track.
- 3.18 The existing dwelling on site is glimpsed through the tall boundary shrub vegetation. Dwellings on Salterns Lane are also partially visible in the view.

Viewpoint 06

- 3.19 View 06 is taken from footpath F.3a on the eastern side of the River Hamble in the vicinity of Brooklands House, to the east of the site. The view looks west towards the site.
- 3.20 The existing dwelling on the site is partially visible in the distance beyond the river, with trees partially obscuring the dwelling. The dwelling is seen as part of the patchwork of buildings set within the wooded slope on the western bank of the river.

Viewpoint 07

- 3.21 View 07 is taken from footpath F. 3a on the eastern side of the River Hamble in front of Brooklands Farm, to the east of the site. The view looks west towards the site.
- 3.22 The existing dwelling on the site is partially visible in the distance beyond the river, with trees partially obscuring the dwelling. The dwelling is seen as part of the patchwork of buildings set within the wooded slope on the western bank of the river, above the foreground moored yachts.

Viewpoint 08

- 3.23 View 08 is taken from footpath 3a on the eastern side of the River Hamble immediately north of the boat yard, to the south-east of the site. The view looks north-west towards the site.
- 3.24 The existing dwelling on the site is partially visible in the distance beyond the river, with trees partially obscuring the dwelling. The dwelling is seen as part of the patchwork of buildings set within the wooded slope on the western bank of the river, beyond the foreground moored yachts.

Viewpoint 09

- 3.25 View 09 is taken from footpath 3a on the eastern side of the River Hamble immediately south of the boat yard, to the south-east of the site. The view looks north-west towards the site.
- 3.26 The existing dwelling on the site is partially visible in the distance beyond the river, with trees partially obscuring the dwelling. The dwelling is seen as part of the patchwork of buildings set within the wooded slope on the western bank of the river, beyond the foreground moored yachts.

Viewpoint 10

- 3.27 View 10 is taken from footpath 3a on the eastern side of the River Hamble, to the south-east of the site. The view looks north-west towards the site.
- 3.28 The existing dwelling on the site is partially visible in the distance beyond the river, with trees partially obscuring the dwelling. The dwelling is seen as part of the patchwork of buildings set within the wooded slope on the western bank of the river, beyond the moored yachts.

4. IMPACT APPRAISAL

Landscape appraisal

Old Bursledon local character area and Conservation Area in the vicinity of the site

- 4.1 The site lies within the Old Bursledon local character area and Old Bursledon Conservation Area. The area is considered to have a rural settlement character.
- 4.2 The localised area on the southern side of Bursledon is an area of predominantly detached dwellings set in large gardens. Dwellings include a mixture of traditional and modern styles. The area has a well vegetated character due to the large gardens as well as tree lined lanes and areas of woodland, with numerous mature trees and hedgerows resulting in dwellings often being hidden from view, or glimpsed beyond hedgerows.
- 4.3 The site has an existing large detached 1950's 'modern' dwelling on the northern part of the site, with a large garden extending to the south-east. This will be replaced by a new narrower dwelling and set back further into the site from Salters Lane. The large garden has boundary trees, hedges and shrubs, and grassland providing some habitat and biodiversity value.
- 4.4 The landscape effects of the development proposals on the local character area and Conservation Area would be relatively minor. The proposed development would replace existing development with a similar footprint and the same general pattern of built form, slightly increased building volume, albeit with a 2-3 storey dwelling (3 storey on the SE elevation, 2 storey on the NW elevation) replacing the existing 2 storey dwelling, with same overall height to the existing dwelling. The existing trees would be retained and the garden would be unaffected, with the opportunity to enhance the ecological value and biodiversity of the site.
- 4.5 The site is relatively enclosed to the north and west with just upper parts of the proposed development visible at close range, and with longer views of the dwelling to the east and south-east from the River Hamble and the eastern bank of the River. The SE and NW elevations may become slightly more prominent due to the higher facades replacing a 2 storey-with-pitched roof elevation. From the SE, this will be seen in the context of the patchwork of dwellings and woodland vegetation on the western bank of the river and the low story on the SE elevation is to be clad in dark materials and greener to make the dwelling appear as only two storey from a distance.

- 4.6 Mitigation could include some tree planting within the site garden, particularly on the NE boundary to filter views into the site from the east, as well as careful design of the main elevations and roof form, and selection of appropriate materials.

- 4.7 Overall, the proposal will represent a limited minor change to the Old Bursledon local character area and Conservation Area.

Setting of Brooklands Listed Building

- 4.8 Brooklands is a Grade II* Listed Building on the eastern side of the River Hamble, set back from the river. The setting of this Listed Building includes extensive grounds with groups of mature trees framing views of the River. A mature hedge separates the gardens from the footpath along the river's edge. The landform rises up from the rivers' edge towards the House.
- 4.9 It is possible that from limited places within the grounds to the west of the House, the replacement dwelling may be discernible in the distance, over the hedge, at a distance of over 1.1km to the west, seen in the context of the patchwork of dwellings on the western bank of the river set in the wooded slope.
- 4.10 Overall this will represent a barely noticeable change to the setting of the Listed Building. Mitigation could include some tree planting within the site garden, particularly on the NE boundary, as well as careful design of the SE elevation and selection of appropriate materials.

Application site landscape features principally trees, shrubs and grassland

- 4.11 The existing site landscape features comprise mature trees, shrubs and grassland. The trees are located predominantly on the south-western boundary, with some also on the eastern boundary. The grassland in the south of the site appears to be improved grassland with little ecological value.
- 4.12 The mature trees will be retained, while some grassland and shrubs adjacent to the dwelling may be lost during construction. The proposed dwelling will be located close to the position of the existing dwelling therefore will have minimal impact on the site landscape features.
- 4.13 There is the opportunity to introduce a range of ecological enhancements as part of the development, including new

native tree, shrub and meadow planting, with biodiverse flowering lawn grass where areas are to be mown. Further scattered trees on the north-eastern and western boundaries, adding to those already present, would also help to strengthen local landscape patterns and filter views into the site. These measures would also combine to enhance biodiversity within the site.

- 4.14 Overall, there will be some beneficial impact to the site landscape features if the opportunity to implement ecological enhancements is taken. Greater beneficial effects would result in the longer term as planting matures, strengthening tree features, establishing new shrubs or hedges and enhancing meadow grassland and overall biodiversity of the site.

Visual appraisal

Salters Lane to north-west of site

- 4.15 Salters Lane runs immediately to the north and west of the site and has no road markings. It serves local traffic accessing dwellings along the lane.
- 4.16 The site is predominantly screened from view from this road, by hedgerow vegetation, apart from a view directly into the entrance, and close range views looking east from west of the site, where the first floor and roof levels are partially visible (Viewpoint 02). There will be some change to this view, with the partial view of the existing dwelling being replaced by a partial view of the proposed dwelling, due to the higher facade replacing a 2 storey with pitched roof elevation, seen in the context of neighbouring dwellings.
- 4.17 There is likely to be some limited impact to users of this lane as a result of changes to the view looking east, with the replacement dwelling elevation. Mitigation could include maintaining the existing deciduous hedgerow to a higher level and planting 2-3 trees in the planting bed behind the hedgerow, as well as careful design of the NW elevation and roof form, and selection of appropriate materials.

Track and Footpath Bu.3 to west of site

- 4.18 Track and Footpath Bu.3 runs immediately to the west of the site and is a single track, narrow, sunken lane used by pedestrians and slow vehicles accessing the boat yard at the end of the lane.
- 4.19 Views towards the site are generally restricted by trees, shrub vegetation, banks and fencing lining the lane, however, partial

views of the development area are possible from the railway bridge, and to a lesser extent, glimpses, along the lane between Salterns Lane and the railway bridge (Viewpoints 03, 04 and 05). There will be some change to these views, with the view from the railway bridge showing partial views of the SE elevation of the proposed dwelling replacing the SE elevation of the existing dwelling. From the lane between Salterns Lane and the railway bridge, there will be glimpses of the SE and SW elevations of the proposed dwelling replacing glimpses of the existing dwelling, seen through the intervening vegetation. These will be less apparent in summer when denuded vegetation is in leaf.

- 4.20 This will cause some very limited impact to users of the track and footpath, which could be mitigated by shrub and tree planting on the western site boundary to reinforce the existing boundary vegetation.

Footpath F. 3a to east of site and views from the River Hamble

- 4.21 This footpath is part of a popular circular route around the River Hamble, running along the eastern bank of the river to the east of the site, apart from where it passes through the boatyard to the south-east of the site. Views from the footpath also serve as representative views from the river.
- 4.22 The SE elevation of the proposed dwelling will be partially visible from a section of this route (of around 1km), represented by Viewpoints 06 to 10, seen through tree vegetation on the wooded slope, and seen as part of the patchwork of dwellings on the western bank of the river.
- 4.23 There will be some changes to these views from Footpath F.3a and the River, with the proposed SE 3 storey flat roofed elevation replacing the existing 2 storey with pitched roof elevation of the same height.
- 4.24 This is a relatively small change in the context of these overall distant, but sensitive, views. Mitigation already includes the dark cladding to the lower storey with greenery to give the impression of a two storey dwelling at a distance. Further mitigation could include some tree planting within the site garden, particularly on the NE boundary, as well as careful design of the SE elevation such as roof form and selection of appropriate materials.

Residential amenity

- 4.25 There are several dwellings in proximity to the site, on Salterns Lane, that may have views of the proposed development from first floor windows. These views will be partially screened by existing tree and hedgerow vegetation on boundaries, and will be seen in the context of the existing dwellings in this area.
- 4.26 There will be some very limited impact to residents of these dwellings, as a result of changes to the view, with partial views of the elevations of the proposed dwelling replacing those of the existing dwelling, with the same roof height as the existing dwelling. This could be further mitigated by tree planting to reinforce existing boundary vegetation as well as through careful design and selection of appropriate materials.

5. MITIGATION

- 5.1 The following mitigation measures should be given careful consideration to lessen adverse effects of the completed development, where required, and to ensure the full potential of beneficial effects to the landscape and visual amenity are realised.
- Layout designed to minimise impact by siting close to the existing footprint, with proposed built form at same height as existing ridge height and greater gaps provided with a narrower footprint;
 - Design of the south-eastern facade and roof and use of appropriate materials designed to complement the mosaic of buildings visible on the slope from the eastern side of the river; design of NW facade to complement neighbouring dwellings;
 - Retention and protection of existing boundary trees, hedgerows and shrubs and reinforcement with new tree, hedge and shrub planting, to strengthen local landscape pattern, and enhance landscape character and screening benefits in views towards the site;
 - Meadow planting within the south of site to enhance biodiversity;
 - Provision of native hedgerow and tree planting where appropriate within site;
 - Species choice of planting tailored to reflect locally found species and to enhance potential biodiversity value.

6. SUMMARY & CONCLUSION

- 6.1 The application site currently consists of an existing 2 storey detached dwelling in the north of the site with extensive garden, predominantly grass, to the south. Boundary trees run down the south-western boundary, with scattered trees on the north-eastern boundary. The site extends to a total of approximately 0.54 hectares.
- 6.2 The site is located on the southern side of Bursledon, to the west of the River Hamble, immediately south-east of Salterns Lane.
- 6.3 The area is rural/ urban fringe with a rural settlement character, with detached villas set in large gardens across the side of the valley overlooking the estuary, and is protected by a Conservation Area designation. The area has sunken tree lined lanes, as well as small areas of pasture and woodland, with the River Hamble and associated nationally and internationally protected wetland to the east.
- 6.4 The river valley landform and woodland vegetation clothing

the valley sides combine to create short range visibility, but with some longer range views across the River Hamble.

- 6.5 The development proposals comprise a replacement dwelling utilising a similar footprint (slightly narrower to provide greater gaps between surrounding dwellings and set further into the site from Salterns Lane) to the existing dwelling, with a similar roof height, albeit with a 2-3 storey dwelling (3 storey on the SE elevation, 2 storey on the NW elevation), and a slightly increased overall building volume. Existing boundary trees within the site will be retained.
- 6.6 There is the opportunity to provide a range of ecological enhancements as part of the development, including new native tree, shrub and meadow planting. Further scattered trees on the eastern boundary, adding to those already present, would also help to strengthen the local landscape pattern and filter views into the site from the east. These measures would combine to provide long term benefits by enhancing biodiversity within the site.
- 6.7 Additional mitigation opportunities include careful consideration of the south-eastern facade design and appropriate materials to complement the mosaic of buildings visible from the eastern side of the river.

Landscape and visual effects

- 6.8 The landscape and visual effects of the proposed development have been investigated and appraised.
- 6.9 The landscape character and on-site landscape features have been taken into consideration through the design of the development proposals for the site:
- 6.10 The development proposals will cause a relatively minor landscape effect to the Old Bursledon local character area and Conservation Area through the introduction of the replacement dwelling with similar footprint, same general pattern of built form, slightly increased building volume, identical overall height and 2-3 storeys (3 storey on the SE elevation, 2 storey on the NW elevation) replacing the existing 2 storey dwelling. The proposed dwelling may become slightly more prominent due to the higher SE and NW facades although narrower replacing a 2 storey-with-pitched roof elevation seen in the context of the patchwork of dwellings and woodland vegetation. The existing trees would be retained and the garden would be unaffected, with the opportunity to enhance the ecological value and biodiversity of the site.

- 6.11 The setting of the Brooklands House Listed Building to the east of the River Hamble will experience a barely noticeable change, as from limited places within the grounds to the west of the House, the replacement dwelling may be discernible in the distance, over the hedge, at a distance of over 1.1km to the west.
- 6.12 Overall, there is the potential for some limited beneficial impact to the site landscape features if the opportunity to implement ecological enhancements is taken.
- 6.13 In visual terms, the site is fairly well contained to the north and west apart from in very localised views from Salterns Lane and the adjacent track and footpath Bu.3, while to the east and south-east, from footpath F.3a to the east of the River and from the river itself, there are longer views towards the dwelling.
- 6.14 There may be some limited impact to users of these routes and the river as a result of changes caused by the introduction of the proposed dwelling. However changes will be seen in the context of neighbouring dwellings, and the wider patchwork of dwellings on the western bank of the river from the east/ south-east, and may be mitigated by boundary tree planting to reinforce the existing boundary vegetation, as well as through careful design of the main elevations and roof form, and selection of appropriate materials.

- 6.15 Several dwellings in proximity to the site on Salterns Lane may have some very limited adverse impact to residents in views from first floor windows, with partial views of the proposed dwelling replacing those of the existing dwelling, albeit with a similar roof height and mitigated by increased separation distance and reduced width. These views will be partially screened by existing tree and hedgerow vegetation on boundaries, and seen in the context of the existing neighbouring dwellings. Mitigation could include tree planting to reinforce existing boundary vegetation as well as design of elevations and roof form, and selection of appropriate materials.

Local policy

- 6.16 The development proposals take into consideration the Local Plan policies regarding landscape and visual amenity.
- 6.17 The proposed residential development will have minimal impact on the local landscape character and Conservation Area due to the proposal replacing an existing dwelling with a new, more sustainable dwelling, with similar footprint and

slightly extended volume within the edge of the settlement, and the predominantly enclosed landscape to the north and west resulting from the existing hedgerows, trees, built form and landform. It will also avoid harm to the significance of heritage assets (Brooklands House and the Old Bursledon Conservation Area) and to the biodiversity of the area.

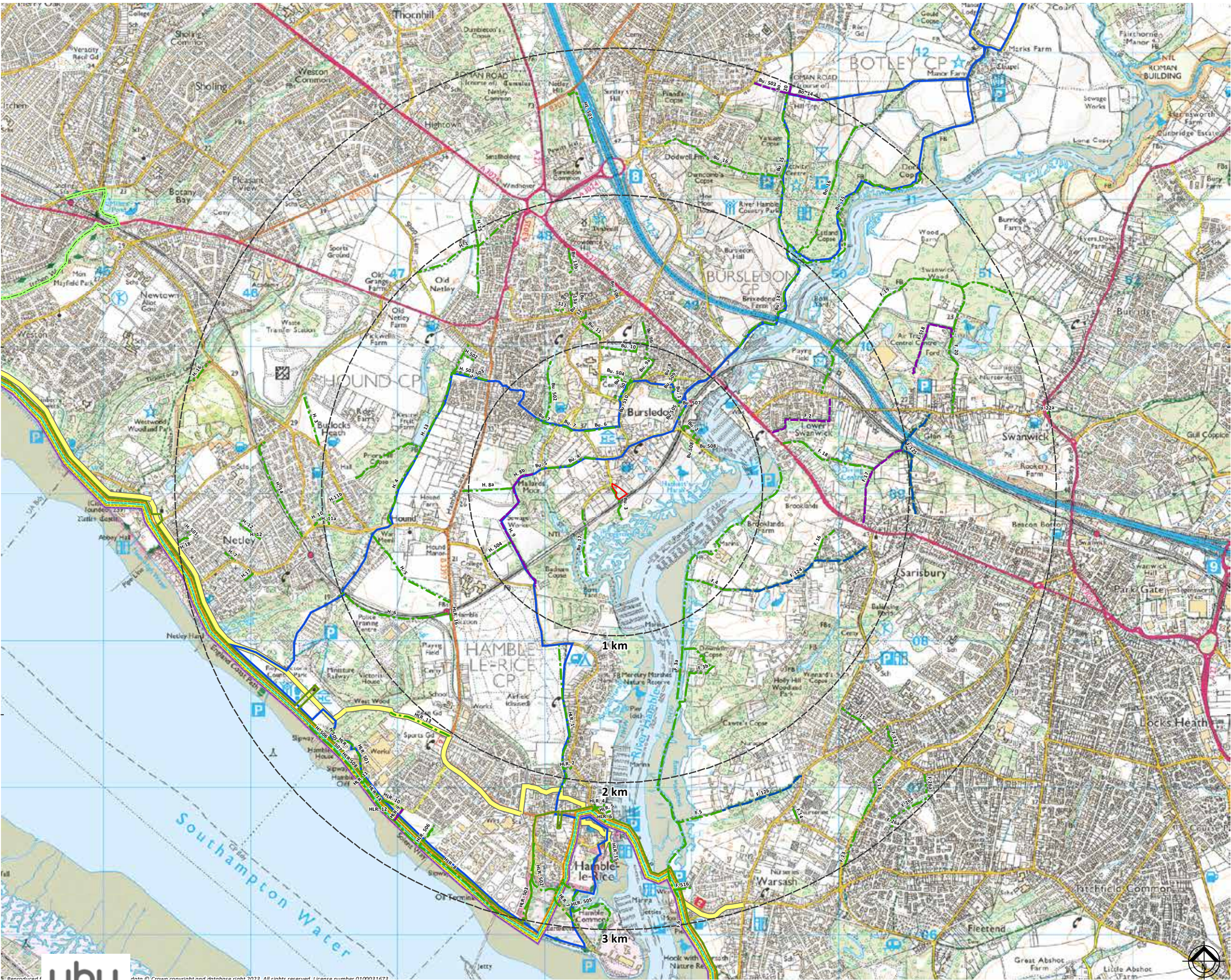
- 6.18 The proposed development could also provide beneficial landscape effects through enhancements to the site biodiversity and landscape, including new native tree, shrub and meadow planting. Further trees on the north-eastern and western boundaries, adding to those already present, would also help to strengthen local landscape patterns and filter views into the site.
- 6.19 Views from the river may be protected through boundary tree planting to reinforce the existing boundary vegetation, as well as through design of the main elevations and roof form, and selection of appropriate materials.

7. REFERENCES

- 7.1 Guidelines for Landscape and Visual Impact Assessment, Second Edition, The Landscape Institute/ Institute of Environmental Management and Assessment, 2002.
- 7.2 Guidelines for Landscape and Visual Impact Assessment, Third Edition, The Landscape Institute/ Institute of Environmental Management and Assessment, 2013
- 7.3 Landscape Character Assessment Guidance for England and Scotland. Countryside Agency and Scottish Natural Heritage, 2002.
- 7.4 Landscape Character Assessment Guidance for England and Scotland: Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity. Countryside Agency and Scottish Natural Heritage, 2004.
- 7.5 Landscape Institute Advice Note 01/04 as Amended (August 2008): Use of Photography and Photomontage in Landscape and Visual Assessment. The Landscape Institute, 2008.
- 7.6 Landscape Institute Technical Guidance Note 02/17: Visual Representation of Development Proposals. The Landscape Institute, 2017.
- 7.7 National Character Area Profile 126 South Coast Plain, 2014.
- 7.8 Hampshire County Integrated Character Assessment. Hampshire County Council, 2012.
- 7.9 Landscape Character Assessment for Eastleigh Borough. Eastleigh Borough Council, 2011.
- 7.10 Heritage Statement: Cherry Court. Wessex Planning, 2023.

Figure 1: Access and Circulation

Scale 1:25,000



- Site Boundary
- Study Area (from site centre)
- Public Right of Way**
 - Bridleway
 - Byway Open to All Traffic
 - Footpath
- Promoted Walking & Cycling Route**
 - E9 - Plymouth to Dover
 - Hampshire Way
 - Itchen Way
 - Old Way
 - Solent Way
 - Strawberry Trail
 - Wayfarer's Walk
- National Cycle Route**
 - Route 2
- PRoW Abbreviations**
 - Bo Botley
 - Bu Bursledon
 - F Fareham
 - HLR Hamble Le Rice
 - H Hound

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Figure 2: National Landscape Character

Scale 1:25,000



- Site Boundary
- Study Area (from site centre)
- National Character Areas**
 - South Coast Plain
 - South Hampshire Lowlands

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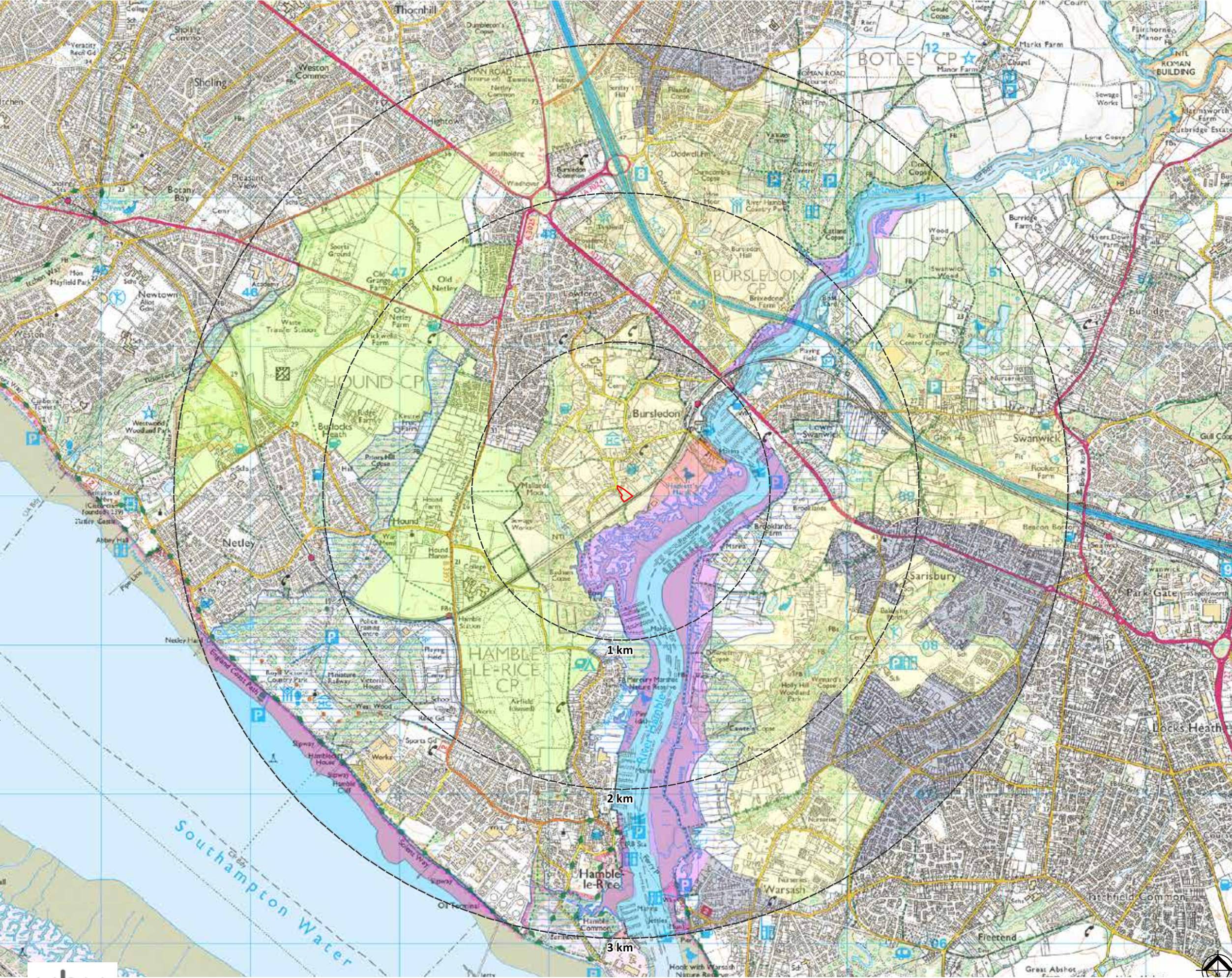
Scale 1:25,000



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Figure 4: Local Landscape Character

Scale 1:25,000



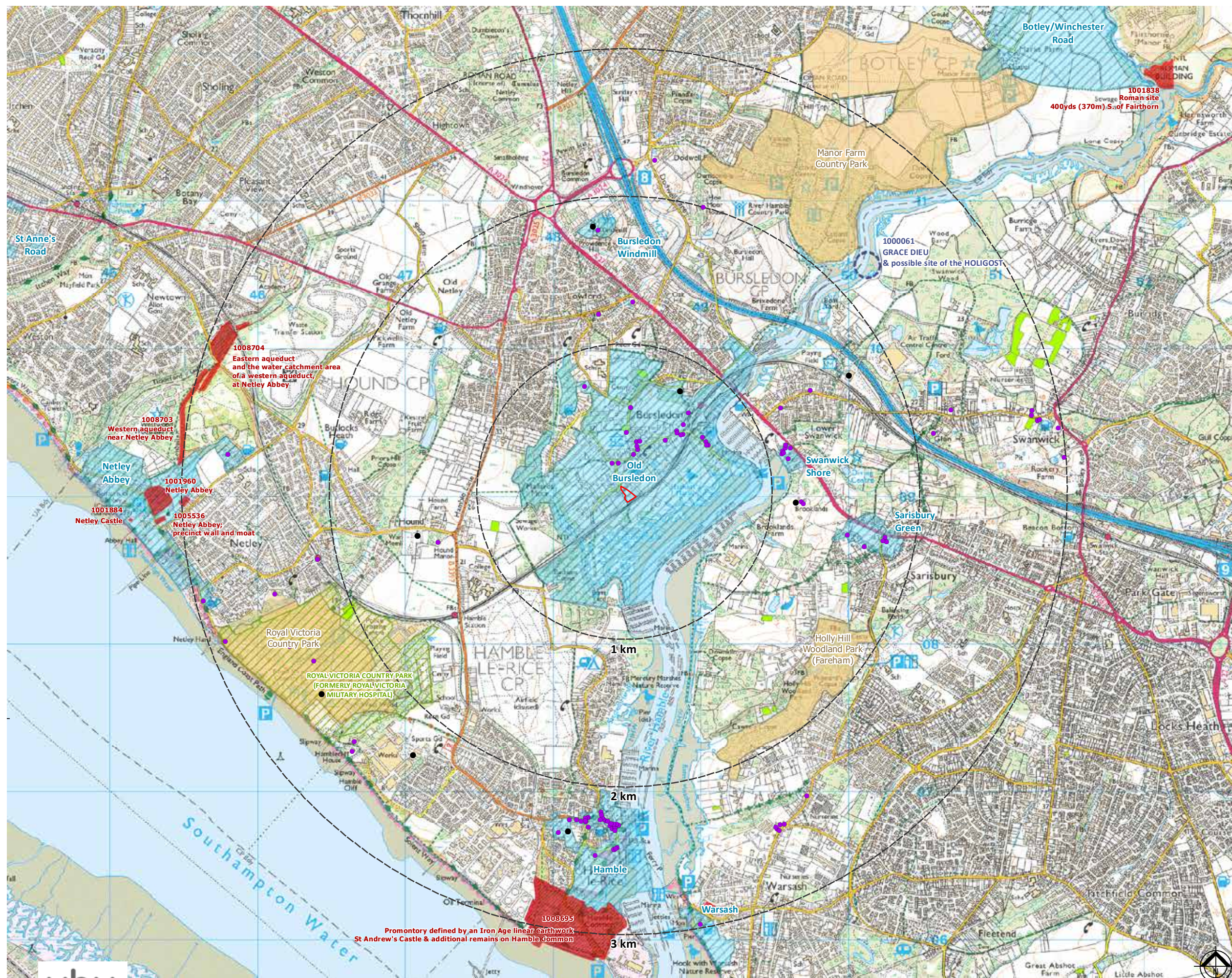
- Site Boundary
- Study Area (from site centre)
- Local Landscape Character Type**
- Coastal Plain Enclosed
- Coastal Plain Open
- Coastal Reclaim and Grazing Marsh
- Estuary
- Intertidal Estuary and Harbour
- Lowland Mosaic Heath Associated
- Lowland Mosaic Medium Scale
- Lowland Mosaic Open
- Lowland Mosaic Small Scale
- Settlement
- TCA/TCT Boundary

DATA SOURCE:
<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment/landscapetypes>

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Figure 5: Landscape Designations

Scale 1:25,000



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Figure 6: Environmental Designations

Scale 1:25,000

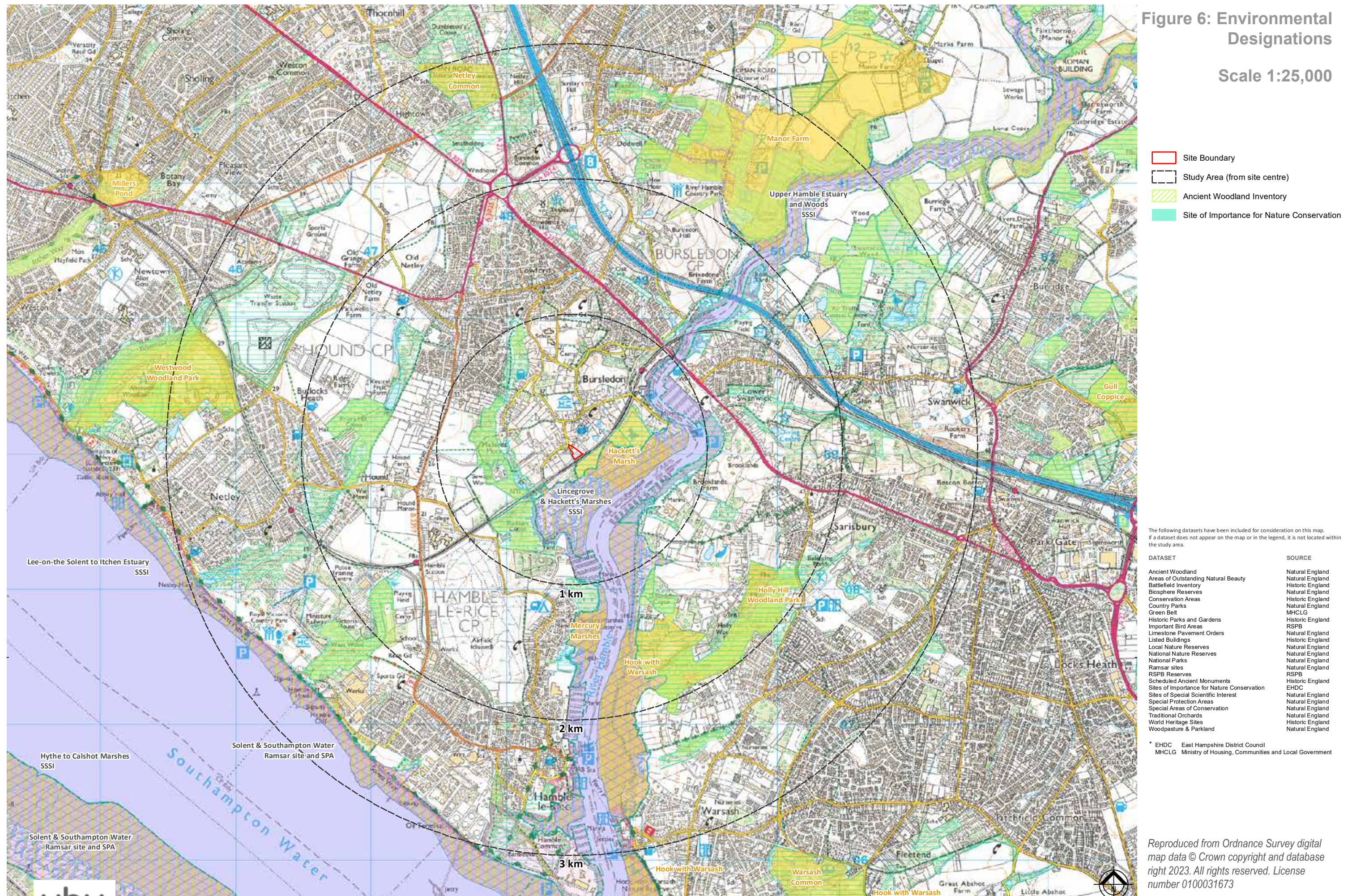


Figure 7: Topography

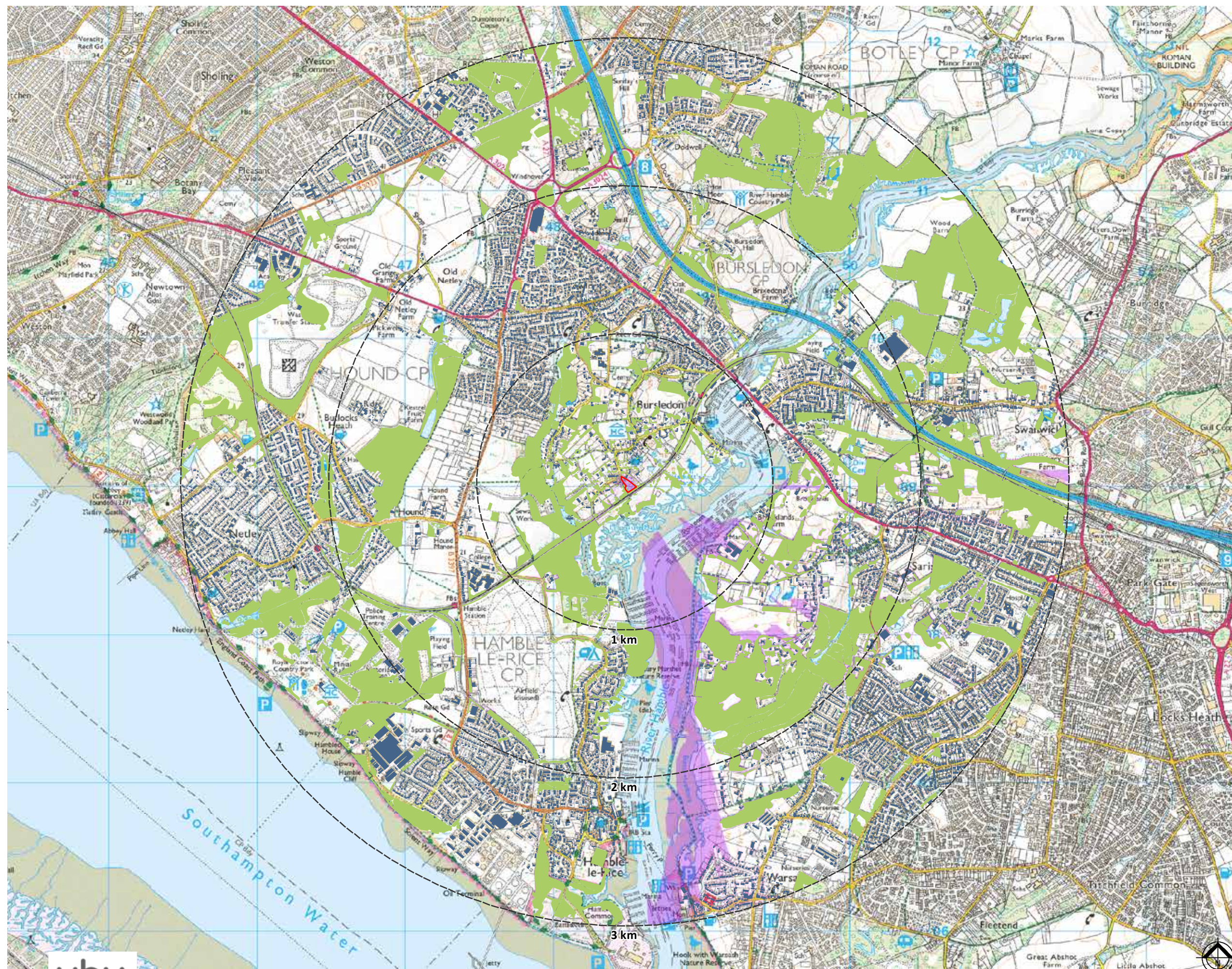
Scale 1:25,000



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Figure 8: Zone of Theoretical Visibility

Scale 1:25,000



- Site Boundary
- Study Area (from site centre)
- Building
- Woodland
- Zone of Theoretical Visibility**
- Area where Development may be visible

The Zone of Theoretical Visibility is calculated using an Ordnance Survey Terrain 5 digital terrain model (DTM).

The development height is a maximum of 6.35m from ground level, and observer height assumed to be 1.8 m. Visibility is calculated from the development outline.

OS Terrain 5 is a 'bare-earth' terrain dataset, and therefore does not account for the screening effect of any surrounding buildings or vegetation.

Buildings, glasshouses and woodland areas from the OS OpenMap Local™ dataset and satellite imagery have been added to the DTM to indicate the potential screening effect of buildings and vegetation. Indicative heights used are 9m (approximately 2 storeys) for buildings, 6m for glasshouses and 15m for woodland.

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On-site View A - From immediately south-east of the existing dwelling, at the top of the steps, looking south-east towards the south-eastern boundary, with the River Hamble beyond



On-site View B - From north of the swimming pool, looking north at the existing dwelling, with the neighbouring dwellings visible to either side



On-site View C - Looking east towards eastern site boundary



On-site View D - Looking west towards the western site boundary



On-site View E - Looking south-west towards site entrance and northern end of western boundary

10. VIEWPOINT LOCATION PLAN & VIEWPOINT PHOTOGRAPHS

Figure 9: Viewpoint
Location Plan

Scale: NTS



KEY

-  Viewpoint location number and indication of direction of view
-  Site boundary

Viewpoint 01

View 01 is taken from Salterns Lane to the immediate north of the site. The view looks south along the road past the site entrance and the right hand corner of the road.

The view shows the tall laurel boundary hedge and the concealed site entrance at the corner where Salterns Lane turns sharp right and footpath Bu.3 continues straight ahead. The existing dwelling is not visible in this view, screened by the boundary hedge.

Viewpoint 01 Location



Viewpoint 02

View 02 is taken from Salterns Lane to the immediate west of the site. The view looks east along the lane towards the corner of the road and the entrance to footpath Bu.3.

The view shows the roof and part of the upper storey of the existing dwelling, visible above the intervening boundary hedges. The partial view of the existing dwelling is seen in the context of neighbouring detached dwellings set behind hedges and boundary vegetation.

Viewpoint 02 Location



Existing dwelling



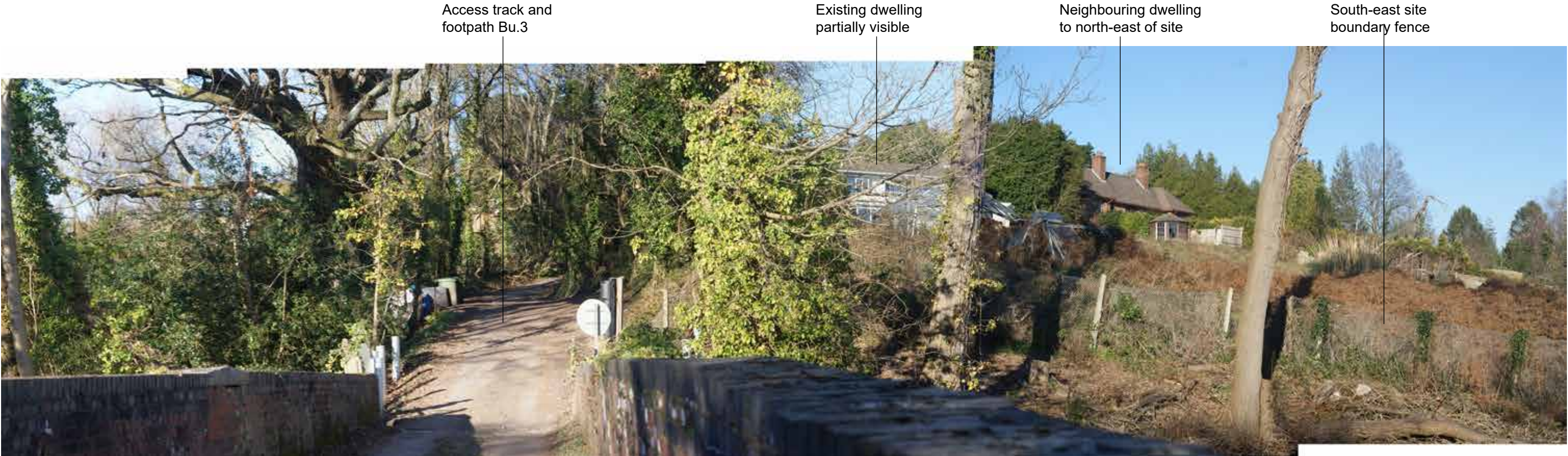
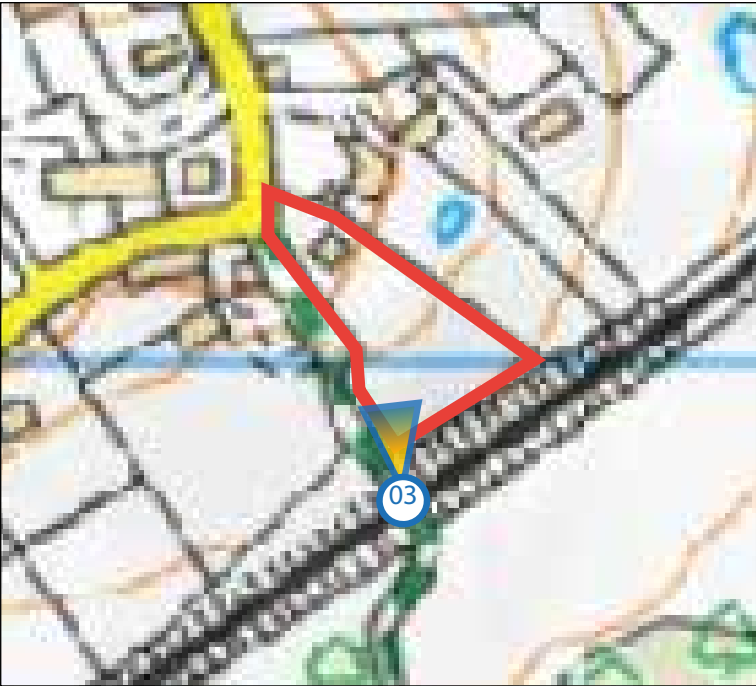
Viewpoint 03

View 03 is taken from footpath Bu.3 as it crosses the railway bridge, directly to the south of the site. The footpath follows a short access track that leads to a small boat builders yard. The view looks north along the track and footpath with the site to the right of the footpath.

The view shows the existing dwelling at the top of the sloping garden, partially visible through the intervening, partially denuded, vegetation along the south-western boundary, and seen alongside the neighbouring dwelling to the north-east.

The south-eastern boundary is marked by a low chain link fence.

Viewpoint 03 Location

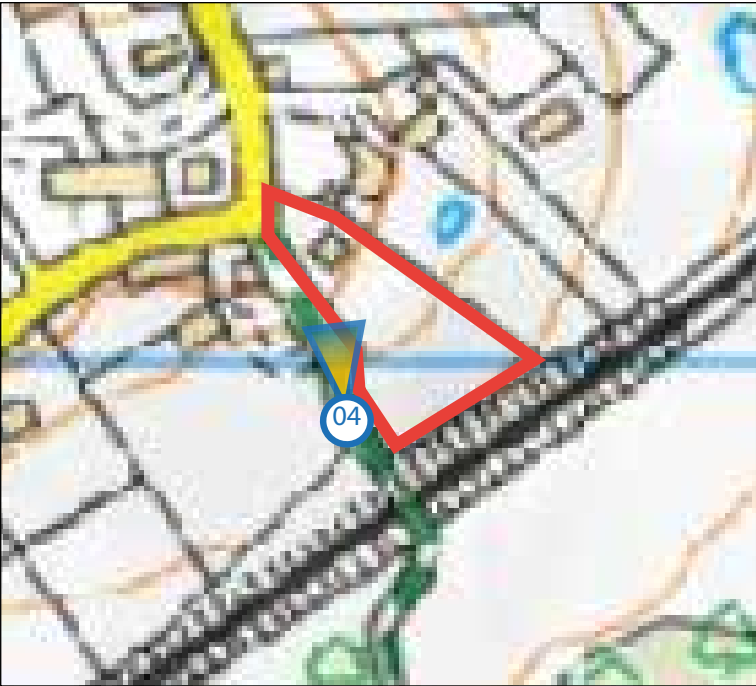


Viewpoint 04

View 04 is taken from the track and footpath Bu.3 to the west of the site. The view looks north along the route, with the site to the east of the track.

The existing dwelling on site is glimpsed through the tall boundary tree and shrub vegetation. The neighbouring dwelling to the west of the site and track is also partially visible in this view.

Viewpoint 04 Location



Dwelling on Salterns Lane

Glimpse of existing dwelling through site boundary vegetation

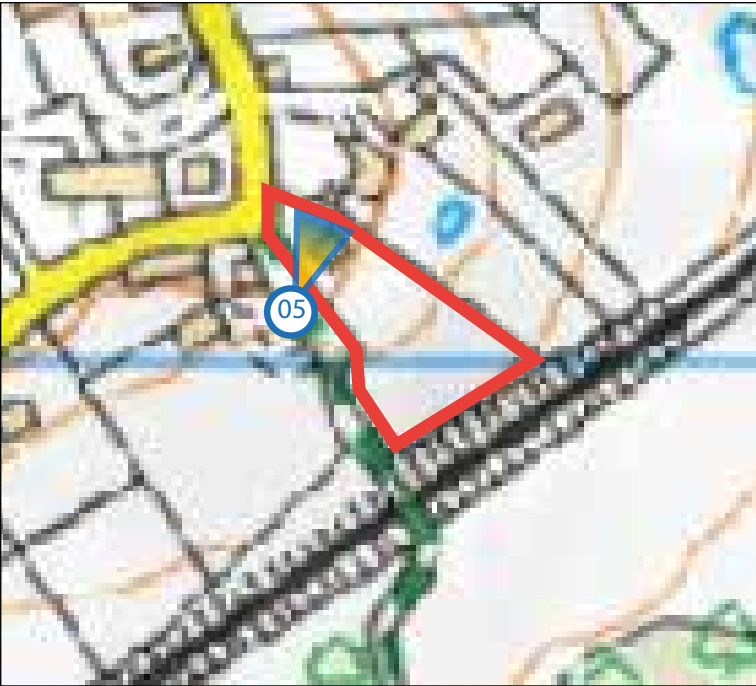


Viewpoint 05

View 05 is taken from the track and footpath Bu.3 to the west of the site, near the end of the track where it joins Salterns Lane. The view looks north along the route, with the site to the east of the track.

The existing dwelling on site is glimpsed through the tall boundary shrub vegetation. Dwellings on Salterns Lane are also partially visible in the view.

Viewpoint 05 Location



Dwellings on Salterns Lane



Existing dwelling



Viewpoint 06

View 06 is taken from footpath F.3a on the eastern side of the River Hamble in the vicinity of Brooklands House, to the east of the site. The view looks west towards the site.

The existing dwelling on the site is partially visible in the distance beyond the river, with trees partially obscuring the dwelling. The dwelling is seen as part of the patchwork of buildings set within the wooded slope on the western bank of the river.

Viewpoint 06 Location



Existing dwelling at Cherry Court



Viewpoint 07

View 07 is taken from footpath F. 3a on the eastern side of the River Hamble in front of Brooklands Farm, to the east of the site. The view looks west towards the site.

The existing dwelling on the site is partially visible in the distance beyond the river, with trees partially obscuring the dwelling. The dwelling is seen as part of the patchwork of buildings set within the wooded slope on the western bank of the river, above the foreground moored yachts.

Viewpoint 07 Location



Existing dwelling at
Cherry Court



Viewpoint 08

View 08 is taken from footpath 3a on the eastern side of the River Hamble immediately north of the boat yard, to the south-east of the site. The view looks north-west towards the site.

The existing dwelling on the site is partially visible in the distance beyond the river, with trees partially obscuring the dwelling. The dwelling is seen as part of the patchwork of buildings set within the wooded slope on the western bank of the river, beyond the foreground moored yachts.

Viewpoint 08 Location



Existing dwelling at
Cherry Court



Viewpoint 09

View 09 is taken from footpath 3a on the eastern side of the River Hamble immediately south of the boat yard, to the south-east of the site. The view looks north-west towards the site.

The existing dwelling on the site is partially visible in the distance beyond the river, with trees partially obscuring the dwelling. The dwelling is seen as part of the patchwork of buildings set within the wooded slope on the western bank of the river, beyond the foreground moored yachts.

Viewpoint 09 Location



Existing dwelling at
Cherry Court



Viewpoint 10

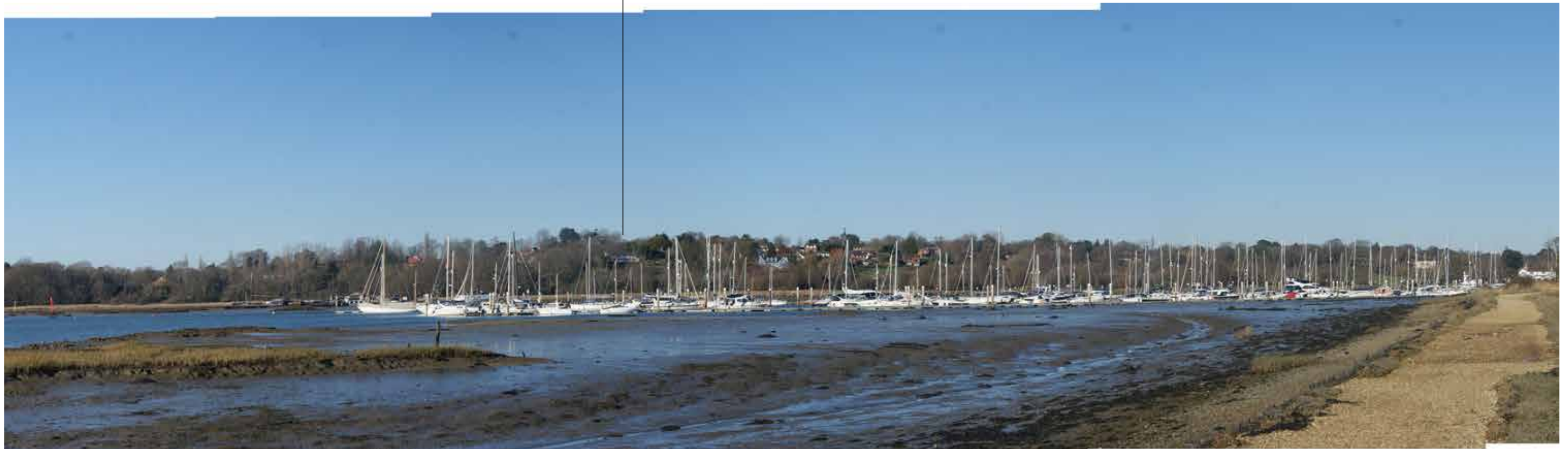
View 10 is taken from footpath 3a on the eastern side of the River Hamble, to the south-east of the site. The view looks north-west towards the site.

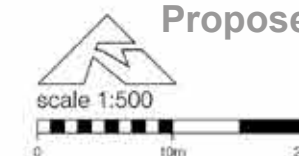
The existing dwelling on the site is partially visible in the distance beyond the river, with trees partially obscuring the dwelling. The dwelling is seen as part of the patchwork of buildings set within the wooded slope on the western bank of the river, beyond the moored yachts.

Viewpoint 10 Location



Existing dwelling at
Cherry Court





C Planting added to back
B Scheme replanned
A Retaining wall and rear access path added

Apr '24
Mar '24
Nov '23

JON DALE ARCHITECT LTD.

Jon Dale RIBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project

Cherry Court
Salerno Lane
Bursledon

Title

Proposed Site Plan

Scale	Date	Drawn	Checked	Job No.	Drawing. No.	Revision
1:500 @ A3	Apr 24	RP	JD	126	SLO1	B



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION