

Appendix D: Visual Effects

		Characteristics of the view					Commentary on Development	Completion (Year 1)		Residual (accounts for the growth of planting by Year 15)	
Visual Receptor Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
Site Context Photograph 1: View looking south from PRoW 085/11/1 Fair Oak and Horton Heath (Receptors: Recreational)	Medium Low value view as it is undesignated with no wider recognition or value, although potentially of importance to the local community. High susceptibility, as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	46m	Open	Full	Most	Transient	Views to the agricultural fields and some structural vegetation will be replaced with near-distance views of built form. There will be open, near-distance views to the proposed built form here, set behind an enhanced wildflower meadow and tree and shrub planting. Views will be directed to the front aspect of the proposed built form, which will be situated behind pedestrian walkways. Built form in this part of the Site will be lower density, and massing (2-storey), providing a sensitive interface to the retained open space. The proposed built form will be viewed in the context of the existing built development to the south-east in Horton Heath (as visible in Site Context Photograph 1), foreshortening glimpsed views to the existing settlement edge and providing nearer, more open views of the built form, which will occupy a greater proportion of the view. Variation in building articulation and materiality will soften the visual appearance of the collection of built forms, avoiding monotonous regularity; and easing the recession of the built form into the surrounding local landscape. Brick and darker cladding will be used in the Countryside Edge character area, as an understated design choice to aid visual recession. Variation of building heights within the street scene will break up the roofscape and provide variety and visual interest in the skyline. The fragmented hedgerow, seen in the left of the view (Site Context Photographs 1 and 2), will be removed. Views to the other hedgerow boundaries will also be replaced with views of built form. However, the reinforcement of existing hedgerow boundaries in combination with proposed street trees will (once mature) strengthen local wooded horizons, which form a locally characteristic terminating point to views. The Proposed Development will be seen in the context of the existing and retained wooded setting of Quobleigh Woods. The open space in the foreground of the view will be populated with locally characteristic and visually interesting features, including a wildflower meadow and native or native-inspired structural planting, which will create a more distinctive sense of place. The wildflower grasslands and occasional trees will populate near-distance views, introducing diversity in structure, colour, and texture to views across this area and draw the eye, replacing the former agricultural land use with wildflower grasslands and ornamental planting. By year 15, the built form will be softened through the growth and establishment of the proposed street tree planting. In winter conditions, when there are no leaves on the trees, there may be a greater degree of intervisibility.	Large Adverse	Moderate-Major Adverse	Medium Adverse	Moderate Adverse
Site Context Photograph 2: View looking south from PRoW 085/11/1 Fair Oak and Horton Heath (Receptors: Recreational)	Medium Low value view as it is undesignated with no wider recognition or value, although potentially of importance to the local community. High susceptibility, as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	20m	Open	Full	Most	Transient					
Site Context Photograph 3: View looking north from PRoW 085/10/4 Fair Oak and Horton Heath (Receptors: Recreational and residential)	Medium Low value view as it is undesignated with no wider recognition or value, although potentially of importance to the local community. High susceptibility for residents at their place of residence. High susceptibility, as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	7m	Partial/Open	Full	Most	Transient /Fixed	There will be near views of the Proposed Development from this location, replacing views of a hedge and grass fields with built form. The hedgerow appearing in the foreground of the view (left-hand side of Site Context Photograph 3), will be removed to accommodate the proposed built form. The side elevations of the proposed 2-storey buildings will be visible in the foreground of views. Built form in this part of the Site will be lower density and massing (2-storey), providing a sensitive interface to the retained open space, edge of existing residential areas in Horton Heath and Quobleigh Woods to the north. A proposed street, garden boundary treatments and street trees will also appear in the foreground of this view. From this location, views will be channelled along a proposed pedestrian and cycle route which will extend to the mature trees within the hedgerow demarking the opposite (western) Site boundary. Variation in building articulation and materiality will soften the visual appearance of the collection of built forms, avoiding monotonous regularity; and easing the recession of the built form into the surrounding local landscape. Brick and darker cladding will be used in the Countryside Edge character area, as an	Large Adverse	Moderate-Major Adverse	Large Adverse	Moderate-Major Adverse

1 Sensitivity of receptor: High, Medium, Low
2 Nature of View (degree of visibility of Development): Open, Partial, None
3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None
4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
5 Magnitude of Change: Large, Medium, Small, Very Small, None
6 Significance of Effect: Major, Moderate, Minor, Negligible
7 Type of Change/Effect: Adverse, Neutral, Beneficial



		Characteristics of the view					Commentary on Development	Completion (Year 1)		Residual (accounts for the growth of planting by Year 15)	
Visual Receptor Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
							understated design choice to aid visual recession. Variation of building heights within the street scene will break up the roofscape and provide variety and visual interest in the skyline. The fragmented hedgerow, seen in the left of the view, will be removed. Views to the other hedgerow boundaries will also be replaced with views of built form. However, the reinforcement of existing hedgerow boundaries, in combination with proposed street trees, will (once mature) strengthen local wooded horizons, which form a locally characteristic terminating point in the view. The Proposed Development will be seen in the context of the existing and retained wooded setting of Quobleigh Woods. The small areas of open space in the foreground of the view will be populated with locally characteristic and visually interesting features, including a wildflower meadow and native or native-inspired structural planting, which will create a more distinctive sense of place. The wildflower grasslands and occasional trees will populate near-distance views, introducing diversity in structure, colour, and texture to views across this area and draw the eye, replacing the former agricultural land use with wildflower grasslands and ornamental planting. For residential receptors, who are set back from the field boundary, views to the proposed built form will be filtered by this retained vegetation (beyond the Site boundary), and therefore, there will be a slightly lesser visual influence. In winter conditions, when there are no leaves on the trees, there may be a greater degree of intervisibility. By year 15, the built form will be softened through the growth and establishment of the proposed street tree and shrub planting.				
Site Context Photograph 4: View looking north from Fir Tree Lane (Receptors: Road users)	Medium-Low Low value view as it is undesignated with no wider recognition or value, although potentially of importance to the local community. Medium susceptibility for users of the lane, including horse riders, pedestrians and cyclists where people's appreciation of their surroundings is likely to be incidental to their enjoyment, as well as motorists whose attention will be focused on the road.	0m	Partial	Partial	Small amount	Transient	From this location, there will be views to the upper extent of the proposed built form appearing above the existing hedgerow vegetation (to be retained). The hedgerow (currently appearing in the foreground of these views) will be partially removed to accommodate pedestrian access and will allow immediate views to the proposed built form. There will also be views to the upper extent of the proposed built form appearing above the retained sections of the hedgerow, replacing views of the sky with the proposed built form. This will include views to the four-storey apartment building in the south-western corner of the Site as well as the upper extent of the nearby two and three-storey buildings. The setback of the proposed built form from this southern edge of the Site will, however, reduce the extent of the proposed built form visible over the intervening hedgerow. There will be framed views into the Proposed Development along the access path, populated by the frontages of the proposed built form, wildflower grassland and tree canopy planting. The variation of building heights within the street scene will break up the roofscape and provide variety and visual interest to the skyline. Variation in building articulation and use of locally characteristic materials will soften the visual appearance of the collection of built forms, avoiding monotonous regularity; easing the recession of the built form into the surrounding local landscape. The retention and reinforcement of the mature hedgerows and tree belts enclosing the Site, in combination with additional tree planting, will soften and progressively screen the Proposed Development. In winter conditions, when there are no leaves on the trees, there may be a greater degree of intervisibility. By year 15, the Proposed Development is likely to be seen in the context of residential development within adjacent proposed sites (which currently have outline approval), which will appear in the left and far right of the view. By year 15, the built form will be softened through the growth and establishment of the proposed street tree planting.	Large Adverse	Moderate Adverse	Medium Adverse	Moderate Adverse

1 Sensitivity of receptor: High, Medium, Low
2 Nature of View (degree of visibility of Development): Open, Partial, None
3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None
4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
5 Magnitude of Change: Large, Medium, Small, Very Small, None
6 Significance of Effect: Major, Moderate, Minor, Negligible
7 Type of Change/Effect: Adverse, Neutral, Beneficial



		Characteristics of the view					Commentary on Development	Completion (Year 1)		Residual (accounts for the growth of planting by Year 15)	
Visual Receptor Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
Site Context Photograph 5: View looking north from PRoW 085/701/1 Fair Oak and Horton Heath (Receptors: Recreational)	Medium Low value view as it is undesignated with no wider recognition or value, although potentially of importance to the local community. High susceptibility, as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	267m	None/Partial	Glimpse	Small amount	Transient	There may be some heavily filtered views to the upper extent of the proposed built form from this location, seen above and between the intervening tree belt and hedgerows. Where visible, the upper extent of the proposed built form will appear on the skyline of views, replacing views of the sky with the proposed built form. This proposed built form will be situated within the context of views that currently lack any residential built form, albeit there are oblique views of the existing solar farm and associated wire mesh security fencing, which introduces man-made elements into the landscape. Where perceptible, the variation of building heights within the street scene will break up the roofscape and provide variety and visual interest in the skyline roofscape. Similarly, the varied articulation of the roofscape, in particular the integration of both flat and pitched roofs, dormers and variation in ridge direction, will all help to break up and soften the roofscape and assist in breaking up the vertical scale and the horizontal massing of the Proposed Development. The retention and reinforcement of the mature hedgerows enclosing the Site, in combination with additional tree planting, will soften and progressively screen the Proposed Development. In winter conditions, when there are no leaves on the trees, there may be a greater degree of intervisibility. By year 15, the Proposed Development is likely to be seen in the context of residential development within adjacent proposed sites in the Holme (which currently has outline approval), the roofline of which may also appear above and between intervening vegetation, potentially screening views to the Proposed Development.	Very-Small Adverse	Minor Adverse	Very-Small Adverse	Minor Adverse
Site Context Photograph 6: View looking north-east from PRoW 241/1/1 West End (Receptors: Recreational)	Medium Low value view as it is undesignated with no wider recognition or value, although potentially of importance to the local community. High susceptibility, as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	0.51km	None/Partial	Glimpse/None	Small amount/None	Transient	There may be some heavily filtered views to the upper extent of the proposed built form from this location, seen above and between the intervening tree belts. The upper extent of the proposed built form will appear on the skyline of views, replacing views of the sky with the proposed built form. This proposed built form will be situated within the context of views that currently lack any built form. Where perceptible, the variation of building heights within the street scene will break up the roofscape and provide variety and visual interest in the skyline roofscape. Similarly, the varied articulation of the roofscape, in particular the integration of both flat and pitched roofs, dormers and variation in ridge direction, will all help to break up and soften the roofscape and assist in breaking up the vertical scale and the horizontal massing of the Proposed Development. The retention and reinforcement of the mature hedgerows enclosing the Site, in combination with additional tree planting, will soften and progressively screen the Proposed Development. In winter views, when there are no leaves on the trees, there may be a greater degree of intervisibility. By year 15, the Proposed Development is likely to be seen in the context of residential development within adjacent proposed sites in the Holme (which currently has outline approval with reserved matters), the roofline of which may also appear above and between intervening vegetation, potentially screening views to the Proposed Development.	Very-Small/None Adverse	Negligible-Minor Adverse	Very-Small/None Adverse	Negligible/Minor Adverse
Site Context Photograph 7: View looking east from PRoW 085/11/1 Fair Oak and Horton Heath (Receptors: Recreational)	Medium Low value view as it is undesignated with no wider recognition or value, although potentially of importance to the local community. High susceptibility, as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	184m	Partial	Partial	Small amount	Transient	The proposed built form will be visible above and between the existing hedgerow boundary of the Site (to be retained). Where perceptible, the articulation of the roofscape, in particular, the variation in building heights, the integration of both flat and pitched roofs, dormers and variation in ridge direction will all help to break up and soften the roofscape. In addition, the varied selection of building materials includes flat and slate roofs and a mixture of light grey, buff and red brick in combination with rustication and varied banding details on the upper parts of four-storey buildings, which will also help to break up the vertical massing of the proposed built form. The retention and reinforcement of the mature hedgerows enclosing the Site, in combination with additional tree planting, will soften and progressively screen the Proposed Development. In winter views, when there are no leaves on the trees, there may be a greater degree of intervisibility. By year 15, the Proposed Development is likely to be seen in the context of residential development within adjacent proposed sites in the Homestall (which currently has outline approval with reserved matters), the proposed built form within the Homestall is likely to at least partially screen views of the Proposed Development.	Small/Medium Adverse	Minor-Moderate Adverse	Small Adverse	Minor Adverse

1 Sensitivity of receptor: High, Medium, Low
2 Nature of View (degree of visibility of Development): Open, Partial, None
3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None
4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
5 Magnitude of Change: Large, Medium, Small, Very Small, None
6 Significance of Effect: Major, Moderate, Minor, Negligible
7 Type of Change/Effect: Adverse, Neutral, Beneficial



Visual Receptor Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Characteristics of the view					Commentary on Development	Completion (Year 1)		Residual (accounts for the growth of planting by Year 15)	
		Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
Site Context Photograph 8: View looking east from Allington Lane, adjacent to beginning of PRoW 085/13/1 Fair Oak and Horton Heath (Receptors: Road users)	Medium Low value view, as it is undesignated with no wider recognition or value, although potentially of importance to the local community. Low susceptibility for motorists whose attention will be focused on the road. High susceptibility as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	0.54km	Partial	Glimpse	Small amount	Transient	There may be some heavily filtered views to the upper extent of the proposed built form from this location, seen above and between the intervening woodland. Where perceptible, the articulation of the roofscape, in particular, the variation in building heights, the integration of both flat and pitched roofs, dormers and variation in ridge direction will all help to break up and soften the roofscape. In addition, the varied selection of building materials includes flat and slate roofs and a mixture of light grey, buff and red brick in combination with rustication and varied banding details on the upper parts of four-storey buildings, which will also help to break up the vertical massing of the proposed built form. In winter views, when there are no leaves on the trees, there may be a greater degree of intervisibility.	Very-Small Adverse	Minor Adverse	Very-Small Adverse	Minor Adverse
Site Context Photograph 9: View looking east from PRoW 262/780/5 Bishopstoke (Receptors: Recreational)	Medium Low value view as, it is undesignated with no wider recognition or value, although potentially of importance to the local community. High susceptibility as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	0.81km	Partial	Glimpse	Small amount	Transient	There may be some heavily filtered views to the upper extent of the proposed built form from this location, seen above and between the intervening woodland. Where perceptible, the articulation of the roofscape, in particular, the variation in building heights, the integration of both flat and pitched roofs, dormers and variation in ridge direction will all help to break up and soften the roofscape. In addition, the varied selection of building materials includes flat and slate roofs and a mixture of light grey, buff and red brick in combination with rustication and varied banding details on the upper parts of four-storey buildings, which will also help to break up the vertical massing of the proposed built form. In winter views, when there are no leaves on the trees, there may be a greater degree of intervisibility.	Very-Small Adverse	Minor Adverse	Very-Small Adverse	Minor Adverse
Site Context Photograph 10: View looking west from PRoW 069/16/1 Durley (Receptors: Recreational)	Medium Low value view, as it is undesignated with no wider recognition or value, although potentially of importance to the local community. Medium susceptibility as the attention of users of the golf course is likely to only be partially focused on the appreciation of the landscape. High susceptibility as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	1.48km	Partial/None	Glimpse/None	Small amount/None	Transient	There may be some glimpses and heavily filtered, distant views to the upper extent of the proposed built form from this location, seen above and between the intervening woodland. Where perceptible, the articulation of the roofscape, in particular, the variation in building heights, the integration of both flat and pitched roofs, dormers and variation in ridge direction will all help to break up and soften the roofscape. In addition, the varied selection of building materials includes flat and slate roofs and a mixture of light grey, buff and red brick in combination with rustication and varied banding details on the upper parts of four-storey buildings, which will also help to break up the vertical massing of the proposed built form. Where discernible, the Proposed Development will be seen in the context of existing large-scale development such as Chalcroft Distribution Centre and Southampton Airport (as shown in Site Context Photograph 10). In winter views, when there are no leaves on the trees, there may be a greater degree of intervisibility.	Very-Small-None Adverse	Negligible -Neutral Adverse	Very-Small Adverse	Negligible -Neutral Adverse

1 Sensitivity of receptor: High, Medium, Low
 2 Nature of View (degree of visibility of Development): Open, Partial, None
 3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None
 4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
 5 Magnitude of Change: Large, Medium, Small, Very Small, None
 6 Significance of Effect: Major, Moderate, Minor, Negligible
 7 Type of Change/Effect: Adverse, Neutral, Beneficial



