

Appendix D: Visual Effects

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 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, however, it comprises features that make some positive contribution to landscape character. High susceptibility as the attention of users of the PRow is likely to be focused on the appreciation of the landscape.	0m	Open	Full	Most	Transient	<i>Adverse changes and mitigating factors</i> The Proposed Development will introduce open near-distance views of built form and vegetation into the view. The Proposed Development will inevitably result in the extension of built form into currently undeveloped land and the loss of open views to the existing agricultural field and vegetated Site boundaries. The introduction of SuDS attenuation basins will introduce engineered earthwork features into the landscape. 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 restricted to two storey height, providing a sensitive interface to the retained open space. The four-storey apartment buildings further south and south-east into the Site from the viewpoint will be visible within the view, behind the 2 storey dwellings.	Large Adverse	Moderate -Major Adverse	Medium-Large Adverse	Moderate-Major 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, however, it comprises features that make some positive contribution to landscape character. High susceptibility, as the attention of users of the PRow is likely to be focused on the appreciation of the landscape.	7m	Open	Full	Most	Transient	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 landscape. Brick and darker cladding will be used in the northern edge character area, as an understated design choice to aid visual recession. 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 attenuation basins containing aquatic planting and occasional trees will populate near-distance views, introducing diversity in structure, colour, and texture to views across this area and drawing the eye. A gap in the built form will be provided by the Green Spine, open space in the middle of the parcel, providing relief and variation. Tree and shrub planting within the Green Spine and open space on the northern edge of the Site will progressively screen and soften the appearance of the built form. The currently poor-quality boundary vegetation to the south-eastern Site boundary will be reinforced with additional planting. The design of SuDS features as natural wetland features with wetland planting and permanent standing water and their location in lower parts of the landscape will aid in their integration into the landscape and perception as natural features. By year 15, the built form will be further softened through the growth and establishment of the proposed tree, shrub, aquatic and wildflower planting.				
Site Context Photograph 3: View looking west from PRow 085/10/4 Fair Oak and Horton Heath	Medium Low value view as it is undesignated with no wider recognition or value, however, it comprises features that make some positive contribution to landscape character. High susceptibility for residents at their place of residence.	331m	Partial	Glimpse	Small amount	Transient /Fixed	There may be some heavily filtered views to the upper extent of the proposed built form from this location, seen above and between the eastern Site boundary, which contains mature trees. 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 articulation of the roofscape, in particular, the variation in ridge direction will all help to break up and soften the roofscape. 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 landscape	Small Adverse	Moderate -Minor Adverse	Very 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
(Receptors: Recreational and residents)	High susceptibility, as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.						The retention and reinforcement of the mature tree belts 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 the adjacent proposed site in the Folds (which currently has outline approval with reserved matters) which is likely to at least partially screen views of the Proposed Development. In winter, when there are no leaves on the intervening trees and hedgerows, there may be a greater degree of visibility of the Proposed Development.				
Site Context Photograph 4: View looking north from Fir Tree Lane (Receptors: Road users)	Low-Medium Low value view, as it is undesignated with no wider recognition or value; however, it comprises features that make some positive contributions to the landscape character. 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	Partial	Transient	A section of the hedgerow currently appearing in the foreground of these views (Left of Site Context Photograph 4) will be partially removed to accommodate cycling and pedestrian access and replaced by views into the Proposed Development. There will be framed views into the Homestal Proposed Development (to the north) along the pedestrian access path, populated by the frontage of the proposed four-storey apartment block, and wildflower grassland and tree planting. As well as these framed views, there may also be partial views to the upper extent of the proposed built form built in the Homestal and the Holme above the retained boundary hedgerows. This will result in the upper extent appearing on the skyline of views, replacing views of the sky with the proposed built form. This will include the upper extent of the nearby two-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. The variation of building heights within the street scene will break up the roofscape and provide variety and visual interest in the skyline roofscape. Variation in building articulation and locally characteristic materials 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. 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. By year 15, the Proposed Development is likely to be seen in the context of residential development within the adjacent Folds development (which currently has outline approval with reserved matters), which will appear in the right of the view. By year 15, the built form will be softened through the growth and establishment of the proposed street tree planting. In winter, when there are no leaves on the trees and boundary hedgerows, there may be a greater degree of visibility of the Proposed Development.	Large Adverse	Moderate -Major Adverse	Medium-Large Adverse	Moderate Adverse
Site Context Photograph 5: (Receptors: Recreational)	Medium Low value view as it is undesignated with no wider recognition or value, however, it comprises features that make some positive contribution to landscape character. High susceptibility as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	153m	Partial/None	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 eastern Site boundary which contains mature trees and vegetation along the stream to the south of the Site. 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, which introduces 'man-made' elements into the view. 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 and variation in ridge direction, will help break up and soften the roofscape, assisting in breaking up the vertical scale and horizontal massing of the Proposed Development.	Very Small Adverse	Negligible Adverse	Very Small Adverse	Negligible 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
							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.				
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, however, it comprises features that make some positive contribution to landscape character. High susceptibility as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	198m	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 western Site boundary, which contains mature trees and vegetation along the route of the stream to the south of the Site. The upper extent of the proposed built form may 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. 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, dormers, and variation in ridge direction, will help break up and soften the roofscape, assisting in breaking up the vertical scale and 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.	Very Small Adverse	Negligible Adverse	Very Small Adverse	Negligible Adverse
Site Context Photograph 7: View looking north-east from Fir Tree Lane (Receptors: Recreational)	Low-Medium Low value view as it is undesignated with no wider recognition or value, however, it comprises features that make some positive contribution to landscape character. 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	231m	Partial	Partial	Partial	Transient	The existing gateway to the north of Fir Tree Lane (in the centre of the photograph) will be widened to allow for single lane vehicular access to an existing garage building to the south of the lane and cycling access. Through the gap in the existing vegetation, views to the agricultural fields will be replaced with framed, near-distance views of built form within the Homestal, set behind an enhanced wildflower meadow and tree planting built form in this part of the Site will be lower density and massing (2-storey), and the built form fronts on to the vegetated Site boundaries with vehicular access and parking to the rear, forming a sensitive interface between the built form and green edges of the Proposed Development. Views to the eastern hedgerow boundary of this field of the Site will also be replaced with 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 of views. To the south of Fir Tree Lane, to the right of the view, there will be views to the upper extent of the proposed built form in The Holme. 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 landscape. The Proposed Development will be seen in the context of the existing and retained wooded setting of the mature trees and hedgerow along Fir Tree Lane. By year 15, the built form will be softened through the growth and establishment of the proposed tree, shrub and wildflower planting.	Large Adverse	Moderate -Major Adverse	Medium-Large 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



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 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, however, it comprises features that make some positive contribution to landscape character. High susceptibility as the attention of users of the PRoW is likely to be focused on the appreciation of the landscape.	140m	Partial	Partial	Partial	Transient	The proposed built form will be visible above and between the existing tree-belt boundary of the Site (to be retained). Where perceptible, the articulation of the roofscape, in particular, the variation in ridge direction will all help to break up and soften the roofscape. In addition, the varied selection of building materials and muted colours, with rustication and varied banding details, 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. The Proposed Development is likely to be seen in the context of, and partially screened by, residential development within the adjacent proposed site, 'Quobleigh Breach', to the fore of the view.	Medium Adverse	Moderate Adverse	Medium Adverse	Minor-Moderate Adverse
Site Context Photograph 9: View east from Allington Lane, adjacent to beginning of PRoW 085/13/1 Fair Oak and Horton Heath (Receptors: Recreational and road users)	Medium Low value view as it is undesignated with no wider recognition or value, however, it comprises features that make some positive contribution to landscape character. 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.	330m	Partial/glimpse	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 vegetated boundaries and Quobleigh Woods. Where perceptible, the articulation of the roofscape the variation in ridge direction, will help to break up and soften the roofscape. Variation in building articulation and materiality with muted colours 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 landscape. Built form on the northern and western edges of the Site will be predominantly two-storey. There may be views of the upper extent of the four-storey apartment buildings located further to the east and south-east within the Site. In winter views, when there are no leaves on the trees, there may be a greater degree of intervisibility.	Small Adverse	Negligible-Minor Adverse	Small Adverse	Negligible-Minor Adverse
Site Context Photograph 10: View east from PRoW 262/780/5 Bishopstoke (Receptors: Recreational)	Medium Low value view as it is undesignated with no wider recognition or value, however, it comprises features that make some positive contribution to landscape character. High susceptibility as the attention of users of the PRoW is likely to be focused on appreciation of the landscape.	0.59km	Glimpse	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 vegetated boundaries. Where perceptible, the articulation of the roofscape the variation in ridge direction, will help to break up and soften the roofscape. Variation in building articulation and materiality with muted colours 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 landscape. Built form on the northern and western edges of the Site will be predominantly two-storey. There may be views of the upper extent of the four-storey apartment buildings located further to the east and south-east within the Site. In winter views, when there are no leaves on the trees, there may be a greater degree of intervisibility.	Very-Small Adverse	Negligible Adverse	Very Small Adverse	Negligible Adverse
Site Context Photograph 11: 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, however, it comprises features that make some positive contribution to landscape character. Medium susceptibility as the attention of users of the golf course	1.64km	Glimpse	Glimpse	Small amount/None	Transient	There may be some heavily filtered views to the upper extent of the taller, four storey proposed built form from this location, seen above and between the intervening woodland. Where perceptible, the dark grey colour of the roofs will aid recession of the built form into the surrounding landscape. 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 11). In winter views, when there are no leaves on the trees, there may be a greater degree of intervisibility.	Very Small-None Adverse	Negligible Adverse	Very Small-None Adverse	Negligible Adverse

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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
	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 appreciation of the landscape.										

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



