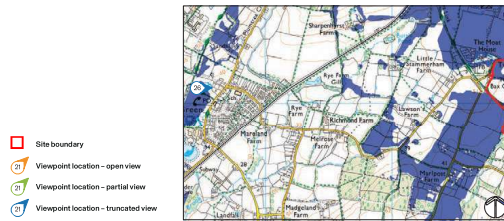




Viewpoint 26			
Receptors	Elevation	Distance from site	Description of view
Those using PRoW ITC-1600	42m AOD	2590m	View looking east towards the Site from PRoW ITC-1600, to the west of the Site. Views of the Site are truncated due to the intervening layers of vegetation.



9.6

Landscape and Visual Considerations

Recommendations

Recommended Embedded Mitigation Strategies

This mitigation strategy has been developed through desktop analysis of the landscape character assessments and historic mapping as well as field work to understand the landscape and visual constraints and opportunities identified above. The resulting mitigation strategy incorporates recommendations as set out in published landscape character assessments and reinforces the strategies set out in green infrastructure supplementary planning guidance. The key principles of which are:

Character

- Buffers, in excess of Natural England's recommended guidance where possible, should be provided for retained Ancient Woodland - with positive management strategies set out:

- Provision of woodland edge eco-tones to Ancient Woodland edges, with positive interface and frontage to development parcels;

- Existing mature hedgerows and trees are to be retained and protected with a 10m offset from built form as a guide;

- Tree and hedgerow removals to facilitate access to development parcels should be limited and additional planting should be incorporated into the landscape strategy to reinforce the treed character of the Site, beside the existing treed skyline - thus reducing the presence of built development in views from the surroundings;

- Existing vegetation enclosing the Site is to be retained and enhanced, where practicable, to maintain the strong degree of physical and visual enclosure, thus providing a positive green edge to the settlement, and sensitive transition to the countryside beyond;

- Incorporate new woodland and trees within the open space and street scene to reinforce the treed character and provide a robust integrated green and blue infrastructure strategy that is responsive to local landscape character;

- Restore former hedgerows where possible;

- The layout of the development parcels should respond to the historic settlement pattern of Southwater, local designs and materials;

- Residential parcels should be offset from existing retained vegetation and root protection areas respected as determined by the arboricultural survey;

- Building heights should be appropriate to the village fringe location - with taller heights and higher density in the east, lower heights, and lesser density in the west and southwest;

- Areas of public open space are to be well related to the existing landscape features and PRoW. The quantum of open space to be provided is to be in accordance with policy requirements;

- Sports strategy to be developed in consideration of adjacent existing provision and the rural context;

- The existing network of PRoW is to be enhanced with interconnecting routes to provide off-road circuitous routes, within the open space network.

Views

- Retain verdant views from the PRoW that cross the Site, by incorporating a generous green setting to the routes. - Particularly for the Downs Link, as referenced in the Reg 19 draft policy wording: "The tranquil character and the setting of the Downs Link should be preserved";

- Incorporate viewing corridors through the proposals to local landmarks at Christ's Hospital School;

- Retain views to mature trees and woodland (on Site) from the existing western settlement edge of Southwater;

- Retain verdant views from the Grade II* Listed Great House Farmhouse, particularly from the front and rear elevations, with the restoration of green infrastructure features within proximity to the west and the setting back of development to the west and east.

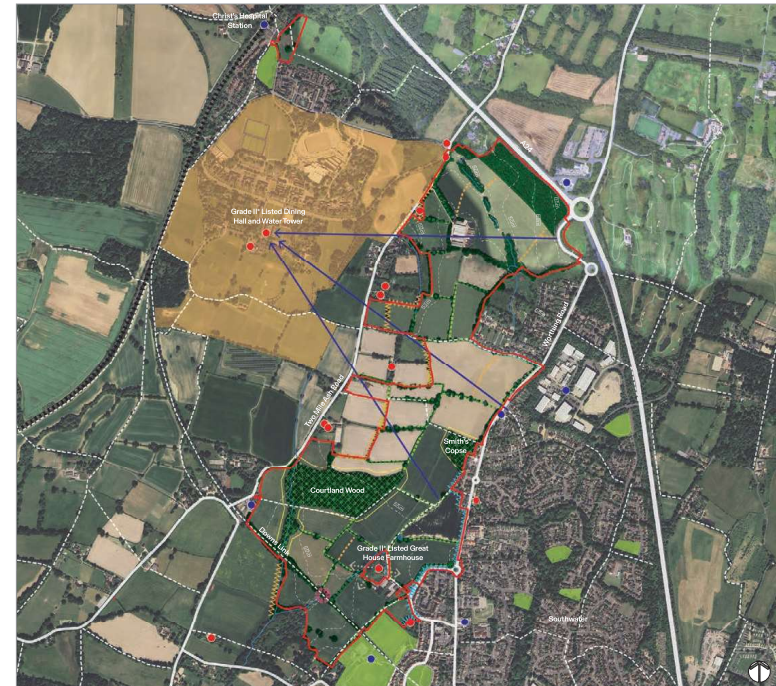


Figure 5.1- Landscape and Visual Considerations (fabrik, 2026)