

CHAPTER 13: LANDSCAPE AND VISUAL

13.1 INTRODUCTION

13.1.1 This chapter of the ES has been produced by Tyler Grange Group Ltd to assess the Proposed Development in relation to the landscape and visual effects it would have upon the site and wider study area.

13.1.2 This chapter of the ES has been produced by a chartered member of the Landscape Institute (CMLI) and reviewed by a Chartered Member of the LI (CMLI) at Tyler Grange LLP. It considers the existing landscape and visual context of land to the west of Horton Heath, Eastleigh and the potential implications of the proposed development for residential development and associated services on landscape and visual receptors.

13.1.3 Due to the encompassing nature of the term 'landscape' there are some references to aspects of the environment which are considered in more detail in other Chapters. This is particularly the case with the historic elements of the landscape, where reference should also be made to Chapter 9 and the flora and fauna associated with landscape elements which are considered in Chapter 10.

13.1.4 This chapter should be read in conjunction with the following supporting Figures and ES Appendices to this chapter in ES Volume 1 and Volume 2, Appendix 13.1, respectively; and the parameter plans relating to the proposed development, which are discussed in Chapter 3 and are presented in ES Volume 1.

ES Volume 1

- Figures

Figure 13.1: Site Location Plan (11705/P01a)

Figure 13.2: Planning Context and Public Rights of Way (11705/P06a)

Figure 13.3: Published Landscape Character (11705/P08a)

Figure 13.4: Eastleigh Landscape Character (11705/P09b)

Figure 13.5: Site –Specific Character (11705/P27)

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13.2 ASSESSMENT CRITERIA & METHODOLOGY

Previous Assessment/Background

13.2.1 Two previous landscape and visual assessments have been approved by the Council as part of Environmental Statements. These supported outline planning applications X/19/86303 and X/19/86475. Both outline applications were for strategic residential development and associated works on land within the Site boundary.

13.2.2 In both applications the landscape and visual assessments were carried out by Allen Pyke Associates (APA). The extent of the landscape and visual assessment was scoped with the Council as part of a Scoping Opinion, dated October 2014 in relation to application

X/19/86475. The previous assessments were provided in accordance with Schedule 4 of the 2011 EIA Regulations and took into consideration national policy (then 2012 NPPF) and local policy which included the emerging Eastleigh Borough Local Plan which has since been replaced and advanced under a new emerging Local Plan.

13.2.3 The methodology in both instances followed the guidance set out in 'The Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3)', published by the Landscape Institute and Institute of Environmental Management and Assessment in 2013.

13.2.4 Both study areas, potential visual receptors, and key representative viewpoints were defined and agreed in consultation with the Council. TG has reviewed the previous assessments as part of the desktop study and are aware of their conclusions. The extant permissions establish and accept the principle of development on the site.

13.2.5 Since both outline applications have been approved there have been changes to the legislative context, national and local planning policy context. In addition, the current proposals are of a different scale to those previously assessed and therefore TG have undertaken a new landscape and visual assessment based on the current comprehensive proposal in accordance with up-to-date legislation, planning policy and guidance.

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13.2.7 It is also of note that the application site is located on land identified within the submitted version of the Eastleigh Borough Council Local Plan 2016-2036 (Track change version showing initial proposed modifications - July 2019). This identifies that the site falls within land identified in Policy HH1 for major residential development.

Scoping Opinion

13.2.8 Please refer to the Council's Scoping Opinion in ES Volume 1, Chapter 4.

Legislative Context

13.2.9 The requirement for an EIA is derived from the EC Directive no. 2011/92/EU which is transposed into UK law through the Town and Country Planning (Environmental Impact

Assessment) Regulations 2017 ('the Regulations'). This chapter will therefore be prepared in accordance with these Regulations.

13.2.10 In addition to this the assessment process within the chapter will be in accordance with the landscape and visual specific guidance provided within GLVIA3.

Planning Policy and Guidance

13.2.11 The following text summarises the planning policies relevant to landscape and visual issues and should be read in conjunction with Figure 13.2: Planning Context and Public Rights of Way (11705/P06a) found in the ES Volume 1.

National Planning Policy

National Planning Policy Framework 2019

13.2.12 At the heart of the NPPF is a presumption in favour of sustainable development. For plan making, the presumption requires plans to positively seek opportunities to meet the development needs of an area and be sufficiently flexible to adapt to rapid change. Footnote 6 accompanying the presumption identifies protected areas or assets of particular importance which includes Areas of Outstanding Natural Beauty (AONB), National Parks and areas defined as Heritage Coast.

13.2.13 The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, as stated at paragraph 124.

13.2.14 Paragraph 127 seeks to ensure that developments, among others:

- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

13.2.15 Paragraph 170 requires planning policies and decisions to contribute to and enhance the natural and local environment by fulfilling criteria including amongst others:

- “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); and

- 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.”

13.2.16 Paragraph 170 makes it clear that there is a hierarchy to the importance and value attributed to landscapes, and that the development plan should identify the quality of particular landscapes that are not subject to statutory protection.

13.2.17 The site is not situated within an area designated in recognition of its landscape quality or value at a statutory national level (i.e., AONB or National Park).

National Planning Practice Guidance (NPPG)

Landscape

13.2.18 The PPG makes reference to the National Planning Policy Framework, stating: “it is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes”. The PPG also goes on to state, “the cumulative impacts of development on the landscape need to be considered carefully” (Paragraph: 036 Reference ID: 8-036-20190721, Revision date: 21 J07 2019).

13.2.19 At paragraph 037, the NPPG identifies that landscape character assessments can be prepared, as well as Landscape and Sensitivity and Capacity Assessments to help assess the type and scale of development that may be accommodated without compromising landscape character. This Chapter provides a review of published landscape character assessments and capacity and sensitivity studies as they relate to the site and Study Area. (Paragraph: 037 Reference ID: 8-037-20190721, Revision date: 21 07 2019)

13.2.20 The NPPG also states that a Landscape and Visual Impact Assessment can be used to demonstrate the likely effects of a proposed development.

Green Infrastructure

13.2.21 The PPG highlights the multifaceted benefits provided through the provision of Green Infrastructure, including but not limited to: “enhanced well-being, outdoor recreation and access, enhanced biodiversity and landscapes, urban cooling, and the management of flood risk” (Paragraph: 005 Reference ID: 8-005-20190721, Revision date: 21 July 2019).

13.2.22 Moreover, the NPPG recognises how green infrastructure exists within a wider landscape context and can thus be used to reinforce and enhance local landscape character and contribute to a sense of place.

Design PPG, October 2019

13.2.23 The PPG confirms well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. Good design is set out in the National Design Guide as comprising of 10 characteristics including context, identity, nature and public spaces (Paragraph: 001 Reference ID: 26-001-20191001, Revision date: 01 10 2019).

13.2.24 In confirming the role of parameter plans in achieving well designed places, the guidance confirms parameter plans can include information on the proposed land use, building heights, areas of potential built development, structure of landscape and green infrastructure, access and movement and other key structuring and place-making components (Paragraph: 011 Reference ID: 26-011-20191001, revision date 01 10 2019).

Local Planning Policy

Eastleigh Borough Local Plan Review 2001-2011 (Adopted May 2006)

13.2.25 The majority of the Site is located outside of the defined settlement boundary within the countryside (Policy 1.CO) as shown on the Eastleigh Borough Local Plan Review Proposals Map for the northern part of the Borough. There are two small areas of the site in the north east and south east which are in land designated as local gaps under Policy 3.CO.

13.2.26 Policies relevant to landscape and visual issues are summarised below.

Policy 3.CO Local Gaps

13.2.27 The policy states planning permission will only be permitted for appropriate development in a local gap, if: 1. It cannot be acceptably located elsewhere; and 2. It would not diminish the gap, physically or visually.

Policy 18. CO Landscape Character

13.2.28 Development which fails to respect or has an adverse impact on the intrinsic character of the landscape, will be refused.

Policy 19.CO Locally Important Landscape Features

13.2.29 The Council will refuse development in the countryside or in urban areas if it would result in the loss of, or damage to locally important features in the landscape such as water courses, ponds and lakes. Where the Council is satisfied that the loss or reduction of a feature is fully justified, it will require appropriate replacement features to be included in the proposals.

Policy 59.BE Promoting Good Design

13.2.30 Where development is in accordance with the other policies in the plan it will be permitted provided it meets a series of criteria relating to good design. These criteria include:

1. They take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention;
2. They provide a high standard of landscaping design and appropriate planting where required. Development should use native plants in landscape schemes to benefit biodiversity. Development adjacent to or within the urban edge must not have an adverse impact on the setting of the settlement in the surrounding countryside;
3. They have satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycleways and public transport services.
4. They are an appropriate use for the locality and avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration, or from floodlighting or security lighting.

Policy 146.OS Green Network of Public Open Space

13.2.31 Proposals that would have a detrimental impact on the green network will be refused. Contributions, where appropriate, from adjoining development proposals will be sought to enhance the environment and facilities within the green network. OS Public Open Space Provision Associated with New Development

13.2.32 The Council's requires a minimum provision of 2.85 hectares of public open space per 1,000 population. This means that where development involves a net increase of 45 residential units or more, appropriate open space provision will be sought on-site to meet the open space needs arising from the development.

Policy 148.OS Sports and Recreation Provision

13.2.33 The Council will permit appropriate proposals which address deficiencies in the quality and quantity of sport and recreation facilities in accordance with its Sport & Recreation Strategy for the Borough. Policy 149.OS Playing Fields

13.2.34 The Council will support proposals to development new facilities and the enhancement of existing playing field facilities, including the provision of all-weather pitches, subject to their scale, siting and design conforming with policies for the protection of the environment.

Policy 151.OS Allotments

13.2.35 The Council will refuse proposal which include the redevelopment of allotments gardens which are identified on the Proposals Map unless the allotments that would be lost to the development are replaced prior to the commencement of the development by allotments of equivalent or better quality and quantity in suitable locations, conveniently accessible for plot holders including those who need to be relocated.

Emerging Planning Policy Eastleigh Borough Council Local Plan, (Submitted version of the Eastleigh Borough Council Local Plan 2016-2036, Track change version showing initial modifications - July 2019)

13.2.36 The submitted version of the Eastleigh Borough Council Local Plan shows the majority of the site is to be allocated for housing under Policy H11 (Land West of Horton Heath) for an area of approximately 125 hectares of land. The strategic location for development is to include approximately 1,500 dwellings, 6Ha of employment land, open space, retail and community facilities including a primary school and a new link road to Bubb Lane.

13.2.37 The small areas of the Site to the north east and south east are included within the emerging housing allocation under Policy DM24 but are also shown within the gap area identified under emerging Policy S8 for the protection of countryside gaps. However, the extent of the countryside gap in respect of the Strategic Growth Option will be determined at the Masterplanning stage. The site also contains areas of existing designated recreation, allotment and open space facility which are considered under emerging policies DM34 & DM35.

13.2.38 The emerging policies with relevance to landscape and visual matters are considered below.

Strategic Policy S1: Delivering Sustainable Development

13.2.39 To be considered sustainable new development should address a series of criteria including:

- 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;
- 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;
- maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development.

13.2.40 The draft policy states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Framework.

Strategic Policy S8: Protection of Countryside Gaps

13.2.41 In order to maintain the separate identity of settlements, countryside 9 gaps have been defined and include an area between Fair Oak (including the Strategic Growth Option) and Horton Heath and an area between Hedge End and Horton Heath. as shown on the Key Diagram. The draft policy notes that the precise boundary of countryside gaps connected to the Strategic Growth Option will be determined following Masterplanning.

13.2.42 In countryside gaps, development which physically or visually diminishes the gap, or has an urbanising effect detrimental to the openness of the gap, the character of the countryside or the separate identity of the adjoining settlements will not be permitted. Proposals for development within gaps will also be assessed against other relevant policies but will be resisted where this approach is not met. Strategic Policy S10: Green Infrastructure

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

- i. 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;
- ii. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries;

- iii. green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;
- iv. 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;
- v. green steppingstones such as street trees, green roofs and walls, pocket parks and urban copses;
- vi. connected habitats linking the network of designated sites and existing priority habitats;
- vii. incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting; and
- viii. opportunities for local food growing including allotments, community orchards and farms.

Strategic Policy S13: Strategic Footpath, Cycleway and Bridleway links

13.2.44 The Council in partnership with the highway authority will seeks to create new and improve existing footpath, cycle and bridleway links throughout the borough. New developments should integrate with existing routes and wherever possible maintain, protect and enhance their function. Development that would sever, obstruct or otherwise have detrimental impact on the existing or proposed network of green routes was shown on the policies map will not be permitted.

Policy DM1: General Criteria for New Development

13.2.45 As relevant, new development should fulfil general criteria which includes amongst others:

- Not have an unacceptable impact on, and where possible should enhance:
 - a. Residential amenities of both new and existing residents, the character and appearance of the urban areas, the countryside and the coast;
 - b. Biodiversity and
 - c. Heritage assets.
- that full and proper account of the context of the site including the character, appearance and land used 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;

- 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;
- include a landscape scheme covering the design and layout of external space;
- provide fully connected green infrastructure that interlaces the development and connects into the wider network; and
- provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement.

Policy DM35: Provision of recreation and open space facilities with new development

13.2.46 The draft policy requires that all new residential development should contribute to the achievement of the quantitative, qualitative and accessibility standards for recreation and open space facilities in the Open Space Needs Assessment 2017. The level of provision and contribution will vary depending on the existing areas of open space located within the distance set by the accessibility standard and the size of the proposed development.

13.2.47 Contributions may take the form of the provision of land laid out for recreation and/or open space and/or funding for improvements to the quality and capacity of existing recreation and/or open space facilities, including indoor and outdoor sports facilities. Sports and open space requirements for strategic development is set out in policy S10.

13.2.48 Development proposals should include provision for the long-term management and maintenance of any recreation or open space facilities provided. Private open space that is not available for public use will not be accepted in lieu of requirements for public open space provision or contributions.

13.2.49 Proposals should help to create and enhance multifunctional green infrastructure in accordance with Policy S10. Policy DM36: New and enhanced recreation and open space facilities.

13.2.50 The provision, extension or enhancement of public and private recreation and open space facilities or uses including those identified in draft Policy DM34 will be permitted provided that they fulfil criteria including:

- They accord with the general development criteria, biodiversity and heritage policies
- In the countryside:
- Development should not involve structures, floodlighting or activities that cause urbanisation or detract from rural character.

13.2.51 They contribute to the management of, and where possible enhance the countryside and urban open spaces. The Council may require a legal agreement to ensure that land is managed to maintain or enhance its agricultural and/or landscape value and/ or biodiversity interest.

Policy F06 Foxholes Farm, Fir Tree Lane

13.2.52 Approximately 1ha of land to the west of Horton Heath is allocated for development to deliver 45 dwellings. The emerging policy states planning permission will be granted provided that the detailed proposals comply with the development and the approved masterplan for the adjacent land west and south of Horton Heath site and addresses a series of specific requirements, including:

- The provision of pedestrian and cycle links both within the site and to connect the site with the surrounding area and development permitted on adjacent sites, including the provision of access to the adjacent public open space adjacent to the east of the site;
- The provision of a good quality landscape setting for the development (including buffer planting on the Fir Tree Lane frontage) and maintaining and reinforcing existing boundary hedgerows, compatible with planned adjoining users to the south east.

Guidance/ Best Practice Landscape Checklist for New Development, 2006

13.2.53 The Landscape Checklist is a guide to submission requirements for external development works in Hampshire and the Isle of Wight. In terms of landscape, it requires developments to have an understanding of site features, constraints and opportunities including landscape character; tranquillity, scale of development, impact/appropriateness to setting, privacy, security, enclosure, screening and local distinctiveness. It also requires interpretation of the visual impact and the safeguarding of sensitive views and settings.

13.2.54 The Checklist does require applicants to submit drawings and documents as appropriate which identify the overall design concept, soft landscape elements, contours and levels, use and functions of different areas. Where necessary detailed planting proposals should be provided which consider the points raised within the checklist alongside the details necessary to consider landscape structures and surfaces. It is also likely that a Management Plan may be required as part of an application or reserved matter.

Character Area Appraisals Bishopstoke, Fair Oak and Horton Heath SPD, January 2008

13.2.55 The Character Area Appraisal SPD appraises the urban character of Horton Heath and guidance covers small scale development within the existing urban areas of the Borough but is not applicable to comprehensive re-development, such as the application site.

13.2.56 However, it is noted that the Horton Heath has a small historic core located at the southern end of the village and has expanded incrementally to the north during the 20th century. In the last 30 years there has been significant growth to the east and west of the main spine of development.

13.2.57 The site is adjacent to Character Area BIF0HH29 which is described as inter-war development in north west Horton Heath. Buildings are typically terraced or semi-detached with open or hedgerow boundaries. In terms of guidance, the SPD seeks to maintain the predominant deep building setbacks to the east of Burnetts Lane in order to retain/reinforce the existing levels of on-plot planting and ensure that the materials applied in new development are similar or complementary to those prominent in existing development. Quality Places SPD, November 2011.

Quality Places SPD

13.2.58 The Quality Places SPD provides detailed guidance to Local Plan Policy 59.BE. Whilst the SPD mostly relates to the requirements for the design of a proposal and the Design and Access Statement, it is clear that the landscape strategy is considered an essential component to achieving successful development. For the best new public open spaces, developers are advised to follow the advice set out in the Hampshire Landscape Checklist.

13.2.59 In assessing site constraints, the SPD notes that visual impacts can include large or unattractive buildings adjacent to the site or unsightly neighbouring land uses. Mitigation could take the form of restricting different forms of development to certain part of the site or landscape screening. Whilst positive site features can include mature trees and hedgerows as visual features, green space which provides visual amenity and practical recreational value and water features which are considered positive visual elements.

13.2.60 In considering access and integrating with the existing movement network, views of landmark buildings or attractive landscapes should be exploited, and hard landscape materials should complement building materials. More than 10 parking spaces should be broken up by appropriate paving and tree planting to reduce visual impact. 3

13.2.61 Appendix A of the SPD contains a key design principle checklist which for landscape requires consideration as to whether:

- landscape plans are consistent with service, engineering and building layout plans;
- the landscape design is appropriate to the level of maintenance expected;
- In low density schemes does the landscape design help to create enclosure and continuity;

13.2.62 Whilst Appendix B considers the quality of routes and seeks for routes to be designed for aesthetic enjoyment, by giving pleasure by the variety of prospects, spaces and landscapes.

Landscape Planning Policy Conclusion

13.2.63 The following should be taken into account in the development of the scheme:

Adopted policy:

- Respond to the local context of the site and its locality through the provision of high-quality landscaping and planting (Policy 59.BE).
- Provide adequate provisions for open space and recreation (Policy 148.OS).

Emerging policy:

- Maintain, enhance and extend existing natural habitats into new developments (Policy S1).
- Enhance and reference the characteristic features and local context within new developments and extend and connect natural habitats (Policy DM1).
- Prevent the loss or damage to existing trees and other landscape features (Policy DM1).

- Provide a connected and multi-functional Green Infrastructure network which connects both internally and to the wider network of Green Infrastructure beyond the site boundaries (Policy S10).
- Incorporate interconnected green infrastructure within new development with multi-functional spaces connected by green links (Policy S10).
- Provide interconnected cycle ways and footpath routes through green corridors and connect to existing routes where possible (Policy S10 and S13).
- Provide adequate provision for recreation and open space as part of new development (Policy DM36). and
- Proposals should include recommendations identified within the Quality Places SPD (2011) and emerging SPD documentation, as necessary.

Assessment Methodology

13.2.64 For the purposes of this assessment landscape is defined by the European Landscape Convention, 2000 (ELC) ⁱⁱ as:

‘An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.’

13.2.65 This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscapes as well as those that are considered as outstanding and / or protected.

13.2.66 In the context of this definition the appraisal process seeks to consider the landscape and visual effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape as experienced by people, moving through, living and working in the landscape.

13.2.67 The Landscape and Visual Impact Assessment (LVIA) deals with the separate but interlinked issues of:

1. **Landscape Character:** The effects of the proposed development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and

2. **Visual Context:** The effects of the proposed development on views from visual receptors, and upon the amenity value of the views.

13.2.68 Landscape character is defined in the LI's guidance (Guidelines for Landscape and Visual Impact Assessment, LI and institute of Environmental Management and Assessment (IEMA) Third Edition 2013 (GLVIA3) as:

'A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.'

13.2.69 Changes to the landscape character can arise as a result of:

1. Changes to the fabric of the landscape including either the loss of key elements or introduction of new features which alter the distinct character of the landscape; and
2. Changes which alter the way in which the landscape is perceived or appreciated.

13.2.70 Changes to view will occur where there is:

1. Alteration of the view in terms of elements present and the overall composition.
2. A change to the skyline; and / or
3. There is a change to the distribution of dominance of features.

13.2.71 Such changes may or may not have a significant effect on the visual amenity of identified visual receptors.

13.2.72 It should be noted that based on GLVIA, judgements made in this chapter are 'proportionate' and 'appropriate' to the scale of the application (para 1.17). Judgements made are '*reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others*' (para 2.24) (Tyler Grange emphasis).

13.2.73 The assessment methodology draws upon the following guidance:

1. GLVIA3 2013; and
2. 'An approach to Landscape Character Assessment' (AALCA), published by Christine Tudor and Natural England 2014

Baseline

13.2.74 The baseline appraisal takes account of both the overall Outline Planning Application as well as the First Residential Parcel (OPA Phase 1) and where necessary reference is made to specific baseline situation associated with the OPA Phase 1.

13.2.75 The baseline appraisal process is a crucial part of any assessment and includes:

- An overview of statutory plans and other data regarding relevant designations and landscape and visual related planning policies for the area;
- An assessment of the landscape character of the site and surroundings with reference to published works and checked and verified through fieldwork. This includes the classification of the landscape into units of distinct and recognisable character and land use at a site specific level;
- Field work to determine the extent to which the site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determining likely visual receptors.

13.2.76 In addition to the Baseline Data Collection the Assessment Methodology comprises the following tasks:

Impact Assessment

13.2.77 The assessment of landscape character and visual amenity is both a subjective and objective process. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be performed, and more rational and transparent conclusions drawn. The process utilised in this assessment includes a number of stages as described below.

13.2.78 Classification of the landscape resources in terms of sensitivity to change which will be dependent on:

1. The pattern, scale, quality and condition of the landscape or individual element/feature and the contribution the landscape resources make to landscape character;

2. The value placed on the landscape as well as individual contributors (to some degree reflecting landscape designations and the level of importance they signify); and
3. The scope for mitigation and enhancement.

13.2.79 The GLVIA 2013 states that landscape receptors need to be assessed “*firstly in terms of their sensitivity, combining judgments of their susceptibility to the type of change or development proposed and the value attached to the landscape*” (para 5.39). Visual effects should be assessed “*in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views*” (para 6.31)

13.2.80 Those landscape resources which make a notable contribution to the character and cannot be replaced or substituted will be of high sensitivity, whilst those resources which are replaceable or contribute little to the overall character of the landscape will be of low sensitivity.

13.2.81 Classification of the representative viewpoints in terms of the sensitivity of the visual receptors will be dependent on:

1. The location and context of the viewpoint;
2. The expectations and occupation or activity of the receptors; and
3. The importance or value attached to the view experienced.

13.2.82 Those receptors which are classified as being of high sensitivity to change may include users of PRow or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.

13.2.83 Identification and assessment of the potential landscape and visual impacts of the development proposals and consideration of the likely magnitude of change will consider the following:

1. The magnitude of effect lies along a continuum from high, where there is a prominent and notable change to the landscape character or view to low where the change is barely perceptible;
2. Consideration of further mitigation with the aim, where possible, of avoiding or reducing significant adverse landscape or visual effects determined during the course of the assessment;

3. Enhancement of the landscape where proposals seek to improve the landscape resource and visual amenity of the development area and its wider setting over and above its baseline condition; and
4. Evaluation of landscape and visual effects following mitigation, known as residual impacts.

13.2.84 Based on the GLVIA 2013 each effect on landscape and visual receptors is assessed '*in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility*' (para 5.48 and 6.38).

13.2.85 A summary of the criteria used in this assessment is included in ES Volume 2, Appendix 13.2.

13.2.86 The assessment process includes the consideration of both tangible and intangible aspects of the environment. For example, intangible factors such as remoteness, disturbance and tranquillity are important factors in influencing how the landscape is interpreted and experienced. As a result, the assessment touches upon aspects that are considered in more scientific terms in other chapters but are still of importance to landscape assessment. Direct and indirect effects of the development upon the landscape character and visual amenity are also identified where they occur.

13.2.87 The assessment of the nature of the effect depends on the degree to which the development:

1. Complements, respects and fits into the existing scale, landform and pattern of the landscape context and visual composition;
2. Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
3. Affects strategic and important views in addition to the visual context of receptors.

13.2.88 For the purposes of this chapter, the term 'impact' refers to the causation of change (or action taken) and 'effects' are the results of the changes on the landscape and visual context (or change resulting from such action).

Significance Criteria

13.2.89 Best practice guidelines stipulate that the significance of any landscape and visual related effect should be evaluated, both during construction and following completion of the development.

13.2.90 The significance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources (nature of receptor) and visual receptors against the magnitude of change that they would experience (nature of effect). The definition of significance based on the GLVIA 2013 is outlined below.

13.2.91 Significance is “a measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic” (GLVIA 2013, page 158). Elsewhere the guidelines state that significance can only be defined in relation to “each development and its specific location” (para 5.54 and 6.42). Para 6.42 adds that “it is up to each assessment to determine the approach and if necessary to adopt a consistent approach across all the EIA topic areas.”

13.2.92 The criteria used for determining significance are outlined below and are consistent with this EIA. The nature of the effect can be classified as adverse or beneficial. However, there may be instances where the impact results in an effect which is neither adverse nor beneficial. These effects are considered to be neutral in nature.

1. Substantial beneficial
2. Moderate beneficial
3. Minor beneficial
4. Neutral/negligible
5. Minor adverse
6. Moderate adverse
7. Substantial adverse

13.2.93 The following terms explain the criteria in more detail:

- Substantial – considerable effects (by extent, duration or magnitude) of more than local significance or breaching identified standards or policy
- Moderate – limited effects which may be considered significant
- Minor – slight, very short or highly localised effects

13.2.94 It should be noted that since the commencement of this project the GLVIA 2013 guidance stipulates that assessments should distinguish between what are considered to be significant

and not significant effects. For the purposes of the assessment contained within this ES Chapter, in the context of this development significant effects are those assessed as being with either moderate or substantial effects.

Geographical Scope

13.2.95 The study area has been identified on all figures relating to this Chapter. This study area was also sent to the Eastleigh Borough Council Landscape Officer when viewpoint confirmation was sought (ES Volume 2, Appendix 13.4). The study area for both the landscape character and visual amenity extends to 2km from approximately the centre of the site.

Assumptions & Limitations

13.2.96 The assessment of potential landscape and visual effects contained within this chapter is based upon the Phase 1 OPA Detailed Proposals and the Wider OPA parameter plans that are submitted to support the planning applications.

13.2.97 The assessment of visual effects is informed by a set of publicly accessible representative views that have been included in consultation and agreement with the Council. The assessment has not been informed by, nor does it contain views from private properties or private land.

13.2.98 When considering operational impacts following the completion of the construction phase effects will be assessed at Year 1 before mitigation planting is fully mature. During the early period effects are likely to be at their greatest, however the effects will gradually reduce as planting matures. The LVIA considers worst-case effects which are likely to occur at Year 1, and also at Year 15 once the vegetation has matured. These effects are considered to be permanent.

13.3 CONSULTATION

13.3.1 As part of the scoping process TG has scoped the approach, the study area, potential visual receptors and key representative viewpoints with the Council. Initial viewpoints were chosen following the production of a ZTV (Zone of Theoretical Visibility, appended as ES Volume 1, Figure 13.9 to this chapter), aerial mapping and a review of previous landscape and visual assessments for the Site. The Council's Urban/Landscape Design Senior Specialist, Alice Harwood, reviewed the initial scope and provided additional viewpoints for consideration.

- 13.3.2 Following receipt of these comments, TG amended the proposed photoviewpoint locations and undertook an initial Site visit in November 2018, this amended plan is appended within ES Volume 2, Appendix 13.4. Subsequent to this, another visit was undertaken in March 2019 to refine the photoviewpoints and confirm the final viewpoints and likely receptors. The final viewpoint plan is illustrated on ES Volume 1, Figure 13.10. Subsequent visits were also undertaken in November 2019 and May and August 2020. Further updated photography was obtained in winter 2020 (included in ES Volume 2, Appendix 13.3).
- 13.3.3 TG have continued to liaise with the wider consultant team to ensure the landscape and visual chapter provides a robust assessment and gives consideration to the Green Infrastructure and Masterplanning principles considered for the Site.

13.4 BASELINE ENVIRONMENT

- 13.4.1 The full site and scheme descriptions for the applications are laid out within ES Volume 1, Chapters 2 & 3. A summary of the proposals are as follows:
- 13.4.2 The development proposals comprise two planning applications: Full Planning application for OPA Phase 1
- 13.4.3 Erection of 393 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure (This application is subject to Environmental Impact Assessment)

Outline Application for the Wider OPA

- 13.4.4 For the purposes of EIA, the proposed development for the Wider OPA comprises the comprehensive development of the site, delivering up to 2,500 No. Residential Dwellings, local employment, local retail, leisure, employment and community facilities, primary school, formal and informal publicly accessible open space, including formal sports facilities, landscaping, green infrastructure and sustainable drainage systems.
- 13.4.5 Outline: phased mixed-use development comprising: up to 2,500 residential units in total; a primary Local Centre (and supporting secondary local centres) comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses; office, commercial and industrial uses; a Primary School; public open space including formal sports facilities and informal provisions; relocation of solar panels; key infrastructure and utilities provision including new roads, footpaths and cyclepaths and improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and ecological, landscape, site preparation and

demolition works (All Matters Reserved Except Access). This application is subject to Environmental Impact Assessment.

13.4.6 The maximum parameters of the Wider OPA for the purposes of the EIA assessment are:

- Circa 2,500 dwellings comprising a mix of market and affordable housing (Use Classes C2 and C3);
- A Mixed-Use centre of 3.1 Ha comprising residential, retail, leisure, community, employment facilities (Use Classes C2/C3, E, F.1, F.2 and Sui Generis);
- 3.3 Ha of employment land (Use Classes E(g)(i) and (iii), B2 and B8);
- A 3 FE primary school and early years education facilities (Use Class F1);
- Formal and informal publicly accessible open space, formal areas of play, youth provision and associated facilities, formal sports facilities, allotments and amenity space, including, landscaping, green infrastructure and sustainable drainage systems.
- The utilisation of existing and provision of new and/ or amended highway access points along Allington Lane, Fir Tree Lane, Burnetts Lane and Bubb Lane.
- Any wider land outside the site boundary needed for development specific infrastructure.

13.4.7 Primary vehicular access to the Wider OPA is to be achieved through the utilisation of the accesses onto Allington Lane, Burnetts Lane and Bubb Lane consented under planning permissions X/19/86303 and X/19/86475 and via Burnetts Lane with improvements to the existing junction with Fir Tree Lane.

Open Space Provision

13.4.8 The Wider OPA will deliver 48.15 hectares (ha) of informal open space and 2.75Ha ha of formal open space.

13.4.9 The implementation of the proposals would introduce built form to the fields located to the west of Horton Heath. This would constitute a change to the existing baseline of the site however it would not be an incongruent change due to its location on the edge of the Horton Heath settlement, the consented link road and other extant permissions.

13.4.10 The proposals would therefore form an extension to an existing and recognisable characteristic within the landscape and development will not be a new feature within the

landscape. The built form of the proposals will be incorporated within a retained and enhanced green infrastructure network. The siting of built form within the site will be considered to minimise the landscape and visual impact of the proposal. The existing footpath network will be accommodated within the proposals and additional recreational routes created throughout the scheme. Open space and sports provision are also included across the site and utilise Green Infrastructure for recreational purposes.

Landscape Character

13.4.11 This section considers the existing landscape character and features of the Site and its environs and should be read in conjunction with Figure 13.5 Landscape Character - National and County, Figure 13.6 Landscape Character – Eastleigh LCA and Figure 13.7 Quobleigh LLCA and Figure 13.8 Chalcroft LLCA. These plans depict the local landscape character context as part of Tyler Grange LLP's appraisal process. This is based on desktop and field studies and published character assessments.

13.4.12 At a national and countywide scale the area considered is reflected in Figure 13.5, whilst Figure 13.6 illustrates the Landscape Character Assessment published by Eastleigh Borough Council. The site context plan (Figure 13.7) represents the sites character and context at a local scale, this is the most relevant form of landscape character appraisal as it is site specific. This site level context was used for the assessment of the landscape resource. These layers of assessment are discussed in turn below.

National Character

13.4.13 The Countryside Agency's Character Map of England identifies broad National Character Areas (NCA) for the whole of England. The site lies within the profile of *NCA 128: South Hampshire Lowlands*.

13.4.14 Those key characteristics identified for the NCA that are representative of the wider landscape context of the site have been extracted and are listed below:

- *Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.*
- *Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole...*

- *Well-wooded farmed landscape...*
- *Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.*
- *An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.*
- *In parts, a very urban NCA dominated by the city and port of Southampton... The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.*
- *Fragmented by major transport links...*

13.4.15 For the purpose of assessing the effects of development this character area is of limited use as the classification covers a wide area and cannot be applied to specific sites.

13.4.16 Although the characteristics identified above are generally typical of the landscape within which the site is situated, the level of detail is not sufficient to provide an appreciation of site-specific issues which need to be taken into account in the development process.

County and District Character

13.4.17 At a county level Hampshire County Council has prepared the '*Hampshire County Integrated Character Assessment*' (Draft March 2010). The landscape associated with the site is classified as being in Landscape Character Area (LCA) 2e – Forest of Bere West. The key characteristics of this LCA are listed below, those in bold are relevant to the site:

- ***A low-lying landscape with shallow undulations, predominantly south sloping.***
- *Varied geology with permanently saturated heavy clays in the central and southern parts and locally higher sandy outcrops which are more undulating resulting in agriculturally poor soils – conversely rich alluvial especially around tributaries of the Hamble are very high grade.*
- *Locally popular accessible woodland areas.*
- ***Permanent pasture, plantation woodland*** and small holdings with secluded, heavily wooded, often ancient origin but replanted, away from the major towns.

- *This area is strongly associated with the Royal Forest of Bere, a hunting reserve that retains wooded and to a lesser extent, open commons, assart, field and woodland patterns.*
- *Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oak with no 'understorey' hedge and occasionally isolated field specimens,*
- *Extensive 20th Century development, including urban expansion and infilling of common-edge settlements.*
- *Historically, mixed settlement pattern of very low density, tending towards nucleation along streams and around heath scattered throughout the area.*
- *Rich biodiversity, including woodland, heathland, grassland and wetland sites.*

13.4.18 The broader LCA is then broken down into smaller more defined Landscape Character Types (LCT), the site is located across two LCT. The south and central areas of the site are located within LCT *Lowland Mosaic Open*, this constitutes the majority of the site. The site area north of Firtree Lane is located within the *Lowland Mosaic Small Scale* LCT. The key identifying characteristics of these LCT are listed below, those in bold are relevant to the site:

Lowland Mosaic Open LCT (south and central site areas):

- **Low lying, relatively flat on clay and alluvial soils and perhaps lighter and richer soils than medium scale and heath associated lowland mosaic landscapes.**
- **Close proximity to streams.**
- **Nearly all farmed land – no remnant open land/common.**
- Little intensive exploitation pre-Saxon period.
- Intensively farmed landscapes post disafforestation resulting in high density dispersed settlement of hamlets and farmsteads particularly in the Loddon valley and lower part of the Test.
- **Often found close to settlement** – particularly market towns like Romsey and Petersfield.

- Their open nature is attributable to relatively large fields and boundary loss and very low woodland cover and few undulations.
- Relatively little biodiversity interest apart from neutral grassland, remaining woodland and hedges.
- **Mid 19th century – medium density dispersed settlement pattern.**

Lowland Mosaic Small Scale LCT (north of Firtree Lane):

- ***Low lying silty clay, but not sandy soils, that are seasonally wet and waterlogged in parts but also with better drained areas.***
- ***The soils support predominantly permanent pasture land use.***
- *Less marginal farmed areas than the lowland mosaic medium scale and lowland mosaic heath associated types.*
- ***Often small enclosures, small areas of woodland and undulating topography which produces the sense of a small-scale landscape.***
- ***Associated mostly with small chalk fed streams*** apart from where they border the New Forest perambulation where they are more acidic.
- *Generally, high to very high density of dispersed small farmsteads and hamlets and associated with nucleated spring line settlements in the south and north Hampshire lowlands.*
- ***Small semi natural and ancient woodland copses and hedges of varying character.***
- ***Frequently a high density of public rights of way and winding lanes.***
- ***Varying periods and types of enclosure but generally small scale*** but has some of the earliest enclosures out of all the lowland mosaic types – perhaps indicating less marginal and richer soils.
- *Particular association with hamlets and villages of medieval and Saxon origin often associated with wood and wood clearance.*

Eastleigh Borough Council 'Landscape Character Assessment for Eastleigh Borough (December 2011)

13.4.19 The county wide assessment highlighted is refined further to a district level. Eastleigh Borough Council has produced the '*Landscape Character Assessment for Eastleigh Borough*' (December 2011). This provides the most site relevant published landscape character assessment available. Within this document the site is identified within *LCA 9: Horton Heath Undulating Farmland*. The key characteristics of this LCA are listed below and are entirely consistent with the characteristics of the site:

- *Undulating landform with frequent ridges.*
- *Medium size fields usually with good hedges and hedgerow trees rather than woodlands.*
- *Intrusive urban edges in some areas.*
- *Unmanaged or inappropriately managed agricultural land.*

13.4.20 In addition to these characteristics the assessment provides the following information on landscape and visual sensitivity considerations:

- *Landscape Character Sensitivity – The area is predominantly undulating farmland with strong hedgerows and small blocks of scattered woodland. It is relatively large, complex and rural in character.*
- *Visual Sensitivity – Tree belts and hedgerow trees are notable features. However, the area is largely open, with rural views normally ending at wooded horizons.*

13.4.21 The key sensitivity issues identified within the assessment and of relevance to the site are as follows:

- *The visual intrusion of existing settlement edges at Bishopstoke, Fair Oak and Horton Heath and Hedge End.*
- *The erosion of the rural character of Allington Lane through poor quality land management and poor screening of development.*
- *Future development and land management changes within the area increasing intervisibility between settlements.*

13.4.22 To the west of the site, and adjacent to the Horton Heath LCA, the following distinctive LCAs are also identified. Their key characteristics are identified as follows:

LCA 2: Upper Itchen Valley

- Flat uninterrupted pasture of floodplain with absence of tree cover;
- Contrast between open pasture and wooded and urbanised valley sides
- Natural and man-made water courses criss crossing the valley floor
- Fragmented wetland habitats
- The parkland associated with The Mount Hospital
- The open floodplain and recreation grounds separate the two settlements of Eastleigh and Bishopstoke

LCA 3: Lower Itchen Valley

- Pasture and meadow of flood meadows
- Tree cover from ditch sides, tree-belts and small copses
- Physical and auditory presence of M27, railway and airport
- Limited access to the centre of the area
- Distant wooded horizons
- Sense of isolation
- High nature conservation interest

LCA 10: Oaklands Woodland and Parkland

- Undulating landform contrasting with the character areas to the west
- Woodland cover of conifers and deciduous trees
- Strong woodland character in western part of character area
- Sense of enclosure and restricted views

- Attractive parkland character to eastern part

LCA 8: Knowle Hill Farmland and Woodland

- Enclosed undulating valley landform and ridge
- Varied pattern of field sizes and cultivation
- Clusters of buildings and small fields along lanes
- Views across valley to wooded horizons north and east
- Urban influence in the western edge

LCA 11: M27 Corridor

- Presence of motorway
- Proximity of urban edge and large areas of significant woodlands
- High ground to the west of the motorway, undulating to the north and east
- Small pasture fields often with unmanaged hedges
- Pockets of relatively quiet rural areas shielded by woodland and landform

13.4.23 The site does not share characteristics with the adjacent published characteristics of the LCA's and given the scale of the LCA's and their proximity of the site the LCA's have been scoped out of the assessment and are not taken forward within the assessment.

Site Specific Landscape Character

13.4.24 Whilst the published assessments described above identify the main characteristics and features that help to define the character of the wider LCA 9 – Horton Heath Undulating Farmland of the Landscape Character Assessment for Eastleigh Borough (December 2011), they do not identify the distinct areas within these at a local level that have their own character and features and are not specific to the site itself and its landscape context. This includes factors relating to both the physical and experiential components of the landscape such as views and use for recreation.

13.4.25 In order to provide a greater understanding of the site and its relationship with the wider urban edge context to the east, as well as the wider agricultural land, the topography, local road

networks and recreational routes and the influence of existing vegetation and landscape features, Tyler Grange have undertaken a site-specific landscape appraisal.

13.4.26 This has assessed the site and identified two distinct Site-Specific Landscape Character Area (LLCAs) within the site which fall within the wider LCA9 Horton Heath Undulating Farmland Landscape Character Assessment. These are identified on ES Volume 1, Figures 13.5, 13.6 and 13.7: Site Specific Character and are:

- Quobleigh LLCA; and
- Chalcroft LLCA.

13.4.27 The assessment has also identified features within each of the LLCA's which will help to define their character and which may be affected by the proposed development.

13.4.28 These LLCAs and site features have been taken forwards into the assessment as Landscape Receptors.

Quobleigh Local Landscape Character Area

13.4.29 The Quobleigh Local Landscape Character Area (LLCA) as identified on ES Volume 1, Figure 13.6 comprises a series of irregular shaped fields bound by mature deciduous tree belts. These fields are predominantly used for pasture although some are used for hay production. A full description of the landscape character area is set out in the ES Volume 2, Appendix 13.1 LVIA Technical Report.

13.4.30 The characteristics identified within the LLCA generally reflect those identified as relevant key characteristics of LCA 9 – Horton Heath Undulating Farmland of the Landscape Character Assessment for Eastleigh Borough (December 2011).

Key Characteristics

13.4.31 The key characteristics of the LLCA are as follows:

- Irregular shaped fields with local undulations and gentle variation in topography.
- Settled edge and urban edge characteristics with residential development located along the eastern edge of the site overlooking the eastern field parcels.
- Mature deciduous tree belts of Quobleigh Woods located along the northern boundary of the site providing a well treed and vegetated backdrop.

- Mature deciduous tree planting flanking field boundaries providing a well wooded character and landscape framework.
- Narrow lane of Fir Tree Lane with tree and hedgerow planting around the historic core of Fir Tree Farm.
- Defunct and gappy hedgerows present within the north eastern field parcels.
- Scattered residential properties located along Fir Tree Lane.
- Developed and construction characteristics associated with the consented roundabout scheme off Allington Lane.
- Watercourse and Quobleigh ponds providing variations in character in the northern part of the site; and
- Limits in visibility and contained localised character to field parcels sitting within a well wooded landscape.

Landscape Value

13.4.32 The LLCA site does not fall within a locally designated landscape. Quobleigh LLCA – Assessment of Landscape Value, in ES Volume 2, Appendix 13.1 provides a summary of the contribution that the key characteristics of the Quobleigh LLCA make to the value of the local landscape. These include perceptual aspects, as well as the condition / quality of the landscape and how representative it is of the character of the area as recognised in the published landscape character assessment.

Susceptibility

13.4.33 The landscape within the Quobleigh LLCA is characterised by an established framework of landscape features, with recognisable tree belts forming boundaries to field parcels. The landscape contains a network of locally important recreational routes for the residents of Horton Heath, and Fair Oaks as well as important ecological habitats of Quobleigh Woods to the north and the watercourse corridor forming the southern edge of the LLCA to the north of the solar farm.

13.4.34 The LLCA has a **Medium Susceptibility** to change associated with residential development within the area, and although the landscape exhibits some recognisable landscape structure and characteristic features it is influenced by detracting man-made features.

13.4.35 The presence of established mature tree belts provides a certain amount of enclosure with the development located adjacent to the existing residential edge and the principle of development established through the consented schemes and link road.

Landscape Sensitivity

13.4.36 The Quobleigh LLCA is valued for its localised recreational routes and existing network of footpaths, its ecological features and established habitats and established tree belts and vegetated boundaries which provide a strong landscape framework and network of green infrastructure. The Grade II listed Fir Tree Farm is located to the north of Fir Tree Lane on the western part of this area.

13.4.37 Combined with the Medium Susceptibility to change associated with development within the LLCA, it is assessed as being of a **Medium Landscape Sensitivity** to residential development given the scale of the proposed scheme.

13.4.38 4.52 However, given the physical and visual containment provided by the presence of strong boundary planting both at the site boundaries and internally, and the location and proximity of the site in relation to the existing residential edge, there is the potential, through careful landscape mitigation to assimilate the scheme into the landscape and use key landscape features to inform its development.

Chalcroft Local Landscape Character Area (LLCA)

13.4.39 The Chalcroft LLCA comprises a series of irregular agricultural fields. The majority of these are bound by hedgerows and hedgerow trees. Small woodlands and copses are also present within or on the boundary of the site. A full description of the landscape character area is set out in the ES Volume 2, Appendix 13.1.

13.4.40 The characteristics of the local area associated with the site generally reflect those previously highlighted as relevant key characteristics of LCA 9 – Horton Heath Undulating Farmland of the Landscape Character Assessment for Eastleigh Borough (December 2011).

13.4.41 Key Characteristics

- Low-lying area of medium-large rectilinear fields managed for arable agriculture, pasture and horse grazing / paddocks.
- Fields defined by hedgerows, many of which are gappy and defunct;
- Hedgerow lined track to Chalcroft Farm and hedgerow lined Public Rights of Way;

- Mature Ancient Woodland forming vegetated backdrop to the southern part of the LLCA;
- Presence of built form and residential development forming the urban edge to the eastern boundary of the site;
- Historic and developed character to Chalcroft Farm complex;
- Open views across arable landuse;
- Watercourse with riparian characteristics; and
- Narrow lanes.

Landscape Value Landscape Designations

13.4.42 The LLCA does not fall within any designated landscapes. The ES Volume 2, Appendix 13.1 provides a summary of the contribution that the key characteristics of LLCA make to the value of the local landscape. These include perceptual aspects, as well as the condition / quality of the landscape and how representative it is of the character of the area as recognised in published landscape character assessments.

13.4.43 The LLCA has a **Medium Susceptibility** to change associated with residential development within the area. This reflects the settled context along Burnetts Lane and enclosed nature of the boundaries to the LLCA by the presence of mature tree planting. There are opportunities for the proposed development to preserve the character and features of the LLCA, as well as provide improvements to connectivity with adjacent areas for recreation. There are also opportunities to preserve the character of the watercourse corridor adjacent to Chalcroft track.

Landscape Sensitivity

13.4.44 As established in the LVIA the southern part of the Chalcroft LLCA is valued for its ecological qualities associated with the Ancient Woodland located along the southern boundary. The network of Public Rights of Way are also valued as localised routes linking Horton Heath and Burnetts Lane to Allington Lane and the wider landscape to the west.

13.4.45 The landscape within the LLCA is degraded in places, with defunct gappy hedgerows which are poorly managed and arable fields devoid of landscape features. The LLCA is as a result more open in characteristics, with longer views across the landscape. Combined with the Medium Susceptibility to change associated with development within the LLCA, it is assessed as being of a **Medium Landscape Sensitivity** to residential development. There is the potential to provide additional mitigation to assimilate the development into the landscape.

Landscape Receptors

13.4.46 The landscape receptors that are to be taken forward into the assessment of effects are set out on the table below. These include the Published Landscape Character Area (Horton Heath Undulating Farmland) including the key features and sensitivities that have been identified through the baseline studies.

13.4.47 The LLCAs are considered to be appropriate to use within the assessment and the approach has been agreed with the Landscape Officer at Eastleigh Borough Council.

13.4.48 For the purposes of the assessment, all Landscape Receptors will be assessed for both Scenario 1 and Scenario 2:

Scenario 1: Baseline situation and OPA Phase 1

- Baseline/Future Baseline + OPA Phase 1 with the Link Road delivered concurrently and completed by occupation of 100 units of OPA Phase 1.

Scenario 2: Baseline situation and Wider OPA

- Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered) (The assessment of the Wider OPA assumes that the baseline situation includes the OPA Phase 1 and Link Road). Landscape within the Study Area.

Table 13.1 Landscape Receptors Summary

Landscape Receptor (Outline Application)	Key Features and Sensitivities	Landscape Value	Landscape Susceptibility	Overall Landscape Sensitivity
Horton Heath Undulating Farmland LCA	1. Predominantly agricultural landscape 2. Intrusive urban edges 3. Vegetated field boundaries	Low Contribution and not a designated landscape	Medium	Low
Quobleigh LLCA	1. Blocks of Woodland	Local Value Low/Medium	Medium	Low

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Landscape Receptor (Outline Application)	Key Features and Sensitivities	Landscape Value	Landscape Susceptibility	Overall Landscape Sensitivity
	2. Green Backdrop 3. Fir Tree Farm and Fir Tree Lane 4. Residential edge of Horton Heath 5. Recreational routes and PRoW 6. Mature landscape setting	Contribution to Features and Function		
Chalcroft LLCA	1. Recreational routes and PRoW 2. Residential edge of Horton Heath and residents off Burnetts Lane 3. Ancient Woodland 4. Hedgerow planting 5. Chalcroft Farm	Low / Medium Contribution to Features and Function	Medium	<i>Low</i>

Landscape Receptor (Outline Application)	Key Features and Sensitivities	Landscape Value	Landscape Susceptibility	Overall Landscape Sensitivity
	6. Blocks of woodland at site boundaries to the west and south			

13.4.49 The assessment of landscape effects will also provide a summary of how the proposed development may affect the landscape character within the Study Area as a whole. This will draw upon the assessment of the LLCAs and landscape receptors and consider how the development may affect the function of the landscape in relation to the settlement pattern, green infrastructure and accessibility to recreational routes.

13.4.50 This will also take into account the provision of green infrastructure and recreation / amenity facilities within the proposals, as well as accessibility and connectivity with the wider area.

13.4.51 The LLCAs are considered to be appropriate to use within the assessment and the approach has been agreed with the Landscape Officer at Eastleigh Borough Council.

Landscape within the Study Area

- 13.4.52 The assessment of landscape effects will also provide a summary of how the proposed development may affect the landscape character within the Study Area as a whole. This will draw upon the assessment of the LLCAs and landscape receptors and consider how the development may affect the function of the landscape in relation to the settlement pattern, green infrastructure and accessibility to recreational routes.
- 13.4.53 This will also take into account the provision of green infrastructure and recreation / amenity facilities within the proposals, as well as accessibility and connectivity with the wider area.

Visual Amenity

- 13.4.54 This section identifies the potential extent of visibility of the proposed development, the visual context within which the site is seen and experienced and those groups of people (visual receptors) whom you have the potential to experience changes to their views and visual amenity resulting from development of the site.
- 13.4.55 In order to establish the degree of any change that may arise from future development and the extent to which this may affect those people identified, it is necessary to understand the availability, context and composition of views within the Study Area. As part of this process, the sensitivity of those people whose views and visual amenity may be affected is also established. This is determined through assessing both the value placed upon views and the susceptibility of those groups of people to the changes associated with the proposals.
- 13.4.56 As set-out in GLVIA, (paragraph 6.37), the value attached to particular views can be recognised through planning designation and in relation to heritage assets, as well as through appearance on maps and in guidebooks.
- 13.4.57 The susceptibility of visual receptors to change is defined by GLVIA as: "The occupation or activity of people experiencing the view at particular locations; and the extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at certain locations"(paragraph 6.32).
- 13.4.58 Further details regarding indicators of value and susceptibility are set out in the Methodology and Criteria Tables at ES Volume 2, Appendix 13.2.

Representative Photoviewpoints

- 13.4.59 A range of Photoviewpoints have been identified to inform the LVIA and to illustrate the visual context. These viewpoints include those from a range of orientations and distances and have

been chosen to be representative of those groups of people (visual receptors) who may have views of the proposed development.

- 13.4.60 Photoviewpoints have been scoped with Eastleigh Borough Council, and in addition to the photoviewpoints taken forward for the assessment a series of photoviewpoints are also included at the request of Eastleigh Borough Council to identify viewpoints where the site is not visible (Photoviewpoints A-J, found in ES Volume 2, Appendix 13.3).
- 13.4.61 A total of 26 representative viewpoints have been chosen from locations surrounding the site to provide an understanding of the baseline conditions and inform an assessment of the effects of the development (see Photoviewpoints 1-26). Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground).
- 13.4.62 At the request of Eastleigh Borough Council winter photography has also been completed and is included within ES Volume 2, Appendix 13.4
- 13.4.63 The photoviewpoints are contained within this section, alongside a full description of the nature and composition of views, elements within them and an assessment of the sensitivity of the represented receptors to visual change (value and susceptibility). Reference is made to these viewpoints when describing the extents of visibility, composition of views and to identify visual receptors.
- 13.4.64 Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often, views will occur as a sequence within the surrounding environment, with the most significant views assessed further within this report.
- 13.4.65 Likewise, where transient or fleeting views are possible, these will also be assessed as part of the report.

Extent of Visibility

- 13.4.66 The potential extents of visibility of the proposed development have been tested based upon the building height parameters of the proposed development and based on proposed building heights of 15 metre ridge heights. OD. A Zone of Theoretical Visibility (ZTV) has been generated which provides a first sieve analysis based on the findings of topographical mapping (ES Volume 1, Figure 13.8: Topography). Additional allowance has been made for the potential effects of the proposed three landmark features, included in the scheme.

- 13.4.67 The GIS software generated ZTV illustrates the extent to which development would be potentially visible within a 5km radius to a 1.6m high receptor and is illustrated on ES Volume 1, Figure 13.9: Zone of Theoretical Visibility. The calculation is based on Ordnance Survey Terrain 5 data only and does not take into account of built form or vegetation present within the landscape.
- 13.4.68 The extent from which the site is visible has been ascertained through fieldwork to determine the influence of vegetation and built form on the extent and composition of views.
- 13.4.69 The extent of visibility of the site is described below Reference is made to the topography plan, ZTV and representative Photoviewpoints where applicable.
- 13.4.70 The scope of the visual study and Photoviewpoint locations have also been agreed with the Landscape Officer at Eastleigh Borough Council. As requested by Eastleigh Borough Council, a number of additional viewpoints were requested to be considered for the application.
- 13.4.71 Having been assessed, it is determined that views of the site cannot be seen from these locations, and these selected views (Views A-J) have been scoped out of the assessment although are included for reference within ES Volume 2, Appendix 13.2.
- 13.4.72 Views are discussed and analysed in detail within the ES Volume 2, Appendix 13.4. Distant views of the site are not possible due to the presence of existing vegetation in the wider landscape and the presence of built form found at Horton Heath, Fair Oak and Hedge End. Views of the site are obscured with mature tree planting forming a key feature and characteristic across the landscape. The greatest visibility of the site is within local views up to 500m from the site. The only exception to this is the potential effect of proposed landmark features and following field work recreational receptors on ProW B743, B744, B746 and B780, have been included in the assessment, as those most likely to be affected by these features.

Visual Receptors

- 13.4.73 Having identified the extent of visibility, the composition of views and representative photoviewpoints, those groups of people (visual receptors) who may have the potential to have their views and visual amenity affected by the proposed development have been identified.
- 13.4.74 Details of the visual receptors, representative views and an assessment of the sensitivity of these to the proposed development is set out on Tables 13.2 and 13.3, below, with details of each receptor, the value attached to the view, the susceptibility and overall sensitivity to

change. The table also identifies those receptors which will be taken forward into the assessment.

13.4.75 Further details on each receptor are discussed in the ES Volume 2, Appendix 13.1 and illustrated on the representative Photoviewpoints. A justification is also provided for those receptors being scoped out of the assessment and those which are to be taken forward into the assessment.

13.4.76 Receptors will be assessed against the two scenarios as follows:

Scenario 1: Baseline situation and OPA Phase 1

- Baseline/Future Baseline + OPA Phase 1 with the Link Road delivered concurrently and completed by occupation of 100 units of OPA Phase 1.

Table 13.2 Scenario 1: Baseline situation and OPA Phase 1

Scenario 1: Baseline situation and OPA Phase 1					
Visual Receptor	Representative Photoviewpoint	Visual Sensitivity			To be taken forward into assessment
		Value	Susceptibility	Overall Sensitivity	
Recreational Receptor					
PRoW F 1	Photoviewpoints 10 and 20	High	Medium/High	High	
PRoW F 2	Photoviewpoints 18 and 19	High	Medium	High	
PRoW F 3	Photoviewpoint 9, 11, 16 and 18	High	Medium	High	
PRoW WE 4	Photoviewpoints 12 and 13	High	Low/Medium	Low/Medium	
PRoW F5, F7 and F9	-	Medium	Low/Medium	Low/Medium	
PRoW F8	Photoviewpoint 21	High	Medium	Medium	
PRoW F10 and F11	Photoviewpoint 22 and 23	High	Medium	Medium	
PRoW B743, B744 and B780	Photoviewpoint 6 and 7	High	Medium	Medium	
Residential receptors/properties					
Residents overlooking the eastern edge of the site	Photoviewpoint 15	High	High	High	
Residents on Allington Lane	-	High	Medium	Medium	
Residents on Fir Tree Lane	Photoviewpoint 21, 24, 25 and 26	High	High	High	
Residents on Blind Lane	Photoviewpoint 15	High	Medium	Medium	
Workers and Visitors to Chalcroft Farm	-	Medium	Low/Medium	Low Medium	
Chalcroft Business Centre	Photoviewpoint 14	Medium	Medium	Medium	
Transient receptors					
Allington Lane	Photoviewpoints 8 and 9	Low	Low/Medium	Low/Medium	
Burnetts Lane	Photoviewpoints 14, 15 and 16	Medium	Medium	Medium	
Blind Lane	Photoviewpoint 15	Medium	Medium	Medium	
Firtree Lane	Photoviewpoints 21, 24, 25 and 26	Medium	Medium	Medium	
Bubb Lane	Photoviewpoint 17	Low	Low/Medium	Low/Medium	

Scenario 2: Baseline situation and Wider OPA

- Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered).

Scenario 2: Baseline situation and Wider OPA

- Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered) + cumulative effects (The assessment of the Wider OPA assumes that the baseline situation includes the OPA Phase 1 and Link Road).

Table 13.3 Scenario 2: Baseline situation and Wider OPA

Scenario 2: Baseline situation and Wider OPA					
Visual Receptor	Representative Photoviewpoint	Visual Sensitivity			To be taken forward into assessment
		Value	Susceptibility	Overall Sensitivity	
Recreational Receptor					
PRoW F 1	Photoviewpoints 10 and 20	High	Medium	Medium	
PRoW F 2	Photoviewpoints 18 and 19	High	Medium	Medium	
PRoW F 3	Photoviewpoint 9, 11, 16 and 18	High	Medium	Low	
PRoW WE 4	Photoviewpoints 12 and 13	High	Low/Medium	Low/Medium	
PRoW F5, F7 and F9	-	Medium	Low/Medium	Low/Medium	
PRoW F8	Photoviewpoint 21	High	Medium	Medium	
PRoW F10 and F11	Photoviewpoint 22 and 23	High	Medium	Medium	
PRoW B743, B744 and B780	Photoviewpoint 6 and 7	High	Medium	Medium	
Residential receptors/properties					
Residents overlooking the eastern edge of the site	Photoviewpoint 15	High	Medium	Medium	
Residents on Allington Lane	-	High	Medium	Medium	
Residents on Fir Tree Lane	Photoviewpoint 21, 24, 25 and 26	High	High	High	
Residents on Blind Lane	Photoviewpoint 15	High	Medium	Medium	
Workers and Visitors to Chalcroft Farm	-	Medium	Low	Low	
Chalcroft Business Centre	Photoviewpoint 14	Low	Low	Low	
Transient receptors					
Allington Lane	Photoviewpoints 8 and 9	Low	Low/Medium	Low/Medium	
Burnetts Lane	Photoviewpoints 14, 15 and 16	Low	Low	Low	
Blind Lane	Photoviewpoint 15	Medium	Medium	Low/Medium	
Firtree Lane	Photoviewpoints 21, 24, 25 and 26	Medium	Medium	Medium	
Bubb Lane	Photoviewpoint 17	Low	Low	Low	

13.4.77 In summary, the following receptors will be taken forward to be assessed for Scenario 1 and Scenario 2 (Justification for the scoping down of initial identified viewpoints, to this list of receptors for the assessment of effect, is provided in ES Volume 2 Tech Appendix X.X, LVIA Main Text, Para 7.24)

- Recreational users of PRoW F2
- Recreational users of PRoW F3
- Recreational users of PRoW F10 and F11
- Recreation users of PRoW B743, B744, B746 and B780

- Residents overlooking the eastern edge of the site
- Residents on Fir Tree Lane
- Transient users of Burnetts Lane
- Transient users of Blind Lane
- Transient users of Fir Tree Lane

13.5 INHERENT DESIGN MITIGATION

Proposals and Mitigation

- 13.5.1 The assessment has taken account of the parameter plans which detail the various open spaces, landscape buffers and overarching design principles and are as follows:
- Access – Drawing No. EAST200403-PP01-P22
 - Land Use – Drawing No. EAST200403-PP02-P26
 - Green Infrastructure – Drawing No. EAST200403-PP03-P24
 - Building Heights – Drawing No. EAST200403-PP04-P23
 - Demolition – Drawing No. EAST200403-DEP01-P2
- 13.5.2 In addition to this it has taken account of the more detailed proposals produced as part of the OPA Phase 1 development produced by Clague.
- 13.5.3 This assessment has addressed the two scenarios separately within the assessment part of the report, with the Outline Application and OPA Phase 1 schemes assessed as different scenarios.
- 13.5.4 These proposals and findings have informed the production of the Landscape Strategy Plan (ES Volume 1, Figure 13.12: Landscape Strategy Plan) as well as the submitted Open Space Strategy Document produced by Tyler Grange (Report reference 11705 R05c).
- 13.5.5 The building heights of the proposed development are proposed to be no higher than 4 storeys within residential parcels.

- 13.5.6 Three landmark features are proposed and the locations are illustrated on the parameter plans. One is proposed to be located within the local centre, one at the southern gateway off Burnetts Lane and one located at the northern access off Allington Lane. These gateway landmark features are proposed to be 6 storeys in height and the design rationale for these features is provided within the Design & Access Statement. Further details on the proposed locations of these landmark features are found within Section 6 of the ES Volume 2 Appendix 13.1 LVIA report.
- 13.5.7 A lighting impact assessment produced by Hydrock for both the Wider OPA (Outline Application) and the Phase 1 scheme (OPA Phase 1) are also referenced within the LVIA. These are report references 09820-HYD-XX-XX-RP-Y-5000 (Outline Application) and 09820-HYD-XX-XX-RP-ME-0002 (OPA Phase 1).

Mitigation

- 13.5.8 For the purposes of this assessment, all landscape and visual mitigation has been embedded into the scheme with the proposed Green Infrastructure mitigation forming the early phase of development.
- 13.5.9 It has been assumed that the areas of landscape mitigation and Green Infrastructure are to be implemented at completion at Year 1.
- 13.5.10 The assessment has considered the landscape and visual effects both upon completion, and for residual effects after 15 years when the planting will have established and matured sufficiently to provide effective mitigation.
- 13.5.11 Details of the mitigation measures are summarised at Section 6 of the ES Volume 2 Appendix 13.1 LVIA.
- 13.5.12 The Landscape Strategy plan prepared by Tyler Grange incorporates the Design Principles and parameters into the updated layout and provides an illustrative drawing of how these can be incorporated into the areas of Green Infrastructure, including landscape buffers, recreation routes and areas of open space.
- 13.5.13 The associated Open Space Strategy also prepared by Tyler Grange provides further information on the various proposed mitigation and strategic approach to green and open space for the outline application.
- 13.5.14 The Landscape Principles document which details the overarching approach to the Green Infrastructure and Landscape proposals for the First Residential Parcel provides a greater

level of detail and should be read in combination with this LVIA and the overarching Landscape Strategy Plan.

Landscape Design Principles and Strategy

13.5.15 The proposals have been developed to ensure that the development responds to the landscape and visual context and incorporates appropriate mitigation measures. Planning Submission

13.5.16 Details of the design principles, landscape principles and landscape strategy for the submitted planning applications are set out in the Design and Access Statement produced by Clague as well as set out in the Phase 1 Landscape Principles document.

Design Principles

13.5.17 Design Principles as set-out in the Design and Access Statement include the following that relate to the landscape, character and visual impacts of the proposals:

- Delivering a landscape led development that builds upon the sites existing natural capital to deliver a usable network of high-quality green corridors to support wildlife, recreation and the movement of residents;
- Protecting and enhancing ecological networks to achieve net biodiversity gain through supporting local biodiversity and habitats;
- Enable healthier lifestyles by prioritising non-motorised transport and providing a high quality and safe movement network across the site and into the surrounding network which puts pedestrians and cyclists first;
- Minimising the use of natural resources with a low carbon approach that manages the production, reuse and recycling of waste, water and other natural commodities;

13.5.18 Specifically the Design and Access Statement identifies the following with regard to the landscape principles of the development of the site:

- Acknowledge the distinct characters of South and North;
- Form of development which responds to the landscape character in terms of height and form, responding to the visibility and/ or enclosure; and
- Respect existing and well-established boundaries and features.

- 13.5.19 The Design and Access Statement also identifies that the development of the site will have a 'Infrastructure First' approach to development and within this identifies that the blue and green infrastructure are key factors in driving the design and layout of the site.

Building Height Parameters

- 13.5.20 The Design and Access Statement and Parameters Plans identify that the building heights of the development will not exceed 4 storeys in height, with the exception of gateway/way finding features at the southern gateway, northern gateway and local centre which are identified as being 6 storeys in height.

- 13.5.21 The design and access statement states that the proposed local centre and 'heart of the community' is:

"identified as a location that could accommodate a landmark structure (up to 6 storey) to reinforce its role. This approach is also noted elsewhere on the site where there is an opportunity to use height as a wayfinder and to reinforce local distinctiveness. This is particularly relevant at the northern and southern gateways to the site where the parameters need to provide adequate capacity to accommodate an architecturally 'strong' and prominent entrance. This is therefore reflected in the proposed height parameters at those locations and the inclusion of the opportunity for a landmark building of height up to 6-storey."

- 13.5.22 The proposed landmark structure at the northern gateway at the entrance to Allington Lane is proposed to be located on land at 20m AOD and set within the context of existing built form. This landmark structure is proposed to be set within the context of existing retained vegetation, and adjacent to the roundabout access off Allington Lane.

- 13.5.23 The proposed landmark structure at the southern gateway of the site is located off Burnetts Lane and on land at approximately 25m AOD, within close proximity to the roundabout and adjacent to the proposed employment land at the southern part of the site.

- 13.5.24 The proposed landmark structure at the local centre is to be located on land at 27m AOD and set amongst the existing framework of mature vegetation forming part of the local centre and community hub, sitting adjacent to the existing residential edge.

- 13.5.25 The full details of the proposed landmark structures, proposed materials, massing and form are not yet available and as such the LVIA will assess the proposals based on the proposed height parameters, with further detailed proposals required to provide a comprehensive assessment of landmark structures of this height.

- 13.5.26 The proposed building heights are reduced around Fir Tree Farm to respond to the setting of the Grade II Listed building. Building heights are also proposed to be lower at a maximum of 2.5 storeys adjacent to the properties on the eastern boundary of the site, responding to the more open edges and characteristics along Burnetts Lane.

Lighting Strategy

- 13.5.27 The lighting strategy produced by Hydrock for the OPA and the Phase 1 assesses the scheme and the effects of lighting on a number of sensitive receptors (report references 09820-HYD-XX-XX-RP-Y-5000 and 09820-HYD-XX-XX-RP-ME-0002). Best Practice lighting principles for the avoidance of light spill, glare and sky glow are proposed as integral features of the scheme design proposals which can be secured by planning condition and technical approvals.
- 13.5.28 It identifies areas across the site where low level lighting is proposed which responds to the various sensitive receptors and ecological constraints across the site. Where necessary these proposed areas have been referenced within the assessment of landscape and visual effects.
- 13.5.29 The lighting strategy also identifies the inclusion of potential flood lighting and high levels of illumination associated with the formal sports provision on the eastern edge of the site adjacent to the proposed school.
- 13.5.30 The lighting strategy is also accompanied by a specialist lighting impact assessment that assesses the impact of lighting by considering nine distinct areas, in addition to the link road.
- 13.5.31 It concludes that proposed lighting will result in neutral residual effects with mitigation across all areas with the exception of Area 4 (the sports facilities located on the eastern boundary of the site) which will result in Minor Adverse Effects with mitigation.

Landscape Strategy

- 13.5.32 Tyler Grange have prepared a Landscape Strategy Plan (ES Volume 1, Figure 13.12: Landscape Strategy Plan) which responds to the parameter Plans and identifies a series of recommendations in response to the landscape and visual situation of the site.
- 13.5.33 The Landscape Strategy Plan responds to the various opportunities and strong Green and Blue Infrastructure and assets that the site offers to provide a strong and comprehensive landscape framework.

13.5.34 The Landscape Strategy Plan reflects and reinforces the principles and characteristics set out above and have been taken into consideration when assessing the susceptibility and sensitivity of the landscape to the proposed development:

13.5.35 In response, the Landscape Strategy identifies the following, and these references should be read in conjunction with ES Volume 1, Figure 13.12: Landscape Strategy:

1. Retention of existing boundary vegetation to filter views and off set development edge.
2. Retain and enhance existing green infrastructure and belts of planting within and between parcels of development.
3. Retain and enhance existing internal native hedgerow planting and enhance with additional characteristic species rich hedgerow plants.
4. Extension to existing woodland with transitional planting and additional habitat creation. Transitional woodland to provide additional characteristic native species and shrub planting.
5. Off set from Burnetts Lane and integration of development into the site with strengthened planting and integration of green links to existing residents with a retention of views across site and green 'lungs' into site while respecting and softening views for residents on Burnetts Lane.
6. Additional tree planting and extension of landscape corridor along solar farm to provide increased Green Infrastructure and additional characteristic planting along Green Corridor to strengthen landscape framework and provide additional tree lined skylines when viewed from residents along the eastern edge of Horton Heath. Proposed tree planting also assist with filtering views of light from the adjacent sports pitches, when in use.
7. Proposed destination play facilities with integrated internal landscaping at location of designated open space with additional recreational links and footpath routes.
8. Retention of existing mature landscape framework and Green Infrastructure.
9. Extension and enhancement to watercourse with additional SuDS features providing increased Green/Blue infrastructure, additional characteristic riparian planting and scattered trees, responding to the existing distinctive watercourse and character while providing an off set to development along Chalcroft and a green route through the site. As identified through the Lighting Assessment completed by Hydrock, this area includes low level lighting which assists in retaining the riparian characteristics along this corridor.

10. Retention of native hedgerow along Chalcroft track with additional scattered tree planting to soften built form.
11. Retention and enhancement of hedgerow planting along Burnetts Lane, with landscape buffer and off set from existing residential properties. Proposed landscape buffer to include additional tree planting to soften built form and assimilate proposed residential edge into existing character of Burnetts Lane, with internal landscaping links proposed to further soften the new settlement edge.
12. Proposed rain gardens and drainage features along link road and at key strategic locations within parcels to provide additional internal landscape links and GI corridors and to soften built form within parcels themselves. Proposed rain gardens to respond to the Blue Infrastructure assets across the wider site.
13. Proposed native hedgerow running alongside ecological buffer to provide additional GI corridor, allowing for additional linear feature, enhancement of characteristic hedgerow planting and allowing for a soft buffer to the ancient woodland and ecological buffer.
14. Internal street scene landscaping through development plots, with internal street trees and plot frontage landscaping buffer. Internal street tree planting to provide benefits for ecology, amenity and reduction in urban heat island effects and impacts on climate change.
15. Ecological habitat enhancement area and off set to Quobleigh Woods with marsh/wet grassland with development avoided and access controlled. Views across to the development parcels softened by proposed tree planting both within parcels and scattered tree planting to edges of development plots within landscape transition areas.
16. Controlled access and footpaths through ecological mitigation area with potential for increased recreational routes through network of green corridors.
17. Retention and incorporation of mature tree planting into landscape buffer with proposed enhancements to understorey planting.
18. Proposed SuDS ponds to provide additional ecological enhancements and recreational benefits within landscape buffer. Proposed SuDS to be integrated into landscape transition areas and reflect characteristic aquatic planting found in the wider landscape.
19. A designed landscape transition zone on the southern boundary, with additional tree planting to provide softer edge to new development.
20. Respond to setting of a Grade II listed building with a designed transition zone.

21. Proposed building heights and parameters of heights across site addressing visual situation, with lower development proposed at visually sensitive edges along Burnetts Lane and in response to the heritage and historic context of the site at Chalcroft and at the Grade II Listed Fir Tree Farm.

13.6 POTENTIAL ENVIRONMENTAL IMPACTS & EFFECTS

- 13.6.1 Accounting for the inherent mitigation, this section summarises the findings of a detailed assessment of predicted landscape and then separately visual impacts and the effects arising, in Scenarios 1 (OPA Phase 1 and Link Road) and 2 (the Wider OPA).
- 13.6.2 The following provides an overview of the key landscape findings with further detailed justification provided in the tables in the ES Volume 2, Technical Appendix 13.1 LVIA Technical Report, Section 7. Overall, the assessment on the effects of development for both the OPA Phase 1 and the wider OPA, on the Horton Heath LCA, has found that due to the wider scale of the Horton Heath Undulating Farmlands LCA, impacts of the development will be localised and relevant to the site and its immediate surroundings. The presence of mature tree planting to much of the boundary of the site means that the site is separated from the wider LCA and contained by a strong framework of established planting.
- 13.6.3 The assessment work has found that the site shares some key characteristics with the Horton Heath Undulating Farmlands LCA, with some intrusive edges, unmanaged agricultural land, tree, and hedgerow belts being a common feature, and the site set within a well wooded landscape with wooded horizons characteristic of the wider landscape beyond the site boundaries. The assessment finds that the site is not within a designated landscape and has an overall Low sensitivity to development.
- 13.6.4 A full assessment of the predicted visual effects of the proposed development during the construction phases, at completion and after 15 years is set out in the tables in the ES Volume 2, Appendix 13.1 LVIA Technical Report, Section 7. The assessment has assumed that the proposals have included the embedded mitigation measures as illustrated in the Landscape Strategy Plan (See ES Volume 2, Figure 13.12) and within the Design and Access Statement prepared to support the applications.
- 13.6.5 A summary of the key findings of the assessment are set out below for each of the groups of people (visual receptors) identified within the baseline assessment as having the potential to have their views and visual amenity affected to a significant level by the proposed development.

13.6.6 The effects during the construction phase are therefore generally greater than those experienced upon completion and the residual effects once the landscape mitigation has matured.

13.6.7 The introduction of built form across the site will inevitably introduce built form in a settlement edge agricultural site and the extant consents (application reference X/19/86303 and X/19/86475) establish the principle of development across the site and state that built form and infrastructure are acceptable in planning terms. It is noted however that this LVIA assesses the site and the proposals with the extant permissions in mind but based on the assumption that development has not commenced.

13.6.8 Once the assessment of Scenario 1 is made, the overall assessment of this Baseline is then used to inform the assessment of effects for Scenario 2.

Construction Stage Impacts and Effects

13.6.9 The impacts arising from the construction include those associated with the creation of road infrastructure, associated traffic, excavations, building works, implementation works for public realm and green infrastructure, are common to both development scenarios.

13.6.10 The detailed consideration and narrative for landscape and visual effects arising during construction for Scenario 1 and 2 is contained in the ES Volume 2, Appendix 13.1 LVIA Technical Report and therefore only a summary overview is provided here.

13.6.11 Judgments on the levels of effect have been based on combining considerations of the sensitivity of the receptor with the magnitude or nature of effect to arrive at an overall level of effect.

OPA Phase 1 and Link Road - Landscape Effects

13.6.12 For **Scenario 1**, judgments regarding the construction impacts and corresponding levels of effects on landscape receptors are summarised as follows:

Landscape Receptor - Horton Heath Undulating Farmland LCA

13.6.13 The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in **temporary moderate adverse** effects at the LCA which has been judged to be of **low sensitivity**.

13.6.14 The construction works will introduce a **medium magnitude** of change including adding some uncharacteristic elements into the local landscape, with the development changing the land use and character of the site area.

Landscape Receptor - Chalcroft LLCA

13.6.15 The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in **temporary moderate adverse** effects at the LLCA which has been judged to be of **low sensitivity**.

13.6.16 The construction works will introduce a **medium to high magnitude** of change with the introduction of uncharacteristic elements into the local landscape, with the development changing the land use and character of the immediate site area.

Landscape Receptor - Quobleigh LLCA

13.6.17 The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in **Temporary Moderate Adverse Effects** at the LLCA which has been judged to be of **low sensitivity**.

13.6.18 The construction works will introduce a **medium to high magnitude** of change with the introduction of uncharacteristic elements into the local landscape, with the development changing the land use and character of the immediate site area.

Landscape Receptor - Site Wide Features

13.6.19 The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in **temporary moderate adverse** Effects which has been judged to be of **medium sensitivity**.

13.6.20 The construction works will introduce a **localised, temporary medium to high magnitude** of change with the introduction of uncharacteristic elements into part of the local landscape, with the development changing the land use and character of this part of the site area.

OPA Phase 1 and Link Road- Visual Effects

13.6.21 Visual effects arising during construction, for **Scenario 1**, include those on the following receptors:

13.6.22 Recreational users on PRoW F2, F3 and F10, F11, B743,744, B746 and B780 have been judged to have a **medium sensitivity** and the assessment has found that the construction stage operations will have **temporary moderate adverse** visual effects.

13.6.23 The construction activities associated with the implementation of infrastructure, development of the Phase 1 houses and establishment of areas of green infrastructure and open space will cause visual effects on these recreational users. The construction works will introduce a **medium magnitude** of change in views experienced through movement and uncharacteristic elements into the views that may draw attention.

13.6.24 Residents overlooking the eastern edge of the site have a **high sensitivity** and the Scenario 1 construction operations will result in **temporary moderate to major adverse** visual effects.

13.6.25 The construction activities associated with the implementation of infrastructure, development of the Phase 1 houses and establishment of areas of green infrastructure and open space will result in a **medium magnitude** of change on residents. The construction works will introduce movement and uncharacteristic elements into the views that may draw attention.

13.6.26 Residents on Fir Tree Lane have a **high sensitivity** and the proposals will result in temporary **moderate adverse** Visual Effects during construction operations associated with Scenario 1.

13.6.27 The construction activities associated with the implementation of the link road will result in a temporary **medium magnitude** of change on residents. The construction works will introduce movement and uncharacteristic elements into the views.

13.6.28 Transient users of Burnetts Lane, Fir Lane and Blind Lane all share a **medium sensitivity** and the construction operations for Scenario 1 will result in temporary **moderate to major adverse** visual effects.

13.6.29 The construction activities associated with the implementation of infrastructure, development of the Phase 1 houses and establishment of areas of green infrastructure and open space will result in **temporary, medium magnitude** of change on transient users of these three lanes.

The Wider OPA - Landscape Effects

13.6.30 For **Scenario 2**, construction effects on landscape receptors are summarised as follows:

Landscape Receptor - Horton Heath Undulating Farmland LCA

13.6.31 The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in

temporary moderate adverse effects at the LCA which has been judged to be of **low sensitivity**.

13.6.32 The construction works will introduce a **temporary medium to high magnitude** of change by adding uncharacteristic elements into the local landscape at a local level, with the development changing the land use and character of the site area. Having said this, the principle of development across various phases of work will introduce construction works within the landscape locally.

Landscape Receptor - Chalcroft LLCA

13.6.33 The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in **temporary moderate adverse** Effects at the LLCA which has been judged to be of **low sensitivity**.

13.6.34 The construction works will introduce a **temporary medium magnitude** of change adding uncharacteristic elements into the undeveloped local landscape; however, this construction activity will already be established as part of the Phase 1 works.

Landscape Receptor - Quobleigh LLCA

13.6.35 The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in **temporary moderate adverse** Effects at the LLCA which has been judged to be of **low sensitivity**.

13.6.36 The construction works will introduce a **temporary medium to high magnitude** of change adding uncharacteristic elements, activity, noise and traffic into the local landscape, with the development changing the land use and character of the immediate site area within the LLCA.

Landscape Receptor - Site Wide Features

13.6.37 The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in **temporary moderate adverse** Effects which has been judged to be of **medium sensitivity**.

13.6.38 The construction works will introduce a **localised, temporary high magnitude** of change through the introduction of uncharacteristic elements into the local landscape, with the development changing the land use and character of the site area.

The Wider OPA -Visual Effects

13.6.39 Visual effects arising during construction, for **Scenario 2**, include those on the following receptors:

13.6.40 Recreational users on PRoW F2, F3 and F10 and F11 have been judged to have **medium sensitivity** and the assessment has found that the construction stage operations will have **temporary moderate adverse** Visual Effects.

13.6.41 The construction activities associated with the implementation of infrastructure, development of houses and establishment of areas of green infrastructure and open space will cause visual effects on these recreational users. The construction works will introduce a **medium magnitude** of change in views experienced through movement and uncharacteristic elements into the views that may draw attention.

13.6.42 Recreational users on PRoWs B743, B744, B746 and B780 have been judged to have **medium sensitivity** and the assessment has found that the construction stage operations will have **temporary moderate to major adverse** Visual Effects.

13.6.43 The construction activities associated with the implementation of infrastructure, development of houses, installation of two large-scale landmark features and establishment of areas of green infrastructure and open space will cause visual effects on these recreational users. The construction works will introduce a **medium magnitude** of change in views experienced through movement and uncharacteristic elements into the views that may draw attention.

13.6.44 Residents overlooking the eastern edge of the site have a **high sensitivity** and the Scenario 2 construction operations will result in **temporary moderate to major Adverse** Visual Effects.

13.6.45 The construction activities associated with the implementation of infrastructure, development of houses in the wider OPA and establishment of areas of green infrastructure and open space will result in a **medium** magnitude of change on residents. The construction works will introduce movement and uncharacteristic elements into the views that may draw attention.

13.6.46 Residents on Fir Tree Lane have a **high sensitivity** and the proposals will result in **temporary moderate adverse** Visual Effects during construction operations associated with Scenario 1.

13.6.47 The construction activities associated with the implementation of the OPA will result in a temporary **high magnitude** of change on residents. The construction works will introduce movement and uncharacteristic elements into the views.

13.6.48 Transient users of Burnetts Lane, Fir Lane and Blind Lane all share a **medium sensitivity** and the construction operations for Scenario 2 will result in temporary **moderate to major adverse** Visual Effects.

13.6.49 The construction activities associated with the implementation of infrastructure, development of the OPA houses and establishment of areas of green infrastructure and open space will result in **temporary, medium magnitude** of change on transient users of these three lanes, in close proximity.

Operation Stage Impacts and Effects

13.6.50 The Impacts arising during operation include those from the installed residential development, its new buildings, new landmark features, lighting, road infrastructure, greenspaces, establishing planting and associated activity, are also common across both development scenarios.

13.6.51 The detailed consideration and narrative for landscape and visual effects arising during operation, considering effects at commencement and year 15, for Scenario 1 and 2 is contained in the ES Volume 2, Appendix 13.1 LVIA Technical Report and therefore only a summary overview is provided here.

OPA Phase 1 and Link Road - Landscape Effects

13.6.52 **Scenario 1**, operation effects on landscape receptors include:

Landscape Receptor - Horton Heath Undulating Farmland LCA

13.6.53 Given the nature of change and the scale of the development, upon completion, the proposals will give rise to **moderate adverse** effects upon the character of the Horton Heath Undulating Farmlands LCA which has been judged to be of **low sensitivity**.

13.6.54 At completion, a **low to medium magnitude** of change is predicted as although the proposals incorporate a range of embedded landscape mitigation measures, including landscape transition areas, tree planting and implementation of new areas of green space, the planting will take time to mature and become effective.

13.6.55 At year 15, following maturation of the strategic landscape mitigation planting, the proposed development will result in permanent **minor to moderate adverse** Effects upon the LCA. despite the embedded mitigation measures within the proposals, the scale of the development in relation to the LCA means the level is not appreciably improved.

Landscape Receptor - Chalcroft LLCA

13.6.56 At completion, given that proposed landscape mitigation will not have reached maturity, a low to **medium magnitude** of change is predicted, and the effect of the development will be **minor adverse** in terms of its effects on this LLCA which has been judged to be of **low sensitivity**.

13.6.57 By year 15, even though the scale of the Phase 1 parcel and link road will increase built form and introduce some uncharacteristic features, the provision of open space, internal street scene planting, ecological enhancements and retention and enhancements of key landscape features will result in **minor beneficial** effects on the LLCA.

Landscape Receptor - Quobleigh LLCA

13.6.58 At completion, given that proposed landscape mitigation will not have reached maturity, a **low to medium magnitude** of change is predicted, and the effect of the development will be **minor adverse** in terms of its effects on this LLCA which has been judged to be of **low sensitivity**.

13.6.59 By year 15, even though the scale of the Phase 1 development and link road will increase built form and introduce uncharacteristic features, the provision of open space, internal street scene planting, ecological enhancements and retention and enhancements of key landscape features will result in **minor beneficial** effects on the LLCA.

Landscape Receptor - Site Wide Features

13.6.60 Upon completion, the proposed landscape mitigation will not have reached maturity but will increase the available landscape features within the site and increased green links. Given the removal of hedgerow within phase 1 parcel, and the removal of sections of tree planting to accommodate the new link road at certain locations on balance a **low to medium magnitude** of change is still predicted, and the development will be **minor adverse** in terms of its effects on the site wide features which have been judged to be of **medium sensitivity**.

13.6.61 By year 15, even with the loss of small areas of planting and hedgerows, the introduction of built form and infrastructure, enhancements to the existing network of green infrastructure, landscape transition areas and internal tree planting within the Phase 1 scheme and along the link road will increase the landscape framework and networks of habitats within the site. These proposed features will increase the characteristics of planting and provide **minor beneficial** Effects on the site with wide features.

OPA PHASE 1 and Link Road - Visual Effects

13.6.62 **Scenario 1** - Visual effects arising, during operation, include those on the following receptors:

13.6.63 Recreational users on PRoW F2, F3 have been judged to have **medium sensitivity** and the assessment has found that the implemented Phase 1 and link road will have **moderate adverse** Visual Effects.

13.6.64 Given that mitigation planting will not be established at completion, the Scenario 1 proposals would give rise to a **medium magnitude** of change in views experienced views from PRoW F2 and F3. Residential development is not uncharacteristic in these views however the Phase 1 works, and link road will introduce built form into closer views, which will be a notable change for users of PRoW F2 and F3.

13.6.65 At year 15, Over time, and once mature tree and hedgerow planting will soften the edge of development in combination with the landscape buffer found along the Chalcroft track, but proposed planting will not screen development from views experienced from ProW F3 and a permanent change to views will occur because of the Scenario 1 development. The proposals will give rise to **minor to moderate adverse** Visual Effects. Following maturation of the proposed landscaping, given the scale of the development, and the change in the view, on balance, along with the slightly elevated viewing position the proposals would continue to give rise to some **moderate adverse** Visual Effects in views experienced by users of ProW F2.

13.6.66 Recreational users on PRoWs B743, B744, B746 and B780 have been judged to have **medium sensitivity** and the assessment has found that the construction stage operations will have **minor adverse** Visual Effects.

13.6.67 A medium magnitude of effect is predicted at completion given the proximity of the Link Road to Allington Lane. By year 15, with the maturation of avenue planting, effects will reduce to a **minor adverse** level.

13.6.68 Recreational users on PRoW F10 and F11 have been judged to have **medium sensitivity** and the assessment has found that the Scenario 1 scheme, at completion, will have **moderate adverse** Visual Effects.

13.6.69 Upon completion, the link road will result in a **low to medium magnitude** of change in the views experienced by these recreational users. There will be more direct views in some places and more filtered views in others.

- 13.6.70 By year 15, once it has matured, tree planting will soften the link road, but the presence of traffic and lighting associated with the link road will continue to give rise to some **low magnitude** and **moderate adverse** visual effects on users of parts of this route, at its western edge.
- 13.6.71 Residents overlooking the eastern edge of the site have a **high sensitivity** and the Scenario 1 scheme, at completion, will result in **moderate adverse** Visual Effects.
- 13.6.72 At completion, these residents will experience a **high magnitude** change in their view. Residents overlooking the site will experience a change in their view with built form, a new gateway landmark feature and residential properties set behind a new landscape buffer. However, it will take time for the buffer to mature and mitigate uncharacteristic elements, experienced in the view.
- 13.6.73 At year 15, with maturation of tree and landscaping within the landscape buffer, will soften the appearance, however, given the proximity of new residential development, the Phase 1 works will continue to change these views for residents and will result medium magnitude and moderate **adverse** visual effects.
- 13.6.74 Residents on Fir Tree Lane have a **high sensitivity** and the Scenario 1, at completion, will result in **moderate adverse** Visual Effects.
- 13.6.75 At completion, residents will experience a **medium magnitude** of change given the proximity of the link road. By year 15, with the maturation of roadside avenue planting, the effects of the new link road will be reduced to **minor adverse** Visual Effects for residents with new tree planting filtering views and softening the new development.
- 13.6.76 Transient users of Burnetts Lane have been judged to have a **medium sensitivity** and at completion, Scenario 1 scheme will result in **moderate adverse** Visual Effects.
- 13.6.77 At completion, transient users of Burnetts Lane will experience a **medium magnitude** of change in their view with built form and new residential properties set behind a new landscape buffer. While this landscape buffer matures, it is likely that views of the Phase 1 development will be a notable and an uncharacteristic feature within the scene in the interim.
- 13.6.78 By year 15, despite the maturation of trees and other planting there will still be a noticeable change albeit more localised, in the view experienced by the users of Burnetts Lane. Some **moderate adverse** level visual effects would remain.

13.6.79 Transient users of Fir Lane and Blind Lane share a **medium sensitivity** and the, at completion, Scenario 1 scheme will result in **moderate adverse** visual effects on Fir Tree lane users and moderate to major effects on users of Blind Lane. At completion, new built form will be seen in views for transient users of Blind Lane with new buildings forming the foreground of views where Blind Lane meets Burnetts Lane and a landmark marker also forming part of the view. From Fir Lane the new link Road will remain open to view before the planting matures. This will result in a **medium magnitude** of change in the views experienced.

13.6.80 At year 15, With the establishment of planting, the effects of the new link road will be reduced but **minor adverse** visual effects for transient users of Fir Tree Lane with new tree planting filtering views and softening the new development. From parts of Blind Lane views will be softened of the link road, however, both the road, new phase 1 development edge and landmark feature would continue to be noticeable and visual effects would be softened but persist resulting in a **moderate adverse** level of effect on the users of Blind Lane.

The Wider OPA - Landscape Effects

13.6.81 **Scenario 2** - operation stage effects on landscape receptors, include:

Landscape Receptor - Horton Heath Undulating Farmland LCA

13.6.82 Given the nature of change and the scale of the development, upon completion, the proposals will give rise to **moderate adverse Effects** upon the character of the Horton Heath Undulating Farmlands LCA which has been judged to be of **low sensitivity**.

13.6.83 At completion, a **medium magnitude** of change is predicted as although the proposals incorporate a range of embedded landscape mitigation measures, including landscape transition areas, tree planting and implementation of new areas of green space, the planting will take time to mature and become effective.

13.6.84 At year 15, following maturation of the strategic landscape mitigation planting, the proposed development will result **low to medium magnitude** and permanent **minor to moderate adverse effects** upon the LCA. Despite the embedded mitigation measures within the proposals, the scale of the development in relation to the LCA means the level is not appreciably improved.

Landscape Receptor - Chalcroft LLCA

13.6.85 At completion, given the scale of the OPA and that proposed landscape mitigation will not have reached maturity, a **medium magnitude** of change is predicted, and the effect of the

development will be **minor adverse** in terms of its effects on this LLCA which has been judged to be of **low sensitivity**.

13.6.86 By year 15, even though the scale of the development will result in an increase in built form and introduce some uncharacteristic features, the provision of open space, internal street scene planting, ecological enhancements and retention and enhancements of key landscape features will result in **minor beneficial effects** on the LLCA.

Landscape Receptor - Quobleigh LLCA

13.6.87 At completion, given that proposed landscape mitigation will not have reached maturity, a **medium magnitude** of change is predicted, and the effect of the development will be **minor adverse** in terms of its effects on this LLCA which has been judged to be of **low sensitivity**.

13.6.88 By year 15, even though the scale of the development will increase built form and introduce uncharacteristic features, the provision of open space, internal street scene planting, ecological enhancements and retention and enhancements of key landscape features will result in **minor beneficial effects** on the LLCA.

Landscape Receptor - Site Wide Features

13.6.89 Upon completion, the proposed landscape within development parcels and additional enhancements to retained areas of green infrastructure will not have reached maturity but will increase the available landscape features within the site and increased green links. A **medium magnitude** of change is predicted and on balance the effect of development will be **minor adverse** in terms of its effects on the site wide features, which have been judged to be of **medium sensitivity**.

13.6.90 By year 15, even with the loss of small areas of planting and hedgerows, and the scale of the development, the retained green infrastructure and proposed landscape mitigation across the site will increase the characteristic features across the site and will provide **minor beneficial effects** on the site wide features.

The Wider OPA - Visual Effects

13.6.91 **Scenario 2** - Visual effects arising, during operation, include those on the following receptors:

13.6.92 Recreational users on PRoW F2, F3, F10 and F11 have been judged to have **medium sensitivity** and the assessment has found that the OPA scheme, at completion, will have **moderate adverse** visual effects.

13.6.93 Given that mitigation planting will not be established at completion, the Scenario 2 proposals would give rise to a **medium magnitude** of change in views experienced from PRoW F2 and F3. Residential development is not uncharacteristic in these views however the OPA scheme works will introduce built form into closer views, which will be a notable change for users of PRoW F2 and F3. Users of F10 and F11 will experience a complete change in their views where new development is introduced in the northern parcels of the site. These users will see built form built out within close proximity. In certain locations the existing PRoW runs through the proposed landscape transition areas, providing a softer edge with built form transitioned at the edges of the parcels into the landscape buffers. Retention and enhancement of existing planting on the site will further filter views and impacts will be localised.

13.6.94 At year 15, the development will be assimilated into the landscape with the protected and enhanced landscape buffer matured so that it provides a softer edge to the OPA scheme and more filtered views for users of route F3. The proposals will give rise to **medium adverse** visual effects and result in **minor to moderate adverse** effects. Once mature, tree planting will soften the OPA development and internal street scene planting will filter views within parcels and break up the massing of built form across the site, when viewed by users of PRoW F10 and F11. Although the magnitude of effects on these receptors will reduce to low the level of effect remains moderate adverse given presence of lighting and the link road. Views of the development for users of PRoW F2 will be filtered and softened by the presence of tree and hedgerow planting found adjacent to the footpath and within development parcels. Retained and enhanced planting will provide a soft transition at the new development edges. Established internal planting will break up views to assimilate the wider OPA development into the landscape. There will still be noticeable changes in the view, some in closer proximity and these will be of medium magnitude, despite the maturation. Therefore some **moderate adverse** visual effects are predicted to persist on users of F2.

13.6.95 Recreational users of PRoW B743, B744, B746 and B780 have a **medium sensitivity** and the scenario 2 scheme at completion will result in minor adverse visual effects.

13.6.96 Once complete views of the link road will be screened largely by planting along the edge of Allington Lane, but a new landmark feature will remain visible. Some views will remain why link road planting establishes. At year 15, the magnitude of effect on these receptors will reduce but still remain **medium adverse** following maturation of scheme planting due to the scale of structures. A **moderate to major adverse** visual effects, will persist.

13.6.97 Residents overlooking the eastern edge of the site have a **high sensitivity** and the Scenario 2 OPA scheme, at completion, will result in **moderate adverse** Visual Effects.

13.6.98 At completion, residents overlooking the central part of the site and a landmark feature will have a change in their view with new built form along with the school and sports facilities introduced in views. Planting within the parcels on the eastern part of the site will assimilate the new buildings in views and provide greenery in views. Views of the site from residents off Burnetts Lane to the north of the water course will include direct views across the new development and these views will introduce built form within close proximity to the residential edge. Whilst views are generally localised a **medium to high magnitude** of change is anticipated.

13.6.99 At year 15, with maturation of tree and landscaping within the parcels adjacent to the eastern edge of the site there will be some softening of the appearance of built form, however, given the proximity of new residential development, the OPA scheme will continue to change these views for residents and will still give rise to a medium magnitude of change and some **moderate adverse** visual effects.

13.6.100 Residents on Fir Tree Lane have a **high sensitivity** and the Scenario 2 scheme, at completion, will result in **moderate adverse** Visual Effects.

13.6.101 At completion, residents will experience a **medium magnitude** of change given their proximity to new residents. By year 15, with the maturation of site planting, the visual effects of the OPA on these residents will be reduced to **minor adverse**. Mature tree planting will soften views toward the wider OPA development.

13.6.102 Transient users of Burnetts Lane have been judged to have a medium sensitivity and at completion, the Scenario 2 scheme will result in **moderate adverse** Visual Effects.

- 13.6.103 At completion, transient users of Burnetts Lane will experience a **high magnitude** of change in their view with built form and new residential properties set in close proximity but behind a new landscape buffer located along the western edge of the development.
- 13.6.104 By year 15, views across the open landscape will not be retained but replaced with a mature landscape buffer of characteristic planting and increased native hedgerow planting. Proposed mature tree planting within the OPA development plot itself will increase the green edge and create a softer transition and mature tree planting will provide a green street scene for transient users of Burnetts Lane. Despite the maturation of tree and other planting there will a noticeable **medium magnitude** change in the view, which will persist and continue to form part of the view experienced by the users of Burnetts Lane. Some **moderate adverse** level visual effects would remain.
- 13.6.105 Transient users of Fir Lane and Blind Lane share a **medium sensitivity** and at completion, the Scenario 2 scheme will result in **moderate adverse** Visual Effects. At completion, the new OAP residential development will be a dominant feature when viewed from the Blind Lane/ Burnetts Way junction and views will be direct and uninterrupted, altering the baseline situation of the view. The tree planting proposed along Burnetts Lane when viewed from Blind Lane will offer some limited softening of the new development edge. This will result in a **medium magnitude** of change in the views experienced.
- 13.6.106 At year 15, with the maturation of the scattered tree planting along Burnetts Lanes will go some way to softening views from Blind Lane. However, the OPA development edge would continue to be noticeable in the near ground and visual effects would be softened but persist resulting in a **moderate adverse** level of effect on the users of Blind Lane. Otherwise as other tree planting and structure planting reaches maturity it will soften views of the OPA development from Fir Tree Lane, but it will still be a noticeable component in the view.

13.7 ADDITIONAL MITIGATION, COMPENSATION & ENHANCEMENT MEASURES

- 13.7.1 No additional landscape and visual mitigation measures are proposed beyond those that are inherent within the scheme design or are required regardless of any assessment (often termed Tertiary mitigation).

13.8 RESIDUAL ENVIRONMENTAL IMPACTS & EFFECTS

- 13.8.1 A summarised account of the Residual landscape and visual impacts and effects is set out below under construction and operation stages. Scenario 1 and Scenario 2 have been assessed at both stages.

Construction

13.8.2 Residual landscape and visual impacts and effects, during construction, are the same as those reported above, for Scenarios 1 (OPA Phase 1 and Link Road) and 2 (The Wider OPA). All mitigation accounted for is inherent within the scheme design or is assumed because it represents accepted good practice and/or is a legislative requirement and therefore is not repeated in the assessment. There is no additional or secondary mitigation proposed at this stage.

The OPA Phase 1 and Link Road

13.8.3 During the construction of Scenario 1, the predicted residual levels of effect on the identified landscape receptors, arising from the construction activity and building and implementation operations, include: a **temporary moderate adverse** level of landscape effect on the Eastleigh BC Horton Heath Undulating Farmlands LCA, given the scale and location of the activity associated with the Parcel 1 and link road construction. The proposals are judged to also have a **temporary moderate adverse** level of landscape effect on the Chalcroft LLCA, Quobleigh LLCA's (Identified by the Tyler Grange landscape baseline studies) and the site features, in this scenario. This is due to the scale and extent of construction operations across the previously open Phase 1 and the Link Road parts of the site and the nature of indirect effects. These temporary effects are judged to be **significant, at a local level**. However, this needs to be balanced by decision makers with the fact that the site has extant planning permissions for housing and that the proposals comply with adopted and emerging landscape planning policy.

13.8.4 Scenario 1, residual visual effects arising from the construction stage of the scheme include: a **temporary moderate adverse** level of visual effect for users of PRoW F2, F3, F10, F11, B743, B744, B746, B780 and residents of Fir Tree Lane, **moderate to major adverse levels** of visual effect for some residents overlooking the eastern edge of the site, for transient users of Burnetts Lane, Blind Lane and Fir Tree Lane. These localised visual effects, in combination, are judged to be **significant, at a local level**. Effects on any other visual receptors are judged to be **not significant**, even at a local level.

The Wider OPA

13.8.5 For Scenario 2, at this stage, the residual effects arising from the construction activity and building and implementation operations, on landscape receptors includes: a **temporary moderate adverse** level of landscape effect on the Eastleigh BC Horton Heath Undulating Farmlands LCA, given the scale of the activity associated with additional OAP construction

operations. The proposals are judged to have a **temporary moderate adverse** level of landscape effect on the Chalcroft LLCA and Quobleigh LLCA's (Identified by the Tyler Grange landscape baseline studies). **Temporary moderate adverse** effects are predicted on the site, in this scenario. This is due to large scale and extent of temporary construction operations across the OPA site, even in the context of a constructed Phase 1 parcel and the link Road. These landscape effects are judged to be **significant, at a local level**. However, the construction works are by their nature temporary and these effects, as for Scenario 1, need to be balanced by decision makers with the fact that the site has extant planning permissions for housing and that the proposals comply with adopted and emerging landscape planning policy.

- 13.8.6 Residual visual effects arising from the scheme construction activities, traffic, building and implementation works in Scenario 2, during construction include: **Temporary moderate adverse** levels of Visual Effect for users of PRoW F2, F3, F10 and F11, for Residents of Fir Tree Lane. A **temporary moderate to major adverse** level of visual effect is identified for residents overlooking the eastern edge of the site, users of PRoW B743, B744, B746 and B780, for transient users of Burnetts Lane, for transient users of Blind Lane and for transient users of Fir Tree Lane. These effects are judged to be **significant, at a local level**.

Operation

- 13.8.7 During operation, the landscape and visual assessment has accounted for the change in predicted impacts and effects, over time. Year 15 has been used as the timeframe for making judgments on the residual effect assessment conclusions, during operation.

The OPA Phase 1 and Link Road

- 13.8.8 During the operation of Scenario 1, the predicted residual effects on landscape receptors arising from the proposed Phase 1 development and the link road include: a **minor to moderate adverse** level of landscape effect on the Eastleigh BC Horton Heath Undulating Farmlands LCA, at year 15, given the scale of the proposed development and the addition of some uncharacteristic features. This effect is judged to be **not significant, at a local level**. The proposals are judged to have a **minor beneficial** level of landscape effect on the Chalcroft LLCA and Quobleigh LLCA's (Identified by the Tyler Grange landscape baseline studies) in this scenario and a **minor beneficial** level of effect on site features, at year 15. This is due to the extensive areas of additional green space, open space and the additional characteristic and distinctive new landscape and built features proposed across the Phase 1 and the Link Road parts of the site. These effects are **not significant**.

13.8.9 Scenario 1, residual visual effects arising from the operation stage of the scheme include: a **moderate adverse** level of visual effect for users of PRoW F2, F10 and F11, for residents overlooking the eastern edge of the site, for transient users of Burnetts Lane and for transient users of Blind Lane, which are **judged to be significant, at a local level**. There will be residual **minor to moderate adverse** levels of visual effect on users of PRoW F3 and **minor adverse** levels of visual effect on residents and on transient users of Fir Tree Lane and users of PRoW B743, B744, B746 and B780 which are judged to be **not significant, even at a local level**.

The Wider OPA

13.8.10 During the operation of Scenario 2 (The Wider OAP scheme, with the Phase 1 scheme and Link Road as a future baseline), predicted residual effects include: a **moderate to minor adverse** level of landscape effect on the Eastleigh BC Horton Heath Undulating Farmlands LCA, at year 15, given the scale of the proposed development. This effect is judged to be **not significant**. These proposals also are judged to have a **minor beneficial** level of effect on the Chalcroft LLCA and Quobleigh LLCA's (Identified by the Tyler Grange landscape baseline studies) and a **minor beneficial** level of effect on site features, at year 15. This is due to the extensive areas of additional green space, open space and characteristic features proposed across the wider OPA site. These effects are **not significant**.

13.8.11 Residual visual effects arising from the scheme, in operation for Scenario 2, include: **moderate adverse** levels of Visual Effect for users of PRoW F2, F10 and F11, for residents overlooking the eastern edge of the site, for residents on Fir Tree Lane, for transient users of Burnetts Lane, for transient users of Blind Lane and for transient users of Fir Tree Lane. **Moderate to major adverse** visual effects are predicted for users of PRoW B743, B744, B746 and B780 and residents overlooking the eastern edge of the site. These effects are judged to be **significant, at a local level**. The development will otherwise lead to residual **minor adverse** levels of Visual Effects on users of PRoW F3, which are judged to be **not significant**, at a local level.

13.8.12 The judgments above have accounted for the fact that the majority of landscape features on the site are retained and incorporated into the proposals. Where loss of hedgerows and some minor loss of tree cover is required as part of the proposals, the scheme seeks to replace this loss and provide additional tree planting within open spaces to deliver a strong network of GI.

13.8.13 The proposals provide additional benefits by way of open space and play provision with 48.15 hectares of open space and 2.75 hectares of formal open space with an integrated and site wide approach to play and open space provision.

13.8.14 Retained and enhanced green corridors provide a multi-functional approach incorporating play, ecological enhancements, sustainable urban drainage, and recreational and access enhancements with interlinked spaces across the development and benefits not only for new residents but for the existing local population. These positive design principles underpin OPA Phase 1, the link road design and the Wider OPA.

13.8.15 Overall, this LVIA has found that the development of the site and development of this scale can be accommodated without undue harm to the landscape or visual amenity of the site itself or its surroundings.

13.8.16 The approach to the scheme with the retention and enhancement of characteristic green infrastructure and the incorporation of existing landscape features into the scheme has found that the site has the capacity to accommodate development of this scale.

13.8.17 Retained green corridors provide an enclosed landscape within which development parcels can be accommodated and provides an overarching network of green infrastructure which assists in breaking up the massing and built form of new development, with the new proposed community located amongst mature areas of tree planting and green corridors which assist in assimilating the development into the landscape.

13.9 CUMULATIVE EFFECTS

13.9.1 In summary, none of the committed developments would have cumulative impacts with the proposed Horton One Scheme in landscape and visual terms given the scale of the closest projects which are very small scheme and/or the distance from the site, which is too far away for there to be any shared views or effects on shared receptors. Reasons for excluding the committed schemes and scoping them out are set out below in Table 13.4.

Table 13.4: Summary Reasoning for exclusion of sites from the cumulative assessment

Site	Reason for exclusion from further cumulative assessment
One Horton Heath Utilities Enabling Works – Underground cabling	Very small scale works and scheme – no significant in combination effects anticipated
Allington Lane, Burnetts Lane and Bubb Lane access	Very Small scale works and scheme - no significant in combination effects anticipated
Chalcroft Business Park, Burnetts Lane, West End	Very small scale works and scheme - no significant in combination effects anticipated
Land off Botley Road, West End,	Too far away

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Southampton	
Land at Hedge End North, Winchester Road, Botley, Southampton (Land north west of Boorley Green)	Too far away
Land to North and East of Boorley Green, Winchester Road, Botley, Southampton SO32 2UA	Too far away
Pembers Hill Farm, Mortimers Lane, Fair Oak, Eastleigh SO50 7EA	Too far away
Land west of Woodhouse Lane	Too far away
Land South of Maddoxford Lane, Boorley Green, Botley, Southampton, SO32 2DB,	Too far away
Land to the south of Maddoxford Lane and west of Westfield, Boorley Green, Botley, SO32 2DB	Too far away
Southampton International Airport, Mitchell Way, Eastleigh,	Too far away

The Mount Hospital, Church Road, Bishopstoke	Too far away
Land to the North and East of Winchester Street, Botley	Too far away
Land at Woodhouse Lane and to the North and East of Botley	Too far away

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Village, Eastleigh	
Eastleigh Police Station, 18-24 Leigh Road, Eastleigh, SO50 9DG	Too far away
Land off St Johns Road, South of Foord Road, Hedge End, Southampton SO30 4DG	Too far away
Serenity, Heath House Lane, Hedge End, Southampton, SO30 0LE	Too far away
Land west of Waylands Place and north of Peewit Hill Close, Hedge End, SO31 1DJ	Too far away
Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS	Too far away
Land south of Chestnut Avenue north Stoneham Park, Chestnut Avenue, Stoneham Lane, Eastleigh	Too far away
Land South of Bursledon Road, Bursledon, Southampton	Too far away

13.9.2 No key In-combination effects for landscape character or visual amenity are anticipated.

13.10 IMPACT OF CLIMATE CHANGE

13.10.1 A summary of the impact of climate change on both Scenario 1 and 2 is provided in Table 13.5 below. Identified potential effects associated with the landscape design and management that could arise based upon reasonable Climate Change Projections include issues associated with biosecurity threats, increased intense rainfall, reducing carbon and excessive



drought and heat, Climate effects on Visual matters principally relate in this instance to issues associated with securing effective establishment, good growth rates and thriving planting in a changing climate that will perform filtering or visual amenity improvement functions. With the identified climate resilience mitigation measures incorporated into the scheme design at outline, detailed and reserved matters planning application stages, the findings of the assessment are considered robust.

13.11 ASSESSMENT SUMMARY

13.11.1 Table 13.5 below, provides an overall summary of the landscape and visual assessment findings for the two scenarios. This is followed by a summary of climate change effects and a further Table 13.6, covering mitigation implementation.

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Table 13.5: Landscape and Visual Assessment Summary

Environmental Effect	Sensitivity of Receptor	Nature of Impact	Impact Magnitude	Significance	Additional Mitigation	Residual Impact Magnitude	Residual Significance of Effect	Confidence Level
Construction Effects								
OPA Phase 1 and Link Road -Scenario 1								
Landscape Receptors								
To be read in conjunction with ES Volume 1, Figures 13.4, 13.5-13.7 and 13.12								
Horton Heath LCA	Low	Direct on and off-site impacts from construction highway infrastructure, building construction operations and associated traffic.	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate Adverse	High
Chalcroft LLCA	Low	Direct impacts from construction works on the site, introducing plant vehicles, movement, and construction activity. Direct impact of Hedgerow removal. Localised, indirect impacts from construction activity of part of Burnett's Way and impacts arising from the detailed scheme implementation	Temporary Medium to High	Temporary Moderate Adverse	-	Temporary Medium to High	Temporary Moderate Adverse	High

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Quobleigh LLCA	Low	Construction works will directly impact upon the character of Fir Tree Lane and the setting of Fir Tree Farm as well as impacting on existing PRoW and recreation routes through the site. There will be Direct removal of small sections of tree planting and indirect effects arising from the implementation of the landscape works will have an indirect impact on the setting of this area	Temporary Medium to High	Temporary Moderate Adverse	-	Temporary Medium to High	Temporary Moderate Adverse	High
Site wide	Medium	Road and building construction works will directly impact existing tree belts where the link road will sever this planting in two locations. There will be direct removal of areas of gappy hedgerows to make way for housing and road construction. There will a need for be temporary footpath closure. Indirect disturbance effects from construction traffic and activity on ancient woodland and Chalcroft Farm, are also predicted given proximity.	Localised Temporary Medium to High	Temporary Moderate Adverse	-	Localised Temporary Medium to High	Temporary Moderate Adverse	High

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Visual Receptors								
To be read in Conjunction with ES Volume1, Figures 13.10 and 13.11 Photosheets								
Recreational users of PRoW F2	Medium	Construction traffic and activity will be present in the view and this will be temporary.	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate Adverse	High
Recreational users of PRoW F3	Medium	Movement and activity associated with the development of the Phase 1 works and the link road construction will be in close proximity	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate/ Adverse	High
Recreational users of PRoW F10 and F11	Medium	Traffic movement, construction and activity associated with the link road will be seen when travelling west towards Allington Lane where the link road crosses the existing PRoW	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate Adverse	High

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Recreational users of PRow B743, B744, B746, and B780	Medium	Recreational users of the footpaths to the west of Allington Lane will experience glimpsed views of the site and the likely change in views associated with the development will be seen as a result of the construction of the link road. Having said this, construction work associated with the roundabout construction is already seen within these views and in places where vegetation has been removed along Allington Lane to accommodate the new access into the site.	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate Adverse	High
Residents overlooking the eastern edge of the site	High	Construction traffic, activity and movement will be seen in close proximity for residents living on the south eastern edge of the site who sit in a slightly elevated position above the site.	Temporary Medium	Temporary Moderate to Major Adverse	-	Temporary Medium	Temporary Moderate to Major Adverse	High
Residents on Fir Tree Lane	High	Construction traffic and activity will be introduced to views experienced given the proximity of the link road and the access off Allington Lane.	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate Adverse	High

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Transient users of Burnetts Lane	Medium	Construction traffic, activity and movement will be seen in close proximity for transient users of Burnetts Lane	Temporary Medium	Temporary Moderate to Major Adverse	-	Temporary Medium	Temporary Moderate to Major Adverse	High
Transient Users of Blind Lane	Medium	Activity and movement associated with the Phase 1 works will be seen in views for transient users of Blind Lane whose views look directly across towards the site from the east	Temporary Medium	Temporary Moderate to Major Adverse	-	Temporary Medium	Temporary Moderate to Major Adverse	High
Transient users of Fir Tree Lane	Medium	Users of Fir Tree Lane will experience a change in their view as a result of the new link road construction and this change will affect the western most part of this route	Temporary Medium	Temporary Moderate to Major Adverse	-	Temporary Medium	Temporary Moderate to Major Adverse	High

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The Wider OPA -Scenario 2								
Landscape								
Horton Heath LCA	Low	Construction work will be largely limited to direct impacts on the site itself with some off-site impacts including the construction of access points and localised impacts on adjacent road network. The construction works will also temporarily indirectly impact upon localised parts of the character of Burnetts Lane, Allington Lane, Chalcroft and Fir Tree Lane. The implementation of areas of open space, green infrastructure, drainage and phases of residential development will temporarily impact the immediate setting of Horton Heath and Allington while works are occur alongside.	Temporary Medium to High	Temporary Moderate to Major Adverse	-	Temporary Medium to High	Temporary Moderate Adverse	High

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Chalcroft LLCA	Low	Construction works associated with the building of the houses and infrastructure associated with wider outline scheme will directly impact on the character of the various parcels of land across the site. Construction activity will have a localised indirect impact on Chalcroft Farm, as well as to the setting of the Ancient woodland. Implementation works within parcels will have localised impacts and indirect impacts on the wider setting.	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate Adverse	High
Quobleigh LLCA	Low	Construction building activity will directly impact this LLCA and the implementation of areas of tree planting and strategic green infrastructure will impact on the immediate setting of this area.	Temporary Medium to High	Temporary Moderate Adverse	-	Temporary Medium to High	Temporary Moderate Adverse	High

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Site wide	Medium	Direct construction impacts will arise on this area from traffic, groundworks, SuDS construction, landscape implementation and planting and the construction of infrastructure and new homes. Indirect impacts of these operations are predicted on Chalcroft track, Allington Lane and Burnetts Lane and on the existing residential edge and local network of roads. There will also be direct impacts from construction and implementation works on the network of footpaths in places where these interface with areas of development.	Localised Temporary High	Temporary Moderate Adverse	-	Localised Temporary High	Temporary Moderate Adverse	High
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Visual								
Recreational users of PRoW F2	Medium	Construction traffic and activity will be present in the view	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate Adverse	High
Recreational users of PRoW F3	Medium	Movement and activity associated with the construction works will be in close proximity to users of PRoW F3	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate Adverse	High
Recreational users of PRoW F10 and F11	Medium	Construction works associated with the wider OPA will result in traffic movement, construction and activity.	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate Adverse	High
Recreational users of PRoW B743, B744, B746, and B780	Medium	Recreational users of the footpaths to the west of Allington Lane will experience glimpsed views of the site and the likely change in views associated with the construction of this part of the development will be seen as a result of the construction of the landmark building, located at the northern gateway to the site.	Temporary Medium	Temporary Moderate to Major Adverse	-	Temporary Medium	Temporary Moderate to Major Adverse	High

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Residents overlooking the eastern edge of the site	High	Construction traffic, activity and movement is likely to be seen in glimpsed views through existing residential parcels adjacent to the Phase 1 works as well as direct views for residents overlooking the central parcels of the site where these views and construction traffic will be seen in close proximity and would be more apparent within views.	Temporary Medium	Temporary Moderate to Major Adverse	-	Temporary Medium	Temporary Moderate to Major Adverse	High
Residents on Fir Tree Lane	High	Residents on the western part of Fir Tree Lane will see construction traffic and activity introduced to views given the proximity of works	Temporary High	Temporary Moderate Adverse	-	Temporary High	Temporary Moderate Adverse	High
Transient users of Burnetts Lane	Medium	Construction traffic, activity and movement will be seen in close proximity for transient users of Burnetts Lane	Temporary Medium	Temporary Moderate to Major Adverse	-	Temporary Medium	Temporary Moderate to Major Adverse	High
Transient Users of Blind Lane	Medium	Activity and movement associated with the OPA will be seen in glimpsed and longer distance views for transient users of Blind Lane who experience views directly across towards the site, from the east.	Temporary Medium	Temporary Moderate to Major Adverse	-	Temporary Medium	Temporary Moderate to Major Adverse	High
Transient users of Fir Tree Lane	Medium	Transient users of Fir Tree Lane will experience a change in their view as a result of the construction works and the downgrading of this route in part will change access through the site for these users.	Temporary Medium	Temporary Moderate to Major Adverse	-	Temporary Medium	Temporary Moderate to Major Adverse	High

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Operation Effects								
OPA Phase 1 and Link Road -Scenario 1								
Landscape								
Horton Heath LCA	Low	At completion, the development will introduce an uncharacteristic feature within the LCA of a larger scale than other built form in the local surroundings. The proposed landmark structure positioned at the southern gateway will be located amongst the setting of residential and employment land use. With the maturation of the strategic landscape planting and trees within open spaces and along streets, the development will be better assimilated into the landscape. However, given the scale of development in relation to other built form in the LCA some adverse impact on landscape character will remain.	Medium	Moderate Adverse	-	Low to Medium	Minor to Moderate Adverse	High
Chalcroft LLCA	Low	At completion, the development will introduce uncharacteristic features within the LLCA and will increase the scale of the residential development and introduce	Medium	Minor Adverse	-	Low and Positive allowing for maturation of	Minor Beneficial	High

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		further built form. The lack of maturity of new planting, at this stage. The proposed landmark structure positioned at the southern gateway will be located amongst the setting of residential and employment land use. The characteristic watercourse running along the southern edge of the solar farm will be incorporated into the proposals and at completion this landscape transition zone will have been enhanced with additional characteristic planting to reinforce existing landscape character. There will continue to be some adverse impacts on the LLCA at this stage given the change in context to surrounding areas and the introduction of built form together with the lack of maturity of new planting, at this stage. By year 15, with the maturation of the link road tree planting, landscape transition areas, trees and hedgerows within the open spaces of the Phase 1 scheme, the development will be better assimilated into the landscape and will integrate				the scheme landscape design, by Year 15		
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		characteristic planting to respond to the wider context of the LLCA. The incorporation of additional advanced planting across the Phase 1 site and within emerging parcels will further integrate the development into the landscape. The designed landscape transition zone alongside the ancient woodland will also result in an increased area of habitat enhancement across that area. By this stage the new rain gardens alongside the link road and blue green infrastructure, open spaces, and ecological corridors and some new recreation spaces and access links will provide increasingly beneficial impacts in terms of landscape character and land use. At the same time the established greenspaces will provide additional positive ecosystem services, in a climate resilient manner.						
Quobleigh LLCA	Low	At completion, the development will introduce an uncharacteristic feature within the LLCA in the form of the link road which will increase the scale and proximity of built form within the LLCA. Retained areas of	Low to Medium	Minor Adverse	-	Low and Positive allowing for maturation of the scheme	Minor Beneficial	High

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		Green Infrastructure will at completion of the link road assist in retaining the characteristic contained nature of the various parcels across the site. Enhancements to the existing landscape framework and green infrastructure and additional planting associated with the link road construction only just establishing at this stage. With the maturation of the associated strategic landscape planting, the planting found along the link road and the enhancements to the characteristic landscape framework within which the site is located, the phase 1 development and the link road will be better assimilated into the landscape and will integrate characteristic planting and combine with positive architecture to positively respond to the context and setting of the LLCA.				landscape design, by Year 15		
Site wide	Medium	Upon completion, the development of the Phase 1 scheme, associated infrastructure and the link road construction will give rise to the introduction of some uncharacteristic	Medium	Minor Adverse	-	Low and Positive allowing for maturation of the scheme	Minor Beneficial	High

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		features which will be near site features. The loss of some areas of hedgerow within the Phase 1 parcel along with sections of tree planting will result in permanent loss at completion. Enhancements to retained landscape features will at completion not provide their full benefits. Over time new planting will mature to a more appreciable scale. New characteristic tree and hedgerow planting and enhancements to watercourses and blue infrastructure will also become more apparent so that by year 15 these features will provide increased habitat, amenity and recreation assets.				landscape design, by Year 15		
Visual								
Recreational users of PRoW F2	Medium	On completion, users of PRoW F2 when travelling south towards Chalcroft will see new built form brought in closer proximity to their view. Planting proposed along the footpath route and within the watercourse landscape buffer to the north of the Phase 1 works will only just be established. Development will be largely contained and kept below the skyline (with the exception of the landmark feature)	Medium	Moderate Adverse	-	Medium, by year 15 with maturation of planting	Moderate Adverse	High

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		By Year 15, views of the development for users of PRoW F2 will be filtered and softened by the presence of tree and hedgerow planting found adjacent to the new development edge and along the watercourse to the north of the Phase 1. However, new Phase 1 built development and the link road will continue to occupy the view at a closer proximity.						
Recreational users of PRoW F3	Medium	Upon completion of the Phase 1 and link road development, users of PRoW F3 will see a major alteration to their view when seen travelling from Burnetts Lane to the west. The introduction of built form will be set back behind retained hedgerows and allows for proposed tree planting between plot frontages and the upgraded footpath route. Built form will be seen in close proximity for users along this footpath, however, the open and undeveloped nature of the watercourse corridor will be retained to the north of this footpath. The completed link road will also introduce new features into the landscape when viewed from this footpath route where it crosses the PRoW to the south of the solar farm. The proposed landmark structure will	Medium	Moderate Adverse	-	Medium by year 15 with maturation of planting	Minor to Moderate Adverse	High

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		be seen within the context of built form. By year 15, once matured, planting along Chalcroft track and along the upgraded footpath and cycle route will provide a soft transition to the new settlement edge and to the wider site beyond. Internal street scene planting will soften built form and provide glimpses of green corridors running through the development when viewed from the north.						
Recreational users of PRow B743, B744, B746, and B780	Medium	Once complete, views of the link road and associated infrastructure from these footpaths will be screened by the presence of planting found along Allington Lane. The proposed tree planting around the link road will be yet to reach maturity and therefore will not serve to reduce the visual impact at completion. By year 15, Once avenue tree planting is mature, this will assist in filtering views and adding to the established planting found along Allington Lane	Medium	Moderate Adverse	-	Low Adverse by year 15 with maturation of planting	Minor Adverse	High

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Recreational users of PRow F10 and F11	Medium	Upon completion of the link road, recreational users of PRow F10 and F11 will experience a change in their views where the new link road cuts across the existing PRow. Where this crossing point is proposed, new areas of tree planting will aid its assimilation into the landscape and filtering of views once mature but at completion will afford direct views of the link road and associated infrastructure. Upon maturity of planting, the link road will be softened by proposed planting at the western edge of the site with tree planting filtering views of the road and its associated infrastructure.	Medium to low	Moderate Adverse	-	Low, by year 15 with maturation of planting	Moderate Adverse	High
Residents overlooking the eastern edge of the site	High	Upon completion, residents overlooking the site will have a change in their view with built form and residential properties set behind a new landscape transition zone. At the entrance into the site the proposed landmark structure will sit above the adjacent built form and will break the skyline in views, however this will be seen amongst the context of surrounding built form and development While this landscape transition zone	High	Moderate Adverse	-	Medium, by year 15 with maturation of planting	Moderate Adverse	High

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		matures, it is likely that views of the development will be dominant and an uncharacteristic feature within the views experienced. By year 15, a proposed landscape buffer will have matured in the foreground and proposed mature tree planting within the development plot itself will increase the green edge and provide a softer transition. Mature tree planting will provide a green street scene for residents living along Burnetts Lane						
Residents on Fir Tree Lane	High	Upon completion, views of the link road for residents on Fir Tree Lane will be partially filtered by the presence of establishing avenue tree planting. By year 15, when avenue tree planting is mature, this will soften views experienced towards the new link road and integrate this into views. Residents living on Fir Tree Lane will at this time see the proposed characteristic planting and a soft edge to the link road.	Medium	Moderate Adverse	-	Medium, by year 15 with maturation of planting	Minor Adverse	High
Transient users of	Medium	Upon completion, transient users of Burnetts			-			

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Burnetts Lane		Lane will experience a change in their view with built form and new residential properties set behind a new landscape transition zone. At the entrance into the site the proposed landmark structure will sit above the adjacent built form and will break the skyline in views, however this will be seen amongst the context of surrounding built form and development By year 15, Views across the open landscape will not be retained but replaced with a mature landscape buffer of characteristic planting and increased native hedgerow planting. Proposed mature tree planting within the development plot itself will increase the green edge and softer transition and mature tree planting will provide a green street scene for transient users of Burnetts Lane.	High	Moderate Adverse		Medium, by year 15 with maturation of planting	Moderate Adverse	High
Transient Users of Blind Lane	Medium	Upon completion, new built form will be seen in views for transient users of Blind Lane with new buildings forming the foreground of views where Blind Lane meets Burnetts Lane. The new residential development will be a dominant feature when viewed from this	Medium	Moderate to Major Adverse	-	Medium, by year 15 with maturation of planting	Moderate Adverse	High

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		junction and views will be direct and uninterrupted, altering the baseline situation of the view. It is likely that glimpsed views of the proposed landmark structure will be seen breaking the skyline in views as receptors travel down Blind Lane. Although these views will be seen in the context of additional new built form in places views of the landmark structure will break above the fields seen above Burnetts Lane. The tree planting proposed along Burnetts Lane when viewed from Blind Lane will offer some softening of the new development edge but will not be mature at this stage. At year 15, upon maturation of the scattered tree planting along Burnetts Lane, there would be some notable softening of views from Blind Lane, however, the proximity of the development edge when viewed by transient users at the junction of Burnetts Lane will remain noticeable.						
Transient users of Fir Tree Lane	Medium	Once complete, views of the link road and associated infrastructure will be partially screened by the presence of planting found around the Listed Building, at field	Medium	Moderate Adverse	-	Medium, by year 15 with	Minor Adverse	High

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		boundaries and along Fir Tree Lane itself. The proposed tree planting around the link road will be yet to reach maturity and therefore will not serve to reduce the visual impact at this stage. At year 15, when the avenue tree planting is mature, this will filter views toward the new link road and integrate this into views.				maturation of planting		
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The Wider OPA -Scenario 2								
Landscape								
Horton Heath LCA	Low	At completion, the development will introduce additional large-scale built form into the landscape and will form part of a much larger area of development in this LCA, sitting amongst established areas of strategic green infrastructure. As the strategic green infrastructure of the proposed development will be delivered as part of the early phases of development, by year 15, with the maturation of trees along main streets, in gardens and within green spaces, the development will be better assimilated into the landscape. However, the scale of the development in relation to the LCA will mean that some adverse effects will continue to persist on the LCA.	Medium	Moderate Adverse	-	Low to Medium, allowing for maturation by Year 15	Minor to Moderate Adverse	High
Chalcroft LLCA	Low	The development will introduce additional built form into the LLCA, with built form already established on the site. The development will increase the scale of development present across the LLCA and	Low to Medium	Minor Adverse	-	Low and Positive allowing for maturation by Year 15	Minor Beneficial	High

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		will result in the majority of the LLCA being built out with embedded landscape mitigation and green infrastructure as part of the development. The overall provision of green infrastructure across the site will increase. The addition of rain gardens within plots and along strategic locations within development plots will also provide an increase in blue and green infrastructure across the OPA. All new green infrastructure will provide additional longer-term benefits. The provision of street trees, once mature, will also provide benefits for urban greening and will assist in assimilating the development into the landscape as it matures.						
Quobleigh LLCA	Low	At completion, the development will introduce an uncharacteristic feature within the LLCA in the form of residential development and associated infrastructure and this will increase the scale and proximity of built form within the LLCA. Retained areas of Green Infrastructure and enhanced existing green corridors will retain characteristic features and the established	Low to Medium	Minor Adverse	-	Low and Positive allowing for maturation by Year 15	Minor Beneficial	High

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		landscape framework. Proposed landscaping within parcels will take time to mature. Once mature, the established additional characteristic landscape features and new open spaces with their multiple benefits, alongside the protected original valued assets, will positively assist in assimilating the development.						
Site wide	Medium	The retention of key strategic green corridors and the introduction of a landscape framework which forms the backbone to the development will retain key landscape blue and green features within the development of the site. Introduced landscape features along with new planting within development parcels will once mature, at year 15, increase the characteristic landscape features across the site and provide a holistic approach to green infrastructure. Once mature introduced features will also provide increased habitat, amenity and recreation assets. Areas of open space within the site boundaries and within development plots will also provide increased landscape features and integrated	Low to Medium	Minor Adverse	-	Low and Positive allowing for maturation by Year 15	Minor Beneficial	High

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		green open space.						
Visual								
Recreational users of PRow F2	Medium	On completion, users of PRow F2 will see new built form brought into closer proximity to their view while travelling along this footpath. Planting proposed along the footpath route and within the landscape transition areas near to the solar farm and around the sports pitches will soften views and additional internal planting within the various parcels of development will further soften views for these receptors. On completion, users of PRow F2 will see new built form brought into closer proximity to their view while travelling along this footpath. Planting proposed along the footpath route and within the landscape transition areas near to the solar farm and around the sports pitches will soften views and additional internal planting within the various parcels of development will further soften views for these receptors. The landscape buffer adjacent to the sports pitches will also assist in reducing the impact	Medium	Moderate Adverse	-	Medium allowing for maturation by Year 15	Moderate Adverse	High

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		of light spill associated with the adjacent sports pitches. Within the views for receptors travelling south, the proposed landmark structure will be seen rising above the development parcel and will be seen amongst the setting of surrounding built form. In travelling north along this footpath, glimpsed views of the proposed landmark structure are likely at the local centre, with views seen amongst the setting of existing mature tree planting By year 15, views of the development for users of PRoW F2 will be filtered and softened by the presence of tree and hedgerow planting found adjacent to the footpath and within development parcels. Retained and enhanced planting will provide a soft transition at the new development edges and internal planting will break up views to assimilate the wider OPA development into the landscape						
Recreational users of PRoW B743, B744, B746, and B780	Medium	Once complete, views of the residential development will mostly be filtered due to the presence of planting found along Allington Lane. The landmark structure proposed at the gateway into the site will introduce an	Medium	Moderate to Major Adverse	-	Medium	Moderate to Major Adverse	High

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		uncharacteristic feature within the landscape within these views. The proposed landmark structure will sit above the skyline in views, with the rest of the development retained behind tree planting found along Allington Lane.						
Recreational users of PRoW F3	Medium	Upon completion of the development, users of PRoW F3 will see an alteration to their view, however, built form will not be seen as uncharacteristic with the Phase 1 works in close proximity to the route. Development will be seen as an extension to the existing settlement edge. By year 15, new planting within parcels in combination to the strategic green infrastructure will provide a soft transition for users of this PRoW, with the footpath running through the landscape buffer providing a softer edge and views across new development	Medium	Moderate Adverse	-	Medium allowing for maturation by Year 15	Minor Adverse	High
Recreational users of PRoW F10 and F11	Medium	Upon completion of the OPA, users of F10 and F11 will experience a complete change in their views where new development is introduced in the northern parcels of the site.	Medium	Moderate Adverse	-	Medium allowing for maturation by Year 15	Moderate Adverse	High

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		These users will see built forms built out within close proximity within views. In certain locations the existing PRoW run through the proposed landscape transition areas, providing a softer edge and built form transitioned at the edges of the parcels. Views of the landmark structures located at the local centre and at Allington Lane are likely to be seen breaking the tree line in views for these receptors, with built form seen in the foreground of views, and the landmark structures seen sitting in the background of views. By year 15, the OPA views of the new development for users of these footpaths will be softened by additional scattered tree planting within landscape transition areas, this planting will not serve to screen views but provide a softer transition at the edges of the development						
Residents overlooking the eastern edge of the site	High	Upon completion, residents overlooking the central part of the site will have a change in their view with new built form along with the school and sports facilities introduced in views. Planting within the parcels on the eastern part of the site will assimilate the	High	Moderate to Major Adverse	-	Medium allowing for maturation by Year 15	Moderate to Major Adverse	High

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		new buildings in views and provide greenery into views. Views of the site for residents off Burnetts Lane to the north of the water course will experience direct views across the new development and these views will include built form within close proximity to the residential edge and a new landmark By year 15, Views across the open landscape will continue to not be retained but will be replaced with new built form with integrated tree and hedge planting which once mature will assimilate the development into the landscape by breaking up built form and massing, in the views experienced. In addition, the proposed landmark features will introduce buildings of height within these views for residents overlooking the site.						
Residents on Fir Tree Lane	High	Upon completion, the proposals will introduce uncharacteristic features into views for these residents. By year 15, tree planting will be mature and this will soften views of the new development	Medium	Moderate Adverse	-	Medium allowing for maturation by Year 15	Minor Adverse	High

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		for residents along Fir Tree Lane						
Transient users of Burnetts Lane	Medium	Upon completion, transient users of Burnetts Lane will experience a change in their view with built form and new residential properties and a landmark feature set in relatively close proximity within views. behind a new landscape transition strip located along the western edge of the development. At year 15 once the proposed landscape buffer planting has matured. Views across the open landscape will not be retained but replaced with a landscape buffer of characteristic planting and increased native hedgerow planting. Proposed mature tree planting within the development plot itself will increase the green edge and soften the transition. Mature tree planting will provide a green street scene for transient users of Burnetts Lane. Views of the landmark structure will be seen amongst surrounding built form, but will break the treeline in views.	High	Moderate to Major Adverse	-	Medium allowing for maturation by Year 15	Moderate Adverse	High
Transient Users of Blind Lane	Medium	Upon completion new built form will be seen in views for transient users of Blind Lane with			-			High

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		new buildings forming the foreground of views where Blind Lane meets Burnetts Lane. The new residential development will be a dominant feature when viewed from this junction and views will be direct and uninterrupted, altering the baseline situation of the view. The tree planting proposed along Burnetts Lane when viewed from Blind Lane will partially soften the new development edge, at this time. At year 15, after maturation of the scattered tree planting along Burnetts Lane, there will be some more pronounced softening of views from Blind Lane, however, the location and proximity of the development edge will mean that there are still direct views of new built development experienced by transient users at the junction of Burnetts Lane.	Medium	Moderate Adverse		Medium allowing for maturation by Year 15	Moderate Adverse	
Transient users of Fir Tree Lane	Medium	Once complete, views of the new proposals, associated infrastructure and changes to the route through the site will be partially screened by the retention of existing planting found around Fir Tree Lane, itself. Additional characteristic planting and enhancements to the green corridors will barely be established	Medium	Moderate Adverse	-	Medium allowing for maturation by Year 15	Moderate Adverse	High

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		at this time. By year 15, when tree planting and additional structure planting is mature this will soften views of the OPA development.						
Cumulative Effects								
Effect	Description				Mitigation		Significance	Confidence Level
N/A	N/A				N/A		N/A	N/A
Impact of Climate Change								
Effect	Description				Mitigation		Significance	Confidence Level
Applies to both Scenario 1 and Scenario 2								
Landscape								
Biosecurity threat	Pests and diseases				Use of plant passports and/or UK provenance stock wherever possible and application of Biosecurity Best Practice in all plant sourcing. Delivered through detailed planting specifications, CEMP and Reserved Matters stage.		Minor	High
Surface Water Flooding	Increased rainfall intensity				Incorporation of SuDs measures, with built in capacity		Minor	High

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		for climate change scenarios and provision for intense storm and safe overland flow routes. Maximised porous greenspace and surfacing, over impermeable hard surfacing, as far as possible. Incorporation of rain gardens/SuDS features along the link road and within development parcels and the use of tree pits and planting within areas of hardstanding to increase porous surfacing – details to be confirmed through detailed application and reserved matters applications. Utilisation of landscape transition areas and areas of open space to increase storage capacity across site. Delivered through approved Detailed Planning application and Reserved Matters		
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		Applications and Technical Approvals.		
Need to avoid increased carbon release into atmosphere and instead improve sequestration	Need for carbon reduction	Conservation of existing mature trees. Low embodied carbon hardscape product sourcing, recycling of site won soil and other products. Planting of new trees and woodland in the public realm/open spaces and fruit trees in private gardens. Encouragement of the use of public transport with accessible and desirable routes to hubs. Also, Encouragement of the use of shared cycle and footpath routes across site. Delivery through approved Outline and Detailed Planning application, Reserved Matters Applications, Technical Approvals and Arboriculture Method Statement.	Minor	Medium
Failure of planting to thrive and	Increased drought events and heat	Use of trees in public spaces and public realm to provide	Minor	Medium

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overheating and health effects		summer shading for users of spaces and buildings. Selection of a mix of plant and tree species with identified drought tolerant attributes alongside, best practice soil management, groundcover and tree pit design. Rainwater harvesting and capture for irrigation purposes. Delivered through approved Outline and Detailed Planning application, Reserved Matters Applications and CEMP to deliver effective tree establishment and maintenance.		
Visual				
Slower planting growth rates and increased failures	Poor planting establishment causing reduction in the effectiveness of visual mitigation	Above Biosecurity measures, sensitive species selection, good soil management and incorporation of best practice installation / underground tree systems. Delivery through detailed design and reserved matters applications and an approved CEMP to draw	Minor	High

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		attention and set out requirements for achieving effective establishment and to deliver a monitoring regime.		
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Table 13.6: Mitigation Implementation

Mitigation Measure	Implementing Agent(s)	Legal Instrument	Compliance Target	Implementation Timescale
Applies to both Scenario 1 and 2				
Tree Protection, habitat, designed transition areas and soil protection and management, control of working hours	Developer/Contractor	Approved Planning Documents including Arboricultural Impact Assessment (AIA), Tree Protection and Removal Plan and Arboricultural Method Statement (AMS), CEMP and CMP.	Arboricultural Method Statement (AMS), Construction Environmental Management Plan (CEMP), Construction Management Plan (CMP) Monitoring and Review Procedures	Construction Phase
Scheme Design, implementation and establishment	Developer/Contractor	Planning Permission and approved drawings and documents	Construction in accordance with approved drawings and documents	Construction Phase, up to 10 years
Open Spaces and maintenance	Developer/Contractor/Council	Planning Permission and S. 106	Landscape and Ecological Management Plan (LEMP)	Operation Phase and in perpetuity