

CHAPTER 13: LANDSCAPE AND VISUAL ES ADDENDUM

13.1 INTRODUCTION

Introduction and background

13.1.1 This ES Addendum to Chapter 13 of the ES has been produced by Tyler Grange Group Limited to assess the updates to the Proposed Development in May 2021, in relation to the landscape and visual effects they 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 the Chapter 9 ES Addendum and the flora and fauna associated with landscape elements which are considered in the Chapter 10 ES Addendum.

13.1.4 This ES Chapter 13 Addendum should be read in conjunction with the following accompanying Figures and ES Appendices to this chapter in ES Volume 1 and Volume 2, Appendix 13.1, respectively; and the update parameter plans relating to the proposed development, which are discussed in Chapter 3 and are presented in ES Volume 1.

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- Figures

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Appendix 13.5: LVIA Report Appendix 4 - Scoping Record Summary of Updates and the Scope of Landscape and Visual addendum

ES Scheme Updates

13.1.5 The full site and scheme descriptions for the applications were laid out within ES Volume 1, Chapters 2 & 3. A full description of the updates to the proposals, in May 2021, is provided as part of the full ES Addendum. To assist the reader these have been outlined below.

13.1.6 The summary of updates has been listed separately below to identify how they relate to the two planning applications covered by the ES: A Full Planning application for OPA Phase 1, with the Link Road and an outline planning application OPA for the Wider Site.

Scenario 1 - OPA Phase 1 and Link Road

13.1.7 The description of development remains the “*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)*”.

13.1.8 As noted above, following the submission of the full planning application for One Horton Heath First Residential Parcel (F/20/89500) in December 2020, a number of minor changes have been made to the proposed development.

Specific Updates

13.1.9 The key changes are as follows:

- The removal of the southern gateway freestanding landmark feature/wayfinder.
- Wherever possible, garden sizes increased, and any potential day lighting issues addressed in doing so.
- Wherever possible, additional space has been created for street trees.
- Wherever possible, long runs of parking have been broken up by new street trees.
- Minor realignment of the central spine road (The Avenue) as it leaves the FRP and heads across Chalcroft Tolls.
- Cycle path width on Western edge of The Avenue increased to 3m.
- The rear parking courtyard serving the parcel adjacent the Cycle Greenway (formally plots 246 to 292) has been rearranged to break up the long runs of parking. A new access has also been introduced to serve this parking courtyard from the west.
- Former plots (6 to 8) and (31 to 33) have been rearranged to design out potential daylighting issues.

- Wherever possible, garden access has been improved to reduce the extent of alleyways between and behind dwellings.
- Minor alterations to parking configurations throughout.
- Former plot 70 & 71 rotated to front Burnetts Lane.
- The area behind the Acre (formally plots 161 to 245) has been reconfigured to introduce an improved pedestrian access to the Acre. Wherever possible, areas of open space in this area have been consolidated to make more meaningful areas of incidental landscaping suitable for tree planting.
- Block B (formally plots 161 to 179) moved north to allow for more tree planting to the primary streets.
- The entire parcel in the north west corner (formally plots 293 to 393) has been redesigned to accommodate a central open space and reduce east / west traffic movements through this parcel. Along the Avenue, dwellings have been reconfigured to provide a more consistent frontage. Space has also been created along the bus route for tree planting by setting dwellings further back from the street. North / South pedestrian movement has also been improved through the parcel.
- Parking to former plots 345 to 349 has been rearranged to reduce extent of rear parking courtyards.

Scenario 2- The Wider OPA

13.1.10 For the purposes of EIA, the proposed development for the Wider OPA continues to comprise.

“A 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 cycle paths 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.”

13.1.11 The maximum parameters of the Wider OPA for the purposes of the EIA assessment continue to be:

- 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.

13.1.12 Primary vehicular access to the Wider OPA continues 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 and the Context of the Proposal

13.1.13 The Wider OPA will deliver 17.83 hectares (ha) of informal open space and 6.22ha of amenity space including formal open space, natural play and allotments.

13.1.14 The implementation of the proposals would continue to 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.

13.1.15 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, in the above context. 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 remains as previously assessed with a distribution 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.

Specific Updates

13.1.16 The specific changes which have been reviewed in the preparation of this landscape and visual addendum relate to:

- Some minor redline adjustments.
- The removal of two landmark/wayfinding features.
- Reduction in the height and a slightly amended footprint of commercial development in the north west of the site near Victoria House.
- An internal access road alignment alternative.
- Some localised PRow amendments.
- An adjustment to the primary school building location
- Hedgerow changes to allow for continuity with the existing solar farm subject to the potential relocation of solar panels.
- Some secondary alternative allotment provision in the east.

The Scope of Landscape and Visual ES addendum

13.1.17 As part of the preparation of this addendum the full list of proposed changes has been reviewed in order to scope those changes which are likely to lead to a change in ES Chapter 13 judgments and to exclude those changes which due to their nature, would result in no material difference.

13.1.18 The outcome of this review is explained below first for the Scenario 1 - OPA Phase 1 and the link Road and then for Scenario 2 OPA Phase 1 and the link Road with the addition of the Wider OPA.

ES Scenarios 1 and 2

13.1.19 For Scenario 1 – OPA Phase 1 and the Link Road, the update which has been scoped in and assessed further in this addendum includes specifically:

- The removal of one free standing landmark feature/way finder at the southern gateway.

13.1.20 For the Scenario 2 - Wider OPA, the updates which have been scoped in and assessed further in this addendum include those identified on the Building Heights Parameter Plan, specifically:

- The additional removal of the two up to six storey landmark/Wayfinding structures in the north west which has now been removed.

Landscape Effects

13.1.21 Following review, none of the updates now proposed and reviewed above, are considered to be of a magnitude, however, which is likely to alter previous judgments on landscape character effects. This is due to the two landmark features previously being located within a proposed new built context, itself resulting in a notable change to the landscape and due to their previously limited direct effect on any landscape features.

Visual Effects

13.1.22 In the above cases, the nature of the change on some visual receptors, from a visual perspective is likely to be beneficial and potentially of an appreciable magnitude, given the original scale of these features. This change which relates to parts of the visual assessment, has therefore been reassessed below with a narrative explaining any anticipated change to the previous December 2020, ES Chapter 13, judgments.

Updates scoped out of re assessment

13.1.23 The reasoning for the scoping out of other specific updates from further consideration in this landscape and visual addendum, is now explained below.

13.1.24 The following changes have been scoped out of requiring further assessment within the Landscape and Visual Chapter of the ES Addendum for the following reasons:

Scenario 1 – OPA Phase 1 and Link Road

- For the Full Planning Application for Phase 1 the list of changes, outlined above, with the exception of the removal of the freestanding southern gateway landmark feature, have been reviewed and excluded from needing further assessment in landscape and visual terms, as although they lead to an improvement in the schemes design, they are relatively minor departure from a landscape and visual perspective and largely internal to the layout. The effects arising from these changes are therefore not considered to alter the magnitude predictions in the original landscape and visual effects, on identified receptors, enough to warrant a change in the judgments in the December 2020, ES Chapter 13.

Scenario 2 -Wider OPA

- Minor amendment proposed to the site red line boundary on Burnetts Lane at the southern access, on the southern boundary adjacent to Chalcroft Business Park and on Fir Tree Lane at the eastern site access, to align with land ownership, are also so small in this case, as to not warrant further assessment or give rise to a change in any landscape and visual judgments.
- On the Building Heights Parameter Plan, the change in height parameters within the area of commercial development in the north west of the site which is now shown as 'up to 3 storeys (Max ridge height 12m (from existing ground levels +/- 2m)'. Previously the southern part of this area was shown as up to 4 storeys with a max ridge height of 15m. This change would therefore be locally beneficial. However, it will continue to be within a surrounding new proposed residential visual and character context of up to 4 storey buildings. Therefore, from the landscape and visual assessment perspective this change is anticipated to be unlikely to alter any of the existing judgments. This update is therefore scoped out from further consideration in this landscape and visual ES addendum. Potential benefits from a heritage asset perspective, are considered in a separate ES addendum.
- On the Access Parameter Plan updates include the identification of an alternative internal route in the vicinity of the local centre. As this would be an either/or although in a different location it would have no overall additional effect on the wider area landscape or visual receptors and no greater effects than previously envisaged on landscape receptors than the other route, in that part of the site.

- There are some Public Rights of Way (PRoW) changes, including provision of bridleways on Fir Tree Lane and the West End Footpath 3. However, whilst these changes, together with a diversion and the additional retention of some other parts of PRoW's, (now added to the scheme Access Parameter Plan), would improve the access network, these changes are not considered to alter current ES judgments on landscape and visual effects.
- On the Phasing Parameter Plan, no changes have been made to the anticipated phasing of the development, only an update to reflect the changed red line and base plan.
- On the Green Infrastructure Plan and the Concept Plan, the adjustment to the location of the school buildings indicated within the Primary School site, would not lead to any change in the magnitude judgements associated with any landscape and visual receptor.
- There is an identified potential requirement for the additional removal of a stretch of existing hedgerow on the boundary of the 'Area reserved for potential relocation of solar panels' (should solar panels be relocated), to make the area continuous. This has been scoped out of further assessment as, in this case, the change has been balanced by a commitment to a hedgerow being re-provided to the south and due to uncertainty over this change being required, in any event.
- The incorporation of the secondary allotment provision location to the east of another allotment area, within an area of previously identified open space, would also not be a change which alters any Chapter 13 judgments, from December 2020.

13.2 ASSESSMENT CRITERIA & METHODOLOGY

Previous Assessment/Background

13.2.1 This ES addendum reviews and assesses the landscape and visual effects of updates made to the OPA parameter plans and detailed OPA Phase1 scheme, in May 2021, using the same assessment criteria and methodology and has been carried out against the same background as identified in Section 13.2 of the ES Chapter 13, submitted in December 2020.

Scoping Opinion

13.2.2 Please refer to the Council's Scoping Opinion in ES Volume 1, Chapter 4, December 2020 as the scoping opinion remains the same.

Legislative Context

13.2.3 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 ES addendum to C13 chapter will therefore be prepared in accordance with these Regulations.

13.2.4 In addition to this, the assessment process within the ES addendum to Chapter 13 will also be in accordance with the landscape and visual specific guidance provided within GLVIA3.

Planning Policy and Guidance

13.2.5 There are no changes to planning policy and guidance since December 2020 which would alter the baseline to this Chapter 13 Landscape and Visual Addendum. Relevant policy and guidance therefore remain as identified in ES Chapter 13, Section 13.2 (December 2020).

Assessment Methodology

13.2.6 Furthermore, the same assessment methodology, criteria, assumptions and limitations, for the landscape and visual assessment (as that set out in section 3.2 of ES Chapter 13, submitted in December 2020). equally apply in this ES Addendum and are therefore not repeated here.

13.3 CONSULTATION

13.3.1 Consultation continues to be that reported in Section 13.3 in ES Chapter 13 in December 2020. There has also been ongoing post submission consultation with the Council Landscape Officer and Statutory Consultees and the public with feedback that has led to some of the updates under consideration in the addendum. Consultation dialogue will continue through reserved matters and any planning condition submissions associated with the OPA Phase 1 detailed application.

13.4 BASELINE ENVIRONMENT

13.4.1 There are no material updates or changes to the landscape and visual baseline conditions reported in December 2020.

13.5 INHERENT DESIGN MITIGATION

Proposals and Mitigation

13.5.1 With this addendum, the update assessment has taken account of the update parameter plans which detail the various open spaces, landscape buffers and overarching scheme design principles and are as follows:

- Access – Drawing No. EAST200403-PP01-P29
- Land Use – Drawing No. EAST200403-PP02-P33
- Green Infrastructure – Drawing No. EAST200403-PP03-P33
- Building Heights – Drawing No. EAST200403-PP04-P29

13.5.2 In addition to this it has taken account of the updates to the detailed layout plan (29607A/10) produced as part of the OPA Phase 1 development, by Clague Architects.

13.5.3 The changes to the scheme proposals have informed an update to the Landscape Strategy Plan (ES Volume 1, Figure 13.12: Landscape Strategy Plan 11705_P23c) as well as the submitted Open Space Strategy Document produced by Tyler Grange (Report reference 11705 R05g).

Mitigation

13.5.4 For the purposes of this assessment, as for the December 2020 ES Chapter 13, the assumption is that all landscape and visual mitigation has been embedded into the scheme with the proposed Green Infrastructure mitigation forming the early phase of development.

13.5.5 Despite the updates, the scheme embedded landscape and visual design principles and embedded mitigation remains, except for the loss and replacement of a section of hedgerow, south of the solar farm, in line with that described in Section 13.5 of Chapter 13 of the ES submitted in December 2020.

13.5.6 The Landscape Strategy plan prepared by Tyler Grange has been updated to incorporate the adjustments to the parameter plans, however, the broad design principles remain unchanged.

13.5.7 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 and has also been updated to reflect changes associated with this addendum and in response to consultation feedback.

13.5.8 The Landscape Principles document has also been revised to reflect updates to the Full Application for Phase 1. This document details the overarching approach to the Green Infrastructure and Landscape proposals for the First Residential Parcel and continues to provide 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

13.5.9 The updated scheme for the OPA Phase 1 and the Wider OPA also still includes the landscape design principles and strategy as described in section 13.5 of ES Chapter 13 December 2020.

13.6 POTENTIAL ENVIRONMENTAL IMPACTS & EFFECTS

Visual Assessment Update

13.6.1 Accounting for the inherent mitigation and the omission of the two landmark/wayfinding features, this section summarises the findings of a detailed assessment of updated predicted visual impacts and any alteration to the effects arising, in Scenario 1, Baseline/Future Baseline + OPA Phase 1 and with the Link Road delivered concurrently and completed by the occupation of 100 units of OPA Phase 1 (Link Road) and Scenario 2 Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered). Any implications of the updates for Scenario 3, Baseline/Future Baseline + the Wider OPA (assuming Link Road and OPA Phase 1 have been delivered) + cumulative developments, is then reviewed in a separate section.

13.6.2 This addendum updates the full assessment of the predicted visual effects of the proposed development during the construction phases, at completion and after 15 years which is set out in the tables in the December 2020, 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 on the parameters plans, in the Landscape Strategy Plan (See ES Volume 2, Figure 13.12), and detailed on the Phase 1 layout plan and within the Design and Access Statement prepared to accompany the applications.

13.6.3 This Addendum to Chapter 13 focusses on providing a specific assessment of those changes which are likely to alter the original ES assessment findings, first during construction and then in operation for the different scenarios identified above.

- 13.6.4 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 has been reviewed to consider if the identified updates to the height parameters of the scheme would alter assessment conclusions.
- 13.6.5 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. Both stages have, been considered, as was the case in the original ES.
- 13.6.6 As with the original ES Chapter 13, 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. A consistent approach is also followed in this Addendum.
- 13.6.7 Also, as for the December 2020 ES, 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 changes to Construction Stage Visual Impacts and Effects.

Changes to Construction Stage Visual Impacts and Effects

- 13.6.8 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.
- 13.6.9 The main differences in terms of construction activities, now assessed further here are:
- The omission altogether of the construction of an individual landmark feature from the southern gateway originally forming part of the OPA Phase 1 and Link Road – Scenario 1; and
 - The construction of only one landmark feature, at the local centre, rather than an additional one at the north west gateway in the Wider OPA – Scenario 2.
- 13.6.10 The narrative provided here for visual effects arising from the removal of the two landmark/wayfinding features during construction, for Scenario 1 and 2, updates that contained

in the December 2020, ES Volume 2, Appendix 13.1 LVIA Technical Report. This has been carried out in a manner considered proportionate to the amount of change to the scheme.

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, before considering whether residual effects are judged to be significant.

Scenario 1 - OPA Phase 1 and Link Road- Visual Effects

13.6.12 Likely changes in visual effects arising during construction, for **Scenario 1**, include those on the following receptors:

13.6.13 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.

13.6.14 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, but now without the southern gateway landmark feature. Although the removal of the feature will reduce the scale and geographic extent of the adverse visual effects on these receptors, the other construction operations will still continue to be a noticeable component experienced by users of PRoW F2, F3 and F10. There would also be a reduction in the scale and geographic extent of visual effects on users of B743, B744, B746 and B780 but given the distance involved, this is not considered enough to change the level of magnitude, overall, for these receptors. The construction works are therefore considered to continue to introduce a **medium magnitude** of change in views experienced through movement and uncharacteristic elements into the views that may draw attention.

13.6.15 Transient users of Burnetts Lane and Blind Lane all share a **medium sensitivity** and the construction operations for Scenario 1, without the construction of the southern gateway marker will still result in temporary **moderate to major adverse** visual effects.

13.6.16 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, without the construction of the southern gateway landmark feature, will result in **temporary, medium magnitude** of change on transient users of these three lanes. Although the removal of the southern gateway landmark feature will reduce the scale and geographic extent of construction effects on users of **Burnetts Lane and Blind Lane**, the other construction activities will remain

noticeable on a temporary basis. Therefore, the overall judgment, during construction is considered to remain the same.

13.6.17 No other appreciable change in visual effects are predicted on other visual receptors, during construction.

Scenario 2 - The Wider OPA -Visual Effects

13.6.18 Changes to visual effects arising, from the additional exclusion of a landmark feature at the north west gateway, during construction, for **Scenario 2**, include those on the following receptors:

13.6.19 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.

13.6.20 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. Without the construction of the north west gateway there would be a slight reduction in the scale and geographic extent of visible construction activity affecting users of routes F10 and particularly at the western end of route F11. However, these reductions would be seen in the context other construction activities which would continue to be noticeable in views. The construction works are therefore considered to still introduce a **medium magnitude** of change in views experienced through movement and uncharacteristic elements into the views that may draw attention.

13.6.21 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 now cause **temporary moderate to minor adverse** Visual Effects.

13.6.22 The construction activities associated with the implementation of infrastructure, development of houses, establishment of areas of green infrastructure and open space, now without the installation of a 24m high landmark feature, will cause a reduction in the scale and magnitude of visual effects on these recreational users. Removal of this element of the construction works will reduce effects to a low to **medium magnitude** of change in views experienced through movement and uncharacteristic elements into the views that may draw attention. No appreciable changes in visual effects are predicted on other visual receptors.

Changes to Operation Stage Visual Impacts and Effects

13.6.23 The Impacts arising during operation include those from the installed residential development, its new buildings, now only a single landmark feature, at the local centre, lighting, road infrastructure, greenspaces, establishing planting and associated activity, are common across both development scenarios.

13.6.24 The main differences in terms of operation stage impacts, now assessed further here are:

- The omission altogether of an implemented individual landmark feature from the southern gateway originally forming part of the OPA Phase 1 and Link Road – Scenario 1; and
- The inclusion of only one implemented landmark feature, at the local centre, rather than an additional one at the north west gateway in the Wider OPA – Scenario 2.

13.6.25 The narrative provided here for visual effects arising from the removal of the two landmark/wayfinding features, during operation, for Scenario 1 and 2, updates that contained in the December 2020, ES Volume 2, Appendix 13.1 LVIA Technical Report. This has been carried out in a manner considered proportionate to the amount of change to the scheme.

Scenario 1 - OPA Phase 1 and Link Road - Visual Effects

13.6.26 **Scenario 1 – Change in** visual effects arising from the exclusion of the southern landmark feature, during operation, include those on the following receptors:

13.6.27 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.

13.6.28 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. With the omission of the southern gateway landmark feature the scale and geographic extent of the operation stage effect on these views would slightly reduce, however, the completed Phase 1 development and link Road would also remain broad visible new components in these views.

13.6.29 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. Despite the omission of the southern gateway landmark feature, the proposals will continue to 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.

13.6.30 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.

13.6.31 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. This would continue to be the case without the implementation of the southern gateway freestanding landmark feature.

13.6.32 By year 15, despite the maturation of trees and other planting and without the presence of the southern gateway landmark feature 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.

13.6.33 Transient users of Blind Lane share a **medium sensitivity** and at completion, Scenario 1 scheme will result in a reduced but still moderate **adverse** visual 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, however, the removal of the southern gateway landmark feature from the view will result in a localised reduction in the scale and geographic extent of effects particularly against the skyline. However, views across to the link road and Phase 1 development frontage would still be present and noticeable and a **medium magnitude** of change continues to be predicted in the views experienced by these receptors.

13.6.34 At year 15, with the establishment of planting, from parts of Blind Lane, views will be softened of the link road, however, both the road, new phase 1 development edge, despite removal of the 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.

13.6.35 No other appreciable changes in visual effects are predicted on other visual receptors given the presence of intervening new built form and landscape infrastructure.

Scenario 2- The Wider OPA - Visual Effects

13.6.36 **Scenario 2 – Changes to** visual effects arising from the removal of the northern landmark feature from the scheme, during operation, include those on the following receptors:

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

13.6.38 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 F10 and F11. 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, even with the omission of the north west gateway landmark feature, this change will persist. These users will see built form built out within close proximity. In certain locations, however, the existing PRoW runs also 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 therefore continue to be localised.

13.6.39 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 OAP scheme. 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 and would continue to do so despite the exclusion of the landmark feature.

13.6.40 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.

13.6.41 Once complete views of the link road will be screened largely by planting along the edge of Allington Lane. The landscape feature will now be excluded removing potential ongoing skyline effects from a feature of this scale above the height of surrounding buildings. Some views of the wider development will remain while the link road planting establishes. At year 15, the magnitude of effect on these receptors will now reduce to low **adverse** following maturation of scheme planting given the removal of the large-scale landmark feature. Now reduced **minor adverse** visual effects, will persist, at this time.

13.6.42 No other appreciable changes in visual effects are predicted on other visual receptors, during operation, given the presence of intervening new built form and landscape infrastructure.

13.7 ADDITIONAL MITIGATION, COMPENSATION & ENHANCEMENT MEASURES

Additional 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

Update to Visual Residual Effects

13.8.1 A summarised account of the updated Residual visual impacts and effects, with updates to account for the additional assessment above, is set out below under construction and operation stages. Scenario 1 and Scenario 2 have been assessed at both stages.

Construction Stage

Scenario 1- The OPA Phase 1 and Link Road

13.8.2 Scenario 1, residual visual effects arising from the construction stage of the scheme remain as reported in the December 2020 ES Chapter 13.

Scenario 2 - The Wider OPA

13.8.3 A change identified to the December 2020 Chapter 13 residual visual effects arising from the scheme construction activities, traffic, building and implementation works in Scenario 2, during construction, now without the north west landmark feature, includes: A reduction from a **temporary Moderate to major adverse** level of visual effect to a **Temporary Moderate to minor Adverse** visual effect on users of PRoW B743, B744, B746 and B 780, off site to the north. These effects which were previously judged to be significant are now judged to be **not significant, at a local level**.

Operation Stage

13.8.4 During operation, the update 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.

Scenario 1 - The OPA Phase 1 and Link Road

13.8.5 Scenario 1, residual visual effects arising from the operation stage of the scheme remain as reported in the December 2020 ES Chapter 13.

Scenario 2 - The Wider OPA

13.8.6 A change identified to the residual visual effects arising from the scheme, in operation for Scenario 2, now without the north west landmark feature, includes: A reduction from Moderate to Major Adverse to a **Minor adverse** visual effect, by year 15, have now been predicted for recreational users of PRoW B743, B744, B746 and B780, offsite to the north, as a result of the removal of the north west gateway landmark feature. These effects which were previously significant, are now judged to be **not significant**.

13.9 CUMULATIVE EFFECTS

Scenario 3 – OPA Phase 1 and link Road + OPA + Cumulative Development

13.9.1 In summary, the impact of removing the two landmark features would have no effect on the December 2020, ES Chapter 13, Scenario 3, Cumulative Effect conclusion, that none of the committed developments would have cumulative impacts with the proposed Horton One Scheme (Scenario 3) in landscape and visual terms. This was due to the scale of the closest projects which are very small schemes and/or their 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 remain as set out below in ES Chapter 13, December 2020, Table 13.4.

13.9.2 No additional key In-combination effects for landscape character or visual amenity are anticipated from the omission of the two landmark features either.

13.10 IMPACT OF CLIMATE CHANGE

Summary Impact of Climate Change

13.10.1 The removal of the two landmark features in the north west of the Wider OPA scheme and southern end of the OPA Phase 1 scheme, would cause no change to judgments associated with the impact of climate change or the associated Table 13.5 in ES Chapter 13, December 2020.

13.11 ASSESSMENT SUMMARY

Assessment Summary Tables

13.11.1 A fully updated Table 13.5 below, provides an overall summary table for the landscape and visual assessment findings for the two scenarios. The sections highlighted are those which have been updated as part of the ES Addendum to reflect the exclusion of the two landmark features.

13.11.2 Summary Table 13.5 is followed by a Summary of Climate Change Effects and a further Table 13.6, covering Mitigation Implementation, in the December 2020 ES Chapter 13. No further changes have been identified for these parts of the assessment.

Conclusion

13.11.3 This ES Chapter 13 Addendum has involved the review of updates and scoping of those which required further assessment. Following re-assessment the findings are that two visual assessment ES judgments need to be updated, both relating to the effects of the omission of the north west gateway landmark feature on recreational users of PRoW's B743, B744, B746 and B780.

13.11.4 The updated judgments both relate to Scenario 2 – the Wider OPA where identified visual effects have been reduced during construction and operation stages for users of PRoW's B743, B744, B746 and B780. The implications are that previously significant effects at a local level on these receptors, are now judged to be not significant.



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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(December 2020), 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 (December 2020), 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 occur alongside.	Temporary Medium to High	Temporary Moderate to Major Adverse	-	Temporary Medium to High	Temporary Moderate Adverse	High
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 will within parcels will have localised impacts and indirect impacts on the wider setting.	Temporary Medium	Temporary Moderate Adverse	-	Temporary Medium	Temporary Moderate Adverse	High

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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
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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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 continue experience glimpsed views of the site activity but will no longer experience the construction of the 24m high landmark feature, located at the northern gateway to the site.	Low to Medium Temporary	Temporary Moderate to minor Adverse	-	Temporary Low to Medium	Temporary Moderate to minor Adverse	High
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

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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 feature positioned at the southern gateway, now omitted from the scheme, would have been 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

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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 further built form. The lack of maturity of new planting, at this stage. The proposed landmark structure positioned at the southern gateway, now omitted, from the scheme, would have been 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	Medium	Minor Adverse	-	Low and Positive allowing for maturation of the scheme landscape design, by Year 15	Minor Beneficial	High
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		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 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 planting 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.						
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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 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.	Low to Medium	Minor Adverse	-	Low and Positive allowing for maturation of the scheme landscape design, by Year 15	Minor Beneficial	High
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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 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.	Medium	Minor Adverse	-	Low and Positive allowing for maturation of the scheme landscape design, by Year 15	Minor Beneficial	High
Visual								

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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. The previously proposed Southern gateway feature which would have broken the skyline is now omitted. 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.	Medium	Moderate Adverse	-	Medium, by year 15 with maturation of planting	Moderate Adverse	High
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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 feature now removed from the scheme will no longer 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	Medium	Moderate Adverse	-	Medium by year 15 with maturation of planting	Minor to Moderate Adverse	High
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		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
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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 southern gateway landmark feature is now omitted and will no longer sit above the adjacent built nor break the skyline in limited oblique views in that direction. This would also have been seen amongst the context of surrounding built form woodland and development. While this landscape transition zone 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	High	Moderate Adverse	-	Medium, by year 15 with maturation of planting	Moderate Adverse	High
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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
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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 set behind a new landscape transition zone. At the entrance into the site the landmark feature is now omitted from the scheme and will no longer sit above the adjacent built form, nor break the skyline in views. 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
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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 junction and views will be direct and uninterrupted, altering the baseline situation of the view. Glimpsed views of the proposed landmark feature at the southern gateway, which has now been omitted from the scheme will no longer be seen breaking the skyline in views as receptors travel down Blind 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.	Medium	Moderate to Major Adverse	-	Medium, by year 15 with maturation of planting	Moderate Adverse	High
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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 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.	Medium	Moderate Adverse	-	Medium, by year 15 with maturation of planting	Minor Adverse	High
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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

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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 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.	Low to Medium	Minor Adverse	-	Low and Positive allowing for maturation by Year 15	Minor Beneficial	High
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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 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.	Low to Medium	Minor Adverse	-	Low and Positive allowing for maturation by Year 15	Minor Beneficial	High
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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 green open space.	Low to Medium	Minor Adverse	-	Low and Positive allowing for maturation by Year 15	Minor Beneficial	High
Visual								

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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 of light spill associated with the adjacent sports pitches. Within the views for receptors travelling south, the proposed	Medium	Moderate Adverse	-	Medium allowing for maturation by Year 15	Moderate Adverse	High
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		landmark feature, at the local centre, 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 feature 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						
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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 feature proposed at the northern gateway into the site will introduce an uncharacteristic feature within the landscape within these views. The originally proposed landmark feature forming the north west gateway will now no longer sit above the skyline in views and the rest of the development will largely be filtered behind tree planting found along Allington Lane.	Low	Minor Adverse	-	Low, allowing for maturation of planting by Year 15	Minor Adverse	High
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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
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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. These users will see built forms built out within close proximity. 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 feature located at the local centre, but not now at the north west gateway, near Allington Lane are likely to be seen breaking the tree line in some views from these receptors, with built form seen in the foreground of views. The landmark feature, at the local centre, will be seen sitting in the background of some 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	Medium	Moderate Adverse	-	Medium allowing for maturation by Year 15	Moderate Adverse	High
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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 new buildings in views and provide greenery into views. At the local centre, the proposed landmark feature 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 matures, it is likely that views of the development will be dominant and an uncharacteristic feature within the views experienced 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. The southern gateway landmark feature is now omitted and would no longer add to the change perceived.	High	Moderate to Major Adverse	-	Medium allowing for maturation by Year 15	Moderate to Major Adverse	High
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		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 feature in the local centre will introduce a structure of notable 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 for residents along Fir Tree Lane	Medium	Moderate Adverse	-	Medium allowing for maturation by Year 15	Minor Adverse	High

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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, (but now with no 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 southern gateway landmark feature will no longer be seen amongst surrounding built form, nor break the treeline in views as it has been removed from the scheme.	High	Moderate to Major Adverse	-	Medium allowing for maturation by Year 15	Moderate Adverse	High
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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 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, albeit without the presence of the southern gateway landmark feature, experienced by transient users at the junction of Burnetts Lane.	Medium	Moderate Adverse	-	Medium allowing for maturation by Year 15	Moderate Adverse	High
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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 at this time. By year 15, when tree planting and additional structure planting is mature this will soften views of the OPA development.	Medium	Moderate Adverse	-	Medium allowing for maturation by Year 15	Moderate Adverse	High
Cumulative Effects								
Effect	Description				Mitigation		Significance	Confidence Level
N/A	N/A				N/A		N/A	N/A