

**THORNEYDOWN FARM, MOORHILL ROAD,
WEST END, SOUTHAMPTON SO30 3AY**

**LANDSCAPE AND VISUAL
IMPACT ASSESSMENT**

September 2022

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CONTENTS

1.	INTRODUCTION	1
2.	SITE CONTEXT	3
3.	LANDSCAPE RELATED PLANNING POLICY	7
4.	LANDSCAPE APPRAISAL OF THE SITE	15
5.	VISUAL APPRAISAL OF THE SITE	16
6.	IMPACT ASSESSMENT OF THE DEVELOPMENT PROPOSALS	18
7.	LANDSCAPE STRATEGY AND MITIGATION	22
8.	CONSIDERATION OF LOCAL LANDSCAPE CHARACTER & PLANNING POLICY	23
9.	SUMMARY AND CONCLUSIONS	25

Figure 1:	Site Context Plan 1:12,500 @ A3
Figure 2:	Landscape Character Areas 1:2000 @ A3
Figure 3:	Visual Appraisal Plan 1:10,000 @ A4
Figure 4	Site Appraisal Plan 1:1000 @ A3
Figures: 5-8	Site Appraisal Photographs (A-J)
Figures: 9-11	Visual Appraisal Photographs (1-3)
Figure: 12	Landscape Strategy Plan 1:1000 @ A3

Appendix A	Methodology for LVIA
Appendix B	Extract from Landscape Character Assessment for Eastleigh Borough dated April 2011, Area 11: M27 Corridor.
Appendix C	Extract from Eastleigh Borough Settlement Gap Study October 2020, Gap Analysis Area C (Site location annotated in yellow)

1. INTRODUCTION

1.1 This report has been written by Penny Stephens of Decimus Designs, an Urban Designer and Chartered Member of the Landscape Institute, who was instructed by JM Leisure (“the Applicant”) to carry out a Landscape and Visual Impact Assessment (“LVIA”) on land at Thorneydown Farm, Moorhill Road, West End, Southampton SO30 3AY.

1.2 The LVIA is written to accompany a planning application with the following description:

Application for the change of use of land for the siting of touring caravans, motorhomes and tents, including a small amenity block, and the terracing of the site to accommodate new access roads, parking and pitches (where appropriate).

1.3 The report has involved both desk and site-based work. A site visit was carried out on 25 March 2022 which involved walking public footpaths and local roads to help determine both the landscape character and visual context of the area.

1.4 The purpose of this report is to describe the landscape and visual context of the Site, to consider the potential effects of the development and to provide mitigation measures if required. The report follows established methodologies practised by the landscape profession in accordance with Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) published by the Landscape Institute and Institute for Environmental Management & Assessment (April 2013). Appendix A explains the methodology used in this report. The proposed development does not require an Environmental Impact Assessment and therefore this appraisal has not been written as a ‘formal’ LVIA. It identifies the key landscape and visual receptors that are likely to be affected by the proposals.

1.5 The study area for this assessment has been defined to incorporate all parts of the landscape that potentially may have a view of the proposals plus a further area that is sufficient in size to define the broad landscape context of the Site (refer to Figure 1 Site Context Plan).

1.6 The land on the upper terrace between the Site and Moorhill Road, owned by the Applicant, has recently been granted planning approval for a new replacement dwelling, demolition of existing buildings and the creation of a new detached 2 storey building comprising offices and storage areas, erection of a detached workshop and the change of use to display and sell caravans with associated office and workshop. The proposals include new planting of trees, hedges and shrubs along the road frontage and within the development. The existing cherry laurel hedge (H1) will be replaced with native planting. When the site visit for this report was carried out, all but one of the former buildings had been demolished, leaving the Site open along its frontage with Moorhill Road.

1.7 The following reports have been used for reference:

- National Character Area Profile no. 128. South Hampshire Lowlands published by Natural England.
- Hampshire County Integrated Character Assessment dated May 2012, Area 2E: Forest of Bere West
- Landscape Character Assessment for Eastleigh Borough dated April 2011, Area 11: M27 Corridor.
- The National Planning Policy Framework (July 2021)
- The Eastleigh Borough Local Plan (2016-2036), adopted April 2022
- Eastleigh Borough Settlement Gap Study October 2020
- Tree Survey by Mark Hinsley Arboricultural Consultants Ltd dated February 2011
- Preliminary Ecological Appraisal by Phlorum dated February 2022

2. SITE CONTEXT

Site Location

- 2.1 The Site is situated approximately 4.5km east of the city of Southampton, 1km south of West End, 1.5km west of Hedge End and 0.5km west of Junction 7 on the M27 motorway. It is located adjacent to the Kanes Hill Roundabout at the intersection of the A335 Charles Watts Way and A27 Moorhill Road (refer to Figure 1 Site Context Plan).

Immediate Surroundings

- 2.2 The Site is located adjacent to the urban edge of Southampton. Land use immediately west of the A27 is part of the urban settlement of Southampton, comprising residential development. To the east of the M27 there is residential and retail development and industrial estates; to the south of the A334 is a small business park, residential development and allotments. Boundary Lakes Golf Course is situated to the north of the Site with Telegraph Woods and The Ageas Bowl, The Hampshire County Cricket Ground and Hilton Hotel, beyond. This landscape to the north comprises several blocks of woodland.
- 2.3 Immediately north of Kanes Hill roundabout, Moorhill Road is lined on either side by mature trees, some covered by an area Tree Preservation Order (TPO). There is a segregated footway from the Site entrance to the roundabout and there are street lights along Moorhill Road. Residential properties on Moorhill Gardens and public footpath 241/506/1 are set back from Moorhill Road and screened by mature planting of trees and hedgerow. The A334 Charles Watts Way lies on a raised embankment, screened on either side by mature tree and shrub planting (deciduous and evergreen). There are street lights along the northern side of the A334, but no segregated footway. The M27 corridor is screened by substantial belts of woodland.
- 2.4 The local topography consists of several small ridgelines and valleys (refer to Figure 1). The Site lies between 51m Above Ordnance Datum (AOD) in the northern corner and 67m AOD in the west of the field. The Site entrance on Moorhill Road is 70m AOD and from here land rises to the north reaching a highpoint of 81m along the ridgeline from Harefield School to West End. There is a telecommunications tower at Kane's Hill Roundabout at the junction of two ridgelines. Land to the east of the M27 is generally flatter and lower (ca. 20-30m AOD).
- 2.5 The Site comprises a single field with access off Moorhill Road (shown in red on Figure 4: Site Appraisal Plan). Other land within the ownership of the Applicant is located on the upper terrace immediately adjacent to Moorhill Road which included a derelict farmhouse and dilapidated buildings which have now been partially demolished as part of a new development, recently granted planning permission. The proposals include a detached 4-bedroom house, a detached 2 storey building comprising offices and storage areas, a

detached workshop and storage of caravans for sale. Proposals include an improved vehicular access, new screen planting along the length of the road frontage comprising mixed native hedgerow and additional trees, as well as planting within the site.

- 2.6 Construction is currently in progress adjacent to the Site's north-eastern boundary to build a large car park for buses and cars to be used during major events at the Hampshire County Cricket Ground. Works include major earthworks and it is understood that access will be via Moorhill Road, Botley Road and Charles Watts Way.
- 2.7 There are no public rights of way across the Site. The closest public footpath is no. 241/506/1, a short section which runs along the housing development in Moorhill Gardens, and connects to Thornhill Park Road as well as Moorhill Road opposite the Site entrance. Footpath 241/509/1 lies 600m to the north-east of the Site within the Boundary Lakes Golf Course, adjacent to the Ageas Bowl. There are informal paths and public access within Telegraph Woods.

Landscape Character

- 2.8 Landscape character assessment is the key tool for understanding the landscape and should be used to form the baseline for assessing landscape effects that may arise from development proposals. The main elements that make up the landscape are physical influences (geology, soils, landform, drainage and water bodies), land cover (types of vegetation and patterns and types of tree cover) and the influence of human activity (land use and management, character of settlements and buildings, pattern and type of fields and enclosure). The aesthetic and perceptual aspects of the landscape are also key factors such as scale, complexity, openness, tranquillity or wildness.
- 2.9 Many parts of the UK are already covered by existing character assessments at different scales, from broad-scale national or regional assessments, more detailed local authority assessments and in some cases fine-grain local or community assessments. The landscape character areas relevant to the Site are described below.

National/County

- 2.10 Natural England produced a National Character map of England, which is a fairly general assessment and describes the different landscape character areas that make up the country. The Site lies within National Character Area No. 128. South Hampshire Lowlands which is summarised as "*a low-lying plain between the chalk hills of the Hampshire and South Downs and Southampton Water*". The Hampshire Integrated Character Assessment provides a framework for more detailed local character assessments which are generally undertaken by District and Borough Councils. The Site lies within LCA 2E: Forest of Bere West. Eastleigh

Borough Council have produced their own, more detailed, character assessment, and therefore this will be used as primary reference for the LVIA and is set out below.

Local

2.11 The Landscape Character Assessment for Eastleigh Borough Council, 2011, has divided the borough into 19 landscape character areas (LCAs). The Site lies within LCA 11: M27 Corridor (refer to Appendix B). The main description of LCA11 at Para 4.160: *"The character area is dominated by the motorway. In the northern part of the character areas, maturing but largely linear motorway planting obscures the cuttings and embankments, while to the south of Moorgreen it follows the distinctive, undulating and generally well-wooded landform"*. Para 4.161: *"The path of the motorway fractures the field pattern, fragmenting the land use and physically dividing the east and west sides of the character area. Land directly adjacent much of the motorway consists of heath-associated pasture and woodland. This limits the visual intrusion of the motorway. The woodland is dominated by oak and birch with frequent patches of conifers; rhododendron and laurel often form the understorey. For much of its length the area is hemmed-in by development in West End, Hedge End and substantial belts of recent woodland, often with conifers at their edges. North-west of Moorgreen the landscape is more rural and less wooded. Fields are generally small and fragmented, quite frequently with overgrown hedges, and are predominantly in pasture use. Smallholdings and allotments are frequent with the occasional unmanaged field. The boundaries of this character area are defined primarily by the built edge of the settlements that run along its length."* Para 4.162: *"The landform and white tensile architecture of the Rose Bowl (now Ageas Bowl) cricket ground is a landmark that creates a distinctive feature on the hillside south of Moorgreen. The surrounding golf course is at odds with the general landform/pattern, however blocks of woodland serve to reduce its impact."* Para 4.163: *"Despite the motorway, areas enclosed by woodland or within the small steep-sided valleys have a very rural character. Nevertheless, views of roads, urban edges and pylons tend to predominate. The motorway generates significant noise intrusion."*

2.12 The key characteristics for this area at Para 4.170 are:

- *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*

- 2.13 The Landscape Character Sensitivity, Para 4.171 is *“a mix of rural and peri-urban character, significant because of the patchwork distribution. It contains sites of wildlife and amenity value and includes heath-associated pasture”*.
- 2.14 The Visual Sensitivity, Para 4.172, is *“it has quite strong landforms and a varied vegetation structure of woodland and hedges. However, it forms a narrow corridor between settlements and could easily be compromised by further development”*.
- 2.15 The Key issues for this area, Para 4.173, are:
- *The edges of Southampton and Hedge End are in close proximity in some locations. The closure of these pinch points could result in fragmentation of the character area.*
 - *Further development in the character area would be visually prominent due to the presence of the motorway and smaller highways that run throughout the character area.*
 - *Parts of the landscape is degraded due to unsympathetic development associated with the urban edge.*
 - *Noise and visual disturbance from the motorway and smaller highway network.*
 - *Pressure for some development north of Barbe Baker Avenue, West End, south of Foord Road, west of Dodwell Lane, Hedge End and land fronting Providence Hill and Oakhill as identified in the draft Local Plan.*

3. LANDSCAPE RELATED PLANNING POLICY

3.1 This section summarises the issues of landscape significance set out in the main policy documents, at a national and local level, which apply to the Site and its surrounding landscape, and against which the proposals for the development of the Site would be considered.

3.2 The Site falls within the administrative boundary of Eastleigh Borough Council. It does not lie within any international, national or local landscape designations. The Site has the following planning designations that relate to landscape matters:

- Outside of the urban edge – countryside
- Within the Strategic Gap

National Planning Policy Framework (NPPF) July 2021

3.3 Policies in the National Planning Policy Framework (NPPF) which relate to landscape character and design are set out below:

3.4 **Para 8.** In order to achieve sustainable development, the planning systems has three overarching objects; c) relates to the environmental objective – *“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”*.

3.5 **Para 130** states that planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*

3.6 **Para 131** states that *“trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and*

local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”.

- 3.7 **Para 153.** *“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes and the risk of overheating from rising temperatures”.*
- 3.8 **Para 154.** *“New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure”.*
- 3.9 **Para 174.** *“Planning policies and decisions should contribute to and enhance the natural and local environment by:*
- a. 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);*
 - b. 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.*
- 3.10 **Para 175.** *“Plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment of landscape scale across local authority boundaries”.*

Local

The Eastleigh Borough Local Plan (2016-2036)

- 3.11 The Eastleigh Borough Local Plan (EBLP) was adopted on 25 April 2022 and sets the framework for development in the Borough up to 2036. Those policies relevant to landscape matters are set out below.
- 3.12 **Strategic Policy S5, New Development in the Countryside.** The Council is keen to protect and enhance the countryside within the Borough and maximise its opportunities for people and wildlife, from the urbanising impacts of development.

“1. Planning permission will be granted for new development in the countryside provided it is related to:

- a. the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);*
- b. residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural workers’ dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);*
- c. community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policies DM12);*
- d. outdoor recreation and open space (policies DM32 and DM33);*
- e. allotments and community farms (policy DM32);*
- f. cemeteries (policy DM37); and*
- g. essential public utilities (policy DM9*

2. In permitting new development in the countryside the Borough Council will seek to:

- a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;*
- b. secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;*
- c. avoid sterilisation of mineral resources, in accordance with the Hampshire”.*

3.13 Strategic Policy S6, Protection of Settlement Gaps.

“1. Development within a Settlement Gap as set out in the policies map will be permitted provided that:

- a. it would not undermine the physical extent and/or visual separation of settlements; and*
- b. it would not have an urbanising effect detrimental to:*
 - i. The character of the countryside; or*

ii. The separate identity of the adjoining settlements.”

3.14 Strategic Policy S9, Green Infrastructure.

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

- a. 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 (see strategic policy S12);*
- b. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6);*
- c. green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;*
- d. 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;*
- e. green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses (see policy DM1, Chapter 5);*
- f. connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);*
- g. incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting (see policy DM12, Chapter 5); and*
- h. opportunities for local food growing including allotments, community orchards and farms (see policies DM32 to DM34, Chapter 5 and detailed proposals in Chapter 6)”.*

3.15 Policy DM1, General Criteria for New Development.

“1. All new development should (as relevant):

- a. not have an unacceptable impact on, and where possible should enhance:*
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;*

- ii. *biodiversity (avoiding significant adverse impacts); and*
 - iii. *the significance of heritage assets;*
- b. *make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;*
- c. *take full and proper account of the context of the site including the character, appearance and land uses 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;*
- d. *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, (recognising that some species and habitats may be irreplaceable);*
- e. *include a landscape scheme covering the design and layout of external space;*
- f. *protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;*
- g. *provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;*
- h. *incorporate provision for people with disabilities and create accessible communities that cater for all;*
- i. *incorporate design measures to inhibit criminal and anti-social behaviour;*
- j. *incorporate provision for on-site waste management; and*
- k. *include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy".*

3.16 Policy DM3, Adaptation to Climate Change.

"1. All development should be designed to adapt to the predicted climate change impacts for the Borough.

- a. *To reduce the potential impacts of surface water flooding, sustainable drainage systems need to be implemented as part of an integrated SuDS strategy for the site in accordance with policy DM6 (Sustainable surface water management and watercourse management)*

and as part of the landscape framework for the site including green open space and green roofs where appropriate.

b. New development should have a cooling strategy which can include:

i. cooling through generous green infrastructure and trees

ii. areas of shade

iii. water cooling

iv. building design and orientation to reduce overheating

v. 'cool roofs' or green roofs and green walls

vi. porous cool pavements

c. To adapt to water stress, new development should be designed to reduce demand. Measures can include:

i. reduced residential mains water consumption (as per policy DM2)

ii. water efficient appliances, fittings and leak detection devices for non-residential and non C3 use class residential development

iii. rainwater harvesting and grey water recycling

iv. drought resistant landscape design and planting".

Eastleigh Borough Settlement Gap Study October 2020

3.17 The aim of the Settlement Gap Study was to produce evidence for the approach to Settlement Gaps in the EBC Local Plan 2016-2036. Nine study areas were identified and the Site lies within study Area C: West End, Hedge End, Southampton (refer to Appendix C). Landscape features of Area C which are pertinent to the Site are described as:

"The topography of the Gap contrasts from relatively shallow low-lying ground in the northeast to steeply rising wooded slopes and ridgelines to the south and west of the M27 around St Johns Hill and Telegraph Hill. Forming a continuation of Area B, the M27 cuts through the middle of Area C, and its elevated position creates a clear distinction in landform between Hedge End and West End/Southampton".

"The area is heavily wooded in its southern and central part. Pockets of urbanisation including two large sheds near Charles Watts Way. A golf course is located in the central part of the Gap, south of the Rose Bowl cricket ground. Allotment gardens, a small

residential development and individual dwellings are located in the southern part. The northern part of the area comprises open countryside with a small area of allotments and a small-scale commercial site".

"The area contains many woodland areas and pockets of development in its southern part, which limit views across the Gap and reduces its overall openness. The golf course in the central part of the area and the farmland to the east of the M27, to the north of the area, are the most open parts of the Gap".

- 3.18 The A334 Charles Watts Way is described as a main road connection between the settlements. The width of the Settlement Gap within Area C varies from 1.2km just north of the Site to a narrow point of 415m in the southern part of Area C. It is approximately 928m wide in the vicinity of the Site. One key view in Area C, to the north of the Site, is identified from Moorhill Road towards the north-east across Boundary Lakes Golf Course. This is the location of the proposed new Golf Clubhouse and car park which has been granted planning permission.
- 3.19 The presence of Green Infrastructure within The Gap includes *"Strong, mature and intact woodland blocks on the edges of settlements and within the Gap itself connected by a network of treed field boundaries and developments enclosed by vegetation"*
- 3.20 Area C has been subdivided into 18 sub areas. The Site lies within the south-western corner of sub area C8 *"Boundary Lakes Golf Club is aligned to the Ageas Bowl Cricket Complex and wraps around the boundary of the M27 and Charles Watts Way, rising from low ground in the north to higher ground along the A27 Moorhill Road. The retained natural woodland features, combined with the openness of the golf course, provides a clear sense of separation between Hedge End and West End/Southampton settlement edge"*. Where the Site is located, the width of The Gap is 928m.
- 3.21 Regarding opportunities for Green Infrastructure improvements, it is noted that *"remnant field boundaries provide strong layer to settlement visual separation and support ecological connectivity"* and *"strong tree line along main road provides strong sense of settlement edge and curtails long distances views from higher ground to adjoining settlements"*.
- 3.22 The Gap Analysis for Area C identified five different criteria, and Sub Area C8 fulfilled four of them. *"This open area of a golf course with woodland patches contributes to the open nature of the Gap between West End and the M27 and Hedge End. This undeveloped and open land is important in maintaining a buffer between the cricket ground on the edge of West End and large retail sheds on the edge of Hedge End. The area is important for the perception of settlements along Botley Road, Moorhill Road, Charles Watts Way and the golf course itself"*. The only criterion that Sub Area C8 did not fulfil was *"the area plays an important role in defining the settlement character"*.

3.23 The Gap Study concluded that Sub Area C8 should be retained. *“To the north west of the M27, Boundary Lakes Golf Course maintains a sense of openness between the settlement edge of Southampton, which lies on higher ground, offering long distance views towards Hedge End and beyond to the South Downs. Whilst these views are limited to glimpsed views from Moorhill Road, the change in topography between the M27 and the Southampton settlement edge means it is important to retain the depth of Gap. Future development of the golf course should be designed sensitively to maintain the Gap character and sense of openness”.*

3.24 In adopting GI principles, the Study identifies the following opportunities for Gap enhancements, which are relevant to the Site.

“Future development of the Ageas Bowl and Golf Course should be designed sensitively to maintain its contribution to the openness of the Gap and landscape character by protecting existing woodland blocks and open grassland on sloping ground which together contributes to the sense of separation between Southampton and Hedge End”.

4. LANDSCAPE APPRAISAL OF THE SITE

- 4.1 An appraisal of the Site is set out below and is illustrated on Figure 4: Site Appraisal Plan. The viewpoint of photographs is marked on the plan and reference should be made to Figures 5-8 Site Appraisal Photographs which are attached to this report.
- 4.2 The Site comprises a single field (approximately 1.5ha), mainly consisting of grassland, with vehicular access across an existing area of hardstanding to Moorhill Road. The land drops away from a highpoint of 70m AOD in the west, on Moorhill Road, to a low point of 53m AOD on the eastern boundary. The average slope across the field is 1 in 15, with a flatter area in the centre and steeper in the east. The field measures 200m long and 110m wide at its widest point on its western boundary, narrowing to 53m wide on the eastern boundary.
- 4.3 Along part of the western boundary there is an evergreen, laurel hedge (H1) on the top of the embankment (Photograph H). The eastern boundary is open, overlooking the recent construction area for overflow parking for Aegean County Cricket Ground (Photograph C).
- 4.4 There is a ditch and mature trees, mainly oak, along the northern boundary which abuts the Boundary Lakes Golf Course (Photograph F). Most of the trees are located outside of the Site boundary. There are patches of scrub among the ruderal vegetation along the northern edge of the field, such as bramble, willow and gorse.
- 4.5 The southern boundary runs parallel to the Charles Watts Way, which is raised on an embankment above the Site comprising a 15m wide band of screen planting of evergreen and deciduous tree and shrub species (Photographs E and G).

Summary of Landscape Character of Site

- 4.6 The Site and surrounding landscape are typical of LCA 11: M27 Corridor (refer to Section 2) with its *“distinctive, undulating and generally well-wooded landform”*. It lies on the western edge of the LCA and is influenced by urban settlement edge immediately to the west and by the two adjacent main roads which tend to predominate. The neighbouring golf course is *“at odds with the general landform/pattern”* and major development has recently been granted here, abutting the Sites northern and eastern boundaries (a new club house and large car park for major events at the Aegeas Bowl).
- 4.7 There are no important landscape features within the Site, however, tree roots from adjacent land extend into the Site and will be protected as part of any development. The bulk of the Site consists of poor condition grassland. The overall condition of the landscape character is low.

5. VISUAL APPRAISAL OF THE SITE

- 5.1 A visual appraisal was undertaken to determine the approximate extent of the area from which the Site is visible from the eye level of a person standing on the ground. A desk top study was carried out to determine the potential areas of visibility based on considerations such as topography, existing vegetation and built form. This was followed by a visual assessment of the Site from publicly accessible viewpoints within the surrounding landscape, such as from roads, footpaths and public open space.
- 5.2 A series of photographs were taken, some of which have been selected for inclusion in this report. The photographs were taken in March 2022 when most deciduous vegetation was not in leaf, giving maximum visibility across the surrounding landscape towards the Site. The locations of these photographic viewpoints are illustrated on Figure 4: Site Appraisal Plan. A detailed assessment of each viewpoint is set out in Figures 9-11 and summarised in Table A in Section 6.
- 5.3 In this undulating landscape, topography played a key part in assessing the visual envelope and this is highlighted in yellow on Figure 3 Visual Appraisal Plan. Extensive built development and blocks of woodland also restricted views. To the west of the Site views are contained by mature trees and vegetation along Moorhill Road, built development and a ridgeline. To the south views are blocked by a ridgeline, planting on the raised embankment either side of the Charles Watts Way. To the north views are contained by a ridgeline and blocks of woodland. To the east views extend slightly along the valley but are truncated by the M27 embankment and planting, woodland and built development on lower land at Hedge End. From the top of the Site there is a narrow view of very distant hills to the east. Any potential views from these hills back to the Site would be dominated by built development and woodland on the ridgelines surrounding the Site. It is unlikely for the Site to be clearly depicted from such a long distance.
- 5.4 Views of the Site from the public realm are restricted to those in the immediate vicinity of the Site; from Moorhill Road and Charles Watts Way. These are all partial or glimpsed views and predominantly from those people travelling along the main A roads. There is no footway along the Charles Watts Way and only a short section from Kaneshill roundabout to the Site entrance on Moorhill Road. Public footpath no. 241/506/1 terminates on Thornhill Park Road and Moorhill Road (adjacent to the Site entrance) and there is a view from here opposite the Site entrance. This footpath is a short route, alongside residential development.
- 5.5 Visual receptors include travellers on the A27 Moorhill Road, the A334 Charles Watts Way, people walking on public footpath no. 241/506/1 immediately opposite the Site entrance and potentially a few residents on Moorhill Road, such as Thorneydown Bungalow and the proposed detached dwelling within land owned by the Applicant.

- 5.6 It should be noted that the proposed two storey buildings and planting scheme fronting Moorhill Road, on land owned by the Applicant, will provide additional screening between the road and the proposed development.

Summary of Visual Appraisal

- 5.7 In this undulating landscape, topography played a key part in accessing the visual envelope. Extensive built development and blocks of woodland also restricted views. Views of the Site from publicly accessible locations are restricted to those in the immediate vicinity of the Site, from Moorhill Road and Charles Watts Way. These are all partial or glimpsed views and predominantly from those people travelling along the main A roads.
- 5.8 Visual receptors include travellers on the A27 Moorhill Road, the A334 Charles Watts Way, people walking on public footpath no. 241/506/1 immediately opposite the Site entrance and potentially a few residents on Moorhill Road.

6. IMPACT ASSESSMENT OF THE DEVELOPMENT PROPOSALS

6.1 Details of the LVIA Methodology are explained in Appendix A. There are two distinct components:

- Landscape Impact Assessment: assessing effects of the proposed development on the landscape as a resource in its own right (i.e. landscape features and character), referred to as **landscape receptors**.
- Visual Impact Assessment: assessing effects of the proposed development on specific views and on the general visual amenity experienced by people, referred to as **visual receptors**.

6.2 Judgements are made on the **sensitivity** of the landscape and visual receptors (high, moderate or low). Judgements are made on the magnitude of change caused by the proposed development - 'the **magnitude** of landscape or visual effect' (major, medium, minor, negligible, no change). These are combined to give an overall **degree of landscape or visual effect** (large, moderate, slight, neutral) which can be negative or beneficial. In some cases where the weighting is even, the visual effect is assessed as being neutral.

The Proposed Development

6.3 The proposal consists of a change of use of land for the siting of touring caravans, motorhomes and tents, including a small amenity block, the terracing of the Site to accommodate roads and pitches and off-site road works.

- Pitches for up to 33 touring caravans, motorhomes and tents.
- Construction of small amenity block (toilets and showers)
- Construction of a local gravity drainage system to serve the new amenity block which will discharge to a new foul water pumping station.
- Access road and hardstanding for pitches.
- New highway improvement works on the A27 which will provide a new right turn junction into the site off Moorhill Road (A27) and include a new footway on the eastern side, as well as other pedestrian crossing improvements. Three category 'C' trees will be removed as part of the works (one Scots Pine and two Sycamore). These will be replaced as part of the proposed screen planting along the road frontage.

6.4 Refer to Figure 12: Landscape Strategy Plan for the proposed layout.

LANDSCAPE IMPACT ASSESSMENT

- 6.5 The landscape effects which would arise from the proposed development have been assessed below. The landscape receptor is LCA 11: M27 Corridor.

Effects on existing landscape features and landscape character

- 6.6 There are no important landscape features on the Site. All existing tree and shrub planting along the boundaries will be retained and protected during the proposed works. The areas of scrub planting along the northern boundary will be retained and maintained as a 5m wide continuous green corridor to enhance biodiversity, in line with recommendations from the consultant ecologist. The cherry laurel hedge (H1) will be replaced with native planting as part of the development along Moorhill Road frontage, recently granted planning permission. Terracing will be required to create flat areas for each camping pitch and this will include earthworks, approximately 1-1.5m high with native planting on the banks. The pitches will comprise areas of amenity grass and hardstanding for the touring caravans, motorhomes and parking bays.
- 6.7 The current landscape value is considered to be low and the overall sensitivity of landscape receptors to change is low. The Site does not lie within any landscape designations. The proposed development would bring about a change in character from an agricultural field to use for up to 33 touring pitches (caravans, motorhomes and tents). Screen planting is proposed along the eastern boundary as well as new native tree, hedge and shrub planting within the Site.
- 6.8 The magnitude of landscape effects is considered to be medium adverse when considering the change of use agricultural field to touring caravan pitches. However, the main landscape features of the boundary trees and planting are to be retained. The development will also bring about some improvements to the quality of the landscape, such as screen planting along the eastern and western boundaries as well as planting within the development itself. On balance the **magnitude of landscape effects** is considered to be medium adverse, combined with a low **sensitivity of landscape receptor**, results in a **slight adverse degree of landscape effect**.

VISUAL IMPACT ASSESSMENT

6.9 The visual appraisal of the proposed development is based upon a site visit in March 2022 which involved walking public footpaths and local roads. Reference should be made to Figures 9-11 Visual Appraisal Photographs which include a detailed appraisal of each viewpoint. A brief summary is set out in Table A below:

TABLE A: VISUAL IMPACT ASSESSMENT SUMMARY

Viewpoint	Distance From Site	Nature of View	Sensitivity of Visual Receptors	Magnitude of Visual Effects at Year 1	Degree of Visual Effect at Year 1	Mitigation	Degree of Visual Effect at Year 15
1. PH A27 PROW 241/506/1	7m	Site entrance, partial view into field	Moderate	Minor adverse	Slight negative	N/A	Slight negative
2. PH Kanes Hill Roundabout	30m	View of access road, views into field screened by vegetation	Low	Minor adverse	Slight negative	N/A	Neutral
3. PH A334	30m	Winter filtered views. Summer no views.	Low	Minor adverse	Slight negative	N/A	Slight negative

Notes

PRoW Public Right of Way

PH Public Highway

6.10 The likely visual receptors of effects of the proposed development are anticipated to be:

- A few residents living on Moorhill Road, such as Thorneydown Bungalow and the proposed detached dwelling within land owned by the Applicant.
- Pedestrians using the public footpath 241/506/1 where it joins Moorhill Road.
- Vehicle users and pedestrians on the A27 Moorhill Road
- Vehicle users on the A334 Charles Watts Way.

6.11 The sensitivity of visual receptors was judged as *low, moderate or high*. The sensitivity ranged from moderate at the junction of the public footpath and Moorhill Road, and low on the A roads.

6.12 The magnitude of visual effects was judged on a five-point scale; *major medium, minor, negligible and no change*. At Year 1 (i.e. on completion of the development) all three views would have a minor adverse magnitude of visual effects.

- 6.13 In terms of the degree of visual effects this was judged on a four-point scale of *large, moderate, slight or neutral*. At Year 1, all three views were considered to have a slight negative degree of visual effect in winter. At Year 15 the degree of visual effect for Viewpoint 2 would be reduced to neutral once the screening planting has become established along the road frontage (part of a separate planning permission).
- 6.14 The degree of visual effect during the construction process will be large negative for Viewpoint 1 due to the off-site road works. Viewpoint 2 will be slight negative and Viewpoint 3 moderate negative.
- 6.15 There is street lighting along the A roads adjacent to the Site's southern and western boundaries. There will be additional light spillage from the proposed development (touring caravans, amenity building and low level lighting along the access roads). However, a condition can be included which requires details of any external lighting to ensure that the proposal does not result in an unacceptable level of light spillage.

Impact on Residential Visual Amenity

- 6.16 As set out in Appendix A, the impact on residential visual amenity has not been included in the main LVIA as this is considered to be a private view. The residential properties which have the potential to view the proposed development are a few properties on Moorhill Road.

7. LANDSCAPE STRATEGY AND MITIGATION

7.1 The aim is to create an attractive setting for the future development and to help absorb and assimilate the development into its surroundings. Figure 12: Landscape Strategy Plan illustrates the key features of the landscape design.

7.2 The overriding objectives of the Landscape Strategy are to conserve, manage and enhance the existing locally distinctive features of the Site, to introduce new features that are characteristic of the wider landscape (as defined in the local landscape character assessment) and to protect and enhance the visual amenity of local visual receptors. The landscape strategy can be summarised as follows:

- Existing areas of scrub along northern boundary to be retained and managed as a 5m wide green corridor to enhance biodiversity.
- Existing cherry laurel hedge to be removed and replaced with native screen planting (trees and shrubs). To provide long term screening and enhanced biodiversity.
- New native trees, hedges and shrub planting to define pitches and located along embankments.
- Native screen planting along eastern boundary.
- Grassland meadow with wildflowers around perimeter of development which will be managed less intensively than the amenity grassland areas adjacent to the caravans (i.e. one late summer cut a year). This will reinforce green corridors and enhance biodiversity.
- 3 trees to be removed as part of off-site road works. To be replaced with native trees as part of an existing planning permission for proposed road frontage screen planting.

8. CONSIDERATION OF THE LOCAL LANDSCAPE CHARACTER & PLANNING POLICY

- 8.1 As identified in Section 3 of this report, key considerations are LCA 11, the NPPF and EBLP. Assessment of the local landscape character has been fundamental to the design process in order to achieve the objectives of the NPPF such as Para 130 being “*sympathetic to local character and history, including the surrounding built environment and landscape setting*”. Local policies which seek to respect the landscape character are S5 and DM1. The Site is well contained from public views due to the local undulating topography, woodland and built development and boundary screen planting. Although the site will be open all year round, it is anticipated that there will be few caravans in Winter with the site mainly in use from Spring to Autumn.
- 8.2 The proposed scheme will be enclosed by vegetation, retaining the tree lined boundaries to the north and south with additional screen planting along the eastern and western boundaries. The green corridors along the boundaries will be reinforced with native planting, the maintenance of a 5m wide buffer of scrub along the northern boundary and grassland meadow around the perimeter of the development. These measures will provide long term screening and enhanced biodiversity. This achieves the objectives of NPPF Para 175 “*maintaining and enhancing networks of habitats and green infrastructure*”, NPPF Para 154, Local Plan Policies DM1, DM3 and S9 Green Infrastructure (GI). The Settlement Gap Study notes the presence of GI as “*woodland blocks connected by a network of treed field boundaries and developments enclosed by vegetation*”.
- 8.3 DM2 seeks to achieve well-designed places and NPPF Para 130 and DM1 seek to achieve well-designed places with appropriate and effective landscaping. The layout has been sympathetically designed to respect the local topography by creating several small terraces stepping down the slope, forming individual pitches and earth banks which will be planted with native hedges and trees.
- 8.4 The Site lies on the western edge of the Strategic Gap within Sub Area C8, adjacent to the urban edge of Southampton with existing or proposed development with planning approval on all sides. It comprises a linear, isolated field with A road to the south, residential and commercial development and A road to the west, a large newly built car park to the east and golf course with planning permission for a new clubhouse and parking to the north. The Site is well contained from public views, screened by boundary planting. The Gap Study affirmed that the “*Boundary Lakes Golf Course maintains a sense of openness between the settlement edge of Southampton*” and that “*future development of the Ageas Bowl and Golf Course should be designed sensitively to maintain its contribution to the openness of the Gap and landscape character by protecting existing woodland blocks and open grassland on sloping ground which together contributes to the sense of separation between Southampton and Hedge End*”. The small scale of the proposed holiday park, for use by touring caravans,

motorhomes and tents is considered appropriate for its location and would not result in an unacceptable impact on the landscape character and visual amenity of the local area. It would not undermine the physical extent or visual separation of settlements, in compliance with Policy S6.

9. SUMMARY AND CONCLUSIONS

- 9.1 The Site is located on the urban edge of Southampton, some 4.5km east of the city centre, 1.5km west of Hedge End, 1km south of West End and 0.5km west of Junction 7 on the M27. It is situated adjacent to the Kanes Hill Roundabout at the intersection of the A335 Charles Watts Way and A27 Moorhill Road. Boundary Lakes Golf Course wraps around the north and east boundary with Telegraph Woods, The Ageas Bowl (Hampshire County Cricket Ground and Hilton Hotel) further to the north-east. The Site comprises a single field (1.5ha) in pasture use with vehicular access off Moorhill Road, across land owned by the Applicant which is currently under construction for mixed use development.
- 9.2 The Site falls within the administrative boundary of Eastleigh Borough Council. It does not lie within any landscape designations. Regarding planning policy, the Site is located within the Strategic Gap and the Countryside (outside of the urban edge).
- 9.3 The Landscape Character Assessment for Eastleigh Borough Council identifies the Site as being located in Local Character Area 11: M27 Corridor. The Site and surrounding landscape are typical of LCA 11 its *“distinctive, undulating and generally well-wooded landform”*. It lies on the western edge of the LCA and is influenced by urban settlement edge immediately to the west and by the two adjacent main roads which tend to predominate. There are no important landscape features within the Site, however, tree roots from adjacent land extend into the Site and will be protected as part of any development. The bulk of the Site consists of poor condition grassland. The overall condition of the landscape character is low.
- 9.4 In this undulating landscape, topography played a key part in accessing the visual envelope. Extensive built development and blocks of woodland also restricted views. Views of the Site from publicly accessible locations are restricted to those in the immediate vicinity of the Site, from Moorhill Road and Charles Watts Way. These are all partial or glimpsed views and predominantly from those people travelling along the main A roads. Visual receptors include travellers on the A27 Moorhill Road, the A334 Charles Watts Way, people walking on public footpath no. 241/506/1 immediately opposite the Site entrance and potentially a few residents on Moorhill Road.
- 9.5 The proposal consists of a change of use, including the siting of up to 33 touring caravans, motorhomes and tents, a small amenity block and associated works. The magnitude of landscape effects is considered to be medium adverse, combined with a low sensitivity of landscape receptor results in a slight adverse degree of landscape effect.
- 9.6 The sensitivity of visual receptors was judged as *low, moderate or high*. The sensitivity ranged from moderate at the junction of the public footpath and Moorhill Road, and low on the A roads. The magnitude of visual effects was judged on a five-point scale; *major medium, minor, negligible and no change*. At Year 1 (i.e. on completion of the development) all three

views would have a minor adverse magnitude of visual effects. In terms of the degree of visual effects this was judged on a four-point scale of *large, moderate, slight or neutral*. At Year 1, all three views were considered to have a slight negative degree of visual effect in winter. At Year 15 the degree of visual effect for Viewpoint 2 would be reduced to neutral once the screening planting has become established along the road frontage (part of a separate planning permission). The degree of visual effect during the construction process will be large negative for Viewpoint 1 due to the off-site road works. Viewpoint 2 will be slight negative and Viewpoint 3 moderate negative.

Summary

- 9.7 The small scale of the proposed holiday park, for use by touring caravans, motorhomes and tents is considered appropriate for its location and would not result in an unacceptable impact on the landscape character and visual amenity of the local area. It would not undermine the physical extent or visual separation of settlements, in compliance with Policy S6.

APPENDIX A
Methodology for LVIA

LANDSCAPE AND VISUAL IMPACT ASSESSMENT (LVIA) METHODOLOGY

1 Introduction

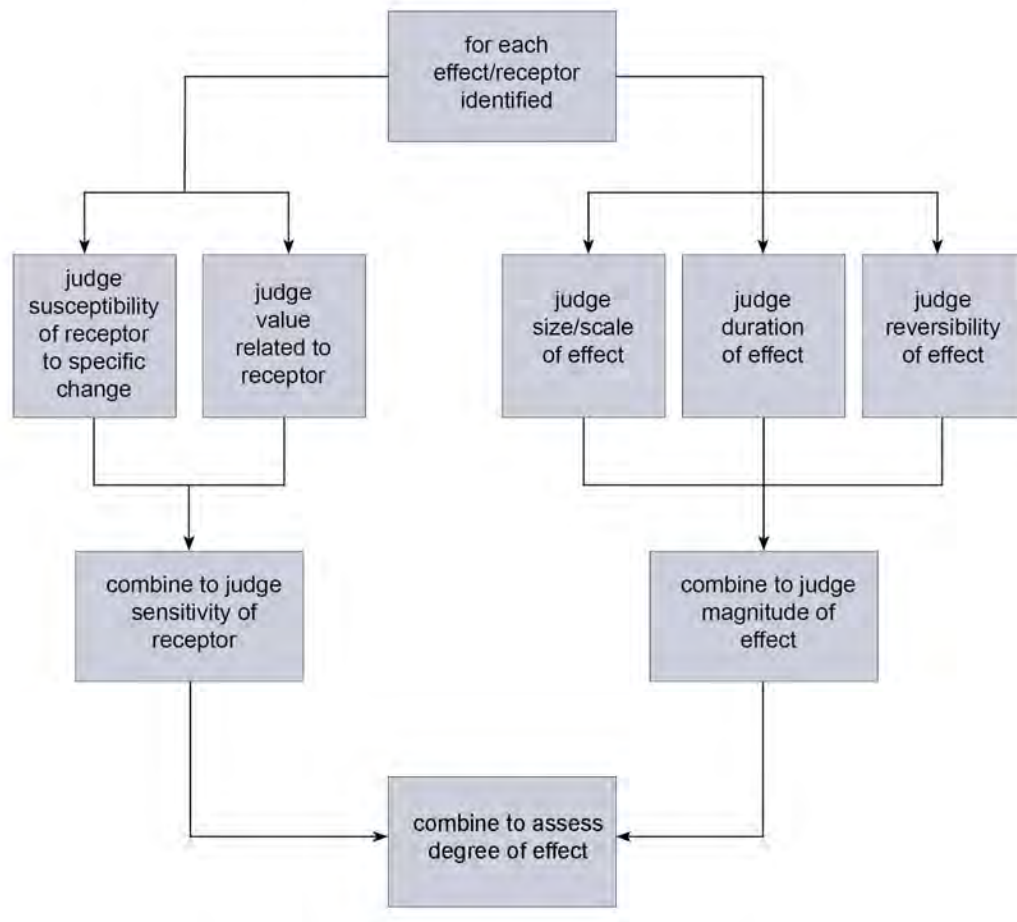
1.1 The Landscape and Visual Impact Assessment (LVIA) has followed established methodologies practised by the landscape profession and in accordance with “*Guidelines for Landscape and Visual Impact Assessment*” 3rd Edition, (GLVIA3) published by the Landscape Institute and Institute for Environmental Management & Assessment (April 2013). Although the proposed development does not require a formal Environmental Impact Assessment (EIA) it was considered appropriate to provide a LVIA to assess the degree of any identified effects which may result from the proposed development.

1.2 The two distinct components of the LVIA are:

- **Assessment of landscape effects:** assessing effects on the landscape as a resource in its own right
- **Assessment of visual effects:** assessing effects on specific views and on the general visual amenity experienced by people.

1.3 The following table, adapted from GLVIA3, sets out the main steps for assessing the degree of effects (for both landscape and visual effects).

Table 1 – Steps in assessing Landscape and Visual Effects



2 Assessment of Landscape Effects

- 2.1 The assessment of landscape effects deals with the effects of change and development on landscape as a resource. Landscape results from the interplay of the physical, natural and cultural components of our surroundings. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of the landscape that make different places distinctive.
- 2.2 The assessment describes the likely nature and scale of changes to individual landscape elements and characteristics, and the consequential effect on the landscape character, resulting from the proposed development. The sensitivity of the landscape resource has been identified through an evaluation of each key element and characteristic of the landscape including its quality, value, contribution to landscape character and the degree to which the particular element or characteristic can be replaced or substituted. The methodology used is in accordance with the LI/EIMA guidelines, "*Landscape Character Assessment: Guidance for England and Scotland*" (CAX84) published by the Countryside Agency (2002) and "*Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*" (2004) published by the Countryside Agency and Scottish Natural Heritage.
- 2.3 Landscape Character Assessment (LCA) is the key tool for understanding the landscape and the widely accepted methodology for landscape character assessment is that published by the Countryside Agency. In 1999 the Agency published the "*Character of England Map*" and in 2013 produced more detailed "Profiles" for each character area. The baseline study for assessing the LCA included evaluating published documents at a broad-scale (national and regional) as well as more detailed local authority assessments. This was combined with site specific fieldwork in order to check the applicability of the assessment and to refine where necessary.

Sensitivity of Landscape Receptors

- 2.4 Landscape receptors were assessed in terms of their sensitivity by combining judgements of their **susceptibility** to the type of change or development proposed and the **value** attached to the landscape. **Value** can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. A review of the existing landscape designations is usually a starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered, such as individual trees, buildings, hedgerows. Value is a combination of landscape importance and condition.
- 2.5 **Susceptibility** to change means the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.
- 2.6 The judgements made on susceptibility and value were combined to give an overall sensitivity of landscape receptors, which was assessed as being *high, moderate or low*.

Table 2 - Criteria for Landscape Sensitivity

Landscape Sensitivity	Typical Criteria Description
<i>High</i>	• The landscape character/feature is particularly distinctive and cannot readily accommodate the types of change resulting from the development proposed without harm. • The landscape is highly valued and includes international or national designations such as World Heritage Sites, Areas of Outstanding Natural Beauty, Conservation Areas, Listed Buildings or Scheduled Monuments. • High recreational value is demonstrated through public accessibility, the existence of widely distributed promotional (tourist) material and/or local groups indicate a high level of interest in the area. • The landscape is in consistently good condition and provides a high level of scenic quality. • A rare landscape which includes internationally or nationally unique landscape elements/features. • Strong cultural heritage associations of more than local significance.
<i>Moderate</i>	• The landscape character/feature, while distinctive, has some ability to accommodate the types of change resulting from the development proposed with limited harm. • The landscape is moderately valued and may include local designations. • Recreational value is demonstrated through public accessibility, the existence of some locally distributed promotional (tourist) material and/or local groups indicate a degree of interest in the area. • The landscape is in moderate physical condition with some degree of scenic quality or in a condition that could be readily improved, with greater scenic quality, without excessive capital investment. • A landscape which includes regionally or locally unique landscape elements/features. • Strong cultural heritage associations, but of primarily local significance.
<i>Low</i>	• The landscape character/feature is not distinctive and can readily accommodate the types of change resulting from the development proposed without harm. • The landscape contains no designations. • Little recreational value is demonstrated, there is very limited public access and no obvious local interest in the area. • The majority of the landscape is in poor/derelict condition with little scenic merit. It could not be improved without extensive capital investment. • The landscape is not remarkable or unique in any way. • Weak cultural heritage associations.

Magnitude of Landscape Effects

- 2.7 Each effect on landscape receptors was assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. It includes change to the existing landscape character and landscape elements/features and the addition of new landscape elements/features. Judgements are made both during construction and post construction (Year 1 of the completed scheme and Year 15 when any landscape mitigation planting is fully established).

Table 3 - Criteria for Magnitude of Landscape Effects

Magnitude of Landscape Effect	Typical Criteria Descriptions
Major adverse	Total loss or large scale damage to existing landscape character and/or distinctive landscape elements/features, and/or the addition of new but uncharacteristic and conspicuous landscape elements/features.
Medium Adverse	Partial loss or noticeable damage to existing landscape character or distinctive landscape elements/features, and/or the addition of new but uncharacteristic and noticeable landscape elements/features
Minor Adverse	Slight loss or damage to existing landscape character or landscape elements/features, and/or the addition of new but uncharacteristic and small landscape elements/features.
Negligible Adverse	Barely noticeable loss or damage to existing landscape character or landscape elements/features, and/or the addition of new but uncharacteristic and very small landscape elements/features.
No change	No discernible loss, damage/improvement or alteration to landscape character or any landscape elements/features.
Negligible Beneficial	Barely noticeable improvement of landscape character by the restoration of existing landscape elements/features, and/or the removal of uncharacteristic and very small landscape elements/features or addition of new very small characteristic landscape elements/features.
Minor Beneficial	Slight improvement of landscape character by the restoration of existing landscape elements/features, and/or the removal of uncharacteristic and small landscape elements/features or addition of new characteristic small landscape elements/features.
Medium Beneficial	Partial or noticeable improvement of landscape character by the restoration of existing landscape elements/features, and/or the removal of uncharacteristic and noticeable landscape elements/features, or addition of new characteristic landscape elements/features.
Major Beneficial	Large scale improvement of landscape character by the restoration of landscape elements/features, and/or the removal of uncharacteristic and conspicuous landscape elements/features, or addition of new distinctive potentially 'iconic' landscape features.

Overall Degree of Landscape Effects

- 2.8 To draw final conclusions about the degree of the landscape effects, the sensitivity of the landscape receptor was then combined with the magnitude of landscape effect to assess the overall degree of landscape effects (refer to Table 4 below). In simple terms where the receptor has a high level of sensitivity and undergoes a major magnitude of change the overall degree of effect is likely to be of a high order. Conversely where the receptor has a low level of sensitivity and undergoes a more minor magnitude of change, the overall degree of effect is likely to be of a lower order.
- 2.9 The LVIA also considered whether the landscape effects are beneficial or adverse. Where there are both beneficial and adverse effects, these have been weighed up against each to give a rating of either a beneficial or adverse. In some cases where the weighting is even, the landscape effect is assessed as being neutral.

Table 4 - Summarising the Degree of Landscape Effects

Sensitivity of Landscape Receptor	Magnitude of Landscape Effects (Beneficial or Adverse)				
	No Change	Negligible	Minor	Medium	Major
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large
Moderate	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral	Neutral or Slight	Slight	Slight or Moderate

3 Assessment of Visual Effects

- 3.1 An assessment of visual effects deals with the effects of development on the views available to people and their visual amenity.
- 3.2 The first step was to establish the visual baseline and identify the overall extent of the visibility of the proposed development (visual envelope). This was identified through a combination of desk top study and checked with fieldwork analysis, including the walking of most of the public highways and rights of way within the area. A number of viewpoints were selected, taken from a public right of way, highway or public open space. They were selected because they are for the most part 'worst-case' or at least notable views, and represent a typical direction or type of view from the various available directions towards the site. They are not all of the available views. An assessment as to the effect upon residential visual amenity of the proposals was also undertaken based on observations from publicly accessible locations only.
- 3.3 Photographs of the Site and surrounds were taken using a Nikon D50 digital SLR camera, with an 18-55mm lens, set at 50mm focal length. Photographs were taken at eye level (1.5m above ground). Panoramic photographs were stitched together using Adobe Photoshop (Creative Cloud) software, using the automated photomerge "cylindrical" setting and "autoblend" setting to produce a seamless join. The LVIA used guidance on photography from the GLVIA and the Landscape Institute. It should be noted that photographs should be used as an 'aide memoire' and cannot capture or reflect the complexity of the true visual experience that an observer would receive in the field.

- 3.4 Each photographic viewpoint sets out the date the photograph was taken and the approximate distance of the viewpoint to the nearest part of the proposed development (i.e. the red line boundary). The elevation of the viewpoint is the approximate height in metres Above Ordnance Datum (AOD) and has been interpreted from OS plan contours. The nature of the view is described, whether it is a full view of most or all of the development site, or only a partial view and whether it is part of a clear, broad view or a narrower view or 'glimpse' i.e. through gaps in vegetation or between buildings. "Filtered" views are those seen through winter foliage of deciduous vegetation.
- 3.5 The **visual receptors** were identified, i.e. people within the area who will be affected by the changes in view and visual amenity. This may include people living in the area, people who work there, people passing through on road or rail or other forms of transport, people visiting promoted landscape or attractions, and people engaged in recreation of different types. Views can be considered as transient or stationary or one of a sequence of views, as from a footpath or moving vehicle.
- 3.6 The anticipated change in view describes the proportion of the development or particular features that would be visible (such as full, most, small part, none) and may include changes in the existing skyline profile, creation of a new visual focus in the view, introduction of new man-made objects, changes in visual simplicity or complexity, alteration of visual scale and change to the degree of visual enclosure. The LVIA describes any mitigation measures which have been designed into the scheme as part of the overall landscape strategy.

Sensitivity of visual receptors

- 3.7 Each visual receptor (i.e. the particular person or group of people likely to be affected at a specific viewpoint) has been assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.
- 3.8 In this LVIA the sensitivity of occupiers of residential properties with views affected by the development has been assessed separately and has not been factored into the overall degree of visual effects. It has been based on fieldwork using highways and public rights of way, and upon the findings of the overall visual impact assessments. None of the properties have been directly visited. Visual change is keenly felt by residents, particularly where the view is a primary aspect for the property and as a consequence highly valued by the occupier. However, there is no right to a private view in law and thus private views are generally given less weight in the planning process than public views.

Table 5 - Criteria for Sensitivity of Visual Receptors

Visual Receptor Sensitivity	Typical Criteria Description
High	• Visual receptors experiencing cherished views of historic and/or cultural importance at a national or regional level and which are highly susceptible to change. • Occupiers of residential properties with primary views (principal living rooms and sitting areas in gardens) affected by the development. • Users of Public Rights of Way or other recreational trails (eg. National Trails, footpaths, bridleways etc.) where the primary use is for recreation and to enjoy the outdoors. • Users of recreational facilities where the purpose of that recreation is enjoyment of the landscape (eg. Public Parks, National Trust/English Heritage properties or estates and other areas of high heritage value). • Communities where views contribute to the landscape setting enjoyed by residents in the area.
Moderate	• Visual receptors experiencing cherished views of historic and/or cultural importance at a local level and which are moderately susceptible to change. • Outdoor workers. • Users of scenic roads, railways or waterways or users of designated tourist routes. • Cyclists/equestrians where the scenery, while potentially important, is secondary to the pursuit itself. • Schools and other institutional buildings, and their outdoor areas and users of recreational facilities where there is incidental enjoyment of the landscape (eg. golfers). • Occupiers of residential properties with minor views (eg. bathrooms, halls) affected by the development.
Low	• Visual receptors experiencing views of little historic and/or cultural importance which are not very susceptible to change. • Indoor workers and People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life. • Users of main roads (eg. trunk roads) or passengers in public transport on main arterial routes. where they are moving swiftly, with a direction of travel that is oblique or side-on to the development, are likely to be travelling for a purpose other than in order to enjoy the view. • Users of recreational facilities where the purpose of that recreation is not related to the view (eg. sports facilities). •

Magnitude of visual effect

- 3.9 The magnitude of visual effect is based on Year 1 (i.e. on completion of the development) and at Year 15 when any landscape mitigation planting is fully established. Where construction effects are likely to be particularly significant these are referred to in the commentary on each group of viewpoints. Each of the visual effects identified has been evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. Visual effects are judged by assuming the worst-case situation in terms of season, namely winter when deciduous trees are not in leaf and provide less screening.

Size or scale

- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture
- The nature of the views and whether they will be full, partial, glimpse or filtered.

Geographical extent

- Angle of view in relation to the main activity of the receptor
- Distance of the viewpoint from the proposed development
- Extent of the area over which the changes would be visible

Duration and reversibility of visual effects

- Short term (0-5 years), medium term (5-10 years) or long term (10-25 years)

Table 6 - Criteria for Magnitude of Visual Effects

Magnitude of Visual Effects	Typical Criteria Descriptions
Major adverse	• The proposed scheme would immediately dominate the view and completely degrade its overall character and scenic quality. • The proposed scheme would completely screen/conflict with existing attractive and highly cherished features in the view. • The deterioration in the existing view would be experienced by a large number of people over an extensive area.
Medium Adverse	• The proposed scheme would form a visible and recognisable new element of the view and partially degrade its overall character and scenic quality. • The proposed scheme would partly screen/conflict with existing attractive features in the view. • The deterioration in the view would be experienced by a moderate number of people over a wide area.
Minor Adverse	• The proposed scheme would constitute a minor component of the wider view and slightly degrade its overall character and scenic quality. • The proposed scheme would slightly screen/conflict with existing features in the view. • The proposed scheme would cause a slight deterioration in the view experienced by few people over a limited time.
Negligible Adverse	• Only a very small part of the proposed scheme would be visible resulting in a barely discernible deterioration in the existing view. • The deterioration in the view would be experienced by very few people over a limited area.
No change	• No part of the project, or work or activity associated with it, is discernible by anyone.
Negligible Beneficial	• Only a very small part of the proposed scheme would be visible resulting in a barely discernible improvement in the existing view. • The improvement in the view would be experienced by very few people over a limited area.
Minor Beneficial	• The proposed scheme would constitute a minor component of the wider view and slightly improve its overall character and scenic quality. • The proposed scheme would slightly screen existing unsightly features in the view or open up new views. • The proposed scheme would cause minor improvements to the existing view experienced by few people over a limited area.
Medium Beneficial	• The proposed scheme would constitute a component of the wider view and improve its overall character and scenic quality. • The proposed scheme would screen existing unsightly features in the view or open up new views. • The improvement in the view would be experienced by a moderate number of people over a wide area.
Major Beneficial	• The proposed scheme would greatly enhance the overall character and scenic quality. • The proposed scheme would open up attractive and highly cherished features in the view. • The improvement in the existing view would be experienced by a large number of people over an extensive area.

Overall Degree of Visual Effects

- 3.10 The sensitivity of the visual receptor was then combined with the magnitude of visual effect to assess the overall degree of landscape effects. In simple terms where the visual receptor has a high level of sensitivity and the view they experience undergoes a large magnitude of effect, the overall degree of effect is likely to be of a high order. Conversely where the visual receptor has a low level of sensitivity and the view they experience undergoes a small magnitude of change, the overall degree of effect is likely to be of a low order. The LVIA also considered whether the visual effects are positive or negative. Where there are both positive and negative effects, these have been weighed up against each to give a rating of either a positive or negative effect. In some cases where the weighting is even, the visual effect is assessed as being neutral.

Table 7 - Summarising the Degree of Visual Effects

Sensitivity of Visual Receptor	Magnitude of Visual Effects (Beneficial or Adverse)				
	No Change	Negligible	Minor	Medium	Major
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large
Moderate	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral	Neutral or Slight	Slight	Slight or Moderate

APPENDIX B

Landscape Character Area 11: M27 Corridor

Extract from Landscape Character Assessment for Eastleigh Borough dated April 2011

Area 11: M27 Corridor



Description

- 4.160 The character area is dominated by the motorway. In the northern part of the character areas, maturing but largely linear motorway planting obscures the cuttings and embankments, while to the south of Moorgreen it follows the distinctive, undulating and generally well-wooded landform.
- 4.161 The path of the motorway fractures the field pattern, fragmenting the land use and physically dividing the east and west sides of the character area. Land directly adjacent much of the motorway consists of heath-associated pasture and woodland. This limits the visual intrusion of the motorway. The woodland is dominated by oak and birch with frequent patches of conifers; rhododendron and laurel often form the understorey. For much of its length the area is hemmed-in by development in West End, Hedge End and substantial belts of recent woodland, often with conifers at their edges. North-west of Moorgreen the landscape is more rural and less wooded. Fields are generally small and fragmented, quite frequently with overgrown hedges, and are predominantly in pasture use. Smallholdings and allotments are frequent with the occasional unmanaged field. The boundaries of this character area are defined primarily by the built edge of the settlements that run along its length. The northern boundary of the area is defined by the boundaries of the adjacent character areas, area 3 (Lower Itchen Valley), area 9 (Horton Heath Undulating Farmland) and area 10 (Oaklands Woodland and Parkland).
- 4.162 The landform and white tensile architecture of the Rose Bowl cricket ground is a landmark that creates a distinctive feature on the hillside south of Moorgreen. The surrounding golf course is at odds with the general landform/pattern, however blocks of woodland serve to reduce its impact.
- 4.163 Despite the motorway, areas enclosed by woodland or within the small steep-sided valleys have a very rural character. Nevertheless, views of roads, urban edges and pylons tend to predominate. The motorway generates significant noise intrusion.

Historic Features

- 4.164 This landscape character area contains one historic park and garden listed on the Hampshire register:
- 4.165 Hatch Grange – “Avenue of limes planted 1874; originally had 300 acres.” This now functions as an urban park within West End.
- 4.166 There are 3 scheduled monuments around the middle of the area, close to the Rose Bowl cricket ground:

Bowl Barrow 200m West Of Moorgreen House (Monument No. 12148)

Hickley Wood Hillfort (Monument No. 31152)

Telegraph Woods Beacon, 170m North Of Fir Cottage (Monument No. 31157)

HCC Historic Landscape Types:

4.167 Historic landscapes types in this area are:

- 1.9 Small regular fields with straight boundaries (parliamentary type enclosure)
- 1.10 Medium regular fields with straight boundaries (parliamentary type enclosure)
- 1.16 Small rectilinear fields with wavy boundaries
- 4.1 Assarted pre-1810 woodland
- 4.3 Other pre-1810 woodland
- 4.5 19th century plantations (general)
- 9.6 Post 1810 settlement general

4.168 The area contains 4 listed buildings, although only 1 of these is significant in the landscape. Bursledon Windmill is a grade II* listed building that occupies a prominent hilltop location near Windover roundabout. Whilst woodland has grown up to the east that partially obscures views of it, it can still be seen from a number of points in and outside of the character area. Bursledon Windmill is also 1 of 3 conservation areas in this landscape area. Gaters Mill and Romill Close are 2 small conservation areas in West End, in the northwest corner of the landscape character area.



Figure 28. Panorama view from Charles Watts Way ,looking west



Figure 29. View near Oaktree Caravan Park

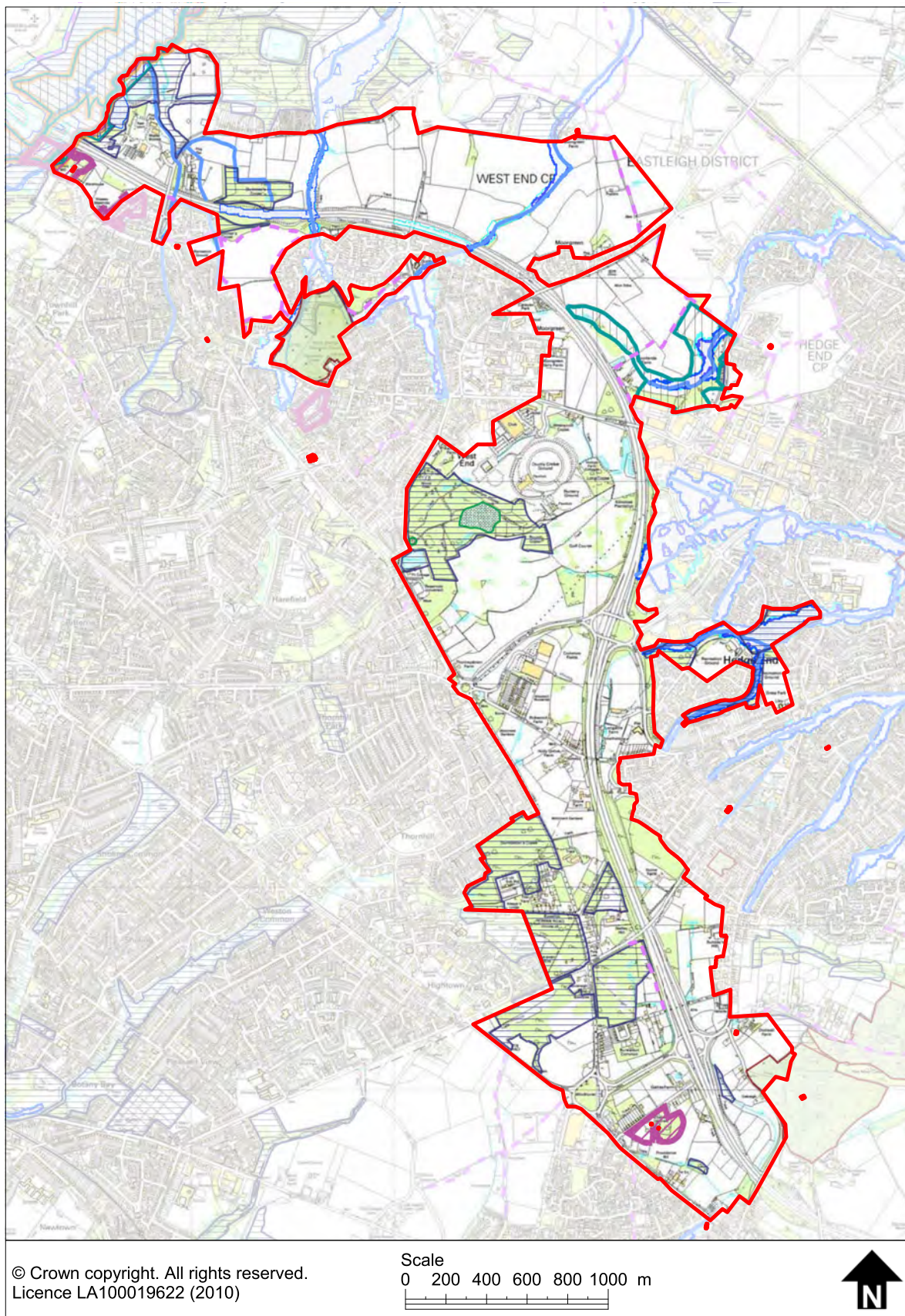
Ecological Features

- 4.169 There is a SSSI at Moorgreen Meadows which forms a priority area in the BAP, comprised of woodland and meadow. The wet grassland provides a good habitat for Marsh Orchids and other flora. A number of SINCs have been designated



Figure 28. Panorama view from Charles Watts Way ,looking west

Designations and Constraints



Key for Designation & Constraints:

	Character Area Boundary		Main River
	Area designated Ramsar, SPA* & SSSI Area		Floodzone 2
	SAC - Special Area of Conservation		Floodzone 3
	SSSI - Site of Special Scientific Interest		Right of Way
	SINC - Site of Important Nature Conservation		
	LNR - Local Nature Reserve		
	Historic Parks and Gardens		
	Conservation Area		
	Scheduled Ancient Monument		
	Listed Building		

*SPA - Special Protection Area



Figure 30. M27 motorway near Netley Hill

within this character area, mainly relating to where heathland vegetation has survived or regenerated.

Key Characteristics

4.170 The key characteristics for this area are:

- 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

Landscape Types

Landscape types as set out in the Hampshire County Council Integrated Character Assessment 2011 for this area are:

- Lowland Mosaic, Medium Scale
- Lowland Mosaic, Heath Associated
- Lowland Mosaic, Open

Landscape Character Sensitivity

4.171 This area is a mix of rural and peri-urban character, significant because of the patchwork distribution. It contains sites of wildlife and amenity value and includes heath-associated pasture.

Visual Sensitivity

4.172 It has quite strong landforms and a varied vegetation structure of woodland and hedges. However it forms a narrow corridor between settlements and could easily be compromised by further development.

Key Issues

4.173 The key issues for this area are:

- The edges of Southampton and Hedge End are in close proximity in some locations. The closure of these pinch points could result in fragmentation of the character area.
- Further development in the character area would be visually prominent due to the presence of the motorway and smaller highways that run throughout the character area
- Parts of the landscape is degraded due to unsympathetic development

associated with the urban edge

- Noise and visual disturbance from the motorway and smaller highway network
- Pressure for some development north of Barbe Baker Avenue, West End,, south of Foord Road, west of Dodwell Lane, Hedge End and land fronting Providence Hill and Oakhill as identified in the draft Local Plan.

APPENDIX C

Gap Analysis Area C (Site location annotated in yellow)
Extract from Eastleigh Borough Settlement Gap Study October 2020

Gap Analysis - Area C West End, Hedge End, Southampton

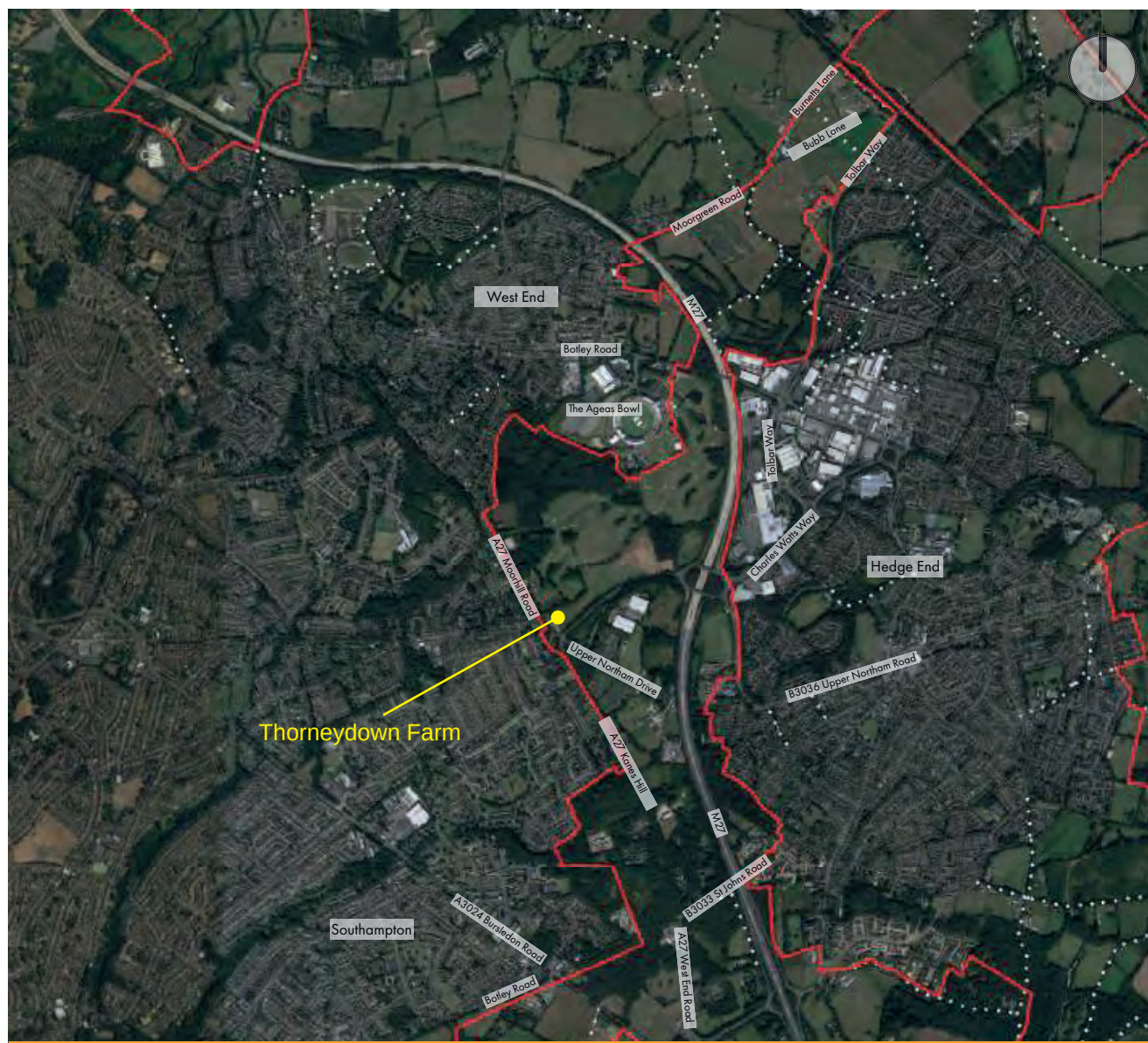


Figure C1 - Area C West End, Hedge End, Southampton Aerial Image with current Gap Boundary

Settlement Character

Following the completion and findings produced from the desktop study and fieldwork survey, a general description of each settlement outlining their overall character, settlement hierarchy level (shown in brackets), scale and identity is set out below.

West End (village)

The historic core of West End developed along the main route linking the village with Botley to the east. In the last thirty years there has been significant growth to the north of the village, adjacent to the M27. There has also been significant development to the west of the A27. As a result, West End is now joined by continuous urban development with Southampton.

Hedge End (medium town)

Hedge End is a town with a central core with its western edge defined by late 20th Century two-storey suburban residential development and employment land around Botleigh Grange.

Southampton (regional centre)

Southampton settlement edge well concealed from a combination of existing mature woodland blocks / tree belt within Westwood Nature Reserve and undulating higher topography. Some distant glimpsed views of high-rise development within Gap area.

Southampton suburban late twentieth century development up to Botley Road partially concealed from existing mature woodland blocks / tree belt and field boundary vegetation. South of Botley Road development gives way to open field patterns with poor field boundary GI providing a degree of screening / glimpsed views of Bursledon, particularly the further north travelled along Botley Road.