



Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

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Contents

1.0	Introduction.....	1
1.1	Purpose	1
1.2	Scope of the Assessment	1
1.3	Appraisal methodology	2
1.4	Weather	4
1.5	Guidance etc.	4
2.0	Landscape Policies and Designations	5
2.1	National and local policy	5
2.2	Designations	7
2.3	Ecological designations	9
2.4	Public access	9
3.0	The proposed development	10
4.0	Effects on the Landscape.....	11
4.1	Introduction	11
4.2	Landscape Baseline	12
4.3	Site-Specific Appraisal	17
4.4	Public Access	18
4.5	Landscape baseline summary	18
4.6	Effects on the landscape	19
5.0	Effects on Visual Amenity	24
5.1	Scope and Assessment Criteria	24
5.2	Visual Baseline	24
5.3	Visual receptors	28
5.4	Visual baseline summary	29
5.5	Effects on visual amenity	29
6.0	Summary and Conclusions.....	35
6.1	Summary of findings	35
6.2	Policy considerations	36
6.3	Designated landscapes	37
6.4	Conclusions	37
	Appendices	39
	Appendix 1 – Methodology.....	41
	Landscape Effects Assessment	42
	Appendix 2 – Policy	58
	Appendix 3 – Drawings	83

1.0 Introduction

1.1 Purpose

- 1.1.1 Tir Collective is instructed by Parsons Construction Ltd. to prepare this Landscape and Visual Appraisal (LVApp) which relates to a new planning permission for general industrial development following the parameters of the extant permission on site.

1.2 Scope of the Assessment

- 1.2.1 Planning permission was previously obtained for proposed office blocks to be constructed on land at Knowle Lane, however market conditions meant that the site was not progressed beyond the foundation level. After seeking advice, the client wishes to seek planning permission for a general industrial scheme which largely follows the parameters of the earlier office development.
- 1.2.2 The revised scheme is to provide industrial units approximately 7.64m high around the site boundaries with car parking in the centre. There would be four units, Blocks A to D, all varying in lengths. The southwestern unit, Block D, would be the longest, located along most of the southwestern boundary. Vegetation around the site boundary would still be retained and/or proposed, and planting within the site would be provided.
- 1.2.3 This Landscape and Visual Appraisal (LVApp) provides an assessment of the effects of the proposed development, on the landscape of the site and its context. In this LVApp, effects on features identified as important to the scenic quality, or effects on the landscape character of the site and its setting are assessed. Effects on peoples' views of the site and its setting, or visual amenity, are also assessed.
- 1.2.4 For the purposes of assessing the landscape and visual effects of this proposal, study areas have been defined:
- The "site" covers the area depicted on Figure LA.01;
 - The "landscape context" extends to approximately 500m from the site boundary and is defined by topography and vegetation;
 - The visual study area extends for up to 3km from the site boundary where intervening features allow.
- 1.2.5 The objectives of the appraisal are to:
- Describe and evaluate the landscape of the site and surrounding landscape context and visual amenity of the surrounding area, which might be affected by the proposed development;

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

- Examine the development proposals and analyse the potential effects on the landscape and visual amenity associated with the scheme's design;
- Provide an assessment of the landscape and visual effects of the proposed development with integral mitigation measures in place.

1.2.6 The LVApp is presented with separate chapters dealing with effects on landscape, and effects on visual amenity. The LVApp is illustrated by plans and photographs, as follows (provided in **Appendix 3**):

Figure LA.01	Site Location Plan
Figure LA.02	Landscape Policy & Designations
Figure LA.03	National Landscape Character Area
Figure LA.04	Landscape Character Area and Landscape Appraisal: local level
Figure LA.05	Visual Appraisal: local level
Figure LA.06	Site Features
Figure LA.07	Site Photographs
Figure LA.08	Viewpoint Photographs
Figure LA.09	Landscape Masterplan

1.2.7 Detailed information is presented in Appendices as follows:

Appendix 1	General Assessment Methodology
Appendix 2	Landscape Policies
Appendix 3	Drawings

1.3 Appraisal methodology

1.3.1 The methodology used for assessing the landscape and visual effects is based on the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). A summary of the general methodology used is set out in Appendix 1.

1.3.2 The Landscape Institute has advised in relation to Landscape & Visual Appraisals outside a formal EIA process in its "Statement of Clarification 1/13"¹:

In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes. ... The

¹ Landscape Institute website: <https://www.landscapeinstitute.org/technical/glvia3-panel/glvia3-clarifications/> [accessed July 2018]

emphasis on likely 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle – focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA.

1.3.3 The appraisal process comprises a combination of desk studies and field surveys, with subsequent analysis, and involved:

- A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including national and local landscape character assessments;
- A survey of the site and landscape context study areas and inspection of views of the site from publicly accessible viewpoints, including a photographic survey. The surveys were carried out on 23 June 2018.
- The viewpoints used were selected after considering the ZTV and a review of the 2017 LVIA by EDP.
- Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies;
- Analysis of the development proposals and consideration of potential landscape and visual effects;
- Assessment of the susceptibility and sensitivity of the landscape to the changes likely to arise from the development;
- Identification of the extent of theoretic visibility of the development and potentially sensitive viewers and view locations, supported by a viewpoint analysis;
- Consideration of proposals for mitigation measures to avoid, reduce or offset adverse effects;
- Assessment of magnitude of change arising from the proposal and the degree and nature of effects on the landscape and on visual amenity, with the mitigation proposals in place.

Assessment and mitigation

1.3.4 The effects of the development, whether beneficial or adverse, may vary in nature and degree through its lifecycle and, where feasible, mitigation measures are proposed to be incorporated in the design of the development. Where design measures cannot address identified likely adverse effects, measures such as management of the construction and operational processes are proposed. The purpose of mitigation measures is, first, to prevent

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

or avoid the potential adverse effects identified, and if that is not possible, to reduce the potential adverse effect. Where adverse effects are unavoidable, the purpose is to offset or compensate for the effect.

- 1.3.5 Details of the assessment criteria for landscape effects and visual effects are set out in those respective chapters.

1.4 Weather

- 1.4.1 The weather is a factor affecting the assessment of, especially, visual impacts. The Met Office² publish average statistics for weather patterns for the region, monthly and annual, for maximum and minimum temperatures, days of air frost, hours of sunshine, amount of rainfall - both generally and the number of days when rainfall is above 1mm. For Southampton Airport, England SE & Central S, at just over 4km, the nearest Climate station to where the site is located:

- Rainfall above 1mm per day, which limits visibility, occurs on an average of 114.7 days in the year, about 31.4% of the year;
- There are on average 33 days when air frost occurs, which can produce hazy conditions limiting visibility, about 9% of the year;
- There is an average of 1689.3 hours of sunshine per annum for the station, more than the England SE & Central S district average of 1627.7 hours.

1.5 Guidance etc.

- 1.5.1 In addition to GLVIA3, the Landscape Institute's Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment was referred to.
- 1.5.2 Relevant policy, landscape character assessments, and other contextual information sources were also referred to, including:
- Landscape Character Assessment: Guidance for England and Scotland, published by Countryside Agency, 2002
 - Natural England updated character area descriptions, 2014
 - Policies relevant to the landscape and visual amenity in national and regional policy including Eastleigh Borough Local Plan review (2001 - 2011), Landscape character assessment for Eastleigh Borough (2011)

² The data quoted are those for Southampton Airport and England SE & Central S, obtained from The Met Office website: <https://www.metoffice.gov.uk/public/weather/climate/qcp1c5hp4> [accessed July 2018]

Photography

- 1.5.3 Photographs have a special role in describing landscape character and illustrating key views. For photographs to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the Landscape Institute (LI) advises using a lens with a focal length equivalent to 50 mm for a 35 mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degrees³. The camera used for the appraisal photography was a Canon EOS 5D Mark iii digital SLR camera with a full frame sensor. Photographs were taken with a focal length of 50mm.
- 1.5.4 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of overlapping photographs are digitally spliced together in PTGui Pro using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual photographs is slightly manipulated in order to create a consistent panorama without visible joins.
- 1.5.5 The viewpoint locations were established using a camera mounted GPS device. The viewpoint locations are shown on **Figure LA.05**.

2.0 Landscape Policies and Designations

2.1 National and local policy

National Planning Policy Framework

- 2.1.1 The National Planning Policy Framework (NPPF), July 2021, sets out the Government's planning policies for England and how these should be applied. The NPPF 'is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.'
- Section 2: Achieving sustainable development, paragraph 8 sets out three overarching objectives to achieve sustainable development. The third objective is an environmental objective which is to "protect and enhance our natural, built and historic environment; including making effective use of land..."
 - Paragraph 9 goes onto state that "Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so

³ The Landscape Institute, Landscape Institute Advice Note 01/11, Photography and photomontage in Landscape and Visual Assessment, March 2011, on LI website: <https://www.landscapeinstitute.org/visualisation/> [accessed July 2018]

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

should take local circumstances into account, to reflect the character, needs and opportunities of each area."

- Paragraph 10 states "... at the heart of the Framework is a presumption in favour of sustainable development."
- Section 12: Achieving well-designed places, paragraph 130 states "planning policies and decisions should ensure that developments:

[...]

- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;

[...]"

2.1.2 Section 15: Conserving and enhancing the natural environment, paragraph 174 states "Planning policies and decisions should contribute to and enhance the natural and local environment by:

- A) protecting and enhancing valued landscapes... (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...

[...]"

Local Policy

2.1.3 The site lies within the boundaries of Eastleigh Borough Council. Local planning policy relevant to the proposed development of the site is provided by the Eastleigh Borough Local Plan (2016 - 2036), adopted in 2022. Relevant policies relating to the proposed development from the Eastleigh Borough Local Plan (2016 - 2036) are listed below. Details of these policies can be found in **Appendix 1** of this report.

Eastleigh Borough Local Plan (2016 - 2036)

- 2.1.4 The statutory development plan that applies to the site is Eastleigh Borough Local Plan 2016-2023. It sets out the policies and plans to guide future development to 2036. It replaced the 'saved' policies in the Adopted Local Plan 2001-2011.
- 2.1.5 The Proposals Map shows the industrial units are to be located within 'Urban Edge' which is the urban settlement of Fair Oak. The following policies are therefore considered relevant in the context of this assessment:
- Strategic **Policy S2**: Approach to new developments.
 - Strategic **Policy S9**: Green Infrastructure.
 - **Policy DM1**: General Criteria for new development.
 - **Policy DM3**: Adaptation to climate change.
 - **Policy DM5**: Managing flood risk.
 - **Policy DM6**: Sustainable surface water management and watercourse management.
 - **Policy DM11**: Nature conservation.

2.2 Designations

- 2.2.1 Landscape designations provide an indication of **landscape value**. They are areas that have been recognised for qualities such as scenic beauty and the recreational potential of the landscape. Designations are shown on **Figure LA.02**.

National Park/ AONB

- 2.2.2 The site does not lie within any nationally or locally designated landscapes. The South Downs National Park (SDNP) is a nationally designated landscape. At its closest, the national park lies approximately 1.7km to the north-east of the site.
- 2.2.3 Proposed development outside of designated landscapes have the potential to impact on the character and on visual amenity of the designated area. However, distance and intervisibility between the site and the national park reduce the potential for impacts. (**Viewpoint photograph 07**)

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Historic and Cultural landscape designations

Registered Parks and Gardens

- 2.2.4 The site does not lie within, or in close proximity to, a Registered Park and Garden of Historic Interest listed on Historic England's register. The closest Registered Park and Garden of Historic Interest are: Townhill Park, over 6km to the south-west; and Cranbury Park, 6.4km to the north-west. As these are both distant from the site and there is no intervisibility between them, any further assessment of the potential impact of the proposed development has been scoped out of this appraisal.

Conservation areas

- 2.2.5 The site does not lie within a conservation area. The nearest are: Bishopstoke conservation area, approximately 3.6km to the west of the site; and Upham conservation area, 3.6km to the north-east. Conservation areas are shown on Figure LA.02. There is no intervisibility between the site and the above conservation areas, which are also outside of the context area of the site. Therefore, the assessment of the potential landscape and visual impact of the proposals on conservation area receptors has been scoped out of the appraisal.

Listed buildings

- 2.2.6 There are two listed buildings or groups of listed buildings within 500m of the site, all of which are Grade II listed (Figure LA.02). The first group, located approximately 500m north-east of the site, comprises: Mortimers Farmhouse; Mortimer Lane Granary; and the barn to the south-west of Mortimers Farmhouse.
- 2.2.7 The second group, located approximately 500m to the south-east of the site around the East Horton Golf Club clubhouse, comprises: East Horton Farmhouse; and the barn south of East Horton Farmhouse. The listed structures are screened from the site by intervening buildings and vegetation.

Scheduled Monuments

- 2.2.8 Scheduled Monuments are shown on Figure LA.02. There are eight scheduled monuments situated within 3km of the site. All of these are focused around Marwell Manor and its associated Park Pales, and are located more than 2km to the north of the site. Due to distance and lack of intervisibility between the site and the scheduled monuments, the impact of the development proposals on their setting and on receptors visiting them has not been considered further in this assessment.

2.3 Ecological designations

Ancient woodland

- 2.3.1 The nearest ancient woodland to the site is a small block of Ancient and Semi-Natural Woodland on Knowle Hill, approximately 300m to the south-west of the site. Approximately 450m to the south of the proposed buildings, within East Horton golf course, is an Ancient Replanted Woodland.

Site of Importance for Nature Conservation

- 2.3.2 The south-eastern part of the site, which consists of a waterbody surrounded by scrub and hedgerows, is designated a SINC in the Local Plan. The Knowle Hill Open Space, to the west of the site, is also designated as a SINC, and contains several permissive pathways.

2.4 Public access

Public rights of way

- 2.4.1 There are no public rights of way either in or adjacent to the site. The nearest, a public footpath, crosses East Horton golf course approximately 500m to the north-east. There is a good network of public rights of way across the study area, the majority being public footpaths. There are no designated long distance footpaths in the study area.

Open access land

- 2.4.2 The nearest access land to the site is nearly 2km to the west at Stoke Park Wood.

National cycle routes

- 2.4.3 There are no national cycle routes in the study area.

Open space

- 2.4.4 To the west of the application site lies Knowle Hill Open Space, a recreation and open space facility designated under the Local Plan.

Interim summary

- 2.4.5 The following elements of the landscape policies and designations are relevant to the assessment of landscape and visual effects of this proposal:
- The site of the proposed buildings is not within a locally or nationally designated landscape;

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

- The area of the site to the south-east of the development proposal is designated as a SINC;
- The location of the site within land designated as 'countryside' under the Local Plan will require any proposed development on the site to be in keeping with its surroundings, reflecting the local landscape character and protecting any key landscape characteristics and features, in accordance with adopted Local Plan Policies; and
- In accordance with planning policy, this assessment will refer to the current Hampshire County Council and Eastleigh Borough Council landscape character assessment documents to establish the baseline character of the landscape context of the site and to inform this assessment.

3.0 The proposed development

- 3.1.1 This chapter describes the main aspects of the proposed development which may affect the landscape and/or visual amenity. It also identifies features of the proposals which will assist in mitigating adverse landscape and visual impacts.
- 3.1.2 The revised scheme is to provide industrial units approximately 7.64m high around the site boundaries with car parking in the centre. There would be four units, Blocks A to D, all varying in lengths. The southwestern unit, Block D, would be the longest, located along most of the southwestern boundary. Vegetation around the site boundary would still be retained and/or proposed, and planting within the site would be provided.

Sources of Potential Effects on Landscape and Views

- 3.1.3 The main features of the of the proposed development which could potentially result in landscape and visual impacts are the proposed buildings - their footprint and built form.

Mitigation measures

- 3.1.4 The potential for adverse effects on landscape and visual amenity has been recognised and mitigation measures incorporated in the scheme to avoid or reduce adverse effects or to offset or compensate for unavoidable adverse effects.
- 3.1.5 Mitigation measures incorporated into the scheme design, as described in the LVIA for the permitted application, include:
- Photovoltaic panels are to be aligned inside of existing field boundaries to avoid the removal of vegetation and to ensure the existing field pattern is retained.

- New native hedgerow planting is proposed for the main solar farm site to fill in some gaps of existing hedgerow to connect wildlife corridors and to provide screening. Additional wildflower and grassland planting is proposed for ecological mitigation.
- New loose hardcore gravel access tracks would follow existing access routes and access between fields utilising existing field gateways.
- A 15m buffer from the Ancient Woodland blocks on the grid connection site is proposed, and suitable buffers from existing hedgerows and trees within both sites to ensure existing features that contribute to the character of the landscape are retained and protected, including Root Protection Areas (RPAs). A 10m buffer from water courses is also proposed to protect existing habitats.
- Stock proof fencing is to be offset from hedgerows and tree canopy edges to ensure existing vegetation is not damaged or disturbed.
- Battery storage units within the main solar farm site are to be located next to woodland and field hedgerows to provide screening and reduce the potential visual impact. The units are to be painted a recessive colour to sit within the landscape.
- Cabling is to be bored 3m under hedgerows to avoid disturbance to sensitive landscape elements and to prevent the inclusion of unsightly cabling bridges.
- Limited site infrastructure ensures construction and decommissioning can be achieved with little disturbance.

4.0 Effects on the Landscape

4.1 Introduction

- 4.1.1 This chapter deals with the effects on the landscape of the site and its context of the proposed construction and occupation of the site.

Assessment Criteria

- 4.1.2 The assessment process is described generally in section 1.3. The general methodology for assessing the effects is set out in **Appendix 1**.
- 4.1.3 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

4.2 Landscape Baseline

- 4.2.1 The landscape baseline is a description and analysis of the existing landscape, against which the effects of the proposed development are assessed. The landscape is described, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels and, then, from site-specific surveys and analysis carried out for the purposes of this assessment.

National Landscape Character Assessment

- 4.2.2 The desk study has made reference to National Character Areas for England⁴. National Character Areas (NCAs) divide England into 159 distinct natural areas. The new NCA profiles update the previously published Joint Character Area (JCAs) and Countryside Character Area descriptions (1998-1999 by the Countryside Agency). Each NCA 'is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.'
- 4.2.3 The site is located within the **National Character Area 128: South Hampshire Lowlands**. The key characteristics are identified as:
- Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.
 - Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole, Atlantic salmon, brown trout and the endangered, native whiteclawed crayfish.
 - Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere.
 - Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.
 - An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.

⁴ National Character Area Profile - **Character Area 128: South Hampshire Lowlands**, Natural England, 2014

- In parts, a very urban NCA dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant. The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.
- Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA.

4.2.4 Within the 'Opportunities' section, the following statements of environmental opportunity are of relevance to the area:

- SEO # 1: Promote creative and effective sustainable development – including a well-connected network of high-quality greenspace in and around ... Eastleigh ... – which benefits local businesses and communities, protects local distinctiveness, encourages public understanding and enjoyment of the natural environment, and helps to mitigate the impacts of climate change.
- For example, by:
- Working with local authorities, government agencies, local enterprise partnerships and other partners to ensure that economic growth in the South Hampshire Lowlands National Character Area (NCA) recognises and enhances where possible the qualities and ecosystem benefits of the natural environment.
- Ensuring that all new development is informed by an understanding of local character and distinctiveness.
- Making all development permeable to wildlife through the use of greenspace and green corridors that can function as ecological networks.
- Seeking to encourage a softer transition between rural and urban landscapes through the planting of native trees around new development.

County and District level landscape assessments

4.2.5 The most recently published Landscape Character assessment of relevance to the site are the Hampshire Integrated Character Assessment; and Landscape Character Assessment for Eastleigh Borough, which was published in 2011.

Hampshire Integrated Character Assessment

4.2.6 The LVIA for the permitted scheme reviews the Hampshire Integrated Character Assessment as follows:

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

- 4.2.7 The Hampshire County Council landscape assessment referred to in Eastleigh Borough Council's Local Plan at paragraph 1.25 in relation to saved Policy 18.CO, (called 'The Hampshire Landscape – A Strategy for the Future') has now been replaced by the 'Hampshire Integrated Character Assessment' (2011).
- 4.2.8 Within this later landscape character assessment, the site lies within the Landscape Character Type (LCT) described as 'Lowland Mosaic Small Scale', and Landscape Character Area (LCA) 2e, 'Forest of Bere West'.
- 4.2.9 The key characteristics of the Lowland Mosaic Small Scale LCT that are considered relevant to the landscape context of the site are described as follows:
- "Predominantly permanent pasture land use.
 - Often small enclosures, small areas of woodland and undulating topography which produces the sense of a small scale landscape.
 - Generally, high to very high density of dispersed small farmsteads and hamlets and associated with nucleated spring line settlements in the south and north Hampshire lowlands.
 - Small semi natural and ancient woodland copses and hedges of varying character; and
 - Frequently a high density of public rights of way and winding lanes."
- 4.2.10 The description of land cover and land use pattern for the LCT is as follows:
- "Similar size of fields to Lowland Mosaic Small Scale Wooded, but with hardly any woodland cover. Hedged small field size (below 3 to 4 ha), generally well connected. Belts of mature trees are typical. Boundaries tend to be thickly wooded and treed. Dominated by improved grassland and pasture land use".
- 4.2.11 The description also states that the LCT is "not associated with sand and gravel mineral extraction". The northern parcel of the site was a licensed sand quarry with associated site office and compound. This use has ended and the site has been restored following an agreed remediation scheme.
- 4.2.12 In respect of enclosure, this LCT is described as a "very enclosed intimate landscape, due to the small fields with high hedges and the higher surrounding land".
- 4.2.13 The description of public perceptions of this LCT is that "although close to large centres of population of central southern Hampshire, the landscape is still very rural and valued as local countryside, visible from often heavily trafficked rural roads".

4.2.14 The Forest of Bere West LCA is an extensive area, with Fair Oak settlement situated within its north-western fringe. The key characteristics of this LCA are described as follows:

- “A low lying landscape with shallow undulations, predominantly south sloping;
- Varied geology with permanently saturated heavy clays in the central and southern parts and locally higher sandy outcrops which are more undulating resulting in agriculturally poor soils – conversely rich alluvial especially around tributaries of the Hamble are very high grade;
- Locally popular accessible woodland areas;
- Permanent pasture, plantations woodland and small holdings with secluded, heavily wooded, often ancient origin but replanted, away from the major towns;
- Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oak with no ‘understory’ hedge and occasionally isolated field specimens;
- Extensive C.20th development, including urban expansion and infilling of common-edge settlements; and
- Rich biodiversity, including woodland, heathland, grassland and wetland sites.”

4.2.15 Typical landscape features of the LCA which are of relevance to the site are the mature Oak trees within hedgerows: “Magnificent spreading and sometimes ancient oak trees are a feature of hedgerows, which often have low clipped interconnecting hedges. These hedgerows are most typical in the Lowland Mosaic Small Scale Wooded landscape which contains relatively small fields”.

4.2.16 In respect of perceptual characteristics, the LCA is described as possessing views that are “predominantly short and often with a wooded backdrop” and “development is frequently in the field of view”. It is also described as a landscape full of contrasts: “The well wooded core Forest of Bere area is intimate, remote and secluded, but its peripheral landscapes have more development and urbanising influence”.

4.2.17 Urban fringe influences on the LCA are recognised and described as: “Urban fringe uses are more pervasive than in the Forest of Bere East, and typically include golf courses, small retail and commercial areas, horse paddocks, high voltage power lines and scattered housing in medium sized plot”.

4.2.18 Landscape Character Assessment for Eastleigh Borough (2011)

4.2.19 The report updates the previous borough-wide assessment of landscape character, the Landscape Assessment of Eastleigh Borough (1997). The document is intended to inform

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

landscape policy as part of the emerging Local Plan and as such it will form part of the technical evidence base. The LVIA for the permitted scheme summarises the Landscapes Character Assessment for Eastleigh Borough as follows:

- 4.2.20 The site lies within Landscape Character Area (LCA) 8: Knowle Hill Farmland and Woodland. The key characteristics of this LCA are described as:
- "Enclosed undulating valley landform and ridge;
 - Varied pattern of field sizes and cultivation;
 - Clusters of buildings and small fields along lanes;
 - Views across valley to wooded horizons north and east; and
 - Urban influence in the western edge".
- 4.2.21 The accompanying description of landscape character includes the following:
- 4.2.22 "This landscape character area exhibits a mosaic landscape set on a ridge and undulating valley side. ... Field sizes vary considerably, and the land has a mixture of arable pasture and amenity uses, adding to the patchwork effect. There are small copses and deciduous woodlands with an enclosed and intricate character.
- 4.2.23 Along Knowle Lane there is poorly screened industrial development on both sides of the lane and a landfill site on a former sand pit adjoining the golf course to the east. Frequent farmsteads and small plots occupy the rest of the lane, forming a band threading through a landscape of larger fields. The high ground west of Knowle Lane around the top of Knowle Hill forms a well wooded landmark, with very long views to the south and west from the high ground."
- 4.2.24 The landscape sensitivity of the LCA is described as: "The landscape is predominantly rural, bounded by the urban edge of Fair Oak and Horton Heath. It has a varied landform and vegetation structure and is attractive without being of particular distinctiveness. It has amenity value with much land being publicly accessible from Knowle Lane and the nearest residential areas. It has local wildlife value".
- 4.2.25 Visual sensitivity for the LCA is described as: "The mosaic of developed land, woodland and mixture of field enclosure types limits intervisibility within the character area. The character is complicated further by the undulating landform and prominent woodland set on a ridge with views out".
- 4.2.26 The key issues described for this LCA are as follows:

- “Prominent industrial development in the highest point of the character area, increases pressure for further industrial uses;
- Prominent urban edge of Fair Oak and Horton Heath;
- Inconsistent management practices of woodland and farmland; and
- Development pressure on Knowle Lane and to the rear of Scotland Close”.

Winchester District Landscape Character Assessment (2004)

- 4.2.27 The site is situated within the eastern fringe of Eastleigh Borough. The Winchester City Council (WCC) authority area boundary lies approximately 600m to the east of the site. The WCC landscape has been characterised in the Winchester District Landscape Character Assessment (WDLCA, 2004), which is adopted Supplementary Planning Guidance. Although the WDLCA is not relevant to the site landscape, due to its proximity, there is the potential for indirect effects of new development on the character of the area and on views from the adjacent landscape within WCC.

4.3 Site-Specific Appraisal

The landscape of the site

- 4.3.1 The site is situated in a shallow valley, which runs from a high point of about 49.5m AOD on Knowle Lane in the north-west, to about 36m AOD to the south-east at the boundary of East Horton Golf Course. To the north is an agricultural field, bordered by hedgerows containing mature trees. To the north-west is a construction site, where Building A is being constructed, with land with permission for residential housing beyond. The BskyB facility, containing large satellite dishes and several buildings, lies to the west of the main part of the site and is surrounded by a palisade fence and trees. A former land fill site lies to the south, separated from the site by trees and scrub along a fence line. Under the plans for the restoration of the landfill site, which is currently restored to grassland, a belt of woodland planting is proposed immediately adjacent the site which has not yet been implemented (paragraph 3.46 of the EDP LVIA for the permitted scheme). Trees around these features and topography in the wider area screen views into and out of the site to all but the immediate surroundings. Trees and topography also restrict the size of the area over which the site influences the landscape.

Features of the site

- 4.3.2 The site can be divided into three sections: the access road; development site and the SINC.
- 4.3.3 The access road connects Knowle Lane with the development site and is also used for access to the adjacent BskyB facility and the construction site to the north, where Building A is under

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

construction. The lane drops from approximately 49.5m AOD at Knowle lane to approximately 43m AOD at the western side of the development site. A palisade fence with razor wire that encircles the BskyB facility runs along the south side of the road.

- 4.3.4 The development site currently consists of a level platform on its upper, north-western part, which then drops towards the SINC. The northern boundary contains a row of mature deciduous trees along a drainage ditch, while the southern consists of scrubby vegetation and young trees along a fence line, separating the site from the higher ground of a former landfill site to the south. The site has been used as a storage area for a number of years.
- 4.3.5 The SINC occupies the south-east half of the site. The area consists of a pond surrounded by trees and scrub in its south-eastern part, and a flat area of scrub and trees to its north-west. It is separated from the development part of the site by a line of bounders. There are no proposals to alter the SINC in any way.

Characteristics and aesthetics

- 4.3.6 The gappy hedgerow along the northern, southern and western site boundary, as well as higher ground to the south and west, and trees around the SINC to the east, create a contained character to the site. These features restrict the influence of the site to its immediate environment, with trees and topography in the area surrounding the site ensuring that this containment is enforced. This containment, broken only by the visibility of the new housing development to the north-west, creates a sense of isolation.

4.4 Public Access

- 4.4.1 There is no public access either in or adjacent to the site.

4.5 Landscape baseline summary

- 4.5.1 Key landscape issues to be considered in the detailed assessment of effects include:
- The site is divided into three sections: the site access road; the development site; and the SINC;
 - Topography and vegetation contain the site, reducing the area over which it has influence to its immediate surroundings;
 - As the site has not been under agricultural use for a number of years, it has little in common with the character traits in the relevant landscape character assessments;
 - The trees along the northern site boundary and around the SINC provide an important role in the maintaining the character of the surrounding area; and

- The land use immediately around the site, which influences its character, is a mixture of industrial, agricultural, golf course, commercial and residential.

Landscape value

4.5.2 The characteristics, sensitivities and guidelines described in the reviewed landscape character assessments and the site-specific analyses carried out for the purposes of this L&VApp were taken into account as indicators of the aspects of the landscape important to the character and value. In summary:

- The trees along the northern site boundary and around the SINC to the east, which aid in screening the site, are of high value;
- The vegetation pattern of the site context area, consisting of tree lines and woodlands interspersed with settlement, farmland and industry, is of high value;
- The landscape character of the site context area, which is influenced by an irregular mixture of woodland, settlement, industry and sports facilities, is of medium value;
- The setting of residential properties near to the site are of medium value due to screening and intervening permitted development; and
- The setting of the SINC is of high value.

4.6 Effects on the landscape

4.6.1 This section examines the landscape effects arising as a result of the proposed development with reference to:

- the effects on landscape fabric within the site;
- the effects on landscape character, including consideration of the effects on designated landscapes;

4.6.2 Landscape character is derived from the combination and pattern of landscape elements. The effects of proposed development on landscape character would arise from its relationship to these combinations and patterns, and thus the character of the landscape. Effects on the landscape features, qualities and character may occur where there are either direct or indirect physical changes to the landscape. Direct changes to landscape fabric would only occur within the application boundary.

4.6.3 The effect of the proposed development on landscape character will depend on key characteristics of the receiving landscape; the degree to which the proposed development is considered consistent with or at odds with them; and how the proposed development would be perceived within the setting, with perception being influenced by:

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

- the distance to the site;
- weather conditions; and
- the 'fit' of the proposed development within the landscape pattern and characteristics.

Sensitivity

4.6.4 Landscape sensitivity is a product of consideration of the value associated with it and its susceptibility of the changes likely to arise from the project/ development/ etc. proposals. Criteria for determining the landscape value and landscape susceptibility are set out in **Appendix 1**. For this informal appraisal, the assessment of sensitivity is based on bringing value and susceptibility considerations together in one combined step, in accordance with the criteria set out in **Appendix 1** Indicative criteria for assessing landscape sensitivity.

Table 4-1 Sensitivity of landscape receptors

Receptor	Value	Susceptibility	Sensitivity
Landscape features and qualities	Site boundary vegetation - High	No proposals to change - Moderately susceptibility	Moderate
	Vegetation pattern within the site context area - High	Proposals do not alter vegetation pattern – Low susceptibility	Lesser
Landscape character	Character of site context area - Medium	Existing character an irregular mixture – Low susceptible	Lesser
Landscape amenity - Setting to settlement	Nearby residences - Medium	Dwellings some distance from site and partly screened - Low susceptible	Moderate
Designated landscapes - SINC	Within site - High	No development proposals within SINC - Low susceptibility	Moderate

Magnitude of change - Construction phase

Vegetation

4.6.5 The site boundary vegetation is to be retained and strengthened with additional planting. During the construction phase the scale of change on this feature would be **negligible**.

- 4.6.6 As the proposed development does not alter any vegetation features - the baseline condition of the site is a development platform - the scale of change on the vegetation pattern of the area would be **none**.

Landscape Character

- 4.6.7 The character of the area is defined by the elements of the surrounding landscape. This includes settlement, farmland, industrial areas, woodland and a golf course. The proposed development would be in similar character to this diversity. The scale of change would be **small**.

Setting to Settlement

- 4.6.8 The only settlement within the site context area is offset by approximately 150m to the north-west. Hedgerow trees separate the site from the settlement, while there is a construction site and planning permission for further houses on the intervening land. The scale of change on the setting of the settlement would be **small**.

Designated Landscapes – SINC

- 4.6.9 Although the SINC is within the site boundary there are no development proposals that effect the designated area. Construction activity within the setting of the SINC would create a **small** scale of change during the construction period.

Magnitude of change - After completion

Vegetation

- 4.6.10 After the completion of construction, the proposed planting would start to become established. This additional vegetation would create a **small** scale of change on the site boundary vegetation.
- 4.6.11 The scale of change on the vegetation pattern of the wider area as a result of the proposed development would be **small**. This would be due to the establishment of additional proposed planting, both on and around the site.

Landscape Character

- 4.6.12 The development proposals are consistent with the irregular character of the context area of the site. The addition of the development to the character of the area would create a **small** scale of change.

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Settling to Settlement

- 4.6.13 Although the proposed development would add additional built form to the setting of the nearby settlement, it would be interpreted in a similar manner to the existing adjacent built form. The scale of change on the setting of the nearby settlement would therefore be **small**.

Designated Landscapes – SINC

- 4.6.14 The additional of the proposed development to the setting of the SINC would create a **medium** scale of change to its setting due to its proximity and the change in land use of the site.

Assessment

Vegetation

- 4.6.15 The site boundary vegetation would be retained and would not be changed or altered by the proposed development. In the short term, the addition of construction activity and the proposed development to the setting of the site boundary vegetation would create a **minor adverse** impact during this period. Following the completion of construction, proposed additional planting around the site boundary will become established and strengthen the existing vegetation. This would create a long term **minor beneficial** impact to the site boundary vegetation.
- 4.6.16 The impact of constructing the proposed development on the vegetation pattern of the site context area would be **negligible**. This is due to the baseline condition of the site being a development platform and there being no vegetation effect by the proposals. In the long term, proposed planting would strengthen the existing boundary around the site boundary and create a **minor beneficial** impact on the vegetation pattern of the context area.

Landscape Character

- 4.6.17 The character of the site context area is defined by built features which include the BskyB facility, a building site, a former refuse tip, residential housing and an industrial estate. The construction of the proposed development would create a **negligible** impact on the landscape character of the area. In the long term, the establishment of proposed planting, both within the site and around its boundary, would improve the integration of the site into its immediate setting, creating a **minor beneficial** impact.

Settling to Settlement

- 4.6.18 The nearest residential properties to the site are approximately 150m to the north-west. Land between the site boundary and the residential area is either a construction site, for a

commercial building, or has been granted planning permission for housing. The construction of the proposed development would be interpreted in this existing context, creating a **minor adverse** impact during this period on the setting of the residential area. In the long term, the development proposals will become assimilated into their setting owing to the establishment of proposed planting. This would reduce the long-term impact on the setting of nearby settlement to **negligible**.

Designated Landscapes – SINC

- 4.6.19 Although within the site boundary, there are no changes proposed to the area designated as a SINC. However, the construction of the proposed development in the land adjacent to it would create a **minor adverse** impact on its setting during this period. Following the completion of construction and the establishment of a landscape buffer between the proposed buildings and the SINC, the impact on its setting would change to **minor beneficial**.

Table 4 2 Summary of effects on the landscape

Landscape Receptor/ Elements	Sensitivity of receptor	Magnitude of change	Assessment of effects during construction	Assessment of effects after completion
Site boundary vegetation	Moderate	Short term: Negligible Long term: Small	Minor adverse	Minor beneficial
Vegetation pattern	Lesser	Short term: None Long term: Small	Negligible	Minor beneficial
Landscape character	Lesser	Short term: Small Long term: Small	Negligible	Minor beneficial
Setting to settlement	Moderate	Short term: Small Long term: Small	Minor adverse	Negligible
Designated landscapes - SINC	Moderate	Short term: Small Long term: Medium	Minor adverse	Minor beneficial

Conclusions

- 4.6.20 The contained nature of the site, by both vegetation and by topography, ensures that the impacts of the development would be contained to a small area. This containment reduces the number of potential receptors. Many landscape receptors, such as the setting of public rights of way and designated landscapes, were screened out of the assessment.

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

- 4.6.21 All adverse impacts identified are minor and are during the construction period. In the long term, following the establishment of proposed planting, both within and around the site, all of these impacts would reduce to either negligible or minor beneficial.
- 4.6.22 The existing character of the site, as a development platform on an area previously used as a storage compound, as well as the landscape character of the context area, which is defined by an irregular mix of built form and open land separated by trees, is consistent with the development proposals. This ensures that new buildings would be consistent with the character of their surroundings and that the planting proposals, once established, would have a beneficial impact on enabling the proposal to assimilate into its environment.

5.0 Effects on Visual Amenity

5.1 Scope and Assessment Criteria

- 5.1.1 This section deals with the effects on visual amenity, arising from changes in the views available to people in the surrounding area.
- 5.1.2 The general methodology for assessing the effects in this report is set out in **Appendix 1**.
- 5.1.3 The degree of the likely visual effects of the proposed solar farm is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the views available to people and in their visual amenity arising from the proposals.

5.2 Visual Baseline

Zone of Theoretical Visibility (ZTV)

- 5.2.1 The zone around the site within which views of the site might be available was established through a review of features such as topography and vegetation, locations of settlements and other features, either screening views or providing vantage points. They were studied initially from mapped information and then reviewed in the field. Representative viewpoints were then selected to inform the visual impact assessment. The locations of viewpoints studied relate to the “receptors”, that is, residents and users of the landscape, and locations from which they may have views towards or of the site.

Viewpoint study

- 5.2.2 The visual appraisal drawing, **Figure LA.05**, shows the location of the proposed development and the ZVI at a scale of 1:5,000. **Figure LA.05** also shows the locations of the viewpoint

photographs, which are reproduced on Figures LA.08. A total of 7 views were taken to illustrate the site and its appearance in publicly available views (Figures LA.07-1 to LA.07-3).

5.2.3 Views of the site are available from Knowle Lane, the new housing development of Carnaval Gardens, and from roads and public rights of way in the area around the site, either where relative elevation allows views over intervening features or where there are no intervening features to obscure views. The key areas of visibility are:

- **Near views:** from Knowle Lane and Carnaval Gardens
- **Mid distance views:** from Mortimer's Lane, Greenwood Lane and nearby public footpaths
- **Distant views:** from the South Downs National Park

5.2.4 Views from within the site are also provided to illustrate the landform of the site and show other areas not publicly accessible from which the site is visible.

Table 5-1 Viewpoint details

View-point Ref	Location	Distance from site	Receptors represented/ Reasons for selection
01	Knowle Lane - opposite site entrance	10m	Employees accessing adjacent sites Passers-by on Knowle Lane
02	Knowle Lane – opposite Knowle Hill Conservation Area car park	190m	Visitors to conservation area Nearby residents Passers-by on Knowle Lane
03	Pembers Hills Drive, Carnaval Gardens	200m	Adjacent residents Passers-by on residential road
04	Field gate on Mortimers Lane	420m	Passers-by on Mortimers Lane
05	Public footpath across East Horton Golf Course	460m	Walkers on the public footpath Golfers
06	Public footpath off Greenwood Lane	600m	Walkers on the public footpath Passers-by on Greenwood Lane Golfers

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

View-point Ref	Location	Distance from site	Receptors represented/ Reasons for selection
07	Restricted byway to the north of Roughay Farm	3.3km	Visitors to SDNP Walkers on Monarch's Way long distance footpath Users of restricted byway

Table 5-2 Existing view descriptions

View-point Ref	Landscape context at viewpoint location	Existing view towards site
01	At the viewpoint, Knowle Lane has a pedestrian footpath on its western side with the woodland of Knowle Hill Conservation Area beyond. The woodland screens a residential area to the north-west and an industrial estate to the south-west. To the north-east, is the new housing development of Carnaval Gardens, partially visible through intervening trees and beyond the fencing around the construction site of Building A, which lies adjacent to the viewpoint behind a new closed board fence. Immediately to the south-east is the BskyB facility, surrounded by a high palisade fence topped with razor wire.	A glimpsed and framed view down the access road towards the development part of the site is available from the viewpoint. To the right, the satellite dishes of the BskyB facility are just visible among trees, set beyond a substantial security fence. To the left of the view, a closed board fence screens construction activity where Building A is currently being built. Looking down the access road, a filtered view through site boundary trees is available to the farmland to the north-east of the site. The development part of the site is screened by trees within the BskyB facility.
02	The viewpoint is situated on the pavement adjacent to the car park entrance to Knowle Hill Conservation Area, which consists of woodland to the west of the road. To the east of the road is the new housing development of Carnaval Gardens, the access to which is shortly to the north. Another new housing development, screened by the woodland, lies shortly to the north-west. The viewpoint is located near the top of a shallow ridgeline.	Knowle Lane to the south of the viewpoint is lined on both side with mature trees. This frames the view towards the site, directing it towards the site entrance. The position of the site entrance is identified by the closed board fence of the construction site of Building A and the palisade fence around the BskyB facility. The roadside trees screen all interior parts of the site in the view.
03	The viewpoint is located on Pembers Hill Dive, on the eastern side of the new housing development of Carnaval	A view filtered by both nearby trees and trees along the site boundary is available from the viewpoint towards the site. The

View-point Ref	Landscape context at viewpoint location	Existing view towards site
	Gardens. A gappy tree line along a post and wire fence separates the housing from the pastoral agricultural land to the east. It is located towards the top of a low hill, the land dropping gently towards the south-east, where a filtered view is available across the landscape. Trees and woodland screen all other features in the view.	viewpoint is slightly elevated over the site, which allows the interior of the site to be partially visible between the intervening trees. The westernmost part of the development site, the location of Building B and Building C, as well as the site entrance off Knowle Lane, is screened by intervening houses.
04	Mortimers Lane (B3037) where the viewpoint is located, is a wide road with fast moving traffic. It is lined by maintained hedgerows with well spread out mature trees, set well back from the road behind a grass verge. Pastoral agricultural land divided by hedgerows containing mature trees lies on either side of the road. The viewpoint is located near a local high point in gently undulating terrain.	The hedgerow along the side of Mortimers Lane is generally too high to allow for views towards the site. However, a farmgate where the viewpoint is located, allows for a glimpsed view towards the site. Topography screens the interior of the site which is set in a shallow valley, although the restored landfill site beyond is visible between the site boundary trees.
05	A public footpath crossing East Horton Golf Course is the location of the viewpoint. The surrounding area, which undulates gently, consists of an open landscape with a multitude of scattered trees. In views in all directions these trees mass to filter distant views. A small block of mature deciduous woodland lies to the south-east of the viewpoint.	The view towards the site, which lies to the south-west of the viewpoint, is screened by intervening trees on the golf course and the mature tree along its boundary. The trees also screen the clubhouse and its associated facilities, which lie shortly to the south of the site.
06	The viewpoint is located on a public footpath just off Greenwood Lane and within East Horton Golf Course. The lane crosses a ridgeline near to the viewpoint, which allows views over the surrounding landscape where visibility permits. The golf course covers the land on either side of the road, while there is a sizable area of deciduous woodland further to the	The elevated position of the viewpoint and the open nature of the golf course allow for an unfiltered view across the intervening shallow valley towards the site. Tree and treelines in the valley bottom partially screen the built form, both there and around the site, including the club house, the satellite dishes at the BskyB facility, and the new houses at Carnival Gardens. The ground level of

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

View-point Ref	Landscape context at viewpoint location	Existing view towards site
	east. Greenwood Lane itself is lined by dense hedgerow and trees.	the site, as well as the construction site of Building A, are screened in the view.
07	The viewpoint is located on a restricted byway as it crosses a large arable field. The field slopes gradually, but consistently, towards the south-west, from a highpoint about 1.5km to the north-east. The farmland is interspersed with copses of deciduous woodland and contains a strong network of public rights of way. Settlement is limited to scattered farmsteads.	Although over 3km from the site, the landform of the SDNP rises steadily and allows for panoramic views across the countryside towards the site. The view towards the site appears predominately wooded with occasional larger structures breaking the canopy. Neither the site, nor any of the features around it, are identifiable in the view.

5.3 Visual receptors

- 5.3.1 The assessment of visual effects is described by considering how the different groups of “visual receptors” may be affected. The following is a review of the viewers (the visual receptors) and the views available to them at the selected representative locations.

People in settlements and residential properties

- 5.3.2 The only residential properties within the site context area from which views towards the site are available is from within the Carnival Gardens development to the north-west of the site. Filtered views of the site are available from several properties along the edge of the settlement, as represented by **Viewpoint Photograph 03**. All other residential properties have views from them screened by intervening vegetation.

Users of public rights of way and areas of public access

- 5.3.3 There are few public rights of way in the context area of the site. Where views from them across the surrounding countryside are available they are almost exclusively restricted by trees and woodland in the surrounding landscape, as depicted in **Viewpoint Photograph 05**. Where more open views are available, the trees along the site boundary and in the area immediately around the site, screen the site in the view, as represented by **Viewpoint Photograph 06**.

Road users

- 5.3.4 Knowle Lane is the only location from which there is a direct view of the site available to passers-by on public roads. However, this view is only available from adjacent to the site entrance, roadside hedge lines and trees screen the site from other locations along the road. A glimpsed view towards the site is available from Mortimers Lane to the north, although the ground level of the site is screened by topography in this view. Views available to passers-by on other roads in the study area are screened either by roadside hedgerows or by intervening trees. The views available to road users are represented by **Viewpoints Photographs 01, 02 and 04.**

Views from other landscape interests

- 5.3.5 Views towards the site from the SDNP are available to visitors using the network of public rights on the higher ground to the north-east. Where public rights of way cross open arable fields receptors can experience panoramic views across the countryside to the south, as represented by **Viewpoint Photograph 07.**

5.4 Visual baseline summary

- 5.4.1 A summary of the visual baseline information to be taken into account as part of the detailed assessment of the effects on visual amenity is as follows:
- Trees, treelines, and woodland screen the site in views from most of the study area;
 - Views available to passers-by on roads are restricted to a few locations and are glimpsed;
 - The properties on the edge of the Carnival Gardens development are the only place where residential receptors have views towards the site;
 - Views towards the site available to users of public rights of way are limited, being screened by intervening trees. Where an open view is available, the site is screened by site boundary vegetation; and
 - In the views experienced by visitors to the SDNP, the site is distance and screened by trees.

5.5 Effects on visual amenity

Sensitivity

- 5.5.1 The susceptibility of viewers is affected by factors such as the distance to the viewer, the relative number of viewers affected and the importance of the site in the overall view. The

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

context of the viewpoint may also contribute to its ability to accommodate change; for example, a view from residential properties or from a valued landscape might be regarded as less able to accommodate change, than a view from an industrial context. **Appendix 1** provides examples of High, Moderate and Lesser sensitivity, demonstrating how the contributing factors are interpreted.

5.5.2 The sensitivity of the visual receptors is assessed as follows:

- People in settlements and residential properties: high susceptibility to changes in their visual amenity; open unobstructed views including the site assessed as of high value: **high sensitivity**, and filtered, oblique or partial views of lesser value: **moderate sensitivity**;
- Users of public roads: **low susceptibility** to change in their visual amenity; filtered, glimpsed or oblique views assessed as of low value: **low sensitivity**;
- Users of public rights of way: moderate susceptibility to change in their visual amenity; filtered, glimpsed, framed or oblique views assessed as of low value: low sensitivity;
- Visitors to the SDNP: high susceptibility to change in their visual amenity; distant, filtered or glimpsed views assessed as low value: **low sensitivity**.

Magnitude of change

5.5.3 The representative views are described below with an analysis of the degree and nature of changes in them resulting from the development, to inform the effects assessment.

Table 5-3 View with development & magnitude of change

View-point Ref	View during construction	View after completion	Magnitude of change
01 10m from site boundary, 55m AOD	A glimpsed view of the construction of the access road would be available to passers-by. Construction of the main part of the development would be screened by intervening trees. Vehicles accessing	The proposed buildings would be screened by the trees around the BskyB facility. The view along the access road would be framed on the left by Building A, which is currently being built. Proposed planting would filter the view of the agricultural	The scale of change during the construction phase would be negligible due to the lack of deviation from the current situation. In the long term, changes introduced connected to the development, including proposed planting, would create a small scale of change to the view.

View-point Ref	View during construction	View after completion	Magnitude of change
	and egressing the site would also be visible.	land to the north of the site.	
02 190m from site boundary, 61m AOD	No construction activity associated with the development proposals would be visible from the viewpoint, although vehicles accessing and egressing the site would be.	The only element connected to the development that would be visible in the long term would be the additional traffic that would be created. All built aspects of the site are screened from the viewpoint.	The additional vehicle movements, both during the construction phase and when operational, would create a small scale of change in the view. There are existing houses and an industrial estate nearby that already generate similar traffic.
03 200m from site boundary, 58m AOD	A heavily filtered view of the construction of Building D and other activity on the site would be visible. The location of Buildings B and C are screened by vegetation.	There would be a heavily filtered view of Building D and its associated facilities through the site boundary vegetation. Buildings B and C would be screened by trees.	Although the view is predominately rural, there is an existing construction site just out of view. When interpreted in this context and the recent use of the site, there would be a medium scale of change during the construction period. In the long term, this would change to small .
04 420m from site boundary, 59m AOD	Passers-by on Mortimers Lane may get a glimpsed view of construction activity on the site. This view is only available very briefly and from a single location.	The upper part of the proposed buildings would be visible in a glimpsed view to receptors passing on Mortimer Lane.	The briefly glimpsed view of construction activity available to passers-by would create a small scale of change. In the long term the addition of the buildings to the view would create a small scale of change.
05 460m from site boundary, 46m AOD	Intervening trees and treelines would screen all construction within the site.	The intervening vegetation would continue to screen the proposed buildings as they would not be tall enough to be visible above the trees.	The scale of change to the view because of the proposed development would be none , in both the short and long term.
06	Trees in the SINC and around the site	The highest parts of the proposed buildings	The potential visibility of construction activity and of part

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

View-point Ref	View during construction	View after completion	Magnitude of change
600m from site boundary, 55m AOD	boundary screen the ground level on the site. However, some of the highest parts of construction activities may be partly visible above the vegetation.	may be partly visible above the intervening vegetation, similar to the buildings and satellite dishes at the BskyB facility immediately beyond the site.	of the completed buildings would create as small scale of change to the view in both the short and long term.
07 3.3km from site boundary, 73m AOD	Due to the distant and screening created by intervening woodland, any construction activity that may be visible would not be identifiable as such.	The proposed buildings would not be sufficiently high to break the skyline. Therefore, they would not create an identifiable element in the view.	Trees and woodland would screen development, both during construction and in the long term. The scale of change for both periods would therefore be none .

Assessment

- 5.5.4 The visual appraisal has been informed by the ZTV study shown on Figure LA.05. It identified a number of locations from which the proposed development might be theoretically visible. A selection of representative views to illustrate the views available at a range of distances and for different receptors are identified and described in **Table 5-2** and the sensitivity of the viewers (visual receptors) represented defined in section 5.6.2 above.
- 5.5.5 The following table sets out the assessment of effects on the visual amenity of the identified viewers likely to be affected by the proposals:

Table 5 7 Assessment of visual effects

Viewers/ Visual Receptors & Sensitivity	Ref. View- points	Degree & nature of effect – construction phase	Degree & nature of effect – after completion
People in settlements and residential properties, filtered, oblique or partial views:	03	The only residential properties from which there are views towards the site are in the new Carnaval Gardens development, shortly to the north of the site. The existing view from these includes the	Although additional buildings would be introduced into the view, they would be interpreted in a similar manner to the adjacent Building A, to which they are a similar size and scale, and seen in the context of the BskyB facility.

Viewers/ Visual Receptors & Sensitivity	Ref. View- points	Degree & nature of effect – construction phase	Degree & nature of effect – after completion
moderate sensitivity		construction site of Building A and overlooks an area with planning permission for further housing. Where a view is available towards the proposed development site, it is both oblique and heavily filtered by intervening vegetation. The impact on the receptors who may experience views of the construction activity would be moderate adverse .	Establishment of the site boundary vegetation would ensure that views towards them are heavily filtered. The proposals would not be apparent from the distance of the viewpoint and when viewed through the vegetation. This would create a long term minor adverse impact.
Users of public roads, glimpsed, oblique or partial views: low sensitivity	01, 02, 04	Vegetation and existing buildings either screen or heavily filter the development site in views from nearby roads. Construction associated with the site access road would be briefly glimpsed by passers-by on Knowle Lane, while a very brief glimpsed view of the upper level construction would be available to passers-by on Mortimers Lane. Where seen, construction activity would be interpreted as an extension to the adjacent new development. The impact on road users would be negligible .	The retention of the trees along the northern site boundary and the establishment of proposed planting would ensure that any glimpsed views towards the site are heavily filtered. The site would remain screened in views from Knowle Lane, the addition of Building A here would frame the view along the access road towards the development site. The proposed buildings would not be apparent, creating a long term negligible impact.
Users of public rights of way, glimpsed, oblique or partial views: low sensitivity	05, 06	The only public right of way from which users have a view towards the site is off Greenwood Lane to the south-east. In this view, it is likely that receptors will be able to see construction activity associated with the upper	The upper part of the proposed buildings would be visible above the intervening trees. Although this would add an additional built element to the view, it would be within the context of its surroundings and would not be any more prominent than the

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Viewers/ Visual Receptors & Sensitivity	Ref. View- points	Degree & nature of effect – construction phase	Degree & nature of effect – after completion
		parts of the buildings, above the intervening trees. However, this would be seen against the BskyB facility, buildings associated with East Horton Golf Club, and the Carnaval Gardens housing development, all of which are partly visible. This would create a minor adverse short-term impact.	other nearby structures. The ground level of the site, including the proposed planting would not be visible from any public rights. In the long term the proposed development would have a negligible impact on the views available to users of public rights of way.
Visitors to SDNP, distant, filtered of partial views: low sensitivity	07	Although activity associated with the construction of the upper floors of the development may be visible, it would be at such a distance and form such a small part of the view that it would not be notable. Visitors to the SDNP would experience an impact of none as a consequence of the construction of the proposed development.	Although the proposed buildings would increase the likelihood of being able to identify them in the landscape, they would still be on a very small scale in terms of the size of the view and would not be notable when compared to the many other larger structures that are present. The long-term impact would be none .

Conclusions

- 5.5.6 There are **no major adverse impacts** identified as a consequence of the proposed development, either during the construction period or in the long term. The only **moderate adverse** impact identified is on the views available to nearby residents during the construction period. However, once the proposed buildings become established in their setting, aided by additional planting, this impact would reduce to **minor adverse**. This is the only long term adverse impact identified.
- 5.5.7 There would be a **negligible impact** on the users of public roads, both during the construction phase and into the long term. This is because of the development proposals being consistent with the character of the existing built elements within their surroundings and that there are few views available towards the site available to these receptors.

- 5.5.8 Users of the public footpath off Greenwood Lane would experience a **minor adverse impact** during construction as they would have an open view towards the site. Although the ground level of the site is screened in the view, construction of the upper parts of the building would be visible. However, the existing screening and the surrounding context would mean that the impact would reduce to negligible in the long term.
- 5.5.9 Due to distance and scale there would be no impacts on visitors to the South Downs National Park, either during the construction phase or in the long term.

6.0 Summary and Conclusions

6.1 Summary of findings

The proposed development

- 6.1.1 The revised scheme is to provide industrial units approximately 7.64m high around the site boundaries with car parking in the centre. There would be four units, Blocks A to D, all varying in lengths. The southwestern unit, Block D, would be the longest, located along most of the southwestern boundary. Vegetation around the site boundary would still be retained and/or proposed, and planting within the site would be provided.

Landscape assessment

- 6.1.2 The contained nature of the site, by both vegetation and by topography, ensures that the impacts of the development would be contained to a small area. This containment reduces the number of potential receptors. Many landscape receptors, such as the setting of public rights of way and designated landscapes, were screened out of the assessment.
- 6.1.3 All adverse impacts identified are **minor** and are during the construction period. In the long term, following the establishment of proposed planting, both within and around the site, all these impacts would reduce to either **negligible** or **minor beneficial**.
- 6.1.4 The existing character of the site, as a development platform on an area previously used as a storage compound, as well as the landscape character of the context area, which is defined by an irregular mix of built form and open land separated by trees, is consistent with the development proposals. This ensures that new buildings would be consistent with the character of their surroundings and that the planting proposals, once established, would have a beneficial impact on enabling the proposal to assimilate into its environment.

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Visual assessment

- 6.1.5 There are **no major adverse impacts** identified as a consequence of the proposed development, either during the construction period or in the long term. The only **moderate adverse** impact identified is on the views available to nearby residents during the construction period. However, once the proposed buildings become established in their setting, aided by additional planting, this impact would reduce to **minor adverse**. This is the only long term adverse impact identified.
- 6.1.6 There would be a **negligible impact** on the users of public roads, both during the construction phase and into the long term. This is because of the development proposals being consistent with the character of the existing built elements within their surroundings and that there are few views available towards the site available to these receptors.
- 6.1.7 Users of the public footpath off Greenwood Lane would experience a **minor adverse** impact during construction as they would have an open view towards the site. Although the ground level of the site is screened in the view, construction of the upper parts of the building would be visible. However, the existing screening and the surrounding context would mean that the impact would reduce to **negligible** in the long term.
- 6.1.8 Due to distance and scale there would be no impacts on visitors to the South Downs National Park, either during the construction phase or in the long term.
- 6.1.9 As the site is only an identifiable element within views from a very short distance, the impact that the weather may have on limiting its visibility would not be notable.

6.2 Policy considerations

- 6.2.1 The retention of the key boundary landscape features (trees and understorey vegetation) of the site with further enhancement planting will protect these existing features, in accordance with Saved Policy 19.CO. This will result in minor/negligible effects on the local rural landscape character, which will benefit from increased visual screening of the site. The landscape proposals will integrate the development into its existing wooded context on the urban fringe of Fair Oak, enhancing the character of Knowle Lane and the visual amenity of the Knowle Hill Open Space. The proposed development will therefore be in accordance with Saved Policy 18.CO as the design of the proposed development has respected the intrinsic wooded character of the landscape and will lead to beneficial effects on the rural landscape context.
- 6.2.2 Section 15: Conserving and enhancing the natural environment, paragraph 174 states "Planning policies and decisions should contribute to and enhance the natural and local environment by:

- C) protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan
- D) recognising the intrinsic character and beauty of the countryside...

6.2.3 For the purposes of the LVApp in relation to NPPF para 174, whether the landscape value “in the sense that it had physical attributes which took it out of the ordinary” was considered. It is concluded that as the site is not covered by any landscape designations and that the only designation covering it is the locally designated SINC, that the site has no attributes that mark it out as being above the ordinary.

6.3 Designated landscapes

6.3.1 The development proposals would not impact on the SINC that is within the site boundary. Its integrity would be enforced by the addition of a landscape buffer between the proposed buildings and the SINC boundary. The South Downs National Park, at nearly 2km from the development site at its nearest point, is too far away to be affected by the landscape or visual impacts of the proposed development.

6.4 Conclusions

6.4.1 The construction of the proposed buildings, their associated infrastructure and planting, and taking into account the revised scheme to provide industrial units approximately 7.64m high around the site boundaries with car parking in the centre, would not create any major adverse impacts at any stage in either landscape or visual terms. All moderate impacts identified are short term, during the construction phase, and would reduce in the long term as the development becomes established in its setting.

6.4.2 The scale, mass and layout of the proposed buildings is consistent with the character of the area in which they are set, while proposed planting with appropriate native species would increase biodiversity on the site.

Appendices

Appendix 1 – Assessment Methodology

Appendix 2 – Policy

Appendix 3 – Drawings

Appendix 1 – Methodology

The methodology used in this assessment has been based upon the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3).

Although not an 'EIA' project the methodology used in this informal appraisal has been based upon the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). As advised in the Guidelines, the general approach and process can be applied to non-EIA assessments, or "Appraisals". The Landscape Institute's Statement of Clarification 1/13 also advises that it is not required in an Appraisal to establish whether the effects arising are or are not significant. However, the degree and nature of the effects identified is assessed.

The assessment process comprised a combination of desk studies and field surveys, with subsequent analysis, and involved:

- A survey of the site study area and inspection of views of the study area from publicly accessible viewpoints, including a photographic survey. The field surveys for this proposed development were carried out on 23 June 2018 with dry weather and good visibility.
- A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including published characterisations.
- Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies.
- Assessment of the sensitivity of the landscape and visual amenity, and ability to accommodate the changes likely to arise from the proposed development.
- Identification of the extent of theoretic visibility of the development and potentially sensitive views or view locations, and a viewpoint analysis
- Consideration of potential landscape and visual effects of the proposed development; design of mitigation and enhancement measures to avoid, reduce or remedy significant adverse effects
- Assessment of magnitude and potential significance of effects on the landscape or on views, with the mitigation proposals in place.

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Landscape Effects Assessment

Establishing the landscape baseline

Baseline studies for assessing the landscape effects included a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

The elements that make up the landscape in the study area were recorded, including:

- physical influences - geology, soils, landform, drainage and water bodies;
- land cover, including different types of vegetation and patterns and types of tree cover;
- the influence of human activity, such as, land use and management, the character of settlements and buildings, the pattern and type of fields and enclosure; and
- the aesthetic and perceptual aspects of the landscape, e.g.: its scale, complexity, openness, tranquillity, wildness.

The overall character of the landscape in the study area was considered, including the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape. Evidence about change in the landscape was considered, including the condition of the different landscape types and/or areas, and their constituent parts and evidence of current pressures causing change in the landscape.

Landscape value

The European Landscape Convention promotes taking account of all landscapes, including ordinary or undesignated landscapes. The relative value attached to the landscape was considered at the baseline stage to inform the judgments about the effects likely to occur, whether to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions, at the community, local, national or international levels.

Landscape designation is a starting point in understanding landscape value but value may also be attached to undesignated landscapes. Special Qualities, reasons for designation, relevant policies in management plans or designation-specific policies in development plans, were consulted in assessing the relative value of the landscape within designated areas.

Areas of landscape whose character is judged to be intact and in good condition, and where scenic quality, wildness or tranquillity, and natural or cultural heritage features make a particular contribution to the landscape, or where there are important associations, are likely to be highly valued. For "ordinary, everyday landscapes", the judgement was based upon the degree to which they are representative of typical character, the intactness of the landscape

and the condition of its elements, scenic quality, sense of place, aesthetic and perceptual qualities.

When determining the landscape value the following elements were considered, in addition to consideration of values associated with designations:

- The importance of the landscape, or the perceived value of the landscape to users or consultees, as indicated by, for example, international, national or local designations;
- The importance of elements or components of the landscape in the landscape character of the area or in their contribution to the landscape setting of other areas;
- Intrinsic aesthetic characteristics, scenic quality or sense of place, including providing landscape setting to other places;
- Cultural associations in the arts or in guides to the area, or popular use of the area for recreation, where experience of the landscape is important;
- The presence and scale of detractors in the landscape and the degree to which they are susceptible to improvement or upgrading; and
- Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.

Table A1-1 Criteria to determine landscape value

Value	Criteria
High Value	Landscapes subject to international or national designations, and non-designated landscapes where the following considerations apply: Areas of landscape whose character is judged to be intact and in good condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a particular contribution to the landscape; There are important cultural and artistic associations; They are representative of typical character of the area or have a character or elements that are valued for their rarity; Particular components may be identified as important contributors to the landscape character; The landscape is valued for recreational activities where experience of the landscape is important.
Medium Value	Landscapes subject to local designations, and non-designated landscapes where the following considerations apply: Areas of landscape whose character is judged to be intact with few detractors;

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Value	Criteria
	Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a contribution to the landscape; There are cultural and artistic associations; They are representative of typical character of the area or have a character or elements that are identified for their rarity; Particular components may be identified as contributors to the landscape character; The landscape is a setting for recreational activities where experience of the landscape forms part of the experience.
Low Value	Areas of non-designated landscapes whose character is in poor condition; Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features are not key characteristics of the landscape; Cultural and artistic associations are absent; They are not representative of typical character of the area, but are also not valued for rarity; Particular components may be identified as contributors to the landscape character; There is little scope for recreational activities where experience of the landscape is important.

The landscape baseline report aims to:

- describe, map and illustrate the character of the landscape of both the wider study area and the site and its immediate surroundings;
- identify and describe the individual elements and aesthetic and perceptual aspects of the landscape, particularly those that are key characteristics contributing to its distinctive character;
- indicate the condition of the landscape, including the condition of landscape elements or features;
- project forward drivers and trends in change and how they may affect the landscape over time, in the absence of the proposal; and
- evaluate the landscape and, where appropriate, its components, aesthetic and perceptual aspects, particularly the key characteristics.

Assessing the Landscape Effects

The baseline information about the landscape was combined with understanding of the details of the proposal to identify and describe the landscape effects. The landscape receptors were identified, that is, the components or aspects of the landscape likely to be affected, such as,

overall character or key characteristics, individual elements or features, or specific aesthetic or perceptual aspects.

Interactions between the landscape receptors and the components or characteristics of the development at its different stages were considered: construction and operation, and the different types of effect: direct and indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, adverse and beneficial.

Landscape effects considered included:

- change in and/or partial or complete loss of elements, features or aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- addition of new elements or features that will influence the character and distinctiveness of the landscape; and
- combined effects of these changes on overall character.

The landscape effects were categorised as adverse, beneficial, or negligible in their consequences for the landscape, judged from the degree to which the proposal fits with existing character and the contribution the development makes to the landscape in its own right, even if in contrast to existing character.

The assessment of the landscape effects was based on assessment of the sensitivity of the landscape receptors and the magnitude of the change in the landscape arising from the proposal.

Sensitivity of the landscape receptors

The sensitivity of landscape receptors combines judgments of their susceptibility to the type of change arising from the development proposal and the value attached to the landscape.

Susceptibility to change means the ability of the landscape receptor 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.

The value attached to the landscape receptors was established in the baseline study.

The sensitivity of landscape receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below to determine the susceptibility and value of the landscape receptor.

When determining the landscape susceptibility, the following elements were considered:

- The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the landscape character and/or the achievement of landscape planning policies and strategies;

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

- The degree to which the changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area;
- The degree to which the changes arising from the development would alter individual elements or features or aesthetic and perceptual aspects important to the landscape character; and
- Existing landscape studies may identify the sensitivity of the landscape type or area or its characteristics to the general type of development that is proposed.

The following table indicates the criteria used to determine the landscape susceptibility:

Table A1-2 Criteria for landscape susceptibility

Susceptibility	Criteria
High Susceptibility	The changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area. The changes arising from the development would alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character. The proposed development would compromise the achievement of landscape planning policies and strategies for the landscape. The changes arising from the development would alter or remove elements or features or aesthetic and perceptual aspects important to the landscape character, or add new elements that would reinforce the key characteristics of the landscape character.
Moderate Susceptibility	The changes arising from the development would not alter the overall character, quality/condition of a particular landscape type or area. The proposed development would not compromise the achievement of landscape planning policies and strategies for the landscape. The changes arising from the development would not alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character.
Low Susceptibility	The changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area. The changes arising from the development would alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character. The proposed development would compromise the achievement of landscape planning policies and strategies for the landscape. The changes arising from the development would alter or remove elements or features or aesthetic and perceptual aspects important to the landscape

Susceptibility	Criteria
	character, or add new elements that would reinforce the key characteristics of the landscape character.

The basis for the scale of susceptibility assigned to the landscape receptor is linked back to evidence from the baseline study.

Table A1-3 illustrates indicative criteria for assessing landscape sensitivity combining

Category	Indicative criteria
High sensitivity	A highly valued landscape e.g., of national or international importance, whose character or key characteristics are very susceptible to change; Aspects of the landscape character are highly valued as “key characteristics” and, often identified as susceptible to change in national or local character assessments; The landscape character is highly valued as intact and in good condition and particularly vulnerable to disturbance; A highly valued landscape with no or limited potential for substitution or replacement.
Moderate sensitivity	A landscape of local importance or value, whose character or key characteristics are susceptible to change; Other characteristics of the landscape character also valued in national or local character assessments and susceptible to change; The landscape character is valued for moderate condition and not particularly vulnerable to disturbance; A moderately valued landscape with some potential for substitution or replacement.
Lesser sensitivity	No or little evidence of value or importance attached to the landscape area, its features or characteristics; Few features, characteristics or qualities susceptible to disturbance or particularly susceptible to improvement or upgrading Good potential for substitution or replacement

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Magnitude of Landscape Change

Effects on landscape receptors are assessed in terms of size or scale, the geographical extent of the area influenced, and its duration and reversibility.

Table A1-4 Considerations for assessing magnitude of landscape change

Consideration	Indicative criteria
Size or scale of change	Categorised on a scale of Large, Medium, Small, Negligible or None, based upon: The extent of existing landscape elements that will be lost (or added), the proportion of the total extent that this represents and the contribution of that element to the character of the landscape; The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones; Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.
Geographical area over which the landscape would be changed	Categorised on a scale of: Small: at site level, within the development site itself or at the level of the immediate setting of the site; Medium: at the scale of the landscape type or character area within which the proposal lies; Large: where the development influences several landscape types or character areas.
The duration of the changes	The durations of changes due to the development are categorised as: Short term: zero to three years; Medium term: three to twenty years; Long term: twenty to forty years; Permanent: more than forty.
Reversibility	The prospect and the practicality of the effect being reversed

Indicative criteria used to determine the magnitude of change is as follows:

Table A1-5 Indicative criteria for assessing magnitude of landscape change

Magnitude of Change	Landscape Change
Great change	Major size or scale of change, affecting the landscape type or character of the area within which the proposal lies or extending over the wider area; likely to be longer term or permanently, with low prospect of reversibility

Magnitude of Change	Landscape Change
Medium change	Intermediate size or scale of change, affecting part of the landscape type or character of the area within which the proposal lies, or larger scale of change at the level of the site or immediate context; likely to continue into the medium term, with good prospect of reversibility
Small change	A minor proportion of the extent of the character type or area is affected or smaller scale of change over a larger extent; the changes occur at the level of the site or immediate context and might be short term with good prospect of reversibility.
Negligible	No apparent change to landscape characteristics

While GLVIA3 includes the duration of the change in the consideration of the magnitude of change, in some cases a major size or scale of change of shorter duration may be considered a "great change".

Degree of Landscape Effects

Final conclusions about the degree of effect, whether adverse or beneficial, relate the separate judgements about sensitivity of the receptors and magnitude of the changes combined, based upon the following indicative considerations and criteria:

Table A1-6 Indicative criteria for assessing landscape effects

Landscape effect	Indicative criteria
Major	Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation; Great improvement, sufficient to upgrade overall landscape character. Irreversible adverse or beneficial effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.
Moderate	Medium change to moderately sensitive landscape or its character; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.
Minor	Small or limited adverse change to the existing landscape or its character; greater change to less sensitive landscape; Considerable scope for mitigation; Small improvement to the existing landscape. Reversible adverse or beneficial effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value.
Negligible	No perceptible change to the existing landscape or its character;

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Landscape effect	Indicative criteria
	The change is difficult to discern.

Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation or landscape proposals, and the resulting effect may be neither beneficial nor adverse.

The criteria for significance of landscape effects are based upon the following considerations:

- Major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance.
- Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value, are likely to be of least significance and may be judged not significant.
- Where assessments of significance place landscape effects between these extremes, judgments are made about whether they are significant.
- Where landscape effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing or offsetting or compensating for them are set out (referred to as mitigation).
- The significant landscape effects remaining after mitigation are summarised as the final step in the process.

Visual Effects Assessment

Establishing the visual baseline

Baseline studies for visual effects establish:

- the area in which the development may be visible;
- the different groups of people who may experience views of the development;
- the location where they will be affected;
- the nature of the views at those points; and
- the different groups of people who may be affected by the changes in views or visual amenity.
- The potential areas where the site and development proposal are likely to be visible were mapped. Landscape components affecting visibility, like buildings, walls, fences,

trees, hedgerows, woodland and banks, were identified through field surveys and mapped where relevant.

- The people within the area who may be affected by the changes in views and visual amenity – the visual receptors – were identified, for example:
- people living in the area;
- people passing through on roads and the local lanes;
- people visiting promoted landscapes or attractions; and
- people engaged in recreation of different types, including users of public rights of way, bridleways and access land.

Where relevant, views that form part of the experience and enjoyment of the landscape were noted, for example, from promoted paths, tourist or scenic routes and associated viewpoints.

The proposed viewpoints selected were discussed with the local authority, and informed by the visual appraisal, field surveys, and by desk-based research on various issues, for example, access and recreation, valued landscapes, tourist attractions and destinations, popular vantage points, and relative distribution of population. Viewpoints were selected to represent the experience of different types of visual receptors.

The details of viewpoint locations were mapped and catalogued, sufficient to allow someone else to return to the location and record the same view. Photography was carried out in accordance with the Landscape Institute, Advice Note 06/19 Visual Representation of Development Proposals (2019).

The baseline report aims to describe, map and illustrate:

- the type of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in when enjoying the view;
- details of the viewpoints and of the visual receptors likely to be affected at each;
- the nature, composition and characteristics of the existing view, noting any particular horizontal or vertical emphasis, and any key foci; existing views have been illustrated in annotated photographs identifying important components of the view.
- elements, such as landform, buildings or vegetation, which may interrupt, filter or otherwise influence the views;
- whether or how the view may be affected by seasonal or weather variation.

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Assessing the Visual Effects

Predicting and describing visual effects

The baseline information about the visual receptors was combined with understanding of the details of the proposal to identify and describe the visual effects, considering:

- changes in views and visual amenity arising from elements of the development;
- the distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale and proximity or whether the development would be only a small or minor element in a panoramic view;
- whether the view is stationary or transient or one of a sequence of views;
- the nature of the changes: changes in the skyline, creation of a new visual focus in the view, introduction of new elements, changes in visual simplicity or complexity, alteration of visual scale or the degree of visual enclosure; and
- seasonal differences in effects, arising from the varying degree of screening and/or filtering of views by vegetation in summer and winter.

Categorising the visual effects as adverse or beneficial (or neutral) in their consequences for views and visual amenity was based on judgments about whether the changes affect the quality of the visual experience, and the nature of the existing views and the nature of the changes to the views.

The visual effects were assessed, based on assessment of the nature of the visual receptors and their sensitivity, and the nature of the effect on views and visual amenity, that is, the magnitude of visual change.

Sensitivity of the visual receptors

The people or groups of people likely to be affected at a specific viewpoint – the visual receptors – are assessed in terms of their susceptibility to change in views and visual amenity and the value attached to particular view locations and views.

The susceptibility of visual receptors to changes in views and visual amenity is a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest is focused on the views or the visual amenity they experience at particular locations. The context of the location also contributes to susceptibility, for example, people viewing from residential properties or from a valued landscape are likely to be more susceptible to change than people viewing from an industrial context. Table A1-7 illustrates indicative criteria used to determine visual receptor susceptibility:

Table A1-7 Indicative criteria to determine visual receptor susceptibility

Susceptibility	Criteria
High Susceptibility	Residents at home. People engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views. Visitors to designated landscapes, heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience. Communities where views contribute to the landscape setting enjoyed by residents in the area.
Low Susceptibility	People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape. 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. Travellers on road, rail or other transport routes, except along recognised scenic routes, where awareness of views is likely to be high.

Where the susceptibility identified falls between high and low, an intermediate level of susceptibility is assigned, e.g., "medium". The basis for the scale of susceptibility assigned to the visual receptor is linked back to evidence from the baseline study.

Judgments were made about the value attached to the views identified, taking account of recognition, for example, in relation to heritage assets, or through planning designations, appearance in guidebooks or on tourist maps, promotion of particular locations or provision of facilities provided for their enjoyment, such as parking places, sign boards and interpretive material, or references to them in literature or art.

The sensitivity of visual receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below.

Table A1-8 Indicative criteria for visual sensitivity

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties. Views experienced by many viewers. Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant. A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Category	Indicative criteria
Moderate sensitivity	Viewers in residential or community properties with partial or largely screened views of the site. Frequent open views available. Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view. A view from other valued landscapes, or a regionally important recreation facility or route.
Lesser sensitivity	A view of low importance or value, or where the viewer's attention is not focused their surroundings. A view from a landscape of moderate or less importance, or a locally important recreation facility. Occasional open views or glimpsed views available; passing views available to travellers in vehicles. A view available to few viewers.

Magnitude of visual change

The visual effects identified are evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility.

Table A1-9 Considerations for assessing magnitude of visual change

Consideration	Indicative criteria
Size or scale of change	Categorised on a scale of major, moderate, minor or none, based upon: The degree of the loss or addition of features in the view; The extent of changes in the composition of the view, including the proportion of the view occupied by the proposed development; The degree of contrast or integration of the changes with the existing or remaining landscape elements and characteristics; The nature of the view of the proposed development, whether full, partial or glimpsed, or the relative amount of time over which it will be experienced.
Geographical area over which the changes would be experienced	The geographic extent reflects: The extent of the area over which the changes would be visible; The angle of view in relation to the main activity of the receptor; The distance of the viewpoint from the proposed development.
The duration of the changes	Categorised as: Short term: zero to three years; Medium term: three to twenty years;

Consideration	Indicative criteria
	Long term: twenty to forty years Permanent: more than forty.
Reversibility	The prospect and the practicality of the effect being reversed.

Indicative criteria used to determine the magnitude of change is as follows:

Table A1-10 Indicative criteria for assessing magnitude of visual change

Magnitude of Change	Visual Change
Great change	Major size or scale of change, affecting a large proportion of the angle of the view, or affecting views from a wide area; continuing into the longer term or permanently, with low prospect of reversibility.
Medium change	Intermediate size or scale of change, affecting part of the angle of the view, or affecting some views from the wider area, or larger scale of change in views from within the immediate context of the site; continuing into the medium term, with good prospect of reversibility.
Small change	A minor proportion of the angle of view is affected or the contribution of the changed elements or characteristics to the composition of the view is not important; the changes are viewed from longer distances; and might be short term with good prospect of reversibility.
Negligible	Barely perceptible change or the change is difficult to discern; No change in the view or the changes due to the development are screened from view.

Judging the overall significance of visual effects

Final conclusions about the degree of visual effects, whether adverse or beneficial, relate the separate judgements about sensitivity of the receptors and magnitude of the changes, as illustrated in the indicative criteria shown in Table A3-11:

Table A1-11 Indicative criteria for assessing visual effects

Visual effect	Indicative criteria
Major	Great change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints; The proposal would cause a great deterioration in the existing view available to highly sensitive viewers; Great improvement in the view, sufficient to upgrade overall visual amenity. Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view, especially where affecting people who are

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

Visual effect	Indicative criteria
	particularly sensitive to changes in views and visual amenity or people at recognised and important viewpoints or from recognised scenic routes.
Moderate	Medium change or visual intrusion experienced by moderately sensitive viewers; Smaller change to higher sensitivity viewers or greater change to less sensitive viewers.
Minor	Small or localised visual intrusion in the existing view, especially for less sensitive viewers. Small or localised reduction in visual intrusion, or improvement in the view. Reversible short-term changes, in views available to people for whom the view of the landscape is not the principle focus of interest.
Negligible	Negligible change in the view or the change is difficult to discern even for a highly sensitive viewer.

In addition to these criteria, in some instances the effect may be discernible or greater, but offset by other considerations, for example, through the mitigation or landscape proposals for the development, and the resulting effect is neither beneficial nor adverse.

The following factors inform the judgment about the significance of visual effects:

- Major effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant.
- Major effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant.
- Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.
- As for landscape effects, where visual effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing or offsetting or compensating for them are set out (referred to as mitigation).
- The significant visual effects remaining after mitigation are summarised as the final step in the process.

Appendix 2 – Policy

Eastleigh Borough Local Plan (2016 - 2036)

The statutory development plan that applies to the site is Eastleigh Borough Local Plan 2016-2023. It sets out the policies and plans to guide future development to 2036. It replaced the 'saved' policies in the Adopted Local Plan 2001-2011.

The Proposals Map shows the industrial units are to be located within 'Urban Edge' which is the urban settlement of Fair Oak. The following policies are therefore considered relevant in the context of this assessment:

- Strategic **Policy S2**: Approach to new developments.
- Strategic **Policy S9**: Green Infrastructure.
- **Policy DM1**: General Criteria for new development.
- **Policy DM3**: Adaptation to climate change.
- **Policy DM5**: Managing flood risk.
- **Policy DM6**: Sustainable surface water management and watercourse management.
- **Policy DM11**: Nature conservation.

Strategic Policy S2: Approach to new developments states:

- The Council will promote the delivery, over the plan period 2016-2036, of a minimum of:

[...]

B) 103,500 sq.m (net) of new employment development...

[...]

- The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan.

Policy S9 states:

- 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:

[...]

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;

[...]

F) connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map.

[...]

Policy DM1: General criteria or new development states:

- All new developments 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;

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

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;

[...]

Policy DM3: Adaptation to climate change

- 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

Policy DM5: Managing flood risk.

- 1) Development will only be permitted within the areas at risk of flooding, now and in the future, as identified on the Environment Agency most recent flood maps and the Council's Strategic Flood Risk Assessment provided that:

[...]

- 3) Sustainable Drainage Systems (SuDS) must be designed in accordance with policy DM6.

Policy DM6: Sustainable surface water management and watercourse management states:

New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as follows:

[...]

On other sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified.

Policy DM11: Nature conservation states that:

General Approach

- The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:

A) Protect, conserve and enhance all:

- i. international, national and local nature conservation designations; and
- ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;

and facilitate their adaptation to climate change wherever possible;

[...]

D) seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils;

[...]

International Designation

- Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature

Knowle Lane, Fair Oak

Landscape & Visual Impact Appraisal

conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions.

[...]

National and Local Designations

- Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map...

[...]

Appendix 3 – Drawings

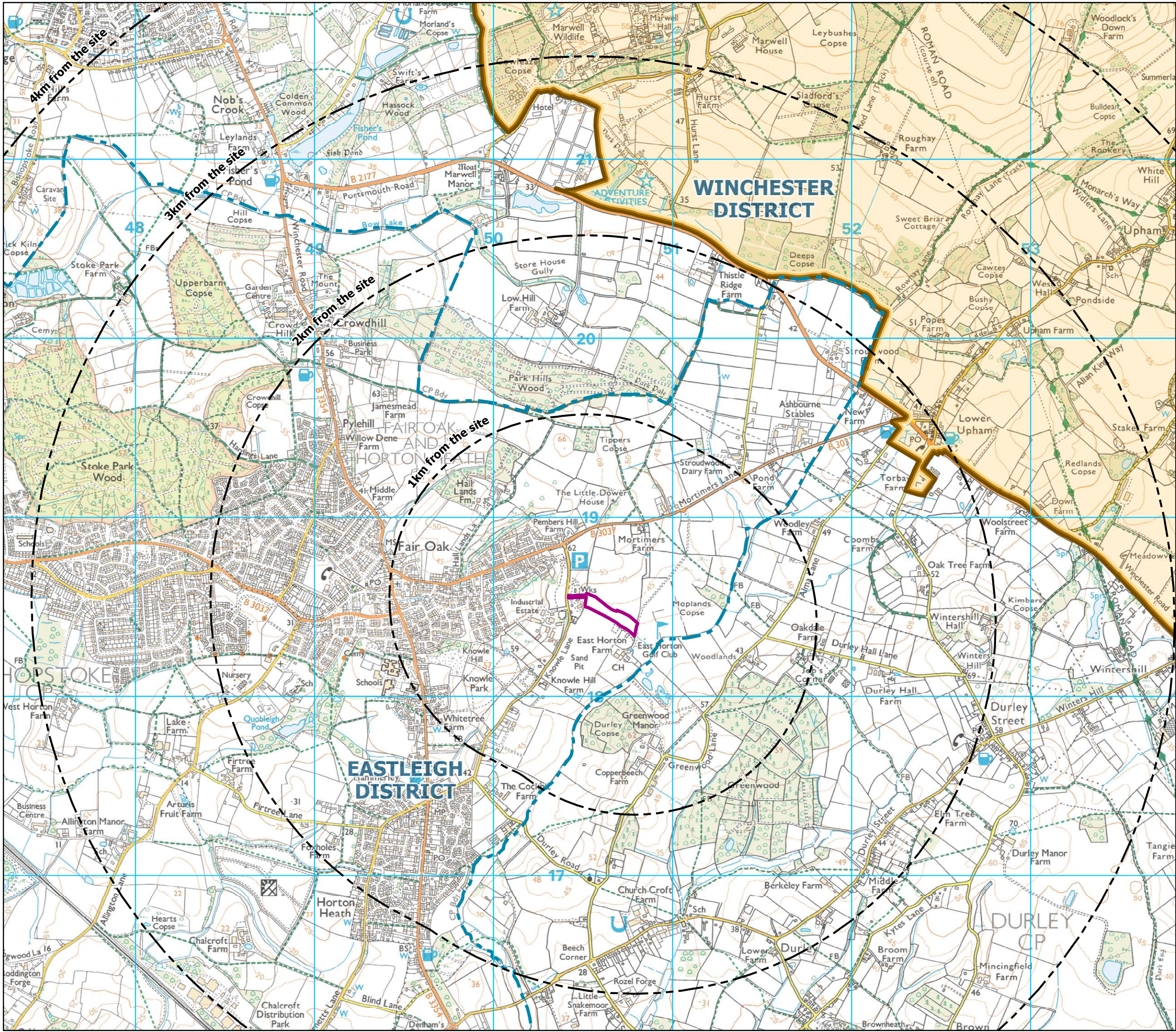
Figure LA.01	Site Location Plan
Figure LA.02	Landscape Policy & Designations
Figure LA.03	National Landscape Character Area
Figure LA.04	Landscape Character Area and Landscape Appraisal: local level
Figure LA.05	Visual Appraisal: local level
Figure LA.06	Site Features
Figure LA.07	Site Photographs
Figure LA.08	Viewpoint Photographs
Figure LA.09	Landscape Masterplan



Knowle lane, Fair Oak

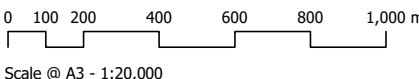
Site location

LA.01



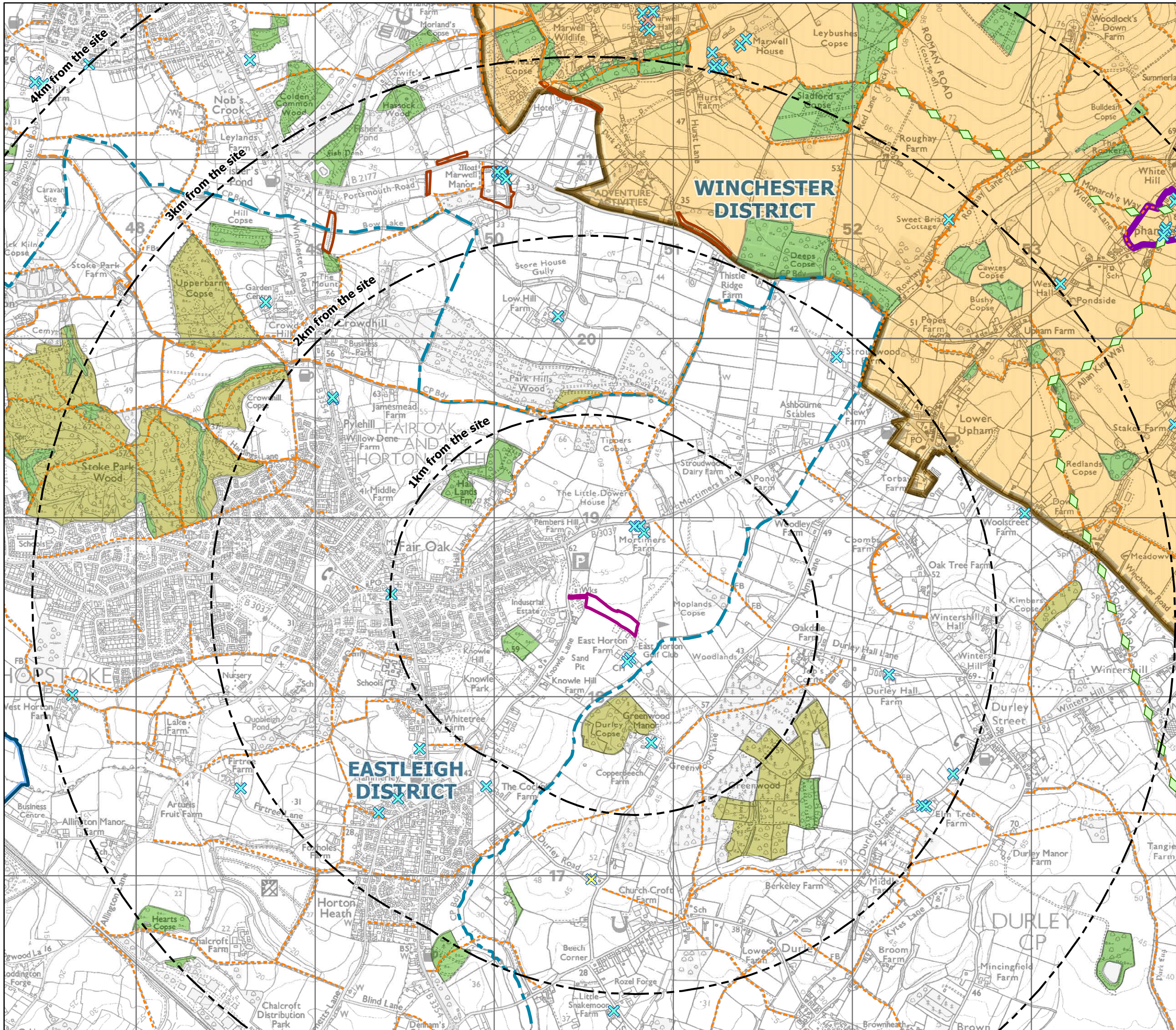
Key

- Study site
- 1km buffers from the site
- District Authority boundary
- South Downs National Park



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Landscape Policy and Designations

LA.02

Key

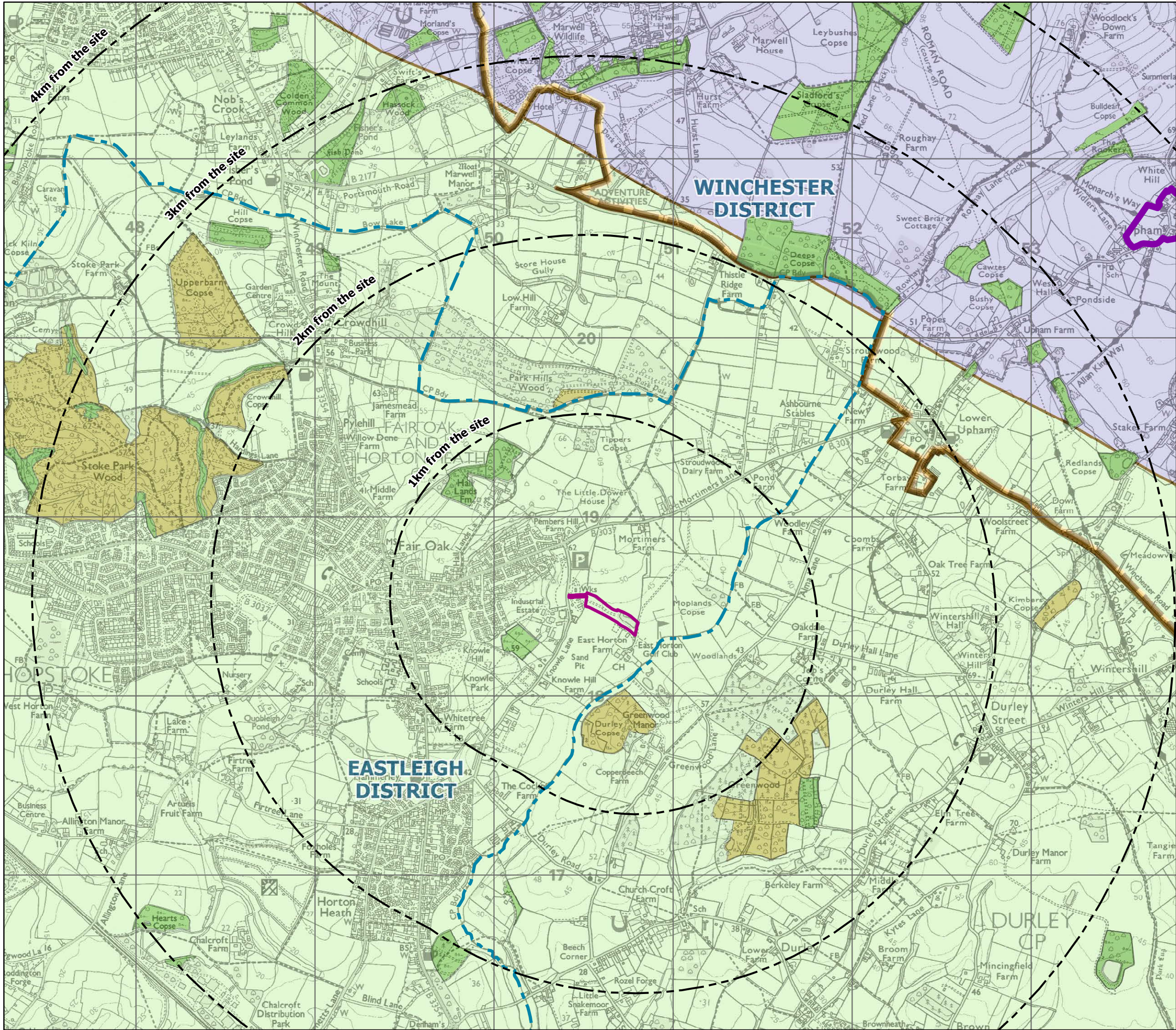
- Study site
- 1km buffers from the site
- District Authority boundary
- South Downs National Park
- Long Distance Footpaths
- Footpath
- Bridleway
- Restricted Byway
- Conservation Areas
- Grade I
- Grade II*
- Grade II
- Scheduled Monuments
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Sites of Special Scientific Interest

0 100 200 400 600 800 m
Scale @ A3 - 1:20,000



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National Landscape
Charatcer Area

LA.03

Key

- Study site
- 1km buffers from the site
- District Authority boundary
- South Downs National Park
- Conservation Areas
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- National Character Areas :**
 - 125 South Downs
 - 128 South Hampshire Lowlands

0 100 200 400 600 800 m
Scale @ A3 - 1:20,000



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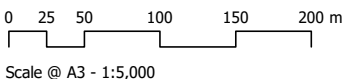
Knowle lane, Fair Oak

Landscape Character Area and Landscape Appraisal:
Local Level

LA.04

Key

- Study site
- District Authority boundary
- Footpath
- Grade II
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Knowle Hill Farmland and Woodland LCA (Eastleigh Borough)
- Built form
- Golf course
- Farmland



April 2023

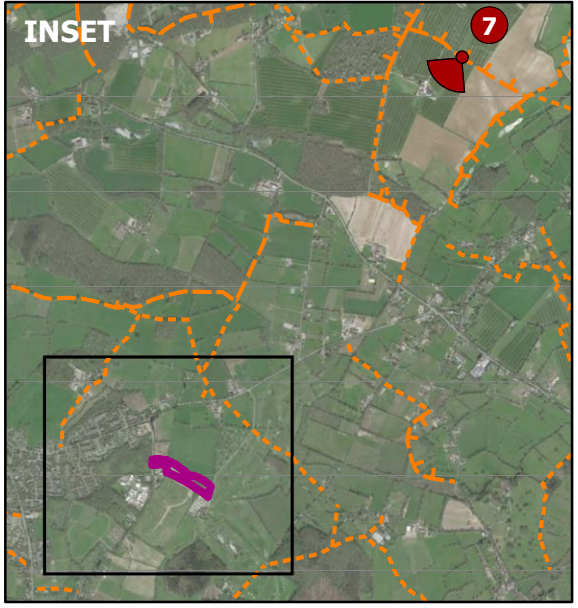
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Visual Appraisal
Local Level

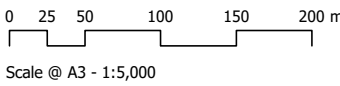
LA.05



Inset Scale @ A3 - 1:50,000

Key

- Study site
- Viewpoint locations
- District Authority boundary
- Footpath
- Grade II
- Zone of Visual Influence (ZVI)



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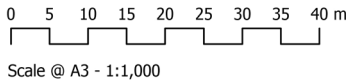
Knowle lane, Fair Oak

Site Features

LA.06

Key

- Study site
- Site photograph locations
- Built form
- Hedgerows, trees and scrub screening the site
- Security fence around BSKyB
- Close board fence around building A



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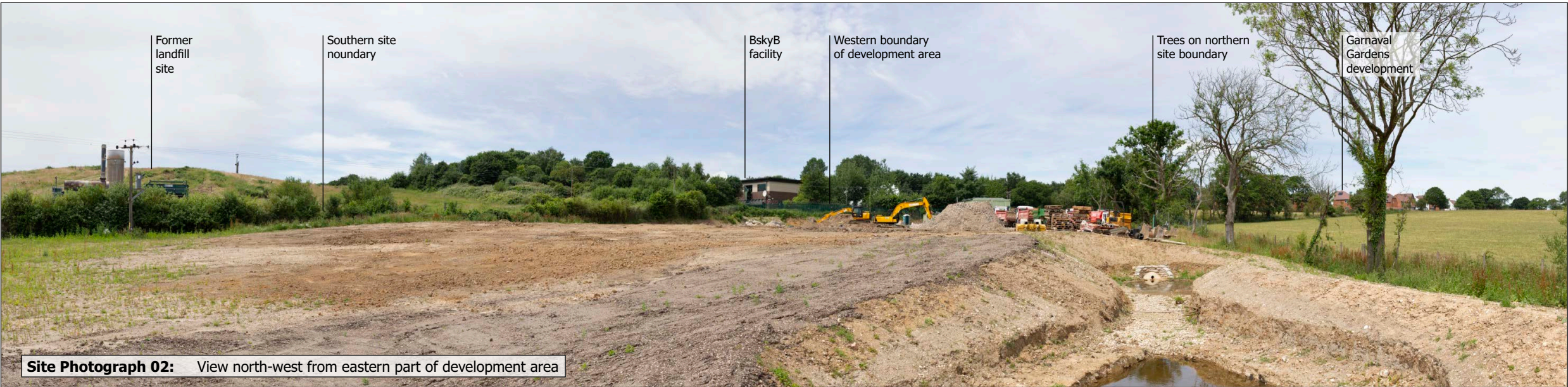
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Site Photograph 01 (north): View from centre of development area looking north



Site Photograph 01 (south): View from centre of development area looking south



Site Photograph 02: View north-west from eastern part of development area



Site Photograph 03: View east into SINC from east part of development area



Site Photograph 04: View north-west from southern part of development area



Site Photograph 05: View east from western corner of development area



Knowle lane, Fair Oak

Site Photographs

LA.07-3

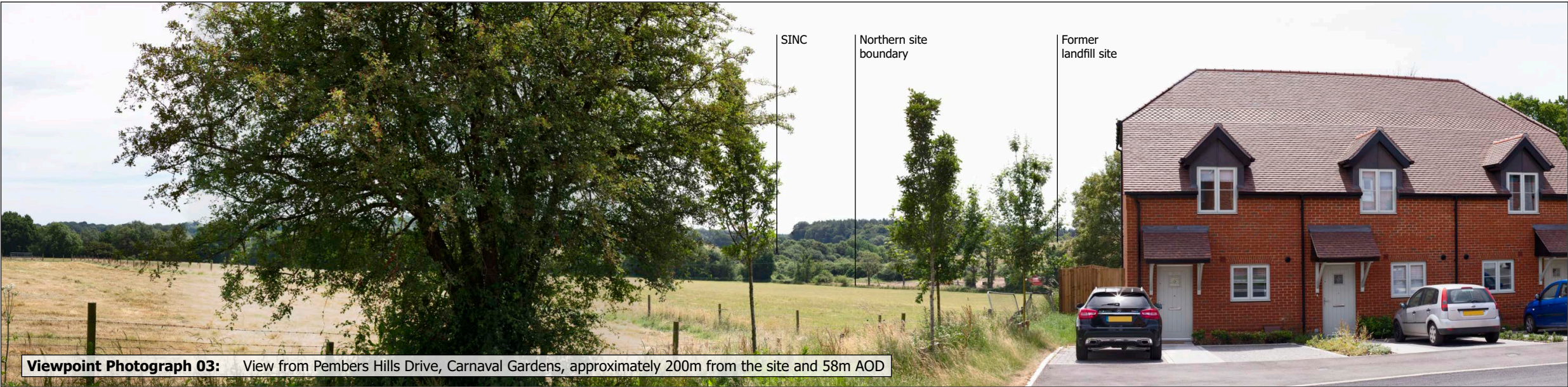




Viewpoint Photograph 01: View from Knowle Lane - opposite site entrance, approximately 10m from the site and 55m AOD



Viewpoint Photograph 02: View from Knowle Lane – opposite Knowle Hill Conservation Area car park, approximately 190m from the site and 61m AOD



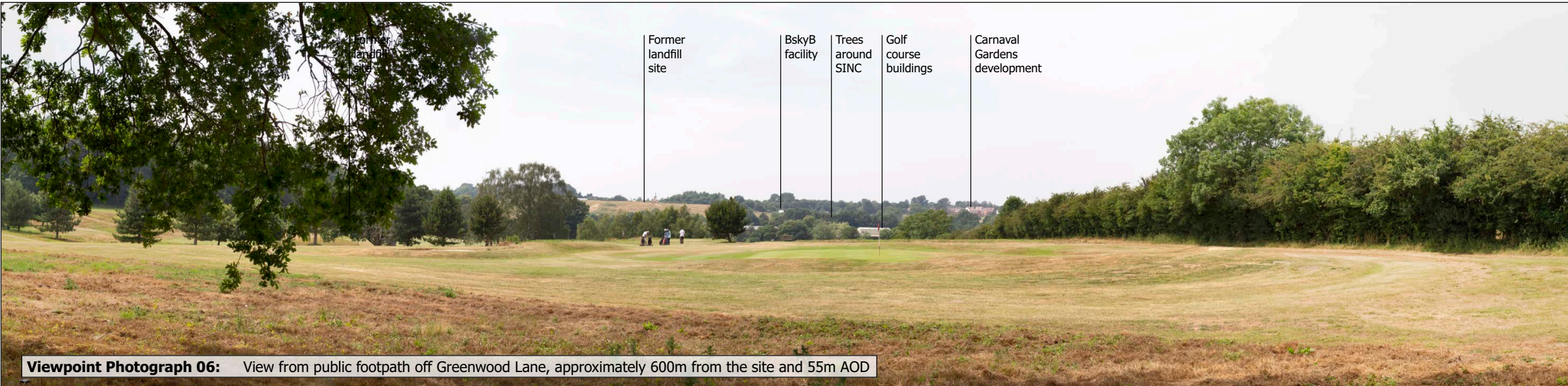
Viewpoint Photograph 03: View from Pembers Hills Drive, Carnaval Gardens, approximately 200m from the site and 58m AOD



Viewpoint Photograph 04: View from field gate on Mortimers Lane, approximately 420m from the site and 59m AOD



Viewpoint Photograph 05: View from public footpath across East Horton Golf Course, approximately 460m from the site and 46m AOD



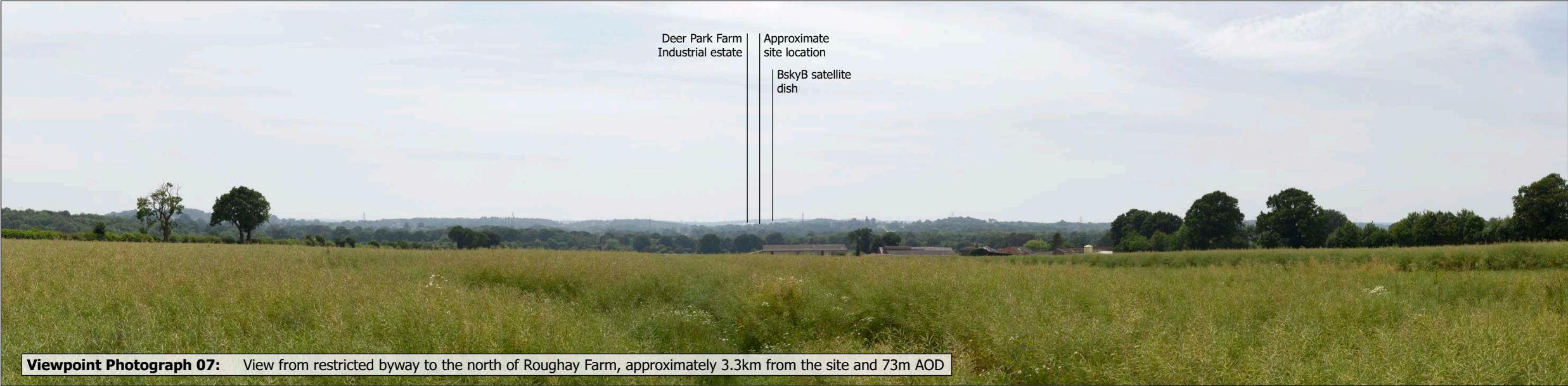
Viewpoint Photograph 06: View from public footpath off Greenwood Lane, approximately 600m from the site and 55m AOD



Knowle lane, Fair Oak

**Viewpoint
Photographs**

LA.08-2



Viewpoint Photograph 07: View from restricted byway to the north of Roughay Farm, approximately 3.3km from the site and 73m AOD



Knowle lane, Fair Oak

**Viewpoint
Photographs**

LA.08-3



Knowle lane, Fair Oak

Landscape Masterplan

LA.08

Key

- Existing trees
- Root protection area
- Road and footpath
- Proposed building
- Car park spaces
- Proposed tree planting
- Ornamental shrub planting
- Feature shrub planting
- Proposed hedgeline
- Understorey planting
- Amenity grass
- Long grass
- Attenuation pond
- Proposed post and rail fence



Scale @ A3 - 1:500; A1 1:250



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Area subject to SINC Management Plan

