

Land South off Broad Oak, Botley

Landscape and Visual Impact Assessment

GREEN LANDSCAPE STUDIO LIMITED

The Lakeside Centre
Lakeside Country Park
Wide Lane
Eastleigh, Hampshire
SO50 5PE

E| mail@gl-studio.co.uk

Copyright

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Green Landscape Studio Limited.

All plans are reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO. Crown copyright reserved license no. 0100031673.

Client:

The Mulberry Pension
Investment Scheme



Document Reference No.	GLS_090_104_1001
Document Status	FOR PLANNING
Revision	-
Date	24.07.2023
Author	AE
Checked by	JM
Signed off by	CLIENT

Revision Notes:

Rev A 27.10.23 Revised layout - access moved AE

Table of contents

1. Introduction	1
About this document	1
The proposed development	1
2. Methodology	2
Introduction	2
Identifying the study area	2
Landscape Assessment Methodology	2
Visual Assessment Methodology	5
3. Study Area	8
Zone of Theoretical Visibility	8
Field survey	8
Study area	8
4. Planning context	9
Introduction	9
National legislation	9
National Planning Policy	9
Local Planning Policy	11
Statutory and non-statutory designations	11
5. Landscape Baseline	13
Introduction	13
Landscape character	13
Landscape Value	15
6. Visual Baseline	16
Introduction	16
Visual Receptor and Key Viewpoints	16
7. Proposed Development	17
Introduction	17
Mitigation	17
8. Potential Effects of the Proposed Development	18

Introduction	18
Landscape Sensitivity	18
Visual Sensitivity	18
Construction Phase	18
Visual Effects	19
Operational Phase	19
Visual Effects	20
9. Conclusion	22

1. Introduction

About this document

- 1.1. This Landscape and Visual Impact Assessment has been prepared by Green Landscape Studio on behalf of The Mulberry Pension Investment Scheme for a residential development at Land off Broad Oak, Botley.
- 1.2. The purpose of this report is to undertake an objective landscape and visual impact assessment of the potential landscape and visual effects of the proposed development on the receiving landscape. This will include:
 - i) The identification of a suitable study area and associated landscape planning policies
 - ii) The establishment of the existing landscape and visual baseline conditions
 - iii) The identification of key landscape and visual receptors
 - iv) The identification of interactions between the proposals and the receptors and the likely resulting effect and its significance
 - v) Advise on landscape strategy for the site where necessary

The proposed development

- 1.3. The application comprises an outline planning application for a residential development of upto 34 dwellings located to the south of Broad Oak in Botley. The parameter plans of the proposed development upon which the assessment is based, produced by Cooper Baillie, have been submitted as part of the full suite of application documents.
- 1.4. The development has been designed through the iterative design process taking into account inherent mitigation measures following a preliminary review of the development proposals and completion of the desktop studies in relation to potential adverse landscape and visual effects.
- 1.5. The mitigation measures identified as part of this assessment are set out in chapter 8 and have been illustrated in the landscape strategy and illustrative masterplan in appendix 1. Any subsequent reserved matters application should take these mitigation measures into account. It is expected these will be delivered through normal planning mechanisms. Where a subsequent design veers away from the suggested mitigation measures, an updated landscape and visual impact assessment should be carried out to ensure that receptors are not negatively impacted.

2. Methodology

Introduction

- 2.1. The methodology defines the overarching strategy and rationale for the assessment. This chapter sets out the principles of this LVIA and outlines the overall process.
- 2.2. The methodology for this report has been informed and guided by the following key sources:
 - Guidelines for Landscape and Visual Impact Assessment (Third Edition) (GLVIA 3), published by the Landscape Institute and Institute of Environmental Management and assessment (2013)
 - Landscape and Seascape Character Assessment, published by Natural England and Department for Environment, Food and Rural Affairs (2014)
 - Assessing Landscape Value Outside National Designations (Technical Guidance Note 02/21), published by the Landscape Institute (2021)
 - An Approach to Landscape Sensitivity Assessment – To Inform Spatial Planning and Land Management, published by Natural England (2019)
 - Visual Representation of Development Proposals (Technical Guidance Note 06/19), published by the Landscape Institute (2019)
- 2.3. The assessment has been based on a desk-based review of relevant legislation, planning policy and guidance, as well as baseline information on the site and surrounding and the proposed development. On-site appraisals are then used to verify and provide additional information not established in the desk-based exercise.
- 2.4. The three main stage of an LVIA are:
 - Establishment of the landscape character and visual baseline information;
 - Identification of key landscape and visual receptors, which may be influenced by the proposed development, and their sensitivity; and
 - Assessment of the effects of the proposed development on the existing landscape character and visual amenity, taking into account the measures proposed to mitigate any identified adverse impacts.
- 2.5. It must be acknowledged that GLVIA 3 establishes guidelines and not a specific methodology. The preface states that:

'[GLVIA 3] concentrates on principles and process. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation.'
- 2.6. This methodology has therefore been tailored specifically for this LVIA to ensure that it is 'fit for purpose'.

Identifying the study area

- 2.7. GLVIA 3 describes the study area as 'the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner' [...]. It continues to state that 'it may also be based on the extent of the area from which the development is potentially visible [...], or a combination of the two.' (Paragraph 5.2)

- 2.8. At first, an initial study area will be established, which will be dependent on the location and type of development, using aerial photography and ordnance survey mapping.
- 2.9. A computer-generated Zone of Theoretical Visibility (ZTV) will then be modelled, to further refine the study area. The ZTV is used as a working tool to establish the theoretical extent of the proposed development site's visibility, taking account of existing topography, the eye height of the observer and proposed building height.
- 2.10. This is followed by a site visit, using the ZTV to further refine the study area taking account of intervening vegetation and built form. This site visit should ideally be carried out during winter months, i.e., when the trees are not in leaf, to provide a 'worst case scenario'.
- 2.11. This study area will then form part of the scoping exercise with the relevant LPA, who can provide further input.
- 2.12. This will result in the study area upon which the remainder of the baseline study and assessment will be based.
- 2.13. Revisions to the study area may be necessary as the design of the proposed development changes through the iterative design process.

Landscape Assessment Methodology

Landscape Baseline

- 2.14. Establishing the landscape baseline information has been carried out using a combination of desk-based study and site survey. It includes the identification and recording of the character of the landscape and the elements, features and aesthetic and perceptual factors that contribute to it. It will also identify the value attached to this landscape as a whole, before identifying the landscape receptors and their value.

Landscape Character

- 2.15. In rural landscapes, Landscape Character Assessment (LCA) is the key tool for understanding the landscape. Generally, this information is produced by competent authorities and public bodies, with relevant studies generally including:
 - National Character Areas;
 - County Landscape Character Areas; and
 - Local Landscape Character Areas
- 2.16. This is followed by a study of detailed site specific information.
- 2.17. Typical baseline information is then mapped and usually includes the following:
 - Aerial imagery
 - Topography
 - Soils and geology
 - Vegetation
 - Land use
 - Settlement pattern and/or built form
 - Protective designations
 - Historic features
 - Public Rights of Way
 - Hydrology

- 2.18. The aesthetic and perceptual aspects of the landscape, such as its scale, complexity, openness, tranquillity, or wildness will be described using a mixture of text and photographic evidence.
- 2.19. The information above will be collated and critically reviewed through a desktop exercise, followed by on-site verification and refinement, where required.
- 2.20. Following this review and refinements, key characteristics contributing to the distinctive character of the landscape are then described as well as the condition of the landscape and the condition of elements or features making up this landscape.

Landscape Value

- 2.21. As part of the baseline description the value of the potentially affected landscape will be established. Value can apply to areas of landscape as a whole or to individual elements, features or aesthetic or perceptual dimensions which contribute to the character of the landscape. Landscape value is the value attached to different landscape by society. These values can apply at a community, local, national or international level. National and international valued landscape are generally recognised by designations, which have a formal statutory bases, such as: National Parks, AONBs, Listed Buildings and Conservation Areas. Local landscape designations are generally identified locally valued landscape which are recognised through local landscape designations, such as Special Landscape Areas or Areas of Great Landscape Value). They are incorporated into planning documents with accompanying planning policies.
- 2.22. It is important that the baseline study seeks to understand the basis for the designation and why the landscape is considered of value, identifying to what degree the criteria and factors used to support the designation are represented in the study area. Fieldwork will be used to establish how the criteria are expressed in the study area, whilst recognising that every part of a designated area contributes to the whole in some way.
- 2.23. The starting point in establishing the value of the landscape is looking at the landscape designations associated with the identified landscape receptors; however, it should be noted that GLVIA3 acknowledges that undesignated landscapes do not necessarily have no value and may contain valued elements. Areas of undesignated landscape have been assessed through a combination of desktop and site-based analysis in line with Box 5.1 of GLVIA3 and the range of factor defined (although not exhaustive) in table 1 of TGN02/21. This examines a range of factors as shown in table 2.1.

Table 2.1: Range of factors that can be considered when identifying landscape value

Factor	Definition
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to landscape
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure
Associations	Landscape which is connected with notable peoples, events and the arts
Distinctiveness	Landscape that has a strong sense of identity
Recreational	Landscape offering recreational opportunities where experience of landscape is important
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense
Perceptual (Wildness and tranquillity)	Landscape with a strong perceptual value notable wildness, tranquillity and/or dark skies
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape

- 2.24. The indicators of landscape value should be revised on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance attached to each indicator is likely to vary across different landscapes, this will influence the overall ‘weight of evidence’ in coming to an overall judgement on the landscape value.
- 2.25. TGN02/21 nor GLVIA3 provide a prescribed range of values to define the landscape value of a site, however, in the interest of robustness and clarity it is suggested a scale of High to very low is used. Table 2.2 provides the definitions associated with each value, taking account of both the scale of the landscape value (identified in paragraph 2.20) and the factors identified in table 2.1 to aid with the value of undesignated landscapes.

Table 2.2: Landscape Value Criteria

Value	Definition
Very High	A very distinctive landscape with strong, widespread and defining characteristics. High quality with no detracting features. Contains features that could be described as unique or are nationally scarce. Considerable conservation and/or recreational/heritage interest. Such areas would generally be internationally or nationally recognised designations, e.g. World Heritage Sites, key elements/features within a National Park or AONB, areas of exceptional remoteness, areas providing a setting for internally valued buildings or cultural features.
High	A distinctive landscape with strong, widespread and defining characteristics. High quality with some minor detracting features. Contains features that are very attractive or have an attractive scenic quality and in part rare. Considerable conservation and/or recreational/heritage interest. Such areas would generally be nationally recognised designations, e.g. National Parks, Areas of Great Landscape Value (or similar designations), AONBS, remote countryside, accessible wildlife areas or national value and areas providing a setting for listed buildings or nationally important cultural features.
Medium	Reasonably distinctive landscape or with some strong contributing characteristics. Average quality with features that are locally commonplace which may exhibit some detracting features. Intermediate conservation and/or recreational/heritage interest. A strong sense of place. Such areas would generally be local designations.
Low	Relatively bland or commonplace landscape or with limited positive characteristics. Features that make little contribution to local distinctiveness. Some detracting features, Limited conservation and/or recreational/heritage interest. Poor sense of place. Such areas would be commonplace at local level and would generally be undesignated, offering scope for improvement.
Very Low	A degraded featureless landscape with little or no characteristics of quality or interest. Not sense of place. Such areas would generally be undesignated and identified as required recovery.

Landscape receptors

- 2.26. Once the landscape baseline is established it is important that landscape receptors are identified. A landscape receptor is ‘a defined aspect of the landscape resource that has the potential to be affected by a proposal’ in GLVIA3.
- 2.27. The first step is to identify the components of the landscape that are likely to be affected by the scheme, this can be the overall character of the study area or site or individual elements of features and specific aesthetic or perceptual aspects.
- 2.28. The value of each receptor will be identified, following the same criteria as established in table 2.2, not forgetting that all individual elements contribute towards the overall landscape character and value of the study area.

Assessment of landscape effects

Landscape susceptibility to change

- 2.29. Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences.
- 2.30. The nature of the predicted effect should not take account of the value attached to the receptor but should be determined by combining judgements about matters such as the size and scale of the change, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
- 2.31. GLVIA 3 recommends that judgements about the susceptibility of landscape receptors to change should be recorded on a verbal scale (for example high, medium or low). Table 2.3 provides a definition for each scale.

Table 2.3: Landscape Susceptibility Criteria

Value	Definition
High	Landscape receptor of particular distinctive character susceptible to relatively small changes.
Medium	Landscape receptor reasonably tolerant of changes
Low	Landscape receptor which is potentially tolerant of substantial change

Landscape sensitivity

- 2.32. The sensitivity of a landscape receptor is the combination of its susceptibility to the type of change or development and the value attached to the landscape. The assessment may take place in situations where there are existing landscape sensitivity and capacity studies. These can provide useful background information but are generally not tailored to the site specifically and therefore cannot provide a substitute for the individual assessment in relation to the changes arising from the specific development proposals.
- 2.33. GLVIA 3 does not set out the range of values associated with the sensitivity of the landscape receptor, in the interest of robustness and clarity it is suggested a scale of high to very low is used. Table 2.4 sets out the definitions and typical criteria for the landscape values identified as suitable for this assessment.

Table 2.4: Landscape Sensitivity Criteria

Value	Definition and typical criteria
High	The landscape cannot accommodate any change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics: • The landscape has a high susceptibility to change and has high value; or • The landscape has a medium susceptibility to change and has a high to very high value.
Medium	The landscape is able to accommodate a small change related to the proposed development without undue consequences arising on the condition or quality of its defining qualities: • The landscape has a high susceptibility to change and has a medium to low value; or • The landscape has a medium susceptibility to change and has a high to medium value; or • The landscape has a low susceptibility to change and has a very high to high landscape value.
Low	The landscape is able to accommodate a medium change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics: • The landscape has a high susceptibility to change and has a very low susceptibility; or

Value	Definition and typical criteria
	• The landscape has a medium susceptibility to change and has a low or lower value; or • The landscape has a low susceptibility to change and has a medium or low value.
Very low	The landscape is able to accommodate a large change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics: • The landscape has a low susceptibility to change and has a very low value.

Magnitude of change

- 2.34. The magnitude of change related to the proposed development and its effect on the landscape receptors is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility.
- 2.35. Judgements on the size and scale of change in the landscape that is likely to be experienced as a result of each effect should take account of:
- The extent of existing landscape elements that will be lost 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 by the removal of existing components and/or introduction of new ones
 - Whether the effect changes the key characteristics of the landscape which are critical to its distinctive character
- 2.36. The geographical extent over the landscape effect will be felt, for the purpose of this assessment these can be defined as:
- At site level (i.e. within the site boundary only)
 - At the level of the immediate setting (i.e. within 100m from the site boundary)
 - At the scale of the landscape type or character area within which the proposal lies
 - At a larger scale (i.e. beyond the landscape type or character area)
- 2.37. The duration and reversibility of the landscape effects form a consideration of the magnitude of change. Whilst separate, these are linked considerations. Due to the time constraints associated with a range of landscape element (i.e. the establishment of vegetation) duration can be judged in line with the following scale:
- Short term – 0 to 5 years
 - Medium term – 5 to 10 years
 - Long term – 10 to 20 years
- 2.38. Reversibility on the other hand is a judgement about the prospects and the practicality of the particular effect being reversed in a certain amount of time. Housing developments are generally considered to be permanent. Some elements or landscape receptors affected can have the effects reversed, or partially reversed, with appropriate mitigation in place to i.e. effects associated with construction access.
- 2.39. An experience-based judgement of the elements above will result in the overall magnitude of change on a particular landscape receptor. The magnitude of change is the degree of change experienced by the receptor. Table 2.5 sets out the definitions associated with each rating. It is important to note that the magnitude of change can be defined as having both an adverse (negative) or beneficial (positive) effect on the landscape receptor.

- 2.40. To provide a better understanding of the timeframe associated with the development of the proposed site and its associated mitigation, the magnitude of change will be assessed for the development during the ‘construction stage’ followed by the ‘operational stage’ when the development is in use. To show how effective mitigation measures are the magnitude of change for the operational stage will be assessed at both day one and after 15 years.

Table 2.5: Magnitude of change definitions

Magnitude rating	Definition and typical criteria
Major	Major alteration (loss/enhancement) to key valued elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements considered to be prominent and totally uncharacteristic when set within the attributes of the receiving landscape.
Moderate	Partial alteration (loss/enhancement) to one or more key elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
Minor	Minor alteration (loss/enhancement) to one or more key elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.
Negligible	Very minor alteration (loss/enhancement) to one or more key elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements that are not uncharacteristic with the surrounding environment.
No Change	No noticeable alteration (loss/enhancement) to key elements, features and characteristics defining the landscape receptor.

Predicted landscape effects

- 2.41. The predicted landscape effects are then determined by the assessment of landscape sensitivity set against the magnitude of change. The result will be identified by using the matrix in table 2.6. The same matrix will be applied to establish the visual effects of the proposed development to allow for cross comparison.

Table 2.6: Landscape effects

		Landscape Sensitivity			
Magnitude of		High	Medium	Low	Very Low
	Major	Major	Moderate/Major	Moderate	Minor/moderate
	Moderate	Moderate/major	Moderate	Minor/Moderate	Minor
	Minor	Moderate	Minor/moderate	Minor	Neutral/minor
	Negligible	Minor	Neutral/minor	Neutral	Neutral
	No Change	Neutral	Neutral	Neutral	Neutral

- 2.42. As with the magnitude of change the overall landscape effect can be both positive/beneficial or negative/adverse and will be assessed during the construction stage and the operational stage on day one and after 15 years.

Visual Assessment Methodology

Visual Baseline

- 2.43. The visual baseline and associated receptors have been identified using a combination of desk-based and site survey. The visual baseline will establish the area in which the development will be visible. Following this, the visual receptors will be identified with viewpoints chosen to represent certain groups of visual receptors and/or specific viewpoints, such as local visitor attractions.

Zone of Theoretical visibility (ZTV)

- 2.44. The ZTV mapping is a desk-based study and establishes the theoretical visibility of the proposed development. The ZTV for this report has been produced using a Digital Terrain Model (DTM) of the site and its surroundings. A centrally located high point within the site boundary] has been used to determine the visibility of the proposed development with a building height of 12.5m and a viewer height of 1.6m. As recommended in GLVIA3 the ZTV has been carried out treating the world as ‘bare earth’ without taking account of potential screening by vegetation, buildings, etc.

Identification of visual receptors and key viewpoints

- 2.45. Following the production of the ZTV a desk-based study and site visit will aid in determining the key visual receptors. Visual receptors include people in a specific area who will be affected by the changes in views and visual amenity. They may include the following:
- People living in the area;
 - People who work in the area;
 - People passing through (Road, rail or other forms of transport);
 - People visiting promoted landscapes or attractions; and
 - People engaged in recreation (including users of PRow and accessible land)
- 2.46. People can have differing responses to changes in views and visual amenity depending on their context (location, time of day, season and/or degree of exposure to views) and purpose for being a particular place (e.g. reception, residence, employment or passing through).
- 2.47. The above information will be used to establish identified groups of visual receptors with key viewpoints selected, falling into the following groups:
- Representative viewpoints – Selected to present the experience of different types of visual receptors, where larger number of viewpoints cannot all be included individually and where the significant effects are unlikely to differ
 - Specific viewpoints – Chosen because they are key and/or promoted viewpoints within the landscape
 - Illustrative viewpoints – Chosen specifically to demonstrate a particular effect of specific issues, which might be the restricted visibility at certain locations.
- 2.48. The baseline viewpoints have been taken in line with the latest Landscape Institute guidance, a separate methodology for which can be found in appendix 4, and have been documented in a structured and consistent manner.
- 2.49. A combination of photographs and a written description have been used to record the visual baseline, including the following:
- Type and relative numbers of people (visual receptors) likely to be effected;
 - Location, nature and characteristics of the chosen viewpoint;
 - Nature, composition and characteristics of the existing views experienced at these viewpoints, including direction of view;
 - Visual characteristics of the existing views; and
 - Elements which may interrupts, filter or otherwise influence the views.

Sensitivity of visual receptor

- 2.50. Each visual receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views. When determining the sensitivity of a visual receptor the following parameter have to be considered:
- Location and context of the viewpoint;
 - Expectations and occupation/activity of the receptor;
 - Importance or value of the view; and
 - Degree of exposure to the view e.g. permanence vs transience
- 2.51. In accordance with GLVIA3 the visual receptors have been graded according to their sensitivity to change against the criteria set out in table 2.7.

Table 2.7: Visual Receptor Sensitivity Criteria

Value	Definition and typical criteria
High	Receptors with a high interest in the visual environment, e.g. • Occupiers of residential properties (particularly habitable rooms occupied during daylight hours), users of PRoWs and scenic routes where the focus is on the landscape. • Visitors to heritage assets or other attractions where the landscape setting is an important contributor to the experience
Medium	• Receptors with a moderate interest in the visual environment, e.g. • People travelling through or past the affected landscape including pedestrians and cyclists • People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest
Low	Receptors with passing or momentary interest in the visual environment • People at their place of work or industrial facilities • People driving on minor routes
Very Low	Receptors with limited interest in the visual environment • People driving on fast routes, including major routes and motorways

Magnitude of change

- 2.52. Each viewpoint will need to be assessed in terms of its magnitude of change, a judgement of the nature of the predicted visual effect has been made using the following indicators:
- Extent – the extent of the baseline view that would be occupied by the development: full (unobstructed by vegetation, topography or intervening structures) or partial (obstructed to some extent vegetation) or glimpsed views.
 - Proportion – what proportion of the development would be visible: full (all), most (more than 75%), half (50%), small amount (less than 25%) or none.
 - Contrast – how would the visible elements of the development relate to the remaining/adjoining features of the baseline landscape: high, medium or low levels of contrast?
 - Loss of features – what landscape features in the view would be lost/changed as a result of the proposed facilities?
 - Duration – temporary, permanent, intermittent or continuous e.g. transient (views which are normally viewed while in motion as in while travelling by train or car) and seasonal (views which will be subject to seasonal leaf cover).
 - Angle of view – direct (approximately head on), oblique (45 degrees to head on) or peripheral (greater than 45 degrees i.e. on the edge of vision).

- Distance – measured in kilometres between the site and the receptor. View distance has been described as short (0-100m), medium (100-1000m) and long (1000m or more).

- 2.53. Using these indicators, an experience-based judgement has been made for each visual receptor as to the degree of alteration in the baseline view. The degree of alteration and the criteria used are shown in table 2.8.

Table 2.8: Visual Magnitude of Change Criteria

Magnitude rating	Definition and typical criteria
Major	Major alteration to the composition or nature of views through the introduction of highly prominent elements and / or the alteration of a large proportion of the field of view. The proposed development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Commanding, standing out, controlling the view, easily seen.
Moderate	Partial alteration to the composition or nature of views through the introduction of elements that are of medium prominence and / or the alteration of a medium proportion of the field of view. The proposed development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Minor	Minor alteration to the composition or nature of views through the introduction of elements that are of limited prominence and / or the alteration of a small proportion of the field of view. The proposed development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Negligible	Very minor alteration to the composition or nature of views through the introduction of elements that are barely visible and / or the alteration of a negligible proportion of the field of view. The proposed development would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Weak, not legible, not obvious, indistinct, near limit of acuity of human eye.
No Change	The proposed development is not visible and will not change the baseline view.

- 2.54. As with the landscape assessment, the predicted magnitude of change will be recorded as positive/beneficial or negative/adverse.
- 2.55. The magnitude of change will also be assessed at different timeframes to provide a better understanding of the timeframe associated with the development of the proposed site and its associated mitigation, the magnitude of change will be assessed for the development during the ‘construction stage’ followed by the ‘operational stage’ when the development is in use. To show how effective mitigation measures are the magnitude of change for the operational stage will be assessed at both day one and after 15 years.

Predicted visual effects

- 2.56. The predicted visual effects are then determined by the assessment of receptor sensitivity set against the magnitude of change. The result will be identified by using the matrix in table 2.9. This matrix is the same at the one used to determine the landscape effects, to allow for cross comparison of the results.

Table 2.9: Visual effects

		Visual Receptor Sensitivity			
Magnitude of		High	Medium	Low	Very Low
	Major	Major	Moderate/Major	Moderate	Minor/moderate
	Moderate	Moderate/major	Moderate	Minor/Moderate	Minor
	Minor	Moderate	Minor/moderate	Minor	Neutral/minor
	Negligible	Minor	Neutral/minor	Neutral	Neutral
	No Change	Neutral	Neutral	Neutral	Neutral

2.57. As with the magnitude of change the overall landscape effect can be both positive/beneficial or negative/adverse and will be assessed during the construction stage and the operational stage on day one and after 15 years.

3. Study Area

- 3.1. The initial study area for the assessment was set to a radius of 2.5km from the centre of the proposed development site (50°54'50.73"N, 1°16'56.34"W). This was done on the basis that at this distance the proposed form of development, when seen with the human eye, would be hardly discernible or not legible and therefore unlikely to significantly influence the character or visual amenity of the existing landscape.

Zone of Theoretical Visibility

- 3.2. The ZTV drawing GLS_090_104_1105 which can be found in appendix 1 highlights that the visibility of the site is relatively widespread. However, it should be noted that this only take account of topography and not any intervening features such as vegetation or built form.

Field survey

- 3.3. Following the establishment of the ZTV a site visit was carried out on 15th and 22nd March 2023 to establish further constraints both within the site and within the wider study area. Frequent intervening elements, such as built form and dense vegetation within the study area have significantly reduced the visibility of the site when compared to the ZTV exercise.

Study area

- 3.4. The establishment of the study area is part of an iterative process and has taken into account relevant landscape character areas, designations and visibility. These items will be discussed further in the next chapters but have led to the reduction of the initial study area extent to a radius of 1km.

An LVIA scoping exercise was issued to Eastleigh Borough Council on 9th June 2023, including the establishment of the study area as shown on drawing GLS_090_104_1101. No response has been received to date.



Figure 3.1: Aerial Photograph of Study Area

4. Planning context

Introduction

- 4.1. This section describes the relevant landscape related planning policy, legislation and guidance applicable to the development site, its context and the proposed land use. The relevant statutory and non-statutory designations are identified on drawing GLS_090_104_1102 in appendix 1.

National legislation

Town and Country Planning Act

- 4.2. The Town and Country Planning Act 1947 established the principle that development should not proceed in an uncontrolled way but should be subject to official authorisation. It also allowed Local Planning Authorities (LPAs) to include green belt proposals into their development plan.
- 4.3. Current planning legislation in England and Wales was consolidated in the Town and Country Planning Act 1990, part of which were replaced or amended by the Planning and Compulsory Purchase Act 2004. Section 106 of the 1990 Act allows for the setting in place of planning agreements and planning obligations that developers must meet in order to secure planning permission. In landscape terms this can apply to areas of public open space and play provision among others.

The Planning Act 2008

- 4.4. The 2008 Act introduced the Community Infrastructure Levy (CIL), which can be used to fund a wide range of infrastructure needed to support the development of the area.

National Parks and Access to the Countryside Act 1949

- 4.5. This Act provided the frameworks for the creation of National Parks and Areas of Outstanding Natural Beauty (AONBs) in England and Wales, whilst also addressing Public Rights of Way (PRoW) and access to open land.

Conservation of Habitats and Species Regulations 2017 (As Amended)

- 4.6. The 2017 regulations are one of the pieces of domestic law that transposed the land and marine aspects of the EU Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) into national legislation for England and Wales. A revised draft piece of legislation 'Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' is currently under deliberation following Brexit, which would ensure the continued operability of the regulations post January 2021.
- 4.7. The EU Habitats and Wild Birds Directives led to the setting up of a network of Special Areas of Conservation (SAC) and Special Protection Areas (SPA), which together form a network of protected sites across the EU named Nature 2000. It aims to protect species and habitat which are considered to be of European interest. The revised national regulations (once approved) will ensure the continuation of this on a national level, this will be referred to as the National Site Network.
- 4.8. LPAs are required to consider the potential impacts of any development on SPA's and SAC's.

The Wildlife and Countryside Act 1981

- 4.9. The Wildlife and Countryside Act 1981 is implemented in the UK to give protection to native species (especially those at threat), controlling the release of non-native species and it enhances the protection of Sites of Special Scientific Interest (SSSIs). It also builds upon the Right of Ways rules in the National Parks and Access to the Countryside Act 1949. It is regulated by Natural England.

The Countryside and Right of Way Act 2000 (CROW Act)

- 4.10. The CROW Act normally gives a public right of access to land mapped as 'open country' or registered common Land. These areas are known as 'open access land'. Most of the coastal margin that is being created as part of the England Coast Path is also open access land.
- 4.11. In addition it includes measures for the strategic planning of rights of way networks and provides improved protection and management of SSSIs.

National Heritage Act 1983

- 4.12. The Act sets up the Historic Buildings and Monuments Commission for England, now known as Historic England. Historic England is the Government's statutory adviser on the historic environment. It holds the List of Buildings, the Schedule of Monuments, the Register of Parks and Gardens and the Register of Historic Battlefields.
- 4.13. The 'Arrangements for Handling Heritage Applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015' states that LPAs are obliged to consult Historic England on certain planning application and listed building consent applications.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.14. This Act establishes the principles relating to the granting of planning permission for building works, with particular focus on listed buildings and conservation areas and their setting.

National Planning Policy

National Planning Policy Framework (NPPF)

- 4.15. The NPPF was first published in March 2012 and last updated in July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

2. Achieving sustainable development

- 4.16. Paragraph 11 states that 'Plans and decisions should apply a presumption in favour of sustainable development.' It continues that 'for decision-taking this means:
- Approving development proposals that accord with an up-to-date development plan without delay; or
 - Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies in this Framework that protect the areas or assets of particular importance provides a clear reason for refusing the development propose; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole.'

8. Promoting healthy and safe communities

- 4.17. In paragraph 92 the NPPF states that 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- a) Promote social interaction [...]
 - i. Are safe and accessible [...] for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space [...]; and
 - ii. Enable and support healthy lifestyles [...] for example through the provision of safe and accessible green infrastructure, sports facilities, [...], allotments and layouts that encourage walking and cycling.'
- 4.18. Paragraph 98 focussed on the provision of open space and their multi-functional benefits relating to health and wellbeing, nature and climate change. Stating that 'information gained from assessments should be used to determine what open space, sport and recreation provision is needed.
- 4.19. It continues in paragraph 99 that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on' unless there is a clear surplus, the loss would be replaced by equivalent or better provision, or the development is for alternative sports and recreational provision with the benefits clearly outweighing the loss.
- 4.20. Paragraph 100 states that 'planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.'
- 4.21. It then continues (paragraph 101) to provide detail on the designation of Local Green Space stating that 'policies for managing development within a Local Green Space should be consistent for those for Green Belts'.

12. Achieving well-designed places

- 4.22. Chapter 12 of the framework looks at the design of new developments, and states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and makes development acceptable to communities'.
- 4.23. 'Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) 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;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (46); and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 4.24. Paragraph 131 emphasises the important of trees and states that they 'make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt climate change.' Continuing that 'planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in development [...], that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'

15. Conserving and enhancing the natural built environment

- 4.25. This chapter covers the protection of the wider landscape, stating that 'planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 4.26. Paragraph 176 places emphasis on the 'great weight [that] should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.' Continuing that 'the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and design to avoid or minimise adverse impacts on the designated areas.'
- 4.27. Paragraph 177 states that 'permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.'

16. Conserving and enhancing the historic environment

- 4.28. Section 16 of the policy covers the protection of the historic landscape stating that Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In developing this strategy, local planning authorities should take into account:
- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - opportunities to draw on the contribution made by the historic environment to the character of a place.

- Paragraph 190 states that ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Local Planning Policy

Local Plan

- 4.29. The site is located within Eastleigh Borough Council, with the following documents currently making up the local plan:
- Eastleigh Borough Local Plan (2016-2036)

S5: New development in the countryside

- 4.30. Policy S5 states that in permitting development in the countryside the council will seek to avoid adverse impact on the landscape character and heritage assets as well as biodiversity.

S6: Protection of settlement gaps

- 4.31. Policy S6 allows development within a settlement gap providing it does not undermine the physical extent/and or visual separation of settlements’ and it would not have an urbanising effect detrimental to the character of the countryside or the separate identity of the adjoining settlements.

S8: Historic environment

- 4.32. Policy S8 restricts development likely to harm historic assets or their settings. Historic assets include listed buildings and structures, conservation areas, landscapes and archaeology.

S9: Green infrastructure

- 4.33. Policy S9 seek to achieve the provision, retention and/or enhancement of multi-functional green infrastructure. It aims to incorporate green infrastructure in all new development with multi-functional spaces connected by primary, secondary and tertiary green links. As well as 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. Green stepping stones, such as street trees, green roofs and walls, pocket parks and urban copses are also deemed to provide green infrastructure links.

DM1: General criteria for new development

- 4.34. Policy DM1 states that new development should not have an adverse impact on residential amenities of both new and existing residents; the character and appearance of urban area and countryside or adversely impact biodiversity or heritage assets.
- 4.35. New development should take account of the existing context both in urban and landscape terms and should be well integrated. Where the adjacent development is poor in urban design, it should contribute to improving the character of the area.
- 4.36. It should also 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 or biodiversity unless they can be replaced or enhanced.

DM33: Provision of recreation and open space facilities with new development

- 4.37. This policy states that all new residential development shall provide recreation and open space facilities in line with the quantitative, qualitative and accessibility standards set out in the policy, and shall include for the long term management and maintenance of the provided space.

Botley Neighbourhood Plan

- 4.38. The Neighbourhood plan for Botley is currently under review by Eastleigh Borough Council and has not formally been adopted. It therefore carried no weight and has been excluded from this assessment.

Statutory and non-statutory designations

- 4.39. All relevant statutory and non-statutory designations are identified on drawing GLS_090_104_1102 in appendix 1.

Sites of Special Scientific Interests, Special Areas of Conservation & Special Protection Areas

- 4.40. SSSIs are a formal conservation designation and encompass areas that are of particular interest to science due to the rare species of fauna or flora it contains and therefore carry a strict level of protection, as reinforced by the Wildlife and Countryside Act 1981, CROW Act 2000 and chapter 15 of the NPPF. In England SSSIs are designated by Natural England (NE).
- 4.41. SSSIs form a national network of sites which underpin the SACs and SPAs set out in the Conservation of Habitats and Species Regulations 2017.
- 4.42. Development within these areas is not allowed unless it cannot be avoided. SSSIs also include ‘impact risk zones’ which are applied around the designation. Development within these areas will be subject to examination at a level of rigorousness in correlation to its proximity to the designation. This is reinforced by policy DM11 of the Eastleigh Local Plan.
- 4.43. There is one SSSI located on the edge of the study area, this is the Upper Hamble Estuary and Woods SSSI located to the southeast of the site at a distance of approx. 1.05km. This area has also been designed as a SAC and SPA. For further information on the potential impacts of the proposed site on the SSSI, refer to the ecologist’s report.

Local Nature Reserve

- 4.44. Local Nature Reserves are statutory designations made under the National Parks and Access to the Countryside Act 1949 and area designated by Local Authorities. LNR’s are places with wildlife or geological features that are of special local interest.
- 4.45. Development within these areas is not allowed unless it cannot be avoided. This is reinforced by policy DM11 of the Eastleigh Local Pan.
- 4.46. There is one LNR located within the study area, this is the Manor Farm LRN, which is located to the south of the site at a distance of approx. 0.73km. For further information on the potential impacts of the proposed site on the SSSI, refer to the ecologist’s report.

Site of Importance for Natural Conservation

- 4.47. SINC’s are local designations and are identified and recorded for their wildlife importance. They often contain habitats or features that cannot be recreated.

- 4.48. There is one SINC located within the study area, this is the SINC located immediately north of Broad Oak at approx. 60m from the site.

Ancient Woodland

- 4.49. Ancient woodland is defined as an area that has been continuously wooded since at least 1600AD and includes:
- Ancient semi-natural woodland, which is mainly made up of trees and shrub native to the site, usually arising from natural regeneration
 - Plantations on ancient woodland sites, which have been replanted with conifer or broadleaved trees that retain ancient woodland features, such as undisturbed soil, ground flora and fungi
- 4.50. Both types have equal protection in the NPPF. With guidance produced by Natural England and the Forestry Commission (known as 'standing advice'). This guidance is a material planning consideration which sets out, amongst others, the protection measures required for Ancient Woodland in relation to proposed development. This is reinforced by chapter 15 of the NPPF and policy S9 and DM 11 in the Eastleigh local plan.
- 4.51. The proposed development site is not in close proximity (250m) of any areas of Ancient Woodland.

Public Rights of Way

- 4.52. PRoWs are linear routes over land which can be legally accessed by the public at all times, notwithstanding the land being owned by a private individual or body. These routes are listed and described in Definitive Maps and Statements, generally held by the county council.
- 4.53. The measures for the strategic planning of the PRoW network is set out by the CROW Act 2000.
- 4.54. One PRoW (026/17/2) runs immediately adjacent to the site and follows the southern site boundary. On the Hampshire Definitive Map the bridleway is deemed to run through the woodland bounding the southern site boundary, in reality this route does not exist and traffic follows 'The Bridleway' unmetalled track to the south of the woodland. The official route is defined on the designations plan GLS_090_104_1102, but the used route will be taken into account when determining the effect of the proposed development as the route defined on the Definitive Map is inaccessible. Neither of the locations discussed above fall within the site boundary.
- 4.55. Other PRoWs in close proximity to the site are as follows:
- 026/7/1 connecting Broad Oak and Cobbett Way, located approx. 30m to the northeast of the site
 - 026/18/1 connecting Marls Road to Brook Lane, located approx. 320m south of the site
 - 026/10/1 off Brook Lane, located approx. 430m to the southeast of the site
- 4.56. All PRoWs within the study area are shown on the Landscape Designations plan in Appendix 1.

Conservation Area

- 4.57. A conservation area is defined as an area of 'special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance' by the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.58. Conservation areas are protected from development which is deemed harmful through the NPPF and are also protected through policy S8 and DM12 in the Eastleigh local plan.
- 4.59. The proposed development site is located 350m to the west of the Botley Conservation Area.

Listed buildings

- 4.60. The Planning (Listed Buildings and Conservation Areas) Act 1990 protects buildings of special architectural or historic interest via a statutory national list. The effect of a proposed development on the setting of a listed building is a material consideration in determining a planning application. Setting is defined as "the surroundings in which a heritage is experienced". It is also protected by Policy S8 and DM12 in the Eastleigh Local Plan.
- 4.61. There are no listed buildings within 100m from the site boundary.

Settlement Gap

- 4.62. Policy S6 in the Eastleigh Local Plan defines the settlement gap between Hedge End, Botley and Boorley Green, within which our site falls.
- 4.63. As defined in the policy development is allowed within a settlement gap providing it does not undermine the physical extent/and or visual separation of settlements' and it would not have an urbanising effect detrimental to the character of the countryside or the separate identity of the adjoining settlements.

5. Landscape Baseline

Introduction

- 5.1. The landscape baseline establishes the proposed development site in its context (i.e. the study area), with the survey carried out on 15th and 22nd March 2023. This forms the starting point against which any potential changes that may result from the new development will be assessed.
- 5.2. The study identifies and records the character of the existing landscape and the elements, features and aesthetic and perceptual factors which contribute to it, followed by the value attached to the landscape.
- 5.3. The site and surrounding study area are located in Eastleigh Borough Council in the county of Hampshire. The site is a small area of pasture to the south of Broad Oak within Botley Parish Council.

Landscape character

National Landscape Character

- 5.4. The study area is located within the National Landscape Character Area (NCA) no.128 – South Hampshire Lowlands, which is characterised by the following key characteristics:
 - 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.
 - 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.

County Landscape Character

- 5.5. The study area is located within the Hampshire Integrated Character Assessment and falls within 2E – Forest of Bere West. This character area includes the following key characteristics:
 - 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.
- This area is strongly associated with the Royal Forest of Bere, a hunting reserve that retains wooded and to a lesser extent, open commons, assart field and woodland patterns.
- Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oak with no ‘understory’ hedge and occasionally isolated field specimens.
- Extensive C.20th development, including urban expansion and infilling of common-edge settlements.
- Historically, mixed settlement pattern of very low density, tending towards nucleation along streams and around heath scattered throughout the area.
- Rich biodiversity, including woodland, heathland, grassland and wetland sites.

- 5.6. The site is located immediately to the west of character area 3D – Hamble Valley. This character area is defined by the following key characteristics:

- Well defined strong valley landform with dense semi natural woodland which clothes the valley sides and tops.
- A lively, colourful and distinctive yachting character provided by the huge numbers of yachts and boat moorings, yards, and marinas and intensively used waters for recreation.
- Large detached residences set within mature woodland along the valley tops and water’s edge with substantial gardens and secluded character.
- The river valley varies from a bustling vibrant yachting scene in the southern reaches to secluded narrow creeks in its upper reaches with woodland overhanging the shore.
- High quality waterside conservation areas – and popular visitor areas.
- An abundance of waterside public access sites.
- Extremely rich and cognitive associations with a long naval boat building and safe anchorage history now supplanted by a vibrant recreational yachting environment.
- International and national wildlife designations associated with the estuary, intertidal habitats and semi natural woodland in upper reaches.

Local Landscape Character

- 5.7. Locally, the study area is located within the Landscape Character Assessment for Eastleigh Borough Council and falls within the Area 12 – Hamble Valley character area, which is characterised by the following key characteristics:

- Gently undulating landform
- Arable in large fields
- Large area of ancient woodland and steeply undulating edge
- Manorial building groups
- Smallholdings around Botley village
- Some fragmentation of fields into pony paddocks and disused land between Botley and Hedge End

- 5.8. It is also located in close proximity to Area 9 – Horton Heath Undulating Farmland, which is located immediately north of Broad Oak. This character area is defined by the following key characteristics:

- Undulating landform with frequent low ridges

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

Description of the study area landscape character

Physical Influences

- 5.9. The study area consists of a gently undulating landscape with some local valleys associated with small tributary streams including Pudbrook Lake 80m to the east of the site before reaching the River Hamble. The Hamble forms a major feeder for Southampton Water before reaching the English Channel.
- 5.10. The site itself has a higher east west elevation in the centre of the site, with the land falling away towards the northern and southern boundaries. A small brook runs in the gardens immediately north of the site, with a ditch running through the woodland to the south as well as along the western site boundary.

Land Cover and use

- 5.11. The study area consists of a mix of dense residential development, scattered dwellings and farmstead and agricultural land, mostly in the form of pastoral or paddocks, as well as some larger scale commercial use. The streams are highlighted in the landscape by the woodland associated with them, with additional areas of woodland of varying sizes are located mainly to the south of the site. Fields are a mix of sizes with some regular, but mostly irregular shapes. They are generally bounded by hedgerows or tree belts.

- 5.12. Residential areas are associated with Hedge End (and partly Botley to the east of Kings Copse Avenue) to the western side of the study area. The area off Kings Copse Avenue consists mainly of 70s development closest to the site, separated from the site boundary by paddocks and a belt of mature trees. Cobbett Way, an eclectic mix of post-war housing and 80s flatted development, forms the current eastern site boundary.
- 5.13. The northern site boundary is defined by a row of dwellings off Broad Oak, mainly 19th century, with some more modern additions. Immediately opposite the site boundary to the north of Broad Oak larger scale commercial development in the shape of warehouses form a conspicuous element in the landscape.
- 5.14. The site itself is an area of disused grassland with debris scattered throughout, bounded by dwellings to the north and east with an area of dense woodland to the south and a hedgerow/tree belt to the west.
- 5.15. Figure 5.1 shows a birdseye photograph of the site and the wider study area.

Aesthetic and Perceptual Aspects

- 5.16. The site and surrounding study area has a relatively enclosed feeling, due to the frequent presence of both built form, woodland, hedgerows and tree belts. Further south on the edges of the study area the landscape opens up more due to the increased size of the field structure.
- 5.17. Due to the presence of built form, light industrial use and major roads (including Broad Oak), there is a lack of tranquillity in the landscape within the site boundary and to the north. Tranquillity increases further south where built form decreases and roads become more rural.



Figure 5.1: Birdseye Photograph of The Site and Study Area

Historic and cultural Aspects

- 5.18. The site has limited historic or cultural associations. The western site boundary tree line can be found on late 19th century maps separating the site from the current paddocks to the west, with the Cobbetts Way development area forming part of the same field as the proposed site area. The P_{RoW} bridleway to the south forms another historic association to the site.
- 5.19. Areas of woodland and the wooded stream corridor running through the landscape as well as the centre of Botley form more defined historic features in the landscape.

Conclusion

- 5.20. The site has some elements in common with the local landscape character, Area 12 – Hamble Valley, particularly the topography and fragmentation of fields between Botley and Hedge End. The wider study area has more in common with this character area, particularly moving further south. The site and wider study area have limited commonality with the landscape character study with the exception of the study area including what is described as ‘extensive C.20th development, including urban expansion and infilling of common-edge settlements’ in Character Area 2E. In general, the site is relatively commonplace and not particularly notable at a county or national character area scale as it forms a relatively small element in these larger scale areas. It can therefore be concluded that the site is seen as partially characteristic to the local character area, but not the county or national character area.

Landscape Value

- 5.21. The site is located within the Hedge End, Botley and Boorley Green settlement gap, which is a local designation. In addition, Table 2.1 in the methodology identifies the range of factors that can be considered when identifying landscape value, many of which have been discussed under the previous ‘Landscape Character’ sub-heading. Table 5.1 below identifies how the site contributes to these factors.

Table 5.1 Landscape Value Indicators and the Site’s Contribution

Factor	Contribution
Natural Heritage	Some natural historic features present – i.e. western site boundary, but generally limited.
Cultural Heritage	None
Landscape condition	Boundaries are of good condition, the site’s internal grassland area is unmanaged with debris scattered within and in poor condition.
Associations	None
Distinctiveness	Not distinctive
Recreational	Limited to the P _{RoW} Bridleway to the south of the site
Perceptual (Scenic)	The site is visually enclosed
Perceptual (Wildness and tranquillity)	Limited, if any
Functional	Disused grassland

- 5.22. Overall, the site is of low value, as it is generally commonplace with some but limited positive characteristics. Despite its local designation as part of the settlement gap it is bounded by dwellings and larger scale light industrial development to the north, residential development to the east and an area of dense woodland to the south creating a well contained visually enclosed site, which puts in question the inclusion of the site in this local designation.

6. Visual Baseline

Introduction

- 6.1.
- The aim of the visual baseline is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views at those points.
- 6.2.
- The visual baseline study identifies and records the visibility of the site from the surrounding environment, which forms the baseline against which any changes can be assessed.
- 6.3.
- The establishment of the visual baseline uses a combination of desktop survey and field survey. A field survey was carried out on 15th and 22nd March 2023.

Visual Receptor and Key Viewpoints

- 6.4.
- Following review of the landscape baseline data, the Preliminary Landscape and Visual Appraisal, and the ZTV mapping exercise provide a representational coverage of potential visual and landscape effects of the proposed development which can be assessed from the positions as described in table below. Locations of these can be found on drawing GLS_090_104_1106, with annotated baseline views included in appendix 2.
- 6.5.
- The viewpoints in table 6.1 will be assessed within this report. For each viewpoint the location and receptor have been identified along with a short description of the viewpoint. A full description of the viewpoints can be found in appendix 3.

Table 6.1 Viewpoint and receptor summary table

No.	Location	Receptor Type	Description/Comments
1	Southeastern corner of the site	Residents	View from within the site. Filtered views of 1 st floor windows from dwellings off Blossom and Orchard Close, heavily filtered views of some 1 st floor windows from properties off Broad Oak, most are fully obscured by topography.
2	Northeastern corner of the site	Residents, workers	View from within the site. Filtered views of 1 st floor and some ground floor windows from dwellings off Blossom and Orchard Close. Heavily filtered views from 1 st floor windows of properties off Broad Oak, with the exception of the property immediately adjacent to the site entrance which has open views of the site. The warehouses to the north of Broad Oak are clearly visible.
3	Northwestern corner of the site	Residents	View from within the site. Almost fully obscured with one or 2 open views from 1 st floor windows from properties off Cobbett Way. Some glimpsed views from 1 st floor windows from properties off Blossom Close.
4	Southwestern corner of the site	Residents, workers	View from within the site. Heavily filtered views of some 1 st floor windows from properties off Broad Oak, most are fully obscured by topography. Views of warehouses, storage yard and associated dwelling to the north of Broad Oak. Mostly open, with some

No.	Location	Receptor Type	Description/Comments
			partially obscured views of 1 st and second storey windows from dwellings off Cobbett Way. Glimpsed views of the storage yard in the woodland to the south of the site off The Bridleway.
5	The Bridleway (PRoW 026/17/2) looking northwest	Users of PRoW	Fully obscured view of the site, due to intervening woodland.
6	The Bridleway (PRoW 026/17/2) looking north	Users of PRoW	Open view of the site and warehouses, storage yard and associated dwelling to the north of Broad Oak where the overhead powerlines cut through the woodland. Eastern and western parts of the site are almost fully obscured by vegetation.
7	Blossom Close looking east	Residents & Road users	Framed single view towards the site, with upper parts of trees making up the western site boundary being visible.
8	Orchard Close looking east	Residents & Road users	Almost fully obscured view of the site, potential heavily filtered glimpses of the northeastern corner of the site.
9	Broad Oak looking southeast	Residents & Road users	Almost fully obscured view of the site. Trees along the western site boundary are visible above the rooflines.
10	Broad Oak opposite site entrance	Residents, workers & road users	Open view across the eastern part of the site, with dwellings off Cobbett Way clearly visible. The southern site boundary is visible in the background.
11	PRoW 026/7/1 off Broad Oak/Cobbett way looking southwest	Residents, road users & PRoW users	Partially obscured framed view, with upper elements of the western site boundary visible over the garages. The dwellings off Cobbett Way and the adjacent vegetation fully obscure the views to the southern and northern part of the site.
12	Cobbett Way looking west	Residents & Road users	Partially obscured framed view, with upper elements visible over the bungalow and garden fence lines. Adjacent 2 storey properties fully obscure the views to the southern and northern parts of the site.
13	PRoW 026/18/1 off Marls Road looking northeast	Users of PRoW	Fully obscured view towards the site
14	PRoW 026/18/1 off Brook Lane looking north	Users of PRoW & Residents & workers	Fully obscured view towards the site. Some very heavily filtered glimpsed available of the woodland to the south of the site.

Conclusion

- 6.6.
- The site is most visible where vegetation is limited at the current site entrance and where the overhead power cables cut through the southern woodland. There are relatively open views from the adjacent dwellings off Cobbett Way. Only residents backing onto the site have views with these dwellings almost fully obscuring views for residents further east. The same principles apply to the residents off Orchard and Blossom Close that back onto the adjacent paddocks. For these residents views are more filtered rather than open, due to the mature boundary vegetation making up the western site boundary.
- 6.7.
- The limited number of receptors reflect the fact that the site is visually well enclosed. This is mainly due to the surrounding built form to the north and east the area of woodland to the south and a mature line of trees and hedgerow to the west.

7. Proposed Development

Introduction

- 7.1. The proposed development will consist of up to 34 dwellings.
- 7.2. The development has been designed through the iterative design process taking into account inherent mitigation measures following a preliminary review of the parameter plans and completion of the desktop studies in relation to potential adverse landscape and visual effects, with the aim of minimising these potential effects. The mitigation measures will be discussed in detail below, but can also be found on the landscape strategy and illustrative masterplan included in appendix 1.

Mitigation

- 7.3. The following elements have been included in the parameter plans of the development with the aim of minimising the potential adverse landscape and visual effects:
- Inclusion of green space alongside the pedestrian site entrance to soften the entrance point into the site off Broad Oak
 - Offset of the development from the western and southern site boundary to soften, but at the same time clearly define, the settlement edge. Dwellings should front onto these site boundary.
 - Development offset along the western boundary to relate to western building extent of the light industrial units to the north of Broad Oak
 - Development should back onto the northern and eastern site boundary, with an appropriate landscape buffer to ensure privacy for adjacent existing dwellings is maintained
 - Building height restricted to 2 storeys as found in the surrounding area.
- 7.4. The following elements are proposed to be included if/when a subsequent reserved matters submission is prepared:
- Inclusion of native tree and shrub planting in the western open space to enhance the western site boundary and further soften the development edge from views from the west
 - Inclusion of native tree and shrub planting to the southern open space where the existing overhead cables are moved underground to close the gap in the woodland
 - Inclusion of street trees to soften the streetscape and rooflines
 - Materials of proposed built form should be mainly brick, in tones to match the existing built form surrounding the site, particularly towards the site boundaries. If cladding is to be used, this should be in dark tones to aid with blending in with the existing and proposed vegetation and softening the development edge.
- 7.5. It is expected these will be delivered through normal planning mechanisms. These mitigation measures are therefore assumed to be complied to when looking at the landscape and visual impact of the proposed development. Where a subsequent design veers away from the suggested mitigation measures, an updated landscape and visual impact assessment should be carried out to ensure that receptors are not negatively impacted.

8. Potential Effects of the Proposed Development

Introduction

- 8.1. The landscape and visual assessment has followed the defined methodology as set out in Chapter 2 by assessing the receptor sensitivity against the magnitude of change to identify the effect of the development on that receptor.
- 8.2. The assessment is undertaken to assess the potential effects during the construction and operational phases. For the operational phase, effects are determined at day one and year 15 to allow for the maturing of proposed mitigation over time (i.e. vegetation).
- 8.3. An assessment of the individual landscape and visual receptors can be found in appendix 3.

Landscape Sensitivity

- 8.4. To assess the site and its potential effect on the current landscape, the susceptibility of the landscape receptor needs to be established. Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences.
- 8.5. The landscape receptors identified in the landscape baseline have each been assessed for their susceptibility to change, which has been found to be Medium to Very Low, with the majority of receptors being assigned a Low to Very Low susceptibility. This is generally due to the derelict nature of the site making it much less susceptible to change.
- 8.6. The boundary vegetation is slightly more susceptible and has therefore been assigned a medium susceptibility score.
- 8.7. Overall, this has resulted in a landscape that has a low landscape receptor sensitivity, mainly due to the site's derelict nature and its location immediately adjacent to existing residential development. In addition, there is very little connectivity both visual and physical between the site and the surrounding landscape.
- 8.8. Whilst the overall landscape character has been assigned as low, the county landscape character areas have been assigned a score of Very Low. This is mainly due to the fact that the site forms a very small attribute within this landscape and in addition has very little in common with the overall characteristics associated with these character areas. The same applies to Area 9 – Horton Heath Undulating Farmland, the adjacent local character area, due to the complete lack of visual and physical connectivity with the proposed site. Area 12 – Hamble Valley has been assigned a Low sensitivity, as the site shows some (but very limited) characteristics in common. There is still a lack of connectivity between this proposed site and the wider landscape character area and the landscape is able to accommodate a Medium change without undue consequences arising on the condition or quality of its defining characteristics.

Visual Sensitivity

- 8.9. To assess the visual effects of the receptors and key viewpoints identified in the baseline, the sensitivity of the receptors will need to be established first.
- 8.10. Each visual receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views. When determining the sensitivity of a visual receptor a range of parameters will need to be considered. Further information can be found in the methodology.
- 8.11. The visual assessment table found in appendix 3 identifies the receptors associated with each viewpoint, as well as the parameters. A judgement is then made identifying the sensitivity of each receptor.

Construction Phase

- 8.12. Construction effects are those resulting from the temporary construction works associated with the build out of the proposals. As the development is constructed the permanent effects are also brought about. These are effects that result from the presence of the project, rather than the construction of it, and will therefore be discussed and assessed under the Operational Phase section of this report.
- 8.13. The construction phase could include the impact due to the following operations:
 - Site access works
 - Traffic and machinery movement
 - Changes to topography, due to cut and fill including temporary stockpiles
 - Type and location of construction equipment and plant
 - Temporary lighting
 - Scale, location and nature of temporary parking and on-site accommodation
 - Temporary protection of existing vegetation and temporary screening

Landscape Effects

Landscape Character

- 8.14. Construction activity would bring about direct temporary changes to the landscape character of the site. The most notable changes would relate to the construction of the site access, general increase in construction traffic and noise and the temporary creation of stockpiles. As construction progresses there will be a gradual change from grassland to residential with associated infrastructure. The taller elements, i.e. works to upper storeys and roof structures would be more visible from the immediate surroundings. The existing vegetation around the site will aid in softening these works. Temporary site hoarding can also aid in mitigating this temporary impact, details of which will be included in the CEMP.
- 8.15. Direct impact on the character area of the site would be temporary, mostly short term and of a Minor adverse magnitude of change on the character areas immediately associated with the site. The magnitude of change takes account of the erosion of the character areas, and the introduction of construction works, not necessarily unfamiliar in the area whilst protecting and retaining the elements characteristic within the character area. This is then set against the low sensitivity of the character areas, resulting in a Minor adverse effect.
- 8.16. Surrounding character areas will have very limited impact from the construction works with magnitudes ranging from No Change to Negligible Adverse, resulting in Neutral effects.

Landscape Designations

- 8.17. There are very limited landscape designations within the study area and the enclosed nature of the site means that even fewer have any interaction with the site.
- 8.18. The only one that potentially directly impacts the proposed site is the location of the site within the settlement gap between Hedge End and Botley. Whilst this report does not constitute a full settlement gap analysis it will comment on the potential landscape and visual impacts on this settlement gap.
- 8.19. The proposed site is visually well enclosed, by existing development to the north and east, as well as the mature tree line/hedgerow to the west and dense woodland to the south.
- 8.20. The existing ribbon development along Broad Oak, as well as the light industrial buildings and the dwellings off Cobbett Way already encroach into the settlement gap and provide a precedent of built form within the landscape. Despite the enclosed nature of the site, taller elements associated with the construction phase as well as the construction of the site entrance might be visible in the landscape. The effects are likely to be temporarily Minor adverse.

Individual Landscape Elements

- 8.21. The construction activities will have limited direct changes to the vegetation present within the site, mainly due to the location of existing vegetation along the site boundaries only and the proposed access using an existing access into the site. Existing vegetation will be protected on site using suitable tree protection fencing. This will be included in the CEMP and/or Tree Protection Plan. There is No Change expected to the vegetation resulting in a Neutral effect.
- 8.22. Changes to the topography will be minimal, but most visible during the construction stage, when topsoil is removed, and minor cut and fill is carried out whilst the ground is bare. This is to ensure the site complies to the relevant gradients for access. In addition, SuDS basins have been proposed as a natural drainage feature. The magnitude of change for topography is expected to be Minor adverse resulting in Minor adverse effects at construction stage.

Visual Effects

- 8.23. Direct visual effects of the construction of the development would result from the temporary appearance of the site as construction work progresses and from the increased levels of activity in the landscape. Visual changes resulting from the construction would be most pronounced in close proximity to the site.
- 8.24. Whilst the introduction of construction is alien to the proposed development site, it is not seen as being completely out of place in the surrounding environment. Particularly when considering the large areas of residential development within the study area, currently under construction.

Close Distance Views

- 8.25. Close distance views are affected by the construction works from viewpoint where receptors are immediately adjacent to the site boundary.
- 8.26. Permanent visual receptors with close distance views to the site are limited to residents of dwellings immediately adjacent to the site boundary to the south of Broad Oak and those off Cobbett Way backing or siding onto the proposed development site.

- 8.27. For the majority of residents these views would be from first floor windows only. Overall, the magnitude of change for these residents is expected to be Moderate adverse, resulting in temporary Major/Moderate adverse effects.
- 8.28. The magnitude of change for workers to the north of Broad Oak is expected to be similar to those south of Broad Oak, due to their elevated position, resulting in Minor/Moderate adverse effects.
- 8.29. There are some, although minimal, close distance transient views. These are related to users of Broad Oak, Cobbett Way, including PRow footpath 026/7/1, and The Bridleway (PRow 026/17/2). The magnitude of change for users off Cobbett Way and Broad Oak will be very similar, ranging from Minor to Moderate adverse where development becomes more visible in between gaps in the built form and intervening vegetation. Resulting in Minor/Moderate to Minor adverse effects. When receptors are located immediately opposite the proposed site entrance off Broad Oak, effects will be slightly higher and temporarily Moderate adverse.
- 8.30. Views from The Bridleway to the south are not expected to change, with the exception of a very short section where the overhead powerlines cut through the woodland and create a framed view of the proposed development site. Receptors are expected to have Major/Moderate adverse effects. These effects make up a short element in a sequence of Neutral effects when moving along The Bridleway.

Medium Distance Views

- 8.31. Medium distance views are limited to views from the west only, due to intervening vegetation and built form from all other directions.
- 8.32. Permanent visual receptors are limited to dwellings off Orchard and Blossom Close immediately backing or siding on to the paddocks to the west of the development site. When construction is underway the magnitude of change for these receptors is expected to be moderate/minor adverse, due to the intervening mature boundary vegetation along the western site boundary fully obscuring views from ground floor windows whilst filtering views from first floor windows as well as the distance of the construction works from the viewer. This will result in temporary Moderate adverse effects.
- 8.33. Transient receptors are users of the Blossom Close only which will have a potential framed view towards the site where there are gaps in the built form (which are infrequent). Overall, there is expected to be No Change for these receptors. Where gaps in the buildings are present, views will be similar to those of the residents, resulting in Minor adverse effects.

Long Distance Views

- 8.34. There are no long distance views of the site due to frequent visual barriers within the wider landscape, including dense woodland planting, field boundary hedgerows and built form.

Operational Phase

- 8.35. Operational effects have been defined as those resulting from both the existence and operation of the development. To show how effective mitigation measures are the magnitude of change for the operational stage will be assessed at both day one and after 15 years, to allow for the weathering of materials and the growth of vegetation. The landscape mitigation has been taken into account as this is seen as inherent to the scheme design and has been described in Chapter 7, with landscape strategy and masterplan included in appendix 1.

Landscape Effects

Landscape Character

- 8.36. Once constructed and inhabited the changes to the proposed development site's landscape will not be very noticeable, due to the enclosed nature of the site with a lack of physical and visual connectivity to the surrounding landscape.
- 8.37. Direct impact on the character areas of the site would be more pronounced on day one, resulting in a negligible adverse magnitude of change on low and very low sensitivity areas. Resulting in Minor to Neutral/Minor adverse effects. Once proposed vegetation has matured and materials have weathered this magnitude of change is set to reduce to Negligible adverse, resulting in Neutral adverse changes to the 2E – Forest of Bere West and Area 12 – Hamble Valley character areas.
- 8.38. The enclosed nature of the site means that surrounding character area receptors are expected to receive even less impact from the proposed development with magnitudes expected to be No Change on day one and after 15 years, resulting in Neutral effects for 3D – Hamble Valley and Area 9 – Horton Heath Undulating Farmland.

Landscape Designations

- 8.39. As mentioned in the construction phase, the proposed site is visually well enclosed, by existing development to the north and east, as well as the mature tree line/hedgerow to the west and dense woodland to the south. The visual effects section of this report concludes that there are very limited visual receptors and that with the correct treatment of the proposed buildings and surrounding landscape and visual impact will be very limited.
- 8.40. The existing ribbon development along Broad Oak, as well as the light industrial buildings and the dwellings off Cobbett Way already encroach into the settlement gap and provide a precedent of built form within the landscape. Ensuring that built form within the proposed site does not extend any further than the buildings to the north of Broad Oak (which form a conspicuous element in the landscape) ensures there is a clearer more defensible settlement boundary. The paddocks to the west alongside the POS in the west of the proposed site ensure that there is a clearly defined buffer between the existing settlements.

Individual Landscape Elements

- 8.41. The proposed development allows for the retention of all boundary vegetation. The offset of the development from the western and southern site boundary will allow for additional native vegetation to supplement the existing, creating enhancements and age diversification. This will result in Neutral/Minor beneficial effects once vegetation has matured.
- 8.42. The proposed development is not expected to change the general topography of the site. Some minor cut and fill might need to be carried out, which might still be visible on day one when vegetation has not matured yet and topsoil is visible. This will particularly apply to the SuDS basins introduced within the western open space. Once vegetation has matured magnitudes are expected to reduce from Minor adverse to Negligible adverse resulting in Minor adverse effects on day one, reducing to Neutral after 15 years.

Visual Effects

- 8.43. Direct visual effects of the development would result from the introduction of built form into a currently disused grassland area. These visual effects are judged on day one and after 15 years to allow for the weathering of materials and maturing of vegetation.

- 8.44. Whilst the introduction of residential built form is alien to the proposed development site when seen in isolation, it is not seen as being out of place in the surrounding environment, with existing residential developments found immediately adjacent to the proposed site.

Close Distance Views

- 8.45. As with the construction phase, close distance views that are potentially affected by the proposed development are viewpoints where receptors are located immediately adjacent to the site boundary.
- 8.46. Permanent visual receptors with close distance views to the site are limited to residents of dwellings immediately adjacent to the site boundary to the south of Broad Oak and those off Cobbett Way backing or siding onto the proposed development site.
- 8.47. For the majority of residents these views would be from first floor windows only. Overall, the magnitude of change for these residents is expected to be Moderate adverse on day one, resulting in temporary Major/Moderate adverse effects. Once vegetation has matured and materials have weathered, effects are expected to reduce to Moderate adverse.
- 8.48. Residents of Mallow Cottage are expected to have an increased magnitude of change, due to the open aspect of the garden boundary with open views from ground floor windows and the garden of the proposed development. Effects are expected to be Major adverse on day one and Moderate/Major adverse after 15 years once boundary vegetation has matured.
- 8.49. The magnitude of change for workers to the north of Broad Oak is expected to be similar to those south of Broad Oak, due to their elevated position, resulting in Minor/Moderate adverse effects on day one and Minor adverse after 15 years.
- 8.50. There are some, although minimal, close distance transient views. These are related to users of Broad Oak, Cobbett Way, including PRoW footpath 026/7/1, and The Bridleway (PRoW 026/17/2). The magnitude of change for users off Cobbett Way and Broad Oak will be very similar, ranging from Minor to Moderate adverse where development becomes more visible in between gaps in the built form and intervening vegetation. This results in Minor/Moderate to minor adverse effects on day one, reducing to Minor adverse after 15 years. When receptors are located immediately opposite the proposed pedestrian site entrance off Broad Oak, effects will be slightly higher and temporarily Moderate adverse, reducing to Minor adverse once vegetation along the proposed access has matured blending it into the existing environment.
- 8.51. Views from The Bridleway to the south are not expected to change, except for a very short section where the overhead powerlines cut through the woodland and create a framed view of the proposed development site. Receptors are expected to have Major/Moderate effects on day one. These effects make up a short element in a sequence of Neutral effects when moving along The Bridleway. The proposed undergrounding of the powerlines allows for vegetation to be introduced closing this gap within the site boundary. Once this vegetation has matured the effects are expected to decrease to Minor adverse.

Medium Distance Views

- 8.52. As with the construction phase, medium distance views are limited to views from the west only, due to intervening vegetation and built form from all other directions.

- 8.53. Permanent visual receptors are limited to dwellings off Orchard and Blossom Close immediately backing or siding on to the paddocks to the west of the development site. Views are limited to filtered views from first floor windows only, due to the intervening vegetation along the western site boundary as well as garden fences/hedges and a central hedgerow in the paddocks. The offset of the proposed development from the western site boundary and the addition of further native vegetation within the western open space, results in Moderate adverse effects on day one, reducing to Minor adverse effects after 15 years. These effects are most likely during winter months when vegetation is bare, with effects further reduced when vegetation is in leaf.
- 8.54. Transient receptors are users of Blossom Close which will have a potential framed view towards the site where there are gaps in the built form (which are infrequent). Overall, there is expected to be No Change for these receptors. Where gaps in the buildings are present, views will be similar to those of the residents, resulting in Minor adverse effects on day one, reducing to Neutral after 15 years.

Long Distance Views

- 8.55. There are no long distance views of the site due to frequent visual barriers within the wider landscape, including dense woodland planting, field boundary hedgerows and built form.

9. Conclusion

- 9.1. The proposed development site is relatively self-contained, with limited interactions with the surrounding area both physically and visually. It is bounded by dense vegetation to the south, a mature hedgerow and tree line to the west and existing development to the north and east. In addition, it has been defined as an area of disused grassland by the LPA. It is deemed that its local designation as part of the settlement gap is debatable, and that the site in general could be improved.
- 9.2. The effect of the proposed development will be most severe during the construction phase due to the intrusive nature of construction works and because proposed mitigation measures will not have had the time to establish. Construction activity in the wider study area is not uncommon, with large scale residential development construction taking place to the north of the site.
- 9.3. The landscape effects of the construction works associated with the proposed development are generally expected to have neutral to minor adverse effects. This is mainly due to the low sensitivity of the receiving landscape and the lack of visual and physical connectivity with the surrounding landscape.
- 9.4. Visual effects are generally limited to residents in the dwellings facing onto the proposed site, with the effects ranging from Major/moderate adverse to moderate and one Major adverse effects from Mallow Cottage immediately adjacent to the site boundary, due to its open aspect towards the proposed site.
- 9.5. Transient receptors are very limited and mostly associated with the roads immediately adjacent to the site, including Broad Oak, Cobbett Way, The Bridleway and Blossom Close. Views for these receptors are limited to gaps in either vegetation or built form, with the majority of views completely obscured. Where there are gaps effects are generally minor to moderate adverse, with the exception of one short section from The Bridleway, which would have a Major/Moderate adverse effect due to the more rural feel with receptors taking more notice of their environment. This effect is very short lived with the majority of the PRoW having no views of the construction works.
- 9.6. It should be noted that construction works are temporary and are expected to be short lived, due to the relatively small scale nature of the proposed development.
- 9.7. During the operation phase, the effect of the development will be permanent, but also change over time, with the negative impacts of the dwellings reducing as proposed planting establishes.
- 9.8. Overall, the adverse effect of the development will decline across all landscape receptors, with the predicted effects on these receptors to be neutral by year 15, with effects on the vegetation expected to be neutral/minor beneficial.
- 9.9. As with landscape receptors, the predicted adverse effects on the viewpoints are expected to decline particularly after 15 years once vegetation has matured and materials have weathered, with the majority of permanent close distance visual receptors predicted to experience moderate adverse effects as a result of the proposed development. The exception will be the residents of Mallow Cottage, who are expected to have Moderate/Major adverse effects from the development, due to the open nature of their current view. For medium distance permanent receptors this is reduced to minor adverse.
- 9.10. Transients close distance receptors are expected to have minor adverse effects at worst. These effects are isolated to views of the site entrance from Broad Oak and framed views from Cobbett Way as well as a single view from The Bridleway to the south. All other transient views are expected to have neutral effects.
- 9.11. The proposed site is not subject to any long distance views.
- 9.12. Any residential development will change the character of a location to some degree. However, with the correct siting, design and landscape treatment, the visual impact of a development can be significantly reduced. To some extent the implementation of landscape mitigation measures can even provide an opportunity to enhance and improve the existing landscape. Overall, the assessment shows that the proposed development is acceptable both in landscape and visual terms with very limited adversely affected receptors.

List of abbreviations:

- AONB Area of Outstanding Natural Beauty
- CEMP Construction Environmental Management Plan
- DTM Digital Terrain Model
- GLVIA 3 Guidelines for Landscape and Visual Impact Assessment (Third Edition)
- LPA Local Planning Authority
- NE Natural England
- PRoW Public Right of Way
- SAC Special Area of Conservation
- SPA Special Protection Area
- SPD Supplementary Planning Document
- SSSI Site of Special Scientific Interest
- ZTV Zone of Theoretical Visibility

Appendices

A1. Drawings

A2. Annotated viewpoints

A3. Landscape Assessment Tables

9.13. Table A3.1: Landscape Assessment

Landscape Receptor	Baseline Characteristics	Receptor Susceptibility & Sensitivity	Changes resulting from the proposed development	Proposed mitigation	Landscape Assessment		
					Construction Phase	Operation Phase (Day 1)	Operational Phase (Year 15)
County Landscape Character Areas							
2E – Forest of Bere West	The site falls within this Landscape Character Area (LCA) along its eastern extent, immediately adjacent to LCA 3D. It has very little in common with the character area, with the exception of the ‘Extensive C.20th development’. The wider study area has a few more characteristic in common, including the presence of tributaries of The Hamble, the southern part of the study area is quite heavily wooded. The inclusion of areas of rich biodiversity, such as The Upper Hamble Estuary and Woods SSSI, SPA & SAC. Whilst the study area includes characteristics of the LCA, the site’s associations are limited and form a very small element within a large character area. In addition, the site is visually well contained.	Susceptibility: Very Low Sensitivity: Very Low	The development site shows limited associations with the character area and will therefore have very limited impact on the overall character of this LCA. The character area already includes extensive modern development. The inclusion of a relatively small area of additional development will therefore not feel out of place within the character area. Once materials have weathered and vegetation has matured, it will blend into the existing character.	- Development height and layout should respect that of the adjacent development areas - Inclusion of vegetation to the site boundaries and within the development will aid with softening the development and help tie it into the existing landscape - Inclusion of site hoarding to the development boundaries during construction, particularly along the northern site boundary	Receptor Sensitivity: Very low Magnitude: Minor adverse Significance category: Neutral/Minor adverse	Receptor Sensitivity: Very low Magnitude: Minor adverse Significance category: Neutral/Minor adverse	Receptor Sensitivity: Very low Magnitude: Negligible adverse Significance category: Neutral
3D – Hamble Valley	The site sits just outside this LCA, where it abuts LCA 2E. The wider study area has some elements in common with this character area, particularly related to the Hamble Estuary and Woods SSSI, SPA & SAC, as well as the wooded character of The Hamble valley – which is carried forward to its tributaries in LCA 2E. Other similarities are limited as the section of The Hamble within the study area is not the large navigable river associated with yachting and naval activities until further south towards Southampton Water. The wider study area has some elements in common with this character area,	Susceptibility: Very Low Sensitivity: Very Low	The proposed development will have minimal impact on the adjacent character area, due to the lack of visual and physical connection with the study area.	n/a	Receptor Sensitivity: Very low Magnitude: No change Significance category: Neutral	Receptor Sensitivity: Very low Magnitude: No change Significance category: Neutral	Receptor Sensitivity: Very low Magnitude: No change Significance category: Neutral

	however, there is very limited (if any) visual or other connectivity between this study area and the site.						
Local Landscape Character Areas							
Area12 – Hamble Valley	The site falls within the LCA where it abuts Area 9 to the north. It has some elements in common, particularly associated with the gently undulating landscape. It forms part of the 'fragmentation of fields into pony paddocks and disused land between Botley and Hedge End' as defined in the key characteristics. Other key characteristics are more closely associated with the wider study area to the south. However, the site has very limited (if any) interaction with the southern study area due to the dense vegetation bounding the southern site boundary.	Susceptibility: Low Sensitivity: Low	The site is currently defined as an area of disused land between Botley and Hedge End. The proposed development provides an opportunity of adding an appropriate use to the area of land, with minimal impact on the wider landscape character, due the enclosed nature of the site and its limited visual and physical connectivity. The proposed development does not intend on changing the topographical structure of the landscape, with the exception of an area for SuDS providing a natural based drainage solution. The set back of the development from the western site boundary retains the green gap between Botley and Hedge End, whilst having the opportunity to provide a clearer settlement edge with dwelling fronting on to the open space (as opposed to rear garden fences).	- Retention and enhancement of the existing site boundary vegetation - Set back of the development from the western site boundary - Inclusion of natural based SuDS - Fronting of development onto the western open space - The height of the development should respect the development height of adjacent developments. With a maximum of 2 storey dwellings - Inclusion of site hoarding to the development boundaries during construction, particularly along the northern site boundary	Receptor Sensitivity: Low Magnitude: Minor adverse Significance category: Minor adverse	Receptor Sensitivity: Low Magnitude: Minor adverse Significance category: Minor adverse	Receptor Sensitivity: Low Magnitude: Negligible adverse Significance category: Neutral
Area 9 – Horton Heath Undulating Farmland	The site falls immediately to the south of this character area, with Broad Oak forming the boundary. The character area key characteristics are no longer up to date, with large scale development currently under construction off Woodhouse Lane (Hedge End), as well as Winchester Road (Boorley Green) and Allington Lane (Horton Heath/Fair Oak) further north. Taking up a large area of this LCA. In addition, the site has very limited interaction with this character area.	Susceptibility: Very Low Sensitivity: Very Low	The proposed development will have minimal impact on the adjacent character area, due to the lack of visual and physical connection with the study area.	n/a	Receptor Sensitivity: Low Magnitude: Negligible adverse Significance category: Neutral	Receptor Sensitivity: Low Magnitude: No change Significance category: Neutral	Receptor Sensitivity: Low Magnitude: No change Significance category: Neutral
Landscape designations							
Settlement gap	The site alongside an additional area of paddocks makes up the settlement gap between Hedge End and Botley at this point. The site is visually well contained and is surrounded by existing ribbon development to the north (south off Broad Oak) as well as light industrial development to the north of Broad Oak. There is also existing residential	Susceptibility: Low Sensitivity: Low	The proposed development would take up an area of land within the settlement gap, but will have very limited visual impact. The setback of development from the western site boundary, aligns is with current development to the north of Broad Oak and will therefore not be seen to change the perception of the settlement gap along Broad Oak. In addition, it is not visible from the south due to	- Retention and enhancement of the existing site boundary vegetation - Set back of the development from the western site boundary - Alignment of the built form to the existing built form to the north of the site	Receptor Sensitivity: Low Magnitude: Minor adverse Significance category: Minor adverse	Receptor Sensitivity: Low Magnitude: Negligible adverse Significance category: Neutral	Receptor Sensitivity: Low Magnitude: Negligible adverse Significance category: Neutral

	development to the east immediately bounding the site and a dense area of woodland to the south. The site does therefore necessarily function as part of the settlement gap.		the dense area of woodland and separation will be retained from the west. Due to the enclosed nature and surrounding built form it will also not have any impact on the countryside character of the settlement gap.				
Individual Landscape Elements							
Topography & Drainage	The site is undulating with a level difference of approx. 5m between the lowest point in the northeastern corner and the highest point in the middle of the west site boundary. A local ridge runs east west through the centre of the site, falling away to the brook to the north and ditch to the south. The site's topography forms part of the general landscape character of the area.	Susceptibility: Low Sensitivity: Low	The proposed development is not expected to change the general topography of the site. Some minor cut and fill might need to be carried out to ensure compliance with relevant gradients for access both pedestrian and vehicular. This will be most obvious at construction stage and on day 1. Some small changes to the local topography will be carried out, associated with the proposed SuDS basins. These basins should be softened through the introduction of naturalistic planting making them blend into the existing topography.	• Inclusion of natural based SuDS, with naturalistic planting • Minimise overall cut and fill	Receptor Sensitivity: Low Magnitude: Minor adverse Significance category: Minor adverse	Receptor Sensitivity: Low Magnitude: Minor adverse Significance category: Minor adverse	Receptor Sensitivity: Low Magnitude: Negligible adverse Significance category: Neutral
Vegetation	All the trees and hedgerows are located along the site boundaries to the south and west. The western site boundary consists of a hedgerow with mature tree planting. The southern boundary is defined by a dense area of woodland approx. 30m deep. The internal part of the site consists of an area of disused grassland with debris and would benefit from maintenance.	Susceptibility: Medium Sensitivity: Medium	The proposed development allows for the retention of all boundary vegetation. In addition, the development will be offset from the western and southern site boundary to allow for additional native planting to be included as part of the development and enhance the existing vegetation. The area of disused grassland will be turned into a mix of proposed dwellings and associated gardens and infrastructure, as well as useable open space. Providing a benefit to future and current adjacent residents.	• Development to be offset from the western and southern site boundary • Additional native vegetation to the introduce in the POS to the west and south (outside of the easements) • Protection of existing tree and hedgerow planting during construction	Receptor Sensitivity: Low Magnitude: No change Significance category: Neutral	Receptor Sensitivity: Low Magnitude: Negligible beneficial Significance category: Neutral	Receptor Sensitivity: Low Magnitude: Minor beneficial Significance category: Neutral/minor beneficial

Table Ax.2: Visual Assessment

No.	Location	Baseline view characteristics	Receptors type and sensitivity	Visual changes resulting from the proposed development	Proposed mitigation	Visual Assessment		
						Construction Phase	Operation Phase (Day 1)	Operational Phase (Year 15)
1	Southeastern corner of the site	View from within the site. The disused area of grassland with debris is visible in the foreground, with a poor quality hedgerow with mature tree planting clearly marking the western site boundary. The view is representative of residents surroundin the site as shown in the background. There are filtered views of 1st floor windows from dwellings off Blossom and Orchard Close. To the north a mix of native and non-native tree planting, along with a change in topography creates partially obscured and for the rest heavily filtered views of some 1st floor windows from properties off Broad Oak. Distance to site: 0m Direction of view: northwest	Receptor type: Residents Sensitivity: High	The view is taken from the proposed site entrance off Cobbett Way and is currently not publicly accessible. There will be filtered views from upper storey windows of the proposed development set back behind the open space along the western boundary from the residents off Blossom and Orchard Close backing onto the paddocks. These views will be seen through the existing mature tree planting making up this site boundary in context of the existing dwellings off Broad Oak. Views of the development would be clearer during the winter months when vegetation is not in leaf. Views from the adjacent residents will become more heavily filtered once proposed vegetation within the site boundary has matured. It is anticipated that summer views will be almost fully obscured.	- Retention and enhancement of the existing site boundary vegetation - Set back of the development from the western site boundary - Inclusion of native tree and lower level scrub planting within the open space - Development materials to consist mainly of brick to tie into the surrounding environment. Other materials used should be muted/natural in colour	Receptor Sensitivity: High Magnitude: Moderate adverse Significance category: Moderate/major adverse	Receptor Sensitivity: High Magnitude: Moderate/Minor adverse Significance category: Moderate adverse	Receptor Sensitivity: High Magnitude: Minor adverse Significance category: Moderate adverse
2	Northeastern corner of the site	View from within the site. The disused area of grassland with debris is visible in the foreground, as well as the overhead powerlines running north to south across the site. The poor quality hedgerow and mature tree line along the western site boundary create filtered views of 1st floor and some ground floor windows from dwellings off Blossom and Orchard Close. Dense boundary vegetation as well an oblique view towards the northern site boundary make for heavily filtered views from 1st floor windows of properties off Broad Oak, with the exception of Mallow Cottage immediately adjacent to the site entrance which has open views of the site due the lack of boundary vegetation in this area. The warehouses to the north of Broad Oak are clearly visible. Distance to site: 0m Direction of view: southwest	Receptor type: Residents & Workers Sensitivity: High & Low	The changes from the proposed development for the residents off Orchard and Blossom Close will be the same as that in viewpoint 1. In addition, there will be filtered to heavily obscured views from upper storey windows from a handful of dwellings off Broad Oak, with open views from Mallow Cottage. Views are generally filtered by existing boundary or garden vegetation and tree planting. Views will be more filtered once proposed boundary vegetation matures, particularly when vegetation is in leaf. The views from Mallow Cottage are most sensitive due to its proximity to the site. Backing development onto this boundary as well as an enhancement of the boundary vegetation will allow additional set back and ensure privacy for the existing residents. Notwithstanding the above, development of the site will not feel out of place, due to the existing development along Broad Oak	- Retention and enhancement of the existing site boundary vegetation - Inclusion of additional native site boundary planting (where easements allow) - Development materials to consist mainly of brick to tie into the surrounding environment. Other materials used should be muted/natural in colour - Development along the northern site boundary should be restricted to 2 storeys to tie into the existing dwellings, which are a mix of 2 storey and 1 storey dwellings - Proposed dwellings should back onto the northern site boundary, alongside the inclusion of a landscaped	Receptor Sensitivity: High & low Magnitude: Major (Mallow Cottage) to Moderate (other receptors) adverse Significance category: Major adverse (Mallow Cottage), Moderate/major adverse (other residents) & Minor/moderate adverse (workers)	Receptor Sensitivity: High & low Magnitude: Major (Mallow Cottage) to Moderate (other receptors) adverse Significance category: Major adverse (Mallow cottage), Moderate/major adverse (other residents) & Minor/moderate adverse (workers)	Receptor Sensitivity: High & low Magnitude: Moderate (Mallow Cottage) to minor (other receptors) adverse Significance category: Moderate/major adverse (mallow Cottage), Moderate adverse (other residents) & Minor adverse (workers)

				immediately adjacent to the site and north of the road.	buffer/enhancement of the existing vegetation			
3	Northwestern corner of the site	View from within the site, with the disused grassland making up the foreground of the view. The hedgerow to the rear off the properties off Broad Oak is visible to the north of the site. With a mix of vegetation and fences making up the eastern site boundary, creating almost fully obscured with one or 2 open views from 1st floor windows from properties off Cobbett Way. Nothing is visible beyond the woodland making up the southern site boundary. There are some glimpsed views from 1st floor windows from properties off Blossom Close through the hedgerow and mature treeline making up the western site boundary. Distance to site: 0m Direction of view: southeast	Receptor type: Residents Sensitivity: High	There will be a mix of open, filtered and almost fully obscured views of the proposed development from the dwellings off Cobbett Way backing (or siding) onto the proposed development site. The development should be designed to back onto the existing dwellings with an additional landscape buffer to allow additional set back and ensure privacy for the existing residents. As with viewpoint 2, the development of the site will not feel out of place, and will feel in line with the existing development off Cobbett Close and the dwellings bounding Broad Oak.	- Retention and enhancement of the existing site boundary vegetation - Inclusion of additional native site boundary planting (where easements allow) - Development materials to consist mainly of brick to tie into the surrounding environment. Other materials used should be muted/natural in colour - Proposed dwellings should back onto the northern site boundary, alongside the inclusion of a landscaped buffer	Receptor Sensitivity: High Magnitude: Moderate adverse Significance category: Major/moderate adverse	Receptor Sensitivity: High Magnitude: Moderate adverse Significance category: Major/moderate adverse	Receptor Sensitivity: High Magnitude: Moderate/minor adverse Significance category: Moderate adverse
4	Southwestern corner of the site	View from within the site. The disused grassland is visible in the foreground. There are some heavily filtered views through a mix of native and non-native trees of some 1st floor windows from properties off Broad Oak, most are fully obscured by topography. The warehouses, storage yard and associated dwelling to the north of Broad Oak are visible above the existing dwellings bounding the site to the north. The western boundary is clearly visible consisting of a mix of difference fence types, vegetation and some tree planting, allowing for mostly open and some partially obscured views of 1st and second storey windows from dwellings off Cobbett Way. In the southwest corner of the site there are glimpsed views of the storage yard in the woodland off The Bridleway. Distance to site: 0m Direction of view: northeast	Receptor type: Residents & Workers Sensitivity: High & Low	The changes from the proposed development for the residents off Cobbett Way backing onto the site will be the same as in viewpoint 3. Residents off Broad Oak backing onto the site will have views in line with those described in viewpoint 2. The set back of development off the western site boundary, aligns the proposed development with the existing development to the north of Broad Oak, which forms a prominent feature in the landscape sat at a higher elevation. This ensures the development feel like a natural extension of built form in the area. Additional vegetation both along the site boundary and within the development will aid with tying the proposed development into the surrounding environment and provide softening of the built form. Particularly once vegetation has matured.	- Retention and enhancement of the existing site boundary vegetation - Inclusion of additional native site boundary planting (where easements allow) - Development materials to consist mainly of brick to tie into the surrounding environment. Other materials used should be muted/natural in colour - Development should be set back off the western site boundary to align to the existing development north of Broad Oak	Receptor Sensitivity: High & low Magnitude: Moderate adverse Significance category: Major/moderate (high) & Minor/moderate (low) adverse	Receptor Sensitivity: High & low Magnitude: Moderate (high) & minor (low) adverse Significance category: Major/moderate (high) & minor/moderate (low) adverse	Receptor Sensitivity: High & low Magnitude: Moderate/minor(high) & minor (low) adverse Significance category: Moderate (high) & minor (low) adverse

5	The Bridleway (PRoW 026/17/2)	A close distance transient oblique view towards the site from the start of The Bridleway off Brook Lane. The view is part of a sequence of views along The Bridleway. It is rural in feel with the woodland to the right and native hedgerow to the left of an unmetalled track. The woodland making up the southern site boundary fully obscures the site at this point. Distance to site: 50m Direction of view: northwest	Receptor type: Users of PRoW Sensitivity: High	The proposed development will not alter the view for the users of the PRoW at this point along The Bridleway.	n/a	Receptor Sensitivity: High Magnitude: No change Significance category: Neutral	Receptor Sensitivity: High Magnitude: No change Significance category: Neutral	Receptor Sensitivity: High Magnitude: No change Significance category: Neutral
6	The Bridleway (PRoW 026/17/2)	A close distance framed view of the site where the overhead powerlines cut through the woodland making up the southern site boundary. The view is a short element in a sequence of views when moving along The Bridleway. The eastern and western parts of the site are fully obscured by the woodland. The view clearly shows the warehouses, storage yard and associated dwelling to the north of Broad Oak, which form a detracting feature along with the powerlines. Distance to site: 35m Direction of view: north	Receptor type: Users of PRoW Sensitivity: High	The proposed development will be visible from this viewpoint through the mature woodland vegetation. Undergrounding of the overhead at the site boundary will allow for additional planting to aid with providing vegetative screening along the southern boundary. Views will be relatively open on day 1 but are expected to reduce to filtered views and even almost fully obscured views when vegetation is in full leaf after 15 years.	- Undergrounding of overhead power line - Introduction of native boundary scrub and tree planting to stop current gap in the woodland	Receptor Sensitivity: High Magnitude: Moderate adverse Significance category: Major/moderate adverse	Receptor Sensitivity: High Magnitude: Minor adverse Significance category: Moderate adverse	Receptor Sensitivity: High Magnitude: Negligible adverse Significance category: Minor adverse
7	Blossom Close	Medium distance view towards the site framed by 2 storey dwellings both sides. The view is very sub-urban in feel. The paddocks backing onto the properties off Blossom Close are visible with their dividing hedgerow obscuring the lower parts of the site. The crown of the trees making up the western site boundary are visible above this hedgerow. Distance to site: 205m Direction of view: east	Receptor type: Residents & Road Users Sensitivity: High & Low	Filtered views of the upper storeys of the proposed development will be visible through the existing boundary vegetation from this viewpoint. The setback of the development from the western site boundary will retain the feeling of space between the existing dwellings off Blossom Close and the proposed development. Additional vegetation along the western boundary and within the development will aid with softening the development. Once matured it is expected that summer views towards the development will be almost fully obscured.	- Retention and enhancement of the existing site boundary vegetation - Set back of the development from the site western boundary - Inclusion of native tree and lower level scrub planting within the open space - Development materials to consist mainly of brick to tie into the surrounding environment. Other materials used should be muted/natural in colour - Fronting development onto the western site boundary will create a clearly defined settlement boundary	Receptor Sensitivity: High & low Magnitude: Moderate/minor adverse Significance category: Moderate (high) & Minor (Low) adverse	Receptor Sensitivity: High & low Magnitude: Minor adverse Significance category: Moderate (high) & minor (low) adverse	Receptor Sensitivity: High & low Magnitude: Negligible adverse Significance category: Minor adverse (high) & Neutral (low)

8	Orchard Close	Medium distance view towards the site, framed by vegetation to the left and a 2 storey dwelling to the right. Due to the positioning of the existing built form only the northwestern corner of the site is visible. In addition, the lower parts of the site are obscured by existing lower level vegetation. The view is very sub-urban in feel, with dwellings making up the front of the view as well as a range of residential paraphernalia. Distance to site: 210m Direction of view: east	Receptor type: Residents & Road Users Sensitivity: High & Low	Due to the setback of the proposed development from the western site boundary, the new built form will not be visible from this view.	Set back of the development from the site western boundary	Receptor Sensitivity: High & Low Magnitude: No change Significance category: Neutral	Receptor Sensitivity: High & Low Magnitude: No change Significance category: Neutral	Receptor Sensitivity: High & Low Magnitude: No change Significance category: Neutral
9	Broad Oak	Medium distance view from Broad Oak to the northwest of the site. The view consists mainly of the dwellings and their associated gardens aligning Broad Oak. In the distance the paddocks which back onto the dwellings, as well as the dwellings of Blossom & Orchard are visible, as well as glimpses of the western site boundary. The site is almost fully obscured by built form and vegetation, heavily filtered views of higher parts of the site might be visible through the canopies of the trees aligning the boundary. Distance to site: 120m Direction of view: southeast	Receptor type: Residents & Road Users Sensitivity: High & Low	Glimpsed views of the upper storeys of the proposed development might be visible through the existing boundary vegetation. Particularly during winter months. Proposed vegetation within the western area of open space will aid with screening the development further. This will be particularly evident once vegetation has matured, with the development to be expected to the almost fully obscured when vegetation is in leaf. The development should be designed to back onto the existing dwellings with and appropriate landscape buffer to allow additional set back and ensure privacy for the existing residents.	- Set back of the development from the site western boundary - Proposed dwellings should back onto the northern site boundary, with an appropriate landscape buffer - Inclusion of native tree and lower level scrub planting within the open space - Development materials to consist mainly of brick to tie into the surrounding environment. Other materials used should be muted/natural in colour	Receptor Sensitivity: High & Low Magnitude: Minor adverse Significance category: Moderate (High) & minor (low) adverse	Receptor Sensitivity: High & Low Magnitude: Minor adverse Significance category: Moderate adverse	Receptor Sensitivity: High & low Magnitude: Negligible adverse Significance category: Minor adverse (high) & neutral (low)
10	Broad Oak opposite site entrance	Short distance transient view immediately adjacent to the site entrance looking into the site. Open view across the eastern part of the site towards Cobbett Way, with the upper part of the woodland to the south of the site visible over the landform. The properties off Cobbett Way are clearly visible as well as the driveway off Mallow Cottage. The western part of the site becomes filtered by vegetation at first, until it gets fully obscured by the dwellings off Broad Oak. Distance to site: 5m Direction of view: south	Receptor type: Residents & Road Users Sensitivity: High & Low	The proposed development entrance will be clearly visible from this viewpoint. The introduction of native shrub and tree planting either side of the entrance will aid with softening this view and in turn softening the Cobbett Way development, which is clearly visible in the background. Whilst the proposed development will be clearly visible, it will not feel out of place with existing development off Cobbett Way already dominating the view. In this location the development will also be set back behind the existing dwellings off Broad Oak. Development should be restricted to 2 storeys along the northern part of the site	- The pedestrian entrance into the development should be softened through the use of native shrub and tree planting - Development materials to consist mainly of brick to tie into the surrounding environment. Other materials used should be muted/natural in colour - Development along the northern site boundary should be restricted to 2 storeys to tie into the existing dwellings, which	Receptor Sensitivity: High & Low Magnitude: Major adverse Significance category: Major (High) & Moderate (Low) adverse	Receptor Sensitivity: High & low Magnitude: Moderate adverse Significance category: Major/moderate (high) & Moderate (low) adverse	Receptor Sensitivity: High & low Magnitude: Moderate/minor adverse Significance category: Moderate (high) & Minor (Low) adverse

				to tie into the existing built form off Broad Oak and Cobbett Way.	are a mix of 2 storey and 1 storey dwellings			
11	PRoW 026/7/1 off Broad Oak/Cobbett Way	Close distance view off the footpath connecting Broad Oak and Cobbett Way. The view is framed by vegetation and dwellings showing views of an element of the centre part of the site. Lower parts of the site are fully obscured by garages and garden boundaries with only higher elements, including the trees along the western boundary visible from this view. The dwellings off Cobbett Way and the adjacent vegetation fully obscure the views to the southern and northern part of the site. The view is very sub-urban in feel, with dwellings making up the front of the view as well as a range of residential paraphernalia. Distance to site: 40m Direction of view: southwest	Receptor type: Users of PRoW, Residents & Road Users Sensitivity: High & Low	The proposed development will be clearly visible over the top of the garages; however it will not feel out of place. With similar residential development making up the foreground of the view. The proposed development will feel like a natural extension. The development should be designed to back onto the existing dwellings with a landscape buffer/enhanced boundary vegetation to allow additional set back and ensure privacy for the existing residents. Additional tree planting along the eastern site boundary will soften the built form, particularly once matured.	- Development materials to consist mainly of brick to tie into the surrounding environment. Other materials used should be muted/natural in colour - Proposed dwellings should back onto the eastern site boundary, with an appropriate landscape buffer	Receptor Sensitivity: High & Low Magnitude: Moderate adverse Significance category: Major/moderate (high) & Minor/moderate (low) adverse	Receptor Sensitivity: High & Low Magnitude: Moderate adverse Significance category: Major/moderate (high) & Minor/moderate (low) adverse	Receptor Sensitivity: High & Low Magnitude: Minor adverse Significance category: Moderate (high) & Minor (low) adverse
12	Cobbett Way	Close distance view towards the site looking across the central cul-de-sac on Cobbett Way. The view shows the sub-urban nature of the adjacent development with a bungalow making up the foreground. No elements of the site are visible, however, taller elements within the site could be visible from this view over the existing dwellings and associated garden boundaries. Distance to site: 70m Direction of view: west	Receptor type: Residents & Road users Sensitivity: High & Low	The changes to the view for the residents off Cobbett Way from this viewpoint will be very similar as those described in viewpoint 11.	- Development materials to consist mainly of brick to tie into the surrounding environment. Other materials used should be muted/natural in colour - Proposed dwellings should back onto the eastern site boundary, with an appropriate landscape buffer - Proposed vegetation along the site boundary and within the development to soften the built form	Receptor Sensitivity: High & Low Magnitude: Moderate adverse Significance category: Major/moderate (high) & Minor/moderate (low) adverse	Receptor Sensitivity: High & Low Magnitude: Moderate adverse Significance category: Major/moderate (high) & Minor/moderate (low) adverse	Receptor Sensitivity: High & Low Magnitude: Minor adverse Significance category: Moderate (high) & Moderate (low) adverse
13	PRoW 026/18/1 off Marls Road	Medium distance view from the PRoW off Marls Road, looking towards the site where there is a gap in the vegetation aligning the footpath. The view is rural in nature, however there is a dense residential development immediately behind the viewer.	Receptor type: Users of PRoW Sensitivity: High	The proposed development will not be visible from this viewpoint.	n/a	Receptor Sensitivity: High Magnitude: No change Significance category: Neutral	Receptor Sensitivity: High Magnitude: No change Significance category: Neutral	Receptor Sensitivity: High Magnitude: No change Significance category: Neutral

		The site is fully obscured from this view. Distance to site: 320m Direction of view: northeast						
14	PRoW 026/18/1 off Brook Lane	Medium distance view from the PRoW to the south of the site. The view is rural in nature with paddocks and associated stables in the middle ground. As well as a timber storage area. Trees aligning The Bridleway immediately south of the site are visible in the background, but the site itself is fully obscured from this view. Distance to site: 310m Direction of view: north	Receptor type: Users of PRoW, Residents & Workers Sensitivity: High & Low	The proposed development will not be visible from this viewpoint.	n/a	Receptor Sensitivity: High & Low Magnitude: No change Significance category: Neutral	Receptor Sensitivity: High & Low Magnitude: No change Significance category: Neutral	Receptor Sensitivity: High & Low Magnitude: No change Significance category: Neutral

A4. Photography Methodology

- 9.14. Photographs have been taken in accordance with the Landscape Institute's Technical Guidance Note 06/19 – Visual Representation of Development Proposals. The photographs have been presented as type 1 annotated baseline visualisations.
- 9.15. The baseline photographs have been taken using a Canon EOS 1300D camera with a fixed 35mm lens.
- 9.16. Photographs have been taken as panoramic shots, where a single image did not capture the extent of the site and surroundings sufficiently. The panoramic images have been taken sequentially from the same vertical angle as a series of images suitable for merging. A generous overlap of approximately 50% has been allowed for. Images have been combined into a panoramic using the photoshop 'Photomerge – Reposition' option and checked for accuracy.
- 9.17. Photographs have then been scaled and presented in line with the technical guidance and will therefore present an accurate depiction of the site on that day and time when printed to scale and held at arm's length (approx. 500-550mm).
- 9.18. Every photograph has been annotated to provide reference points/key features and the extent of the site.
- 9.19. For every photograph the following information has been recorded:
- Location;
 - Camera type & lens type;
 - Camera height
 - Visualisation type;
 - Time and date; and
 - Display size

A5. Scoping Letter
