



Landscape and Visual Impact Assessment
One Horton Heath
December 2020

11705/R06b/RP/CP





Revision	Date	Author / Checked
11705/R06	10/09/2020	RP/RH
11705/R06a	11/12/2020	RP/CP
11705/R06b	17/12/2020	RP/CP

Section 1: Introduction	1	Plan 1: Site Location Plan - <i>ES Figure 13.1</i>	Appendices referenced are as per those within ES Chapter with Appendix 13.1 being the LVIA itself as found within the Technical Appendix of the ES Chapter. Appendix 13.2: TG Landscape and Visual Impact Assessment Methodology and Summary of Approach and Criteria Tables Appendix 13.3: Photoviewpoint Locations A-J Appendix 13.4: Photosheets (Winter) Appendix 13.5: Scoping and consultation with Eastleigh Borough Council
Section 2: Methodology and Scope	4	Plan 2: Site Context	
Section 3: Baseline Environment Policy Context	6	Plan 3: Landscape Planning Policy - <i>ES Figure 13.2</i>	
Section 4: Baseline Environment - Landscape Character	13	Plan 4: Published Landscape Character - <i>ES Figure 13.3</i>	
Section 5: Baseline Environment - Visual Context	28	Plan 5: Landscape Character Eastleigh Borough Council - <i>ES Figure 13.4</i>	
Section 6: Assumed and Inherent Design Mitigation	66	Plan 6: Site-Specific Character - <i>ES Figure 13.5</i>	
Section 7: Potential Environmental Impacts and Effects	69	Plan 7: Quobleigh Local Landscape Character Area - <i>ES Figure 13.6</i>	
Section 8: Summary and Conclusion	101	Plan 8: Chalcroft Local Landscape Character Area - <i>ES Figure 13.7</i>	
		Plan 9: Topography - <i>ES Figure 13.8</i>	
		Plan 10: GIS Zone of Theoretical Visibility - <i>ES Figure 13.9</i>	
		Plan 11: Viewpoint Location Plan & Public Rights of Way - <i>ES Figure 13.10</i>	
		Plan 12: Landscape Strategy Plan - <i>ES Figure 13.12</i>	
		Photosheets (Summer): - <i>ES Figure 13.11</i>	

This report, all plans, illustrations, and other associated material remains the property of Tyler Grange Group Limited until paid for in full. Copyright and intellectual property rights remain with Tyler Grange Group Limited.

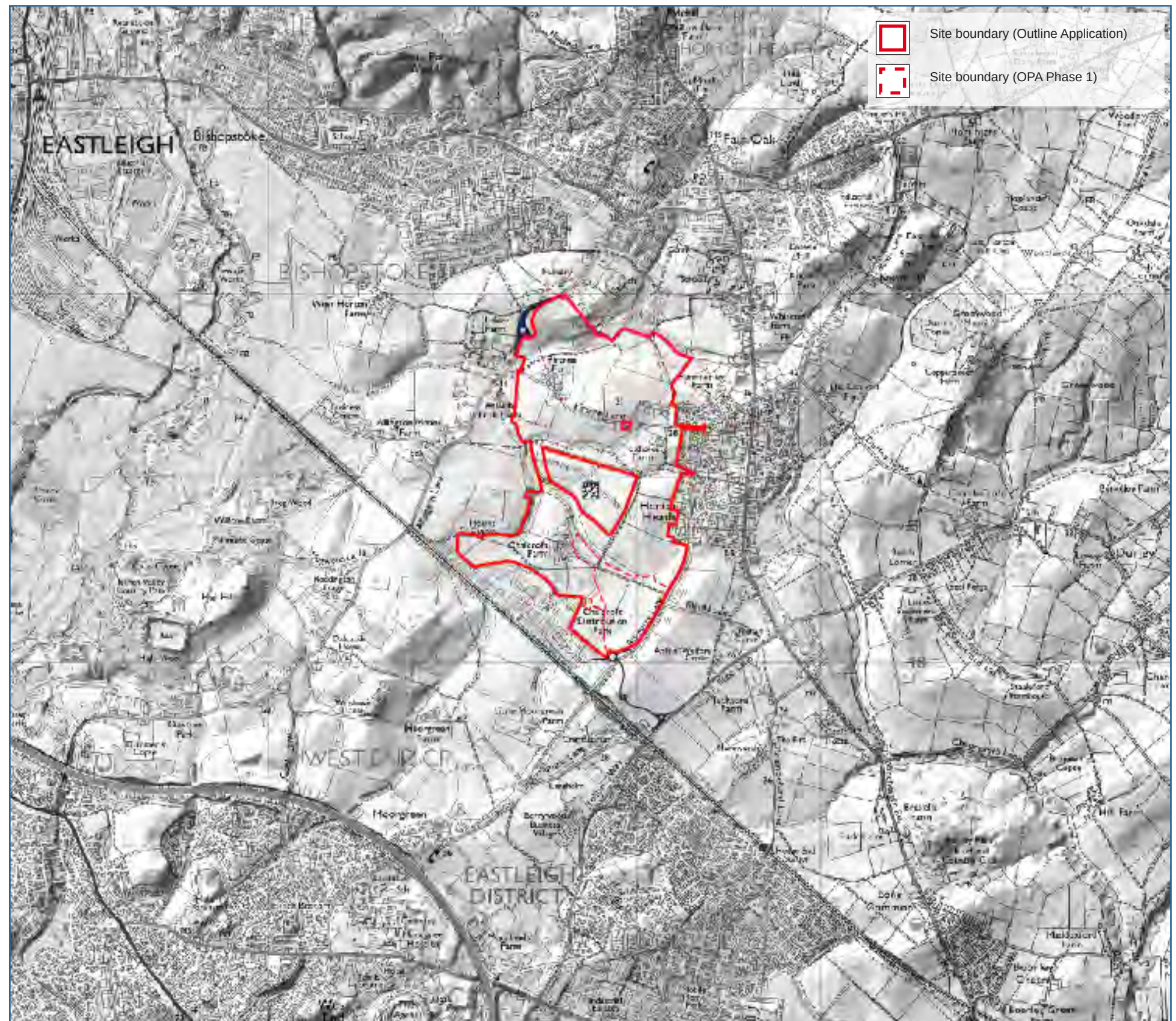
The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Limited Terms & Conditions, Tyler Grange Group Limited shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.

1 Introduction

Background

- 1.1 Tyler Grange Group Limited has been appointed by the One Horton Heath Project Team to prepare a Landscape and Visual Impact Assessment (LVIA) for the development of land at Horton Heath for comprehensive development of the site, delivering up to 2,500 No. Residential Dwellings, local employment, local retail, leisure, employment and community facilities, primary school, formal and informal publicly accessible open space, including formal sports facilities, landscaping, green infrastructure and sustainable drainage systems.
- 1.2 The application site is located on land identified within the submitted version of the Eastleigh Borough Council Local Plan 2016-2036 (Track change version showing initial proposed modifications - July 2019). This identifies that the site falls within land identified in Policy HH1 for major residential development.
- 1.3 The applications will comprise of the following:
- 1.4 Full Planning Application (OPA Phase 1):
"Erection of 393 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure (This application is subject to Environmental Impact Assessment)."
- 1.5 Outline Planning Application (The Wider OPA):
"Outline: phased mixed-use development comprising: up to 2,500 residential units in total; a primary Local Centre (and supporting secondary local centres) comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses; office, commercial and industrial uses; a Primary School; public open space including formal sports facilities and informal provisions; relocation of solar panels; key infrastructure and utilities provision including new roads, footpaths and cycle paths and improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and ecological, landscape, site preparation and demolition works (All Matters Reserved Except Access). This application is subject to Environmental Impact Assessment."
- 1.6 For the purposes of this assessment the LVIA assesses the following parameter plans produced by Thrive Architects and detailed plans produced by Clague:
- 1.7 Thrive Parameter Plans (Outline Planning Application):
 - Access – Drawing No. EAST200403-PP01-P22

Plan 1: Site Location. ES Figure 13.1



© Crown copyright. All rights reserved 2020. Licence number 0100031673

1 Introduction

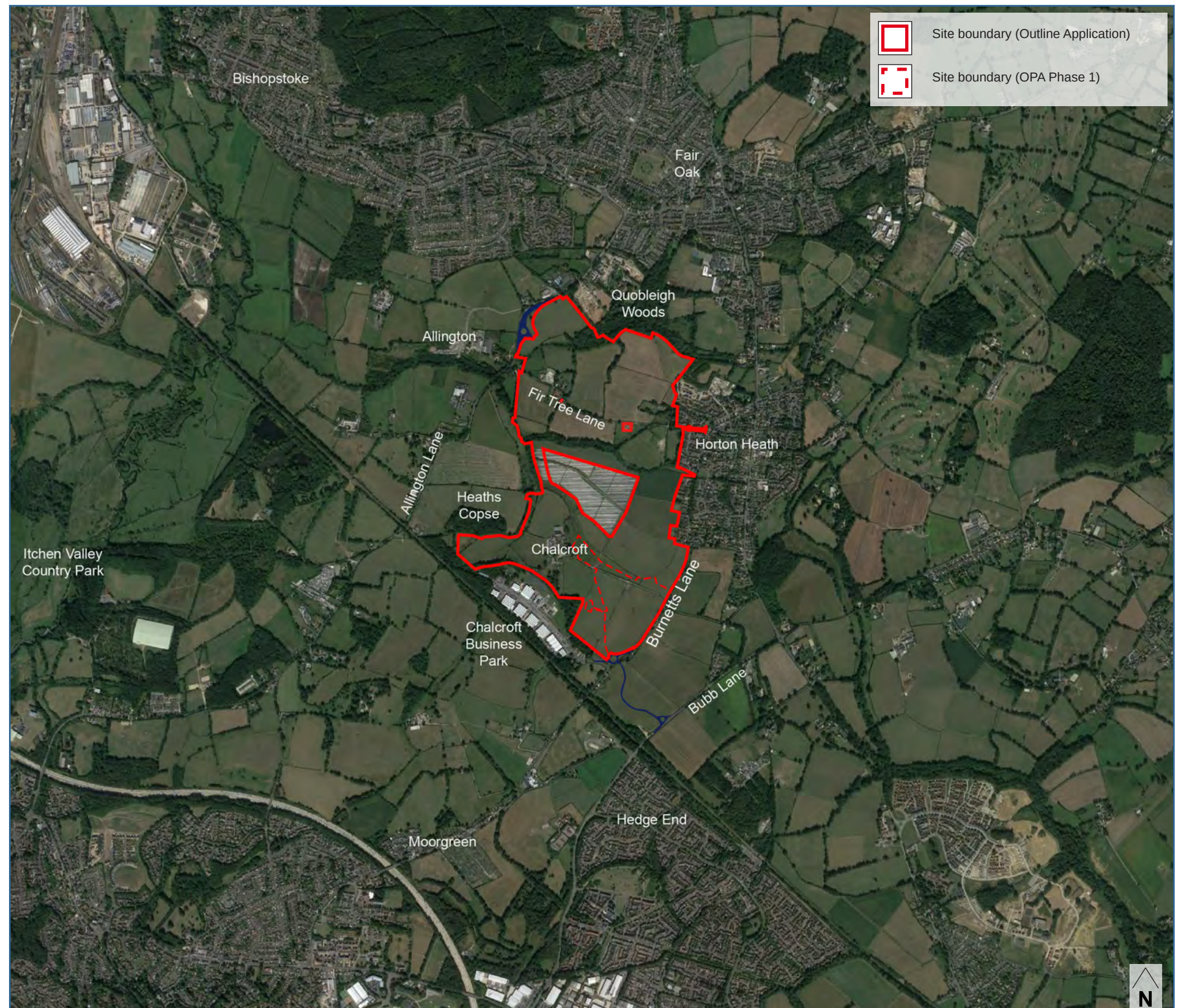
- Land Use – Drawing No. EAST200403-PP02-P26
- Green Infrastructure – Drawing No. EAST200403-PP03-P23
- Building Heights – Drawing No. EAST200403-PP04-P22
- Demolition – Drawing No. EAST200403-DEP01-P2

1.8 In addition the Clague Phase 1 Detailed Proposals are also referenced within the LVIA (Drawing reference 29607A / 10).

Site Context

- 1.9 The site itself covers 124.7 hectares of land and is located on the eastern edge of the settlement of Horton Heath.
- 1.10 The situation of the site and its' boundary are illustrated on **Plan 1: Site Location** (11705/P01 - ES Figure 13.1) and the site context, features and land pattern are illustrated on the aerial image on **Plan 2: Site Context** (11705/P02).
- 1.11 Located in close proximity to the existing residential edge of Horton Heath and Fair Oak, the site is influenced by the existing urban edge. An existing photovoltaic farm is located within the centre of the site (the boundary excludes this area of land). Residential properties are located off Fir Tree Lane, which cuts across the site joining Allington Lane in the west with Burnetts Lane in the east. One Grade II listed building is present within the site, on the southern part of the site at Fir Tree Farm on the western edge off Fir Tree Lane.
- 1.12 The site contains an existing landscape framework of tree and hedge planting and comprises a number of irregular shaped fields, with both pastoral and arable land use. The site also contains a number of watercourses and ditches. Hearts Stream running along the western boundary of the site, Quobleigh Stream at the north running through Quobleigh Woods, Foxwood Stream running east to west to the north of the solar farm and Tolbrook Stream running east to west to the south of the solar farm.
- 1.13 A well used network of public footpaths exists across the site and these provide links to the wider footpath routes outside of the site boundaries.
- 1.14 To the north of the site is the settlement of Fair Oak and Bishopstoke, with Quobleigh Woods sitting along the northern boundary of the site separating it from the residential development to the north.
- 1.15 To the east is the settlement of Horton Heath which forms much of

Plan 2: Site Context (11705/P02)



Tyler Grange Group Limited
© Crown copyright, All rights reserved 2020. Licence number 0100031673

Extracted from Google Earth Pro © 2020

1 Introduction

the eastern boundary of the site. Beyond this, the wider landscape contains more open agricultural land, irregular shaped fields and areas of woodland.

- 1.16 To the south is Chalcroft Business Park and the railway line linking Hedge End in the south east to Eastleigh in the west. Beyond the railway line are a network of irregular tree lined fields as well as Itchen Valley Park with land rising towards Southampton further south.
- 1.17 To the west is Allington Lane, areas of scattered residential properties, farms and commercial buildings. Further west, Itchen Valley Country Park sits in a well wooded landscape and beyond this is Southampton Airport located on the northern edge of Southampton.
- 1.18 The site is gently undulating with local variations.
- 1.19 The Landscape Character and site Features are considered in detail in **Section 4** of this LVIA. This has included a review of published landscape character assessments, as well as a site-specific landscape character assessment undertaken by Tyler Grange which identifies Site Specific Character Areas and features within the site that maybe affected by the proposed development.
- 1.20 The value and susceptibility of the landscape to changes is also identified within this section of the report.

Scope and Purpose

- 1.21 This LVIA prepared by Tyler Grange which provides a complete and independent assessment of the landscape and visual effects of the proposed development. The scope and methodology employed by this LVIA is set out in further detail at **Section 2**, and at **Appendix 13.2**.
- 1.22 The LVIA also forms a Technical Appendix to the Environmental Statement (ES) that has been prepared, as well as informing the Landscape and Visual Effects Chapter within the ES.

Previous Assessment

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

- 1.24 In both applications the landscape and visual assessments were carried out by Allen Pyke Associates (APA). The extent of the landscape and visual assessment was scoped with the Council as part of a Scoping Opinion, dated October 2014 in relation to application X/19/86475. The previous assessments were provided in accordance with Schedule 4 of the 2011 EIA Regulations and took into consideration national policy (then 2012 NPPF) and local policy which included the emerging Eastleigh Borough Local Plan which has since been replaced and advanced under a new emerging Local Plan.
- 1.25 The methodology in both instances followed the guidance set out in 'The Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3)', published by the Landscape Institute and Institute of Environmental Management and Assessment in 2013.
- 1.26 Both study areas, potential visual receptors, and key representative viewpoints were defined and agreed in consultation with the Council. Tyler Grange has reviewed the previous assessments as part of the desktop study and are aware of their conclusions. The extant permissions establish and accept the principle of development on the site.
- 1.27 Since both outline applications have been approved there have been changes to the legislative context, national and local planning policy context. In addition, the current proposals are of a different scale to those previously assessed and therefore Tyler Grange have undertaken a new landscape and visual assessment based on the current comprehensive proposal in accordance with up-to-date legislation, planning policy and guidance.

Methodology - Scoping and Assumptions

Study Area

- 2.1 As detailed in **Sections 7 and 8**, the baseline studies have identified those landscape character areas and landscape receptors and visual receptors (groups of people) who have views towards the site and may have the potential to have their views and visual amenity affected by the proposed development.
- 2.2 This has included the use of GIS Software to identify a Theoretical Zone of Visual Influence (ZVI) for development of the height proposed. The ZTV highlighted the potential for views as wide ranging as the higher ground to the north at Fair Oak and to the south at West End to the south of the motorway.
- 2.3 However, more locally views are limited by the built area to the south and woodland, shelter belts and hedgerows to the east and west.
- 2.4 The Study Area has been defined in order to enable the LVIA to take account of the potential longer views from the north and south, and more localised views including for consideration of views for residents of properties adjacent to and overlooking the site at Horton Heath and Burnetts Lane.
- 2.5 The full Study Area is illustrated on **Plan 9: Viewpoint Location Plan**.
- 2.6 Landscape effects have been considered within a smaller area, based upon the extent of Site Specific Character areas as identified within **Plan 6: Site Specific Character** and visibility of the site.
- 2.7 The Landscape effects have been further considered on a site wide basis with two Local Landscape Character Areas (LLCAs) defined as part of the site Specific Character Assessment. These being Chalcroft LLCA forming the southern part of the site and Quobleigh LLCA forming the northern part of the site as shown on **Plan 7: Quobleigh Local Landscape Character Area** and **Plan 8: Chalcroft Local Landscape Character Area**.

Representative Photoviewpoints

- 2.8 Through the baseline studies and fieldwork, Tyler Grange have identified 26 viewpoints that are representative of a range of views from different orientations, distances and for a range of groups of people.
- 2.9 Selected Photoviewpoint Locations have been agreed with the Landscape Officer at Eastleigh Borough Council (a copy of the

correspondence can be found within **Appendix 13.5** to the rear of this report.

- 2.10 The photographs from each of the viewpoints contained in the LVIA include commentary, labels and, where appropriate the approximate location and extent of site in these views.
- 2.11 Winter photography has also been included and is found at **Appendix 13.4** of this report.

Proposals – Parameter Plans and Illustrative Masterplan

- 2.12 The assessment has taken account of the parameter plans which detail the various open spaces, landscape transition zones and green corridors and overarching design principles and are as follows:
 - Access – Drawing No. EAST200403-PP01-P22
 - Land Use – Drawing No. EAST200403-PP02-P26
 - Green Infrastructure – Drawing No. EAST200403-PP03-P24
 - Building Heights – Drawing No. EAST200403-PP04-P23
 - Demolition – Drawing No. EAST200403-DEP01-P2
- 2.13 In addition to this it has taken account of the more detailed proposals produced as part of the OPA Phase 1 development produced by Clague (Drawing reference 29607A / 10).
- 2.14 This assessment has addressed the two scenarios separately within the assessment part of the report, with the Outline Application and OPA Phase 1 schemes assessed as different scenarios.
- 2.15 These proposals and findings have informed the production of the Landscape Strategy Plan (**Plan 12: Landscape Strategy Plan**) as well as the Open Space Strategy Document produced by Tyler Grange (Report reference **11705 R05d**).
- 2.16 The building heights of the proposed development are proposed to be no higher than 4 storeys within residential parcels.
- 2.17 Three landmark features are proposed and the locations are illustrated on the parameter plans. One is proposed to be located within the local centre, one at the southern gateway off Burnetts Lane and one located at the northern access off Allington Lane. These gateway landmark features are proposed to be 6 storeys in height and the design rationale for these features is provided within the Design & Access Statement.

Further details on the proposed locations of these landmark features are found within Section 6 of this report.

- 2.18 A lighting assessment produced by Hydrock for both the Wider OPA (Outline Application) and the Phase 1 scheme (OPA Phase 1) are also referenced within the LVIA. These are report references 09820-HYD-XX-XX-RP-Y-5000 (Outline Application) and 09820-HYD-XX-XX-RP-ME-0002 (OPA Phase 1).

Mitigation – Landscape Framework and Assumptions for LVIA

- 2.19 For the purposes of this assessment, all landscape and visual mitigation has been embedded into the scheme with the proposed Green Infrastructure mitigation forming the early phase of development.
- 2.20 It has been assumed that the areas of landscape mitigation and Green Infrastructure are to be implemented at completion at Year 1.
- 2.21 The assessment has considered the landscape and visual effects both upon completion, and for residual effects after 15 years when the planting will have established and matured sufficiently to provide effective mitigation.
- 2.22 Details of the mitigation measures are summarised at **Section 6** of this LVIA.
- 2.23 The Landscape Strategy plan prepared by Tyler Grange incorporates the Design Principles and parameters into the updated layout and provides an illustrative drawing of how these can be incorporated into the areas of Green Infrastructure, including landscape corridors, recreation routes and areas of open space.
- 2.24 The associated Open Space Strategy (Report reference **11705 R05d**) also prepared by Tyler Grange provides further information on the various proposed mitigation and strategic approach to green and open space for the outline application.
- 2.25 The Landscape Principles (Report reference **12889/R01c**) document which details the overarching approach to the Green Infrastructure and Landscape proposals for the First Residential Parcel provides a greater level of detail and should be read in combination with this LVIA and the overarching Landscape Strategy Plan.

LVIA Methodology and Approach

- 2.26 This LVIA considers the existing landscape and visual context associated with the site and the potential implications of the proposed development on the landscape and visual receptors.
- 2.27 The LVIA has been produced in accordance with the GLVIA and considers the sensitivity of landscape and visual receptors, the magnitude of change and significance of the landscape and visual effects of the proposed development.
- 2.28 Landscape is defined by the European Landscape Convention, 2000 as:
“... an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.” (page 4, Article 1 - Definitions, paragraph a)
- 2.29 In the context of this definition the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be performed and more rational and transparent conclusions drawn.
- 2.30 The LVIA process deals with the separate but interlinked issues of:
- **Landscape Character:** The effects of the proposed development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and
 - **Visual Context:** The effects of the proposed development on views from visual receptors, and upon the amenity value of the views.
- 2.31 Landscape character is defined in the Landscape Institute’s guidance ‘Guidelines for Landscape and Visual Impact Assessment’, Landscape Institute (‘LI’) and Institute of Environmental Management and Assessment (‘IEMA’) 2013) as:
“A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”
- 2.32 Changes to the landscape character can arise as a result of:
- Changes to the fabric of the landscape including either the loss of key elements or introduction of new features which alter the

distinct character of the landscape; and

- Changes which alter the way in which the landscape is perceived or appreciated.
- 2.33 Changes to views will occur where there is alteration of the view in terms of elements present and their distribution or dominance. Such changes may or may not have a significant effect on the visual amenity of identified visual receptors.
- 2.34 The methodology and guidelines used in the preparation of this assessment has been developed from the following:
- The revised and updated Guidelines for Landscape and Visual Impact Assessment (‘GLVIA’), Third Edition, Landscape Institute and IEMA, 2013; and
 - An Approach to Landscape Character Assessment, Natural England 2014.

Baseline

- 2.35 The baseline appraisal takes account of both the overall Outline Planning Application as well as the First Residential Parcel (OPA Phase 1) and where necessary reference is made to specific baseline situation associated with the OPA Phase 1.
- 2.36 The baseline appraisal process is a crucial part of any assessment and includes:
- An overview of statutory plans and other data regarding relevant designations and landscape and visual related planning policies for the area;
 - An assessment of the landscape character of the site and surroundings with reference to published works and checked and verified through fieldwork. This includes the classification of the landscape into units of distinct and recognisable character and land use at a site specific level;
 - Field work to determine the extent to which the site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
 - Identification of representative viewpoints and determining likely visual receptors.

Impact Assessment

- 2.37 The impact assessment separates out the impacts of the proposed development within two scenarios:
1. Baseline/future baseline and the OPA Phase 1 with the link road delivered concurrently and completed by occupation of 100 units of the OPA Phase 1 works; and
 2. Baseline/future baseline and the wider OPA (assuming the Link Road and the OPA Phase 1 have been delivered).
- 2.38 The assessment process has considered the following factors. These are detailed further within the ‘Landscape and Visual Impact Assessment Methodology Summary of Approach and Criteria Tables’ attached to the LVIA pre-application contained at **Appendix 13.2**.
- **Sensitivity:** Overall sensitivity lies along a continuum of low to high. The value and susceptibility of landscape and visual receptors are both considered in order to gain an understanding of overall sensitivity to the proposed development;
 - Landscape Value is defined by GLVIA as: “the relative value that is attached to different landscapes by society”. At Box 5.1, GLVIA sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and/or cultural associations; Key characteristics and features as recognised in published landscape character assessments; and Landscape Condition and the degree to which the landscape is intact and legible;
 - In visual terms, value relates to that attached to views experienced by receptors (people); and
 - Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape or visual receptor to accommodate the proposed development “without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.” (GLVIA,, paragraph 5.40).
 - **Magnitude:** Overall magnitude of change lies along a continuum of low to high and includes consideration of: the Scale of effect; Geographical extent; Duration; and Reversibility;
 - **Significance of Effect:** Best practice guidelines stipulate that the

2 Assessment Criteria and Methodology

significance of any landscape and visual related effect should be evaluated, both during construction and following completion of the development.

- The level of effect any landscape and visual effect is a function of the sensitivity of the affected landscape resources (nature of receptor) and visual receptors against the magnitude of change that they would experience (nature of effect);
- The nature of the effect can be classified as adverse or beneficial. However, there may be instances where the impact results in an effect which is neither adverse nor beneficial. These effects are considered to be neutral in nature; and
- Overall a residual level of effect of moderate or above are considered to be significant.

3 Baseline Environment - Policy Context

- 3.1 The following section provides an overview of the baseline situation of the site. This addresses both the Outline application and Phase 1 scheme.

National Planning Policy Framework (NPPF)

- 3.2 At the heart of the NPPF is a presumption in favour of sustainable development. For plan making, the presumption requires plans to positively seek opportunities to meet the development needs of an area and be sufficiently flexible to adapt to rapid change. Footnote 6 accompanying the presumption identifies protected areas or assets of particular importance which includes Areas of Outstanding Natural Beauty (AONB), National Parks and areas defined as Heritage Coast.
- 3.3 The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, as stated at paragraph 124.
- 3.4 Paragraph 127 seeks to ensure that developments, among others:
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and*
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*
- 3.5 Paragraph 170 requires planning policies and decisions to contribute to and enhance the natural and local environment by fulfilling criteria including amongst others:
- “protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and*
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”*
- 3.6 Paragraph 170 makes it clear that there is a hierarchy to the importance and value attributed to landscapes, and that the development plan should identify the quality of particular landscapes that are not subject to statutory protection.
- 3.7 The site is not situated within an area designated in recognition of its landscape quality or value at a statutory national level (i.e. AONB or National Park).

National Planning Practice Guidance (NPPG)

Landscape

- 3.8 The PPG makes reference to the National Planning Policy Framework, stating: “it is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes”. The PPG also goes on to state, “the cumulative impacts of development on the landscape need to be considered carefully” (Paragraph: 036 Reference ID: 8-036-20190721, Revision date: 21 J07 2019).
- 3.9 At paragraph 037, the NPPG identifies that landscape character assessments can be prepared, as well as Landscape and Sensitivity and Capacity Assessments to help assess the type and scale of development that may be accommodated without compromising landscape character. This Chapter provides a review of published landscape character assessments and capacity and sensitivity studies as they relate to the site and Study Area. (Paragraph: 037 Reference ID: 8-037-20190721, Revision date: 21 07 2019)
- 3.10 The NPPG also states that a Landscape and Visual Impact Assessment can be used to demonstrate the likely effects of a proposed development.

Green Infrastructure

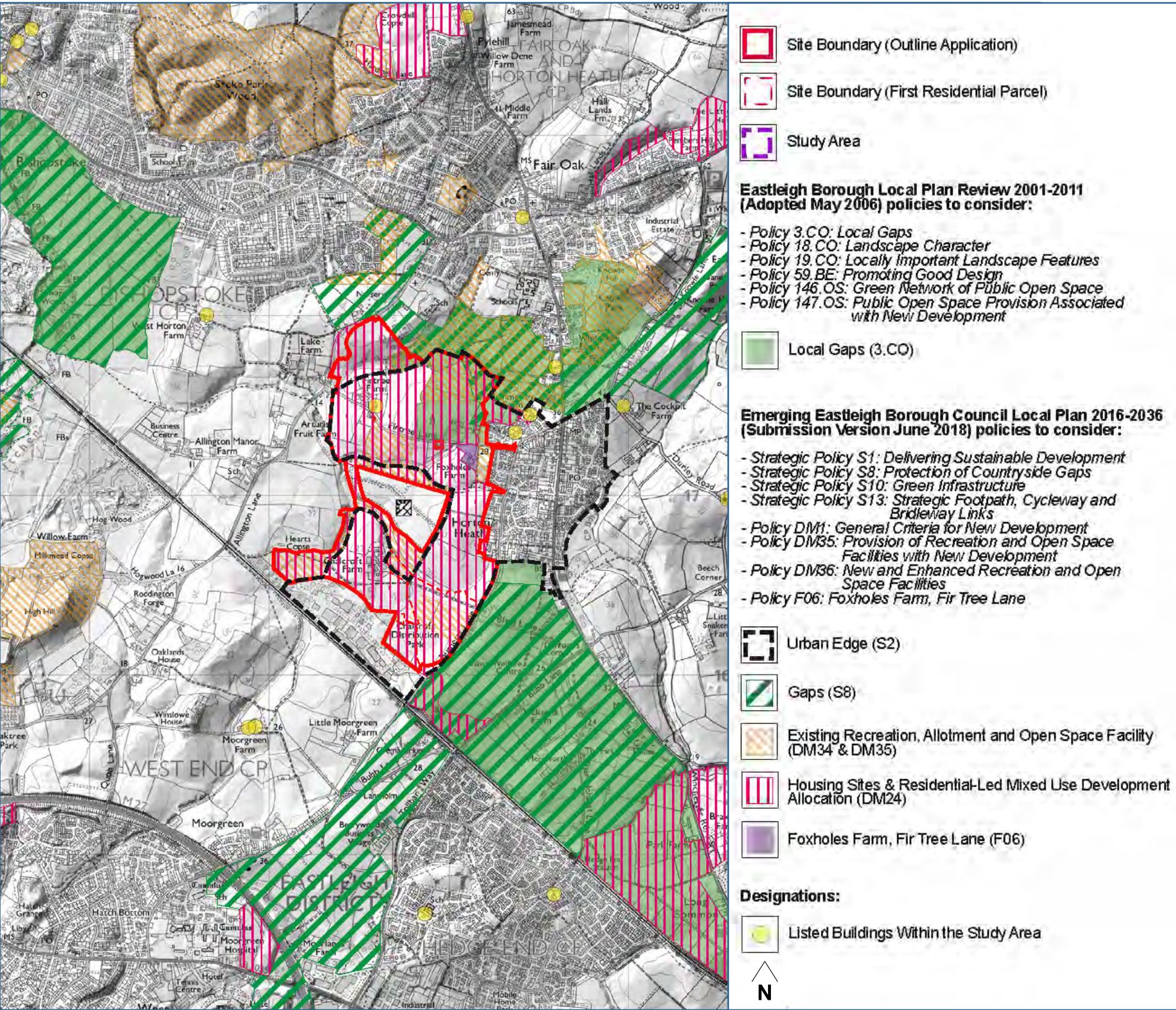
- 3.11 The PPG highlights the multifaceted benefits provided through the provision of Green Infrastructure, including but not limited to: “enhanced well-being, outdoor recreation and access, enhanced biodiversity and landscapes, urban cooling, and the management of flood risk” (Paragraph: 005 Reference ID: 8-005-20190721, Revision date: 21 July 2019). Moreover, the NPPG recognises how green infrastructure exists within a wider landscape context and can thus be used to reinforce and enhance local landscape character and contribute to a sense of place.

Design PPG, October 2019

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

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

Plan 3: Landscape Planning Policy. ES Figure 13.2



Local Planning Policy Context- Eastleigh Borough Council Local Plan

3.14 The text below identifies the adopted Local Plan policies that relate to landscape and visual matters and the development of the site. **Plan 3: Landscape Planning Policy** illustrates the policies relating to the site.

3.15 The key policies that are of primary importance in the consideration of development potential and landscape context outlined in the adopted local plan are set out below:

3.16 The current development plan for the Site comprises the Eastleigh Borough Local Plan Review (2001-2011).

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

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

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

Policy 3.CO Local Gaps

3.19 The policy states planning permission will only be permitted for appropriate development in a local gap, if:

1. It cannot be acceptably located elsewhere; and
2. It would not diminish the gap, physically or visually.

Policy 18. CO Landscape Character

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

Policy 19.CO Locally Important Landscape Features

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

Policy 59.BE Promoting Good Design

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

Policy 146.OS Green Network of Public Open Space

- 3.23 Proposals that would have a detrimental impact on the green network will be refused. Contributions, where appropriate, from adjoining development proposals will be sought to enhance the environment and facilities within the green network.

OS Public Open Space Provision Associated with New Development

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

Policy 148.OS Sports and Recreation Provision

- 3.25 The Council will permit appropriate proposals which address deficiencies in the quality and quantity of sport and recreation facilities in accordance within its Sport & Recreation Strategy for the Borough.

Policy 149.OS Playing Fields

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

Policy 151.OS Allotments

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

Previous Emerging Planning Policy

Eastleigh Borough Local Plan 2011-2029 (February 2014)

- 3.28 A previous emerging Local Plan covering the period 2011-2029 was submitted for formal examination in 2014. The previous emerging draft local plan proposals map allocated the Site for proposed housing and mixed use (Policy WE1) including a proposed district and local centre (Policy S3) with adjoining proposed open space (Policy DM31) surrounding the Site.
- 3.29 Following hearings held 10-13 November 2014, the Government's Planning Inspector issued his Preliminary Conclusions. He concluded that the plan was not sound because it did not provide sufficient housing, with particular concerns about five-year housing land supply and affordable housing provision. He recommended the Council produce a new Local Plan.

Emerging Planning Policy

- 3.30 Submitted version of the Eastleigh Borough Council Local Plan 2016-2036 (Track change version showing initial proposed modifications - July 2019).

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

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

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

Strategic Policy S1: Delivering Sustainable Development

- 3.34 To be considered sustainable new development should address a series of criteria including:
- iii. maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;
 - ix. maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets; and
 - xi. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development.

- 3.35 The draft policy states that when considering development proposal's the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Framework.

Strategic Policy S8: Protection of Countryside Gaps

3 Baseline Environment - Policy Context

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

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

Strategic Policy S10: Green Infrastructure

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

- i. landscape scale strategic links across the Borough boundary, to and between the Borough's settlements, the countryside, the coast, and the major areas of open space including the country parks;
- ii. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries;
- iii. green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;
- iv. interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;
- v. green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses;
- vi. connected habitats linking the network of designated sites and existing priority habitats;
- vii. incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green

Infrastructure to protect their setting; and

- viii. opportunities for local food growing including allotments, community orchards and farms.

Strategic Policy S13: Strategic Footpath, Cycleway and Bridleway links

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

Policy DM1: General Criteria for New Development

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

- i. Not have an unacceptable impact on, and where possible should enhance:
 - a. Residential amenities of both new and existing residents, the character and appearance of the urban areas, the countryside and the coast;
 - b. Biodiversity (avoiding significant adverse impacts) and
 - c. The significance of Heritage assets;
- iii. that full and proper account of the context of the site including the character, appearance and land used of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;
- iv. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value;

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

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

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

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

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

3.44 Proposals should help to create and enhance multifunctional green infrastructure in accordance with Strategic Policy S10.

Policy DM36: New and enhanced recreation and open space facilities

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

- i. They accord with the general development criteria, biodiversity and heritage policies;
- ii. In the countryside:

3 Baseline Environment - Policy Context

- b. development should not involve structures, floodlighting or activities that cause urbanisation or detract from rural character; and
- iii. They contribute to the management of, and where possible enhance the countryside and urban open spaces. The Council may require a legal agreement to ensure that land is managed to maintain or enhance its agricultural and/or landscape value and/or biodiversity interest.

Guidance/ Best Practice

Landscape Checklist for New Development, 2006

- 3.46 The Landscape Checklist is a guide to submission requirements for external development works in Hampshire and the Isle of Wight. In terms of landscape, it requires developments to have an understanding of site features, constraints and opportunities including landscape character; tranquillity, scale of development, impact/appropriateness to setting, privacy, security, enclosure, screening and local distinctiveness. It also requires interpretation of the visual impact and the safeguarding of sensitive views and settings.
- 3.47 The Checklist does require applicants to submit drawings and documents as appropriate which identify the overall design concept, soft landscape elements, contours and levels, use and functions of different areas. Where necessary detailed planting proposals should be provided which consider the points raised within the checklist alongside the details necessary to consider landscape structures and surfaces. It is also likely that a Management Plan may be required as part of an application or reserved matter.
- 3.48 Character Area Appraisals Bishopstoke, Fair Oak and Horton Heath SPD, January 2008
- 3.49 The Character Area Appraisal SPD appraises the urban character of Horton Heath and guidance covers small scale development within the existing urban areas of the Borough but is not applicable to comprehensive re-development, such as the application site.
- 3.50 However, it is noted that the Horton Heath has a small historic core located at the southern end of the village and has expanded incrementally to the north during the 20th century. In the last 30 years there has been significant growth to the east and west of the main spine of development.
- 3.51 The site is adjacent to Character Area BIF0HH29 which is described as inter-war development in north west Horton Heath.

Buildings are typically terraced or semi detached with open or hedgerow boundaries. In terms of guidance, the SPD seeks to maintain the predominant deep building setbacks to the east of Burnetts Lane in order to retain/reinforce the existing levels of on-plot planting and ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

Quality Places SPD, November 2011

- 3.52 The Quality Places SPD provides detailed guidance to Local Plan Policy 59.BE. Whilst the SPD mostly relates to the requirements for the design of a proposal and the Design and Access Statement, it is clear that the landscape strategy is considered an essential component to achieving successful development. For the best new public open spaces, developers are advised to follow the advice set out in the Hampshire Landscape Checklist.
- 3.53 In assessing site constraints, the SPD notes that visual impacts can include large or unattractive buildings adjacent to the site or unsightly neighbouring land uses. Mitigation could take the form of restricting different forms of development to certain part of the site; landscape screening. Whilst positive site features can include mature trees and hedgerows as visual features, green space which provides visual amenity and practical recreational value and water features which are considered positive visual elements.
- 3.54 In considering access and integrating with the existing movement network, views of landmark buildings or attractive landscapes should be exploited, and hard landscape materials should complement building materials. More than 10 parking spaces should be broken up by appropriate paving and tree planting to reduce visual impact.
- 3.55 Appendix A of the SPD contains a key design principle checklist which for landscape requires consideration as to whether:
- landscape plans are consistent with service, engineering and building layout plans;
 - the landscape design is appropriate to the level of maintenance expected; and
 - In low density schemes does the landscape design help to create enclosure and continuity.
- 3.56 Whilst Appendix B considers the quality of routes and seeks for routes to be designed for aesthetic enjoyment, by giving pleasure

by the variety of prospects, spaces and landscapes.

Landscape Designations

- 3.57 The site is not covered by any local landscape designations.
- 3.58 There is one Grade II Listed building located within the site boundary itself, Fir Tree Farm located off Fir Tree Lane.
- 3.59 To the north is Quobleigh Pond and Woods SINC. Much of which has ancient woodland indicators. To the south of the site is Hearts Copse and Round Copse Ancient Woodland which are also both designated SINCS.

Link Road Scheme

- 3.60 It is noted that the baseline situation and indicative layout of the proposed link road is identified on the Wider Outline Planning Application Access Parameter Plan (Plan reference Access – Drawing No. EAST200403-PP01-P22). The baseline situation of the site details that the proposed link road has a carriageway width of 7.3m along with a separation margin for footway/cycleway and tree planting.
- 3.61 The indicative route of this is shown on the access parameter plans.

Landscape Planning Policy Conclusion

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

Adopted policy:

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

Emerging policy:

- Maintain, enhance and extend existing natural habitats into new developments (Policy S1);
- Enhance and reference the characteristic features and local

context within new developments and extend and connect natural habitats (Policy DM1)

- Prevent the loss or damage to existing trees and other landscape features (Policy DM1);
- Provide a connected and multi functional Green Infrastructure network which connects both internally and to the wider network of Green Infrastructure beyond the site boundaries (Policy S10);
- Incorporate interconnected green infrastructure within new development with multi functional spaces connected by green links (Policy S10);
- Provide interconnected cycle ways and footpath routes through green corridors and connect to existing routes where possible (Policy S10 and S13);
- Provide adequate provision for recreation and open space as part of new development (Policy DM36); and
- Proposals should include recommendations identified within the Quality Places SPD (2011) and emerging SPD documentation as necessary.

4 Baseline Environment - Landscape Character

- 4.1 The characterisation process is a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by people more or less.
- 4.2 The landscape character appraisal process reviews the wider landscape character type at a County level and then explores in more detail character features at a district/local level, before analysing site-specific land use that informs local distinctiveness and sense of place.
- 4.3 Whilst there are National Character Areas assessed by Natural England, these are generalised and cover extensive areas, being of little relevance to site specific considerations. These have therefore not been included in this assessment.

Published Landscape Character Assessments

- 4.4 As set-out above when reviewing the adopted Local Plan policies, the Eastleigh Borough Council Landscape Character Assessment (LCA), is the most up-to-date and current study that has been adopted by the Council and has been used to inform the assessment of landscape character in this LVIA.
- 4.5 The Landscape Character Areas identified in the above studies within the Study Area are illustrated on **Plan 4: Published Landscape Character**.
- 4.6 The Countryside Agency's Character Map of England identifies broad National Character Areas (NCA) for the whole of England. The site lies within the profile of NCA 128: South Hampshire Lowlands.
- 4.7 Those key characteristics identified for the NCA that are representative of the wider landscape context of the site have been extracted and are listed below:
- Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land;
 - Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole;

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

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

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

County Landscape Character

- 4.10 At a county level Hampshire County Council has prepared the 'Hampshire County Integrated Character Assessment' (Draft March 2010). The landscape associated with the site is classified as being in Landscape Character Area (LCA) 2e – Forest of Bere West. The key characteristics of this LCA are listed below, those in bold are relevant to the site:
- A low lying landscape with shallow undulations, predominantly south sloping;
 - Varied geology with permanently saturated heavy clays in the central and southern parts and locally higher sandy outcrops which are more undulating resulting in agriculturally poor soils – conversely rich alluvial especially around tributaries of the Hamble are very high grade;
 - Locally popular accessible woodland areas;
 - Permanent pasture, plantation woodland and small holdings with secluded, heavily wooded, often ancient origin but replanted, away from the major towns;
 - This area is strongly associated with the Royal Forest of Bere,

a hunting reserve that retains wooded and to a lesser extent, open commons, assart, field and woodland patterns;

- Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oak with no 'understorey' hedge and occasionally isolated field specimens;
- Extensive 20th Century development, including urban expansion and infilling of common-edge settlements;
- Historically, mixed settlement pattern of very low density, tending towards nucleation along streams and around heath scattered throughout the area; and
- Rich biodiversity, including woodland, heathland, grassland and wetland sites.

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

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

- Low lying, relatively flat on clay and alluvial soils and perhaps lighter and richer soils than medium scale and heath associated lowland mosaic landscapes;
- Close proximity to streams;
- Nearly all farmed land – no remnant open land/common;
- Little intensive exploitation pre-Saxon period;
- Intensively farmed landscapes with post disforestation resulting in high density dispersed settlement of hamlets and farmsteads particularly in the Loddon valley and lower part of the Test;
- Often found close to settlement – particularly market towns like Romsey and Petersfield;
- Their open nature is attributable to relatively large fields and boundary loss and very low woodland cover and few undulations;
- Relatively little biodiversity interest apart from neutral

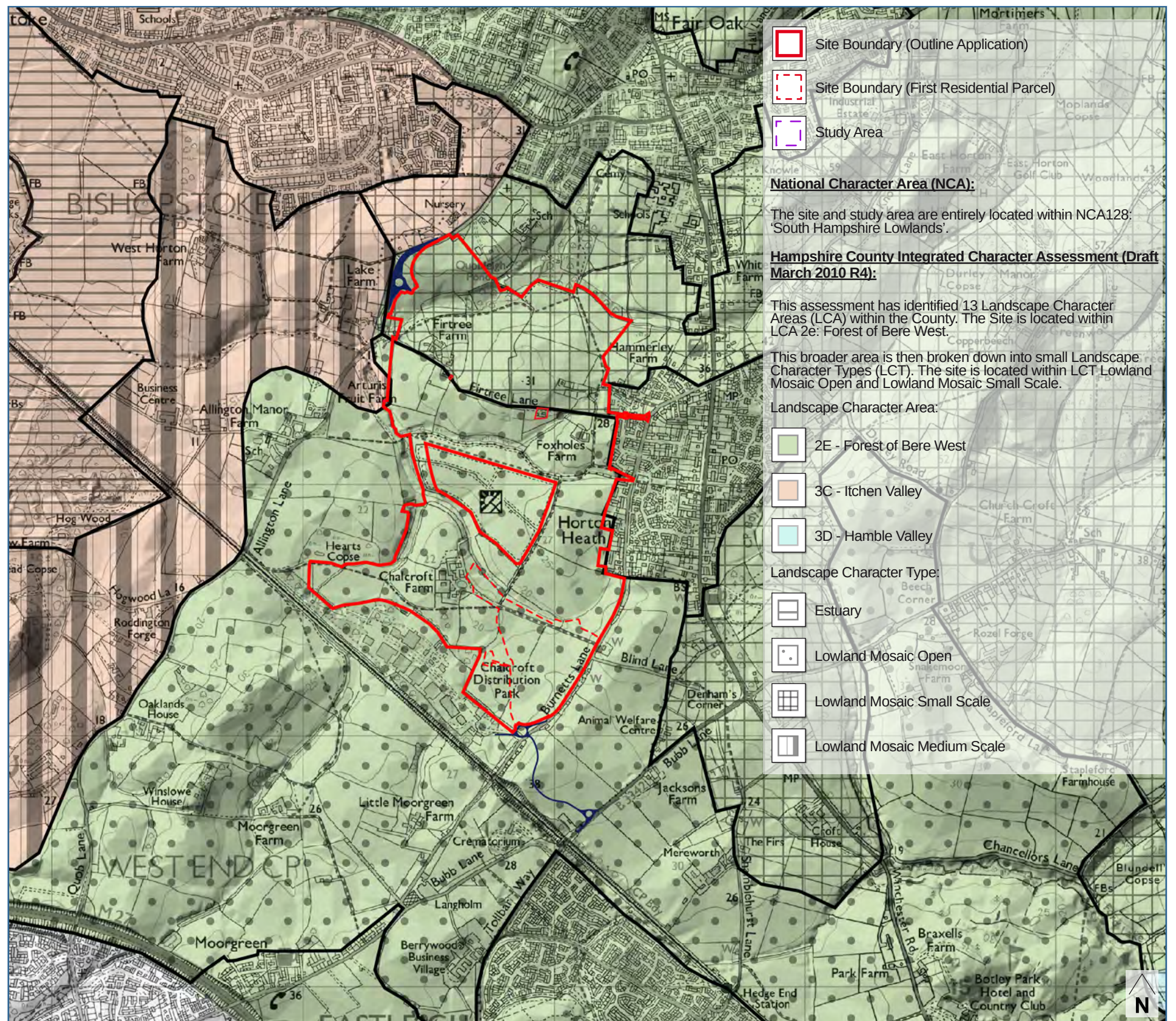
grassland, remaining woodland and hedges; and

- Mid 19th century – medium density dispersed settlement pattern.

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

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

Plan 4: Published Landscape Character. ES Figure 13.3



Tyler Grange Group Limited
© Crown copyright, All rights reserved 2020. Licence number 0100031673

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

4.12 This provides the most site relevant published landscape character assessment available. Within this document the site is identified within LCA 9: Horton Heath Undulating Farmland. The key characteristics of this LCA are listed below and are entirely consistent with the characteristics of the site:

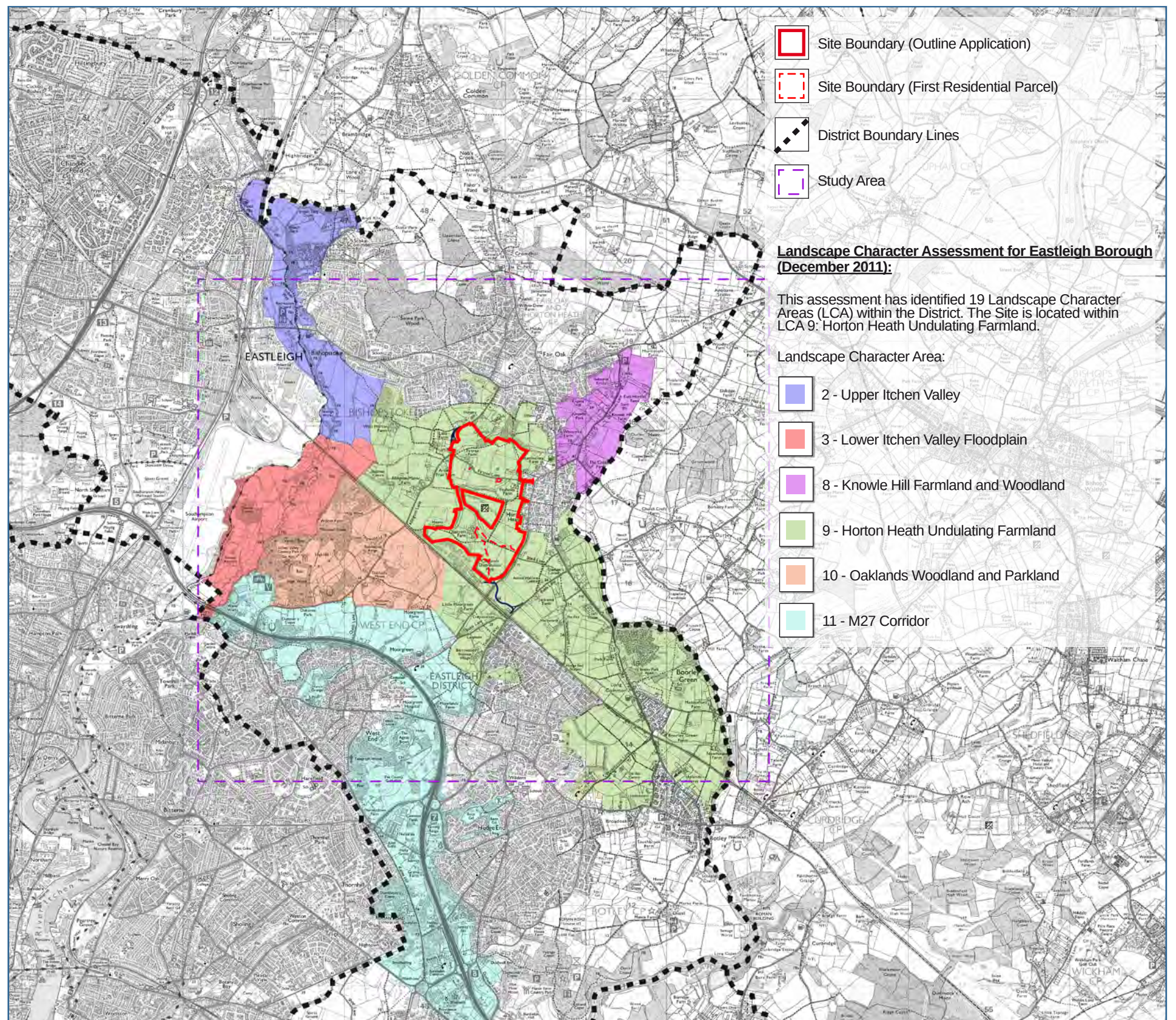
- Undulating landform with frequent ridges;
- Medium size fields usually with good hedges and hedgerow trees rather than woodlands;
- Intrusive urban edges in some areas;
- Unmanaged or inappropriately managed agricultural land;
- In addition to these characteristics the assessment provides the following information on landscape and visual sensitivity considerations;
- Landscape Character Sensitivity – The area is predominantly undulating farmland with strong hedgerows and small blocks of scattered woodland. It is relatively large, complex and rural in character;
- Visual Sensitivity – Tree belts and hedgerow trees are notable features. However, the area is largely open, with rural views normally ending at wooded horizons;
- The key sensitivity issues identified within the assessment and of relevance to the site are as follows;
- The visual intrusion of existing settlement edges at Bishopstoke, Fair Oak and Horton Heath and Hedge End;
- The erosion of the rural character of Allington Lane through poor quality land management and poor screening of development; and
- Future development and land management changes within the area increasing intervisibility between settlements.

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

LCA 2: Upper Itchen Valley

- Flat uninterrupted pasture of floodplain with absence of tree

Plan 5: Eastleigh Borough Council Published Landscape Character. ES Figure 13.4



Tyler Grange Group Limited
© Crown copyright. All rights reserved 2020. Licence number 0100031673

cover;

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

LCA 3: Lower Itchen Valley

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

LCA 10: Oaklands Woodland and Parkland

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

LCA 8: Knowle Hill Farmland and Woodland

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

LCA 11: M27 Corridor

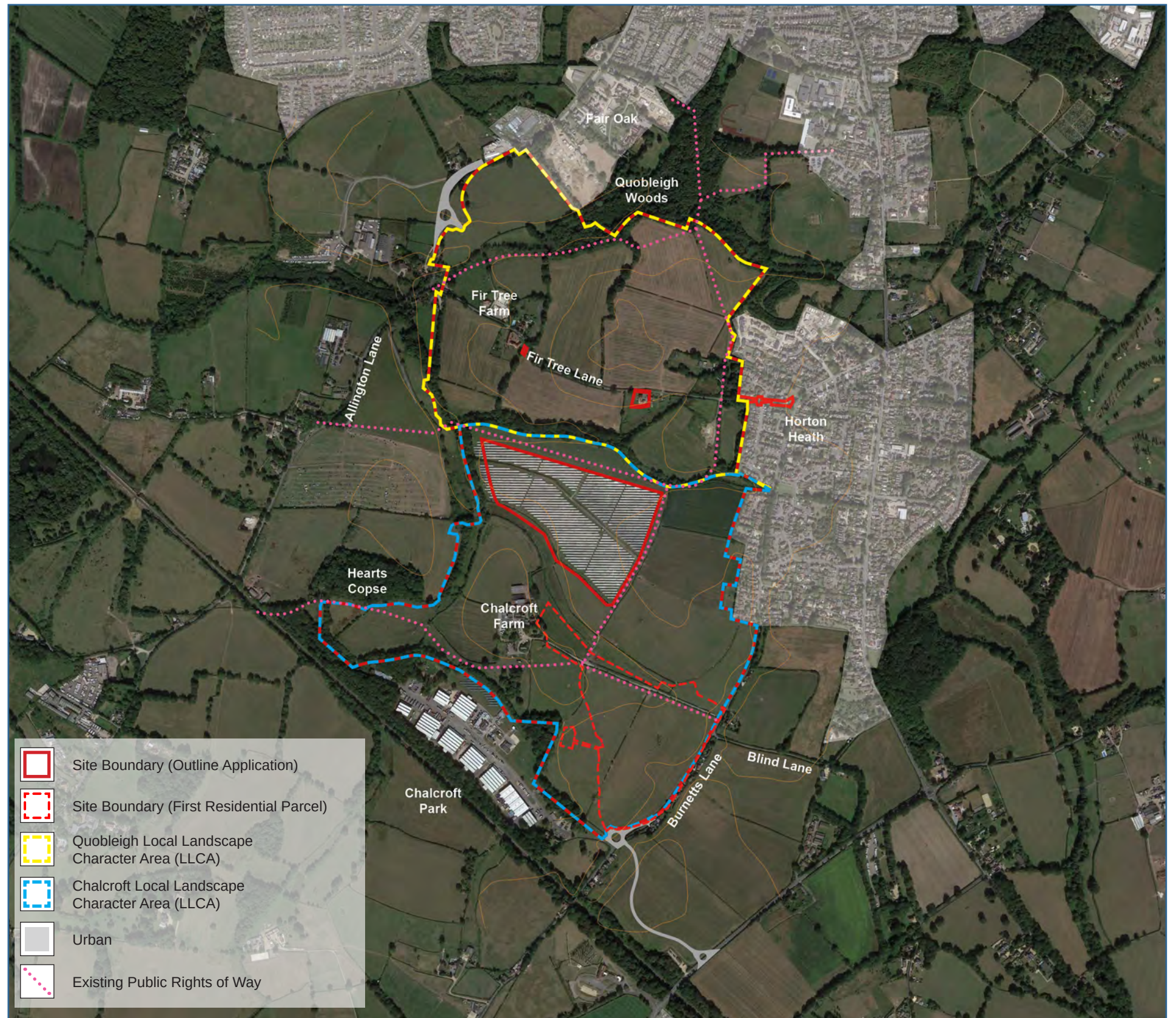
- Presence of motorway;
- Proximity of urban edge and large areas of significant woodlands;
- High ground to the west of the motorway, undulating to the north and east;
- Small pasture fields often with unmanaged hedges; and
- Pockets of relatively quiet rural areas shielded by woodland and landform.

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

Local Site- Specific Character

- 4.15 Whilst the published assessments described above identify the main characteristics and features that help to define the character of the wider LCA9 – Horton Heath Undulating Farmland of the Landscape Character Assessment for Eastleigh Borough (December 2011), they do not identify the distinct areas within these at a local level that have their own character and features and are not specific to the site itself and its landscape context. This includes factors relating to both the physical and experiential components of the landscape such as views and use for recreation.
- 4.16 In order to provide a greater understanding of the site and its relationship with the wider urban edge context to the east, as well as the wider agricultural land, the topography, local road networks and recreational routes and the influence of existing vegetation and landscape features, Tyler Grange have undertaken a site-specific landscape appraisal.
- 4.17 This has assessed the site and identified two distinct Site Specific Landscape Character Area (LLCAs) within the site which fall within the wider LCA9 Horton Heath Undulating Farmland Landscape Character Assessment. These are identified on **Plan 6: Site Specific Character** and are:
- Quobleigh LLCA; and
 - Chalcroft LLCA.
- 4.18 The assessment has also identified features within each of the LLCA's which will help to define their character and which may be affected by the proposed development.
- 4.19 These LLCAs and site features have been taken forwards into the assessment as Landscape Receptors.

Plan 6: Site-Specific Character. ES Figure 13.5



Tyler Grange Group Limited
© Crown copyright, All rights reserved 2020. Licence number 0100031673

Quobleigh Local Landscape Character Area (LLCA)

Description

- 4.20 The Quobleigh Local Landscape Character Area (LLCA) as identified on **Plan 7** comprises a series of irregular shaped fields bound by mature deciduous tree belts. These fields are predominantly used for pasture although some are used for hay production.
- 4.21 The LLCA has gently undulating topography with the highest point located to the north of Fir Tree Lane at approximately 31m AOD, gradually falling towards the solar farm to the south, Quobleigh Woods and Pond to the north, Allington Lane to the west and the residential edge of Horton Heath to the east.
- 4.22 Existing Public Rights of Way are located within the LLCA and run through field parcels, linking Horton Heath to Allington Lane to the west, Quobleigh Woods and Fair Oak to the north and the wider site and further development at Hedge End to the south.
- 4.23 Construction work of the consented roundabout access and link road off Allington Lane (**Application ref X/19/86303**) is evident, with construction traffic, hoarding and construction works underway.
- 4.24 The northern boundary is formed by a combination of woodland, new residential development (**Application ref X/19/86303**) and Allington Lane. The new development at Allington Lane links the site boundary to the settlement edge of Fair Oak and the adjacent King's School. On the northern side of Allington Lane, low density built form is present and includes a plant nursery, industrial units and residential units.
- 4.25 Quobleigh Woods, designated as an Ancient Woodland to the north of the site forms a dense landscape feature between the site and the further settlement of Fair Oak to the north. The woodland separates the site from the adjacent Lapstone Playing Fields, although existing PRow through the woods provides recreational links to the southern part of Fair Oak and through Lapstone Playing Fields.
- 4.26 Quobleigh Woods provides a wooded backdrop and contained character to the northern part of the LLCA and separates most of the site from the settlement of Fair Oak. The woods also contain Quobleigh Pond and the watercourse of Quobleigh stream.
- 4.27 The eastern boundary of the LLCA is formed by a combination of

mature tree planting, and the settlement edge of Horton Heath. New development located at the north eastern part of the site off Hammerley Road is evident with dwellings seen through gaps in existing tree planting and vegetation. The residential development located along the eastern edge of the site is separated by trees and shrub planting which forms a buffer between existing rear and side gardens of residential dwellings and the site.

- 4.28 Fir Tree Lane which enters the site at its eastern boundary is well vegetated in character with mature tree planting flanking either side at the lane at its eastern extents. Field patterns and land use on the eastern part of the site is generally smaller and more well contained with dense planting, and irregular fields with established boundary planting providing contained and secluded characteristics.
- 4.29 The western boundary of the LLCA is formed by a well wooded watercourse for much of its length. At the north western part of the boundary, the site adjoins Allington Lane and the construction work associated with the consented link road roundabout (**Application ref X/19/86303**) can be seen at this location. Vegetation has been removed along parts of Allington Lane to provide access into the site and hoarding and fencing is present along these parts of the site boundary.
- 4.30 Access into the site via Fir Tree Lane is narrow with existing residential properties interspersed by mature tree and hedge planting.
- 4.31 The Grade II listed Fir Tree Farm is located to the north of Fir Tree Lane on the western part of the site. Fir Tree Farm is surrounded by deciduous and coniferous planting found within its curtilage. On the southern edge of Fir Tree Lane opposite Fir Tree Farm is Victoria Farmhouse, which is proposed to be demolished as part of the proposed development.
- 4.32 Fir Tree Lane itself is narrow and flanked by existing native hedgerow planting and mature field boundary trees. The eastern part of Fir Tree Lane becomes more open in its character with lower hedgerows and wider views across the land to the south and the wider site, with tree planting forming the backdrop along the skyline.
- 4.33 At the southern boundary of the LLCA a watercourse flows through a belt of mature tree planting. This block of planting contains the site and forms an established backdrop to the southern part of the LLCA, separating it from the wider site to the south and the solar farm found within the central part of the site.

4.34 Field parcels within the LLCA are well vegetated with belts of planting providing a strong green infrastructure network and links to the established planting at Quobleigh Woods and the belt of planting forming the southern boundary of the LLCA. A native hedgerow forms the boundary within the north eastern most field and this is somewhat out of character with the surrounding boundary features and well vegetated and well-treed landscape.

4.35 Also within the Quobleigh LLCA are other areas of built form including residential dwellings located on Fir Tree Lane which are excluded from the site boundary.

4.36 The previously developed site of Fox Hill Farm is located to the south of Fir Tree Lane and to the north of this is an area of temporary static homes/caravans sitting within a well wooded and contained field.

4.37 These various features represent existing development within the site area. In addition to these features are the extant planning permissions which are present within the site (**Application ref X/19/86303 and X/19/86475**).

4.38 These permissions have altered any baseline landscape assessment, with the principle of development already established and permitted within the site area, and the extant permissions representing and acceptance of built form and development with the impacts on the scheme over and above those already identified within the extant consents.

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

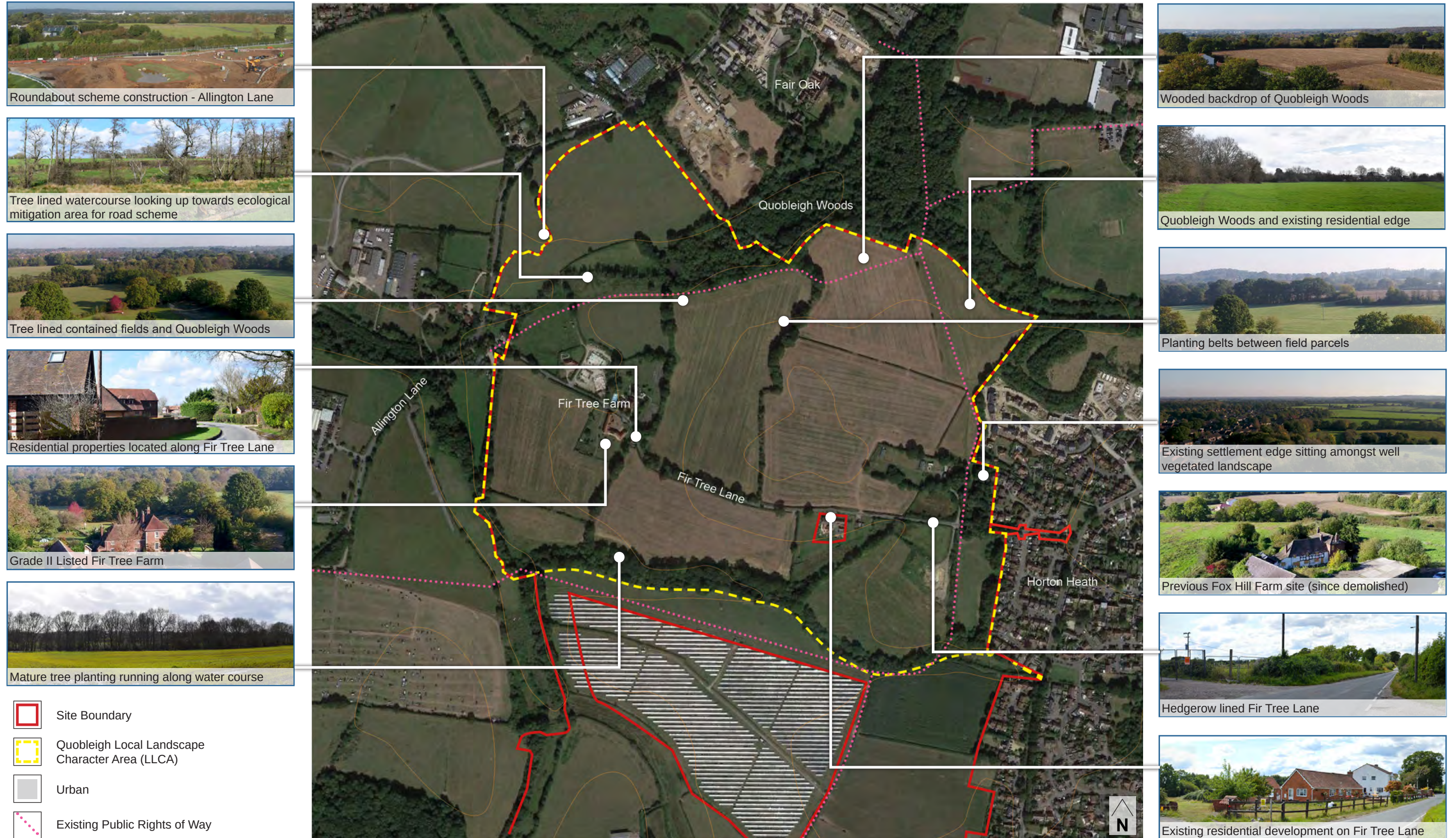
Key Characteristics

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

4 Baseline Environment - Landscape Character

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

Plan 7: Quobleigh Local Landscape Character Area (LLCA). ES Figure 13.6



Tyler Grange Group Limited
© Crown copyright, All rights reserved 2020. Licence number 0100031673

4 Baseline Environment - Landscape Character

Landscape Value

Landscape Designations

- 4.41 The LLCA site does not fall within a locally designated landscape.

Quobleigh LLCA – Assessment of Landscape Value

- 4.42 Building on the identified site specific assessment and key characteristics, the table below provides a summary of the contribution that the key characteristics of the Quobleigh LLCA make to the value of the local landscape. These include perceptual aspects, as well as the condition / quality of the landscape and how representative it is of the character of the area as recognised in the published landscape character assessment.

Landscape Susceptibility

- 4.43 The landscape within the Quobleigh LLCA is characterised by an established framework of landscape features, with recognisable

tree belts forming boundaries to field parcels. The landscape contains a network of locally important recreational routes for the residents of Horton Heath, and Fair Oaks as well as important ecological habitats of Quobleigh Woods to the north and the watercourse corridor forming the southern edge of the LLCA to the north of the solar farm.

- 4.44 Having said this, the LLCA is not devoid of development, with the existing residential edge of Horton Heath, the baseline situation of the consented link road scheme (application reference O/14/75735 and O/16/79354), and scattered properties located along Fir Tree Lane including Fir Tree Farm and development found along Allington Lane providing a settled and urban edge character. The presence of the solar farm to the southern edge of the LLCA also provides further developed characteristics.

- 4.45 The landscape contains locally recognisable structures and characteristics but also includes detracting build form and features.

- 4.46 These characteristics and features are generally representative

of those identified by the published Landscape Character Assessment.

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

- 4.48 As set-out at **Appendix 13.2**, landscape susceptibility relates to the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences.

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

Landscape Sensitivity

- 4.50 As set-out above, the Quobleigh LLCA is valued for its localised recreational routes and existing network of footpaths, its ecological features and established habitats and established tree belts and vegetated boundaries which provide a strong landscape framework and network of green infrastructure.

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

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

Site Features and Landscape Receptors

Site Features

- 4.53 The site lies within the Quobleigh LLCA and includes a number of key characteristics and features identified within the published Landscape Character Assessment.

- 4.54 The LLCA and site features indicate the 'Landscape Receptors' that may be affected by the development of the site and which are

Landscape Value Factors (GLVIA Box 5.1)	Contribution of Key Characteristics (Including: individual elements; landscape features; and notable aesthetic, perceptual or experiential qualities)
Landscape quality (condition)	The condition of the landscape within the LLCA is generally good. However, in places remnant hedgerow planting to boundaries is gappy and in poor quality. The conditions of the tree belts are generally good.
Scenic Quality	The LLCA is set amongst a settled and developed landscape and within an agricultural setting. The presence of Fir Tree Farm, Allington Lane, the roundabout scheme under construction do not provide the site with scenic qualities.
Rarity	There are no particularly rare features or elements within the LLCA. However, Quobleigh Woods to the north is important ecologically and forms the northern boundary of the site.
Representativeness	The character and features of the LLCA are representative of those identified as key characteristics within that of the Horton Heath Undulating Farmlands LCA but are not particularly important: • wide ranging views are generally reduced due to the presence of established boundary planting to internal field parcels • existing residential development • medium sized fields are present in addition to smaller more contained field parcels • hedges to field boundaries are established and contain more substantial mature tree belts • Hedges along Fir Tree Lane with hedgerow trees • Wooded horizons
Conservation interests	Fir Tree Farm is a Grade II Listed Building which is of historic interest, and Quobleigh Woods to the north of the site is designated as a SINC and is important ecologically. The stream corridor running through the LLCA at the southern part is also important from an ecological perspective.
Recreation Value	The LLCA contains existing Public Rights of Way which are of high localised recreational value, linking to the wider network of footpaths found within Horton Heath to the east, links to the east of Allington Lane to the west and Quobleigh Woods and Fair Oak to the north.
Perceptual aspects	The area does not display any sense of tranquillity and has strong associations with the residential urban edge of Horton Heath, as well as the existing development found within the LLCA along Fir Tree Farm and the consented roundabout scheme.
Associations	The LLCA has no known associations.

4 Baseline Environment - Landscape Character

taken forwards into the assessment of landscape effects when identifying the nature of change at a site-wide scale.

4.55 Key features of the site that may be impacted by the proposed development are set out on the table below, along with a summary of their characteristics and sensitivities. Opportunities for the proposed development to incorporate mitigation and enhancement measures to integrate the proposals into the landscape are also identified.

4.56 These have been taken forwards to inform the masterplan and Landscape Strategy for the proposed development.

Site-Specific Landscape Susceptibility

4.57 As set-out at **Appendix 13.2**, landscape susceptibility relates to the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences.

4.58 As detailed further within this LVIA as illustrated on the **Plan 12: Landscape Strategy Plan**, the proposals have been developed to respond to the landscape and visual sensitivities and constraints.

4.59 The proposals respond to the character and sensitivities identified above and as set-out in the assessment of the Quobleigh LLCA, ensuring that the development respects the character of the wider landscape including the published Horton Heath 'Undulating Farmlands LCA'.

4.60 In order to develop a scheme that takes the landscape context into account, the development incorporates mitigation measures as set-out in the above table for each of the identified site features.

4.61 These include to allow for a landscape corridor and edge to the Ancient Woodland, retention of open space and undeveloped land along the watercourse, and a transitional edge along Burnetts Lane along with enhancements to recreational routes.

4.62 The Landscape Strategy has been developed to ensure that new tree and hedgerow planting is incorporated into the scheme to reduce the impact of built form and transition the development into the wider landscape.

Feature	Character and Sensitivities	Opportunities for Mitigation
1. Quobleigh Woods	- Well vegetated and mature woodland planting along the southern boundary of the site - Ecological sensitivities associated with woodland - Well contained and wooded backdrop	- Appropriate landscaped transition zone from woodland with opportunities to extend wooded character and landscape framework - Retention and enhancement to wooded backdrop of site - Opportunities for recreational green corridor alongside woodland edge - Additional recreational links in landscape transition zone
2. Tree Belts to Field Boundaries	Tree belts and mature planting to field boundaries	- Retain and enhance existing belts of planting with opportunities to increase structure and succession of tree planting - Utilise existing tree belts to inform development parcels and create green links - Opportunities for additional recreational links and footpath links
3. Allington Lane	Boundary tree planting found along the edge of Allington Lane provides a contained and enclosed character and setting	- Strengthen Allington Lane boundary planting to provide strong established Green Infrastructure network - Retain landscaped edges and propose additional internal tree planting alongside link road to soften development and wider views
4. Fir Tree Lane	Hedgerow and hedgerow tree planting	Retain and enhance linear hedgerow planting
5. Setting of Fir Tree Farm	Historic Grade II listed farmhouse and pond	- Transitional landscape around listed building to reflect historic context and setting - Retain setting and character of farmstead
6. Residential Edge of Horton Heath	Residential properties overlook the north eastern part of the LLCA with rear and side boundaries of gardens comprising hedgerow, trees and fencing	- Retention and enhancements to existing tree and boundary planting - Appropriate transition and treatment of existing residential edge - Opportunities for public open space adjoining existing residential edge

Plan 8: Site-Specific Character Chalcroft (LLCA). ES Figure 13.7



Chalcroft Site Specific Character Area (LLCA)

Description

- 4.63 The Chalcroft LLCA comprises a series of irregular agricultural fields. The majority of these are bound by hedgerows and hedgerow trees.
- 4.64 Small woodlands and copses are also present within or on the boundary of the site.
- 4.65 The eastern boundary is formed by a combination of hedgerow vegetation, and residential development at Horton Heath and Burnetts Lane. Many of the houses have rear aspects which are orientated towards the site with their back gardens overlooking the site boundaries. Hedgerows and trees are present along the length of the eastern boundary and separate the site from the abutting features. The density of this vegetative cover varies along the length of the boundary and in places is gappy in its cover.
- 4.66 Burnetts Lane bounds the south eastern site boundary and connects the settlements of Horton Heath and Moorgreen. Properties overlooking the site at this location sit on a slightly elevated position with direct views across the site.
- 4.67 The southern boundary is formed by a combination of Chalcroft Business Park and the railway line and is located within a well wooded cutting. Large industrial units are present at the business park and the recessed railway cutting and dense vegetation along its course have an enclosing effect on the landscape and form a solid landscape feature. The woodland at the southern boundary is designated as an Ancient Woodland.
- 4.68 The western boundary is formed by a well wooded watercourse for much of its length, with the remainder being bound by a field boundary and Allington Lane in the north west. Vegetation is present along all of this boundary and provides a continuous green corridor.
- 4.69 At the northern part of the LLCA a photovoltaic farm is present, this feature is not within the site boundary.
- 4.70 Adjacent to the Chalcroft track which enters the site off Burnetts Lane to the east, is an existing watercourse, whose boundaries are formed by native hedgerows. This water course cuts across the site east to west, where at the eastern most part of the site, the ditch disappears underground into the adjacent field to the north.
- 4.71 Chalcroft Farm complex is located on the western part of the site

whose access is gained from a track adjoining Burnetts Lane to the east. This farm complex includes a complex of buildings, industrial units and a pond forming part of the setting of the original farm house. A planning application is currently being assessed for the demolition of all buildings, dwellings and structures at Chalcroft Farm and Eastleigh Borough Council are expected to grant consent in January 2021. This area of the site will therefore be vacant prior to the commencement of the proposed development.

- 4.72 In addition to these features are the extant planning permissions present within the site (**Application reference X/19/86303 and X/19/86475**). These have altered any baseline landscape assessment as the principal of development has already been established and permitted within the site area. These extant permissions and the principle of development therefore establishes built form within the site and the proposed development will be seen in addition to impacts on landscape and visual matters identified as part of the consented schemes.
- 4.73 As the referenced figures confirm, the characteristics of the local area associated with the site generally reflect those previously highlighted as relevant key characteristics of LCA9 – Horton Heath Undulating Farmland of the Landscape Character Assessment for Eastleigh Borough (December 2011).

Key Characteristics

- Low-lying area of medium-large rectilinear fields managed for arable agriculture, pasture and horse grazing / paddocks;
- Fields defined by hedgerows, many of which are gappy and defunct;
- Hedgerow lined track to Chalcroft Farm and hedgerow lined Public Rights Of Way;
- Mature Ancient Woodland forming vegetated backdrop to the southern part of the LLCA;
- Presence of built form and residential development forming the urban edge to the eastern boundary of the site;
- Historic and developed character to Chalcroft Farm complex;
- Open views across arable land-use;
- Watercourse with riparian characteristics; and
- Narrow lanes.

4 Baseline Environment - Landscape Character

Landscape Value

Landscape Designations

4.74 The LLCA does not fall within any designated landscapes.

Chalcroft LLCA – Assessment of Landscape Value

4.75 Building on those factors and features that are identified, the table below provides a summary of the contribution that the key characteristics of LLCA make to the value of the local landscape. These include perceptual aspects, as well as the condition / quality of the landscape and how representative it is of the character of the area as recognised in published landscape character assessments.

Landscape Susceptibility

4.76 The Chalcroft LLCA is predominantly undeveloped, comprising agricultural fields to the south of Horton Heath. The LLCA is not devoid of development, however, with residential properties located along the eastern boundary and the presence of the consented road scheme entering the LLCA at its south eastern corner adjacent to Chalcroft Business Park. Chalcroft Farm complex and its associated buildings provide further settled characteristics and urban influences on the landscape.

4.77 Sensitivities associated with the area, include the ancient woodland located at the southern boundary along with recreational routes found through the site linking to the wider network of footpaths.

4.78 The LLCA has a **Medium Susceptibility** to change associated with residential development within the area. This reflects the settled context along Burnetts Lane and enclosed nature of the boundaries to the LLCA by the presence of mature tree planting.

4.79 As set-out at **Appendix 13.2**, landscape susceptibility relates to the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences.

4.80 There are opportunities for the proposed development to preserve the character and features of the LLCA, as well as provide improvements to connectivity with adjacent areas for recreation. There are also opportunities to preserve the character of the watercourse corridor adjacent to Chalcroft track.

Landscape Sensitivity

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

4.82 The landscape within the LLCA is degraded in places, with defunct gappy hedgerows which are poorly managed and arable fields devoid of landscape features. The LLCA is as a result more open in characteristics, with longer views across the landscape.

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

4.84 There is the potential to provide additional mitigation to assimilate the development into the landscape.

Landscape Value Factors (GLVIA Box 5.1)	Contribution of Key Characteristics (Including: individual elements; landscape features; and notable aesthetic, perceptual or experiential qualities)
Landscape quality (condition)	The condition and quality of the landscape varies, but where hedgerows are present many of these are gappy and defunct. The arable land use is overall devoid of landscape features.
Scenic Quality	The agricultural fields with hedgerows and trees to boundaries provide a vegetated backdrop to much of the site. However, the presence of residential development found along the eastern boundary interrupts the scenic quality of the LLCA and set the site amongst a peri-urban character.
Rarity	There are no particularly rare features or elements within the LLCA . Distinctive features including hedgerows and tree cover are typical of the wider area.
Representativeness	The character and features of the LLCA and representative of the wider landscape and the published characteristics of the Horton Heath LCA. Agricultural landscape
Conservation interests	Chalcroft Ancient Woodland located to the south of the site provides conservation interests.
Recreation Value	A network of footpaths is present within the LLCA which provides links through the site and to the wider landscape beyond.
Perceptual aspects	The location of the site in relation to the existing settlement edge, the presence of access roads, the railway line to the south and Allington Lane to the west set the site in a peri-urban context and character.
Associations	The LLCA does not have any strong associations that may influence the perception of the area.

4 Baseline Environment - Landscape Character

Site Features and Landscape Receptors

Site Features

- 4.85 As described above the site specific character has been assessed through using two LLCA's, Quobleigh LLCA to the north and Chalcroft LLCA to the south. The entirety of the site falls within the Horton Heath 'Undulating Farmlands LCA' published landscape character assessment.
- 4.86 The LLCAs and site features indicate the 'Landscape Receptors' that may be affected by the development of the site and which are taken forwards into the assessment of landscape effects when identifying the nature of change at a site-wide scale.
- 4.87 This process has also considered perceptual aspects and scenic quality, including the contribution that the site makes to recognised components as perceived from within the wider landscape.
- 4.88 Key features of the site that may be impacted by the proposed development are set out on the table below, along with a summary of their character and sensitivities. Opportunities for the proposed development to incorporate mitigation and enhancement measures to integrate the proposals into the landscape are also identified.
- 4.89 These have been taken forwards into the masterplan and Landscape Framework for the proposed development.

Site-Specific Landscape Susceptibility

- 4.90 As set-out at **Appendix 13.2**, landscape susceptibility relates to the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences.
- 4.91 As detailed further within **Section 6** of this LVIA (**Proposed Development**) and illustrated on the **Plan 12: Landscape Strategy Plan**, the proposals have been developed to respond to the landscape and visual sensitivities and constraints.
- 4.92 The proposals respond to the character and sensitivities identified above and as set-out in the assessment of the Chalcroft LLCA, ensuring that the development respects the character of the wider landscape including the published Horton Heath 'Undulating Farmlands LCA'
- 4.93 In order to develop a scheme that takes the landscape context into account, the development incorporates mitigation measures as set-out in the above table for each of the identified site features.

Feature	Character and Sensitivities	Opportunities for Mitigation
1. Burnetts Lane	- Scattered residential properties located along Burnetts Lane on slightly elevated land overlooking the eastern boundary - Properties fronting onto Burnetts Lane - Existing boundary hedgerow planting fronting Burnetts Lane	- Opportunity to respond to character of Burnetts Lane and provide a soft transition along the existing residential edge - Retention of existing hedgerow planting - Additional tree planting to provide soft edge and transition between existing and proposed development edge - Lower density development and consideration along southern edge of Burnetts Lane where residential properties are more sparsely scattered and located
2. Chalcroft Woods Ancient Woodland and Hearts Copse	Well vegetated and mature woodland planting along the southern boundary of the site	- Landscape transition zone from the ancient woodland allowing for ecology and recreational use - Residential development fronting onto proposed landscape/GI corridor
3. Chalcroft Tolls	Rural track leading to Chalcroft Farm flanked by existing mature species rich hedgerows	- Retention of hedgerow planting - Transitional corridor along Chalcroft Tolls - Additional tree and hedgerow planting along corridor to soften development edges - Integration of track with scheme
4. Allington Lane	Boundary tree planting found along the edge of Allington Lane provides a contained and enclosed character and setting	- Provide sensitive approach and transition to development edge along Allington Lane - Strengthen existing boundary planting with additional woodland planting characteristic of LPA
5. Watercourse	- Watercourse runs alongside Chalcroft Tolls - Riparian landscape along existing ditch - Ditch flanked by hedgerow planting	- Retention of watercourse with opportunities to open up watercourse to improve habitat and green infrastructure connectivity - Retain undeveloped landscape to provide - Retain and enhance existing hedgerow planting and provide additional riparian habitats - Additional tree planting tolerant of wet condition - Extension of water course adjacent to Burnetts Lane
6. Residential Edge of Horton Heath	Residential properties overlook the north eastern part of the LLCA with rear and side boundaries of gardens comprising hedgerow, trees and fencing	Set development back from edge of Horton Heath beyond areas of open space and landscape transition zone planting to provide setting to conservation area, avoid coalescence and respect the amenity of residents.

4.94 These include to allow for landscape corridors and required ecological transition zones to the Ancient Woodland, retention of open space and undeveloped land along the watercourse, transitional edges along Burnetts Lane and Chalcroft Tolls and enhancements to recreational routes.

4.95 The Landscape Strategy has been developed to ensure that new tree and hedgerow planting is incorporated into the scheme to reduce the impact of built form and transition the development into the wider landscape.

4 Baseline Environment - Landscape Character

Landscape Receptors

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

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

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

Scenario 1: Baseline situation and OPA Phase 1

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

Scenario 2: Baseline situation and Wider OPA

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

Landscape within the Study Area

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

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

Landscape Receptor	Key Features and Sensitivities	Landscape Value	Landscape Susceptibility	Overall Landscape Sensitivity
Horton Heath Undulating Farmland LCA	- Predominantly agricultural landscape - Intrusive urban edges - Vegetated field boundaries	Low Contribution and not a designated landscape	Medium	Low
Quobleigh LLCA	- Blocks of Woodland - Green Backdrop - Fir Tree Farm and Fir Tree Lane - Residential edge of Horton Heath - Recreational routes and PRow - Mature landscape setting	Local Value Low / Medium Contribution to Features and Function	Medium	Low
Chalcroft LLCA	- Recreational routes and PRow - Residential edge of Horton Heath and residents off Burnetts Lane - Ancient Woodland - Hedgerow planting - Chalcroft Farm - Blocks of woodland at site boundaries to the west and south	Local Value Low / Medium Contribution to Features and Function	Medium	Low

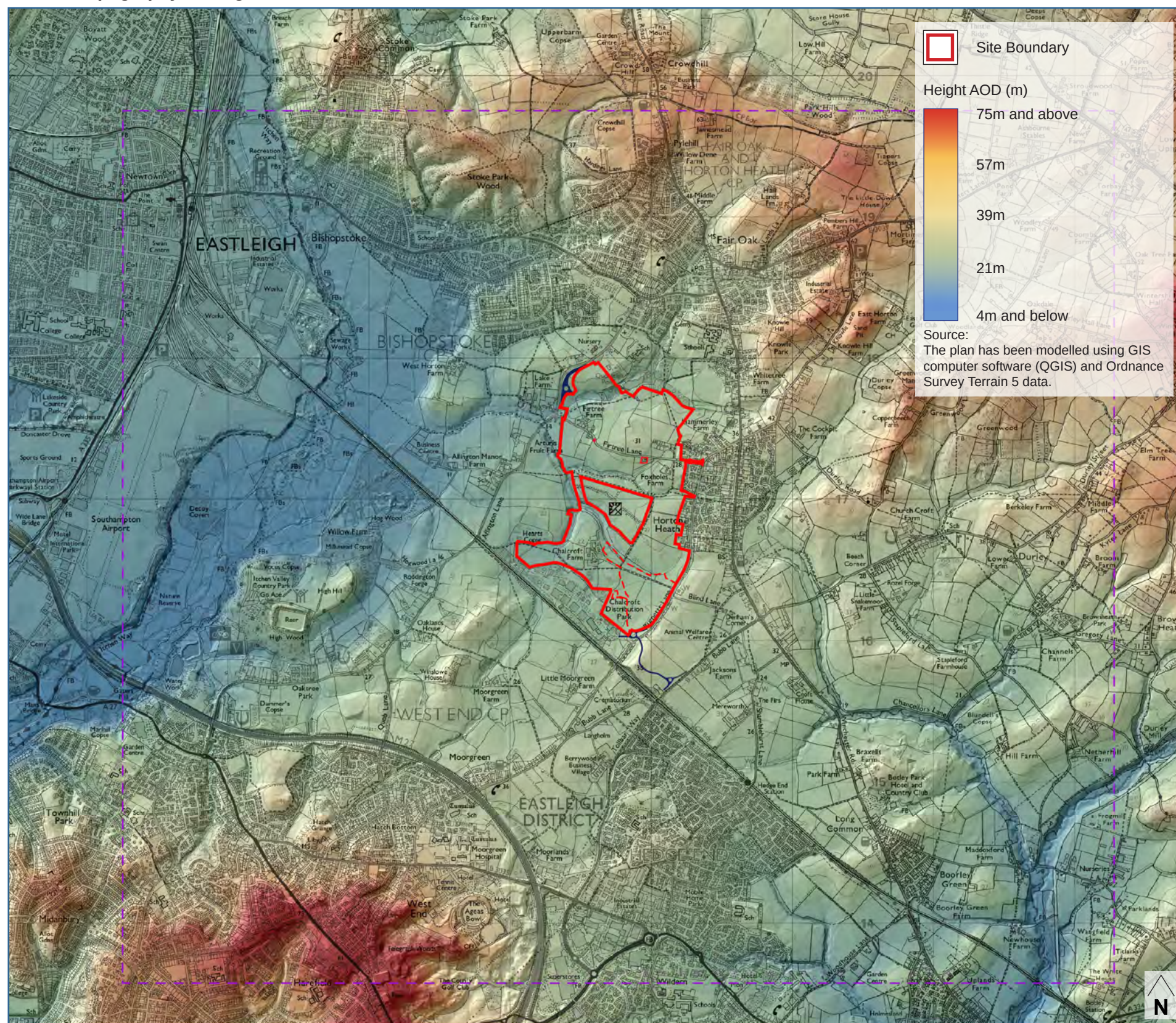
5 Baseline Environment - Visual Context

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

Representative Photoviewpoints

- 5.6 A range of Photoviewpoints have been identified to inform the LVIA and to illustrate the visual context. These viewpoints include those from a range of orientations and distances and have been chosen to be representative of those groups of people (visual receptors) who may have views of the proposed development.
- 5.7 Photoviewpoints have been scoped with Eastleigh Borough Council, and in addition to the photoviewpoints taken forward for the assessment a series of photoviewpoints are also included at the request of Eastleigh Borough Council to identify viewpoints where the site is not visible (Photoviewpoints A-J, found in **Appendix 13.3**).
- 5.8 A total of 26 representative viewpoints have been chosen from locations surrounding the site to provide an understanding of the baseline conditions and inform an assessment of the effects of the development (see **Photoviewpoints 1-26**). Photographs

Plan 9: Topography. ES Figure 13.8



Tyler Grange Group Limited
© Crown copyright, All rights reserved 2020. Licence number 0100031673

5 Baseline Environment - Visual Context

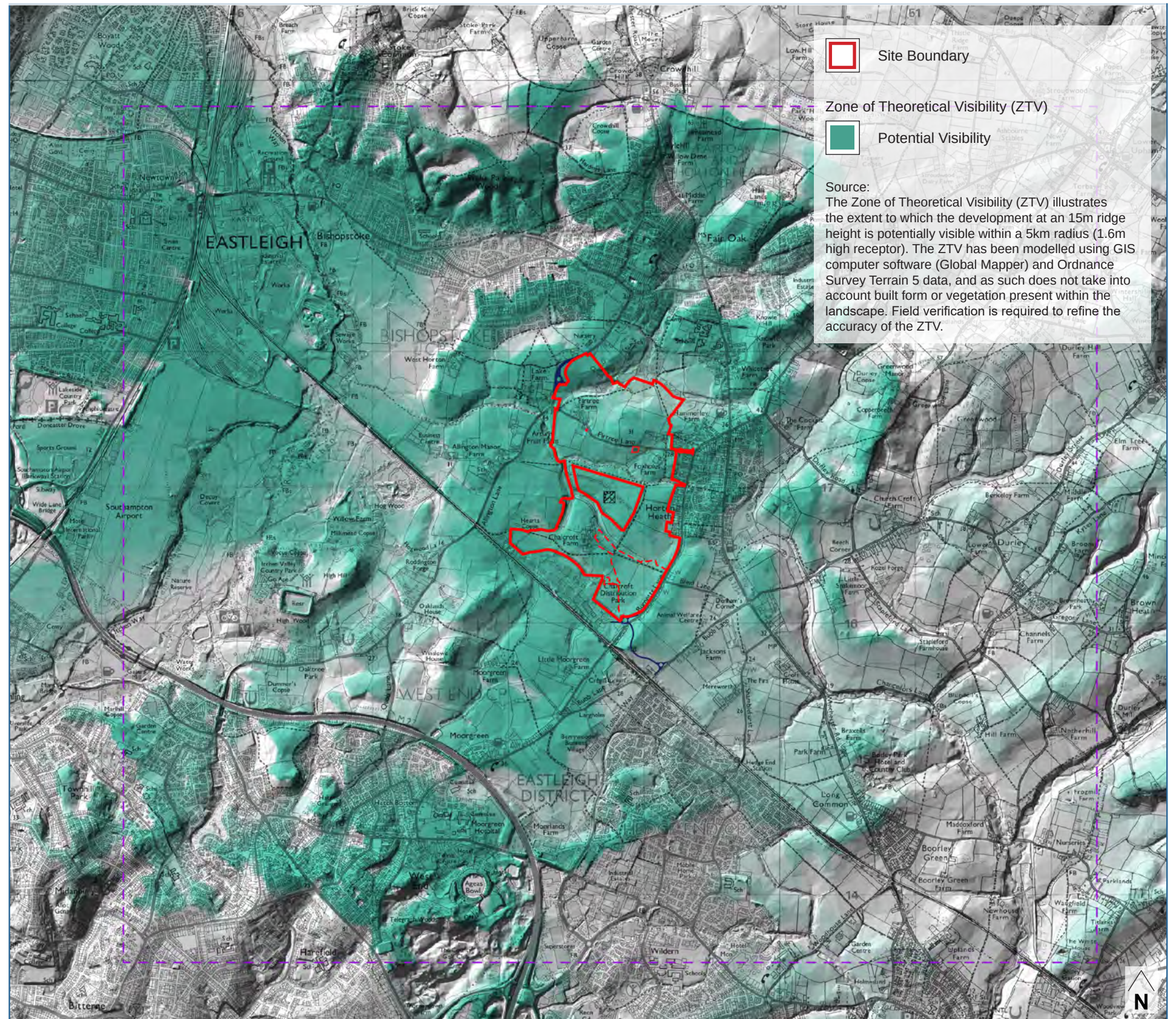
were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground).

- 5.9 At the request of Eastleigh Borough Council winter photography has also been completed and is included within **Appendix 13.4**.
- 5.10 The photoviewpoints are contained within this section, alongside a full description of the nature and composition of views, elements within them and an assessment of the sensitivity of the represented receptors to visual change (value and susceptibility). Reference is made to these viewpoints when describing the extents of visibility, composition of views and to identify visual receptors.
- 5.11 Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often, views will occur as a sequence within the surrounding environment, with the most significant views assessed further within this report.
- 5.12 Likewise, where transient or fleeting views are possible, these will also be assessed as part of the report.

Extent of Visibility

- 5.13 The potential extents of visibility of the proposed development have been tested based upon the overall building height parameters of the proposed development, and based on proposed building heights of 15 metre ridge heights (4 storey buildings) AOD. A Zone of Theoretical Visibility (ZTV) has been generated which provides a first sieve analysis based on the findings of topographical mapping (**Plan 7: Topography**).
- 5.14 The GIS software generated ZTV illustrates the extent to which development would be potentially visible within a 5km radius to a 1.6m high receptor and is illustrated on **Plan 10: Zone of Theoretical Visibility**. The calculation is based on Ordnance Survey Terrain 5 data only and does not take into account built form or vegetation present within the landscape.
- 5.15 The extent from which the site is visible has been ascertained through fieldwork to determine the influence of vegetation and built form on the extent and composition of views.
- 5.16 The extent of visibility of the site is described below. Reference is made to the topography plan, ZTV and representative Photoviewpoints where applicable.
- 5.17 The scope of the visual study and Photoviewpoint locations have also been agreed with the Landscape Officer at Eastleigh

Plan 10: GIS Zone of Theoretical Visibility. ES Figure 13.9



Tyler Grange Group Limited
© Crown copyright. All rights reserved 2020. Licence number 0100031673

5 Baseline Environment - Visual Context

Borough Council. As requested by Eastleigh Borough Council, a number of additional viewpoints were requested to be considered for the application.

- 5.18 Having been assessed, it is determined that views of the site can not be seen from these locations, and these selected view (Views A-J) have been scoped out of the assessment although are included for reference within **Appendix 13.3**.

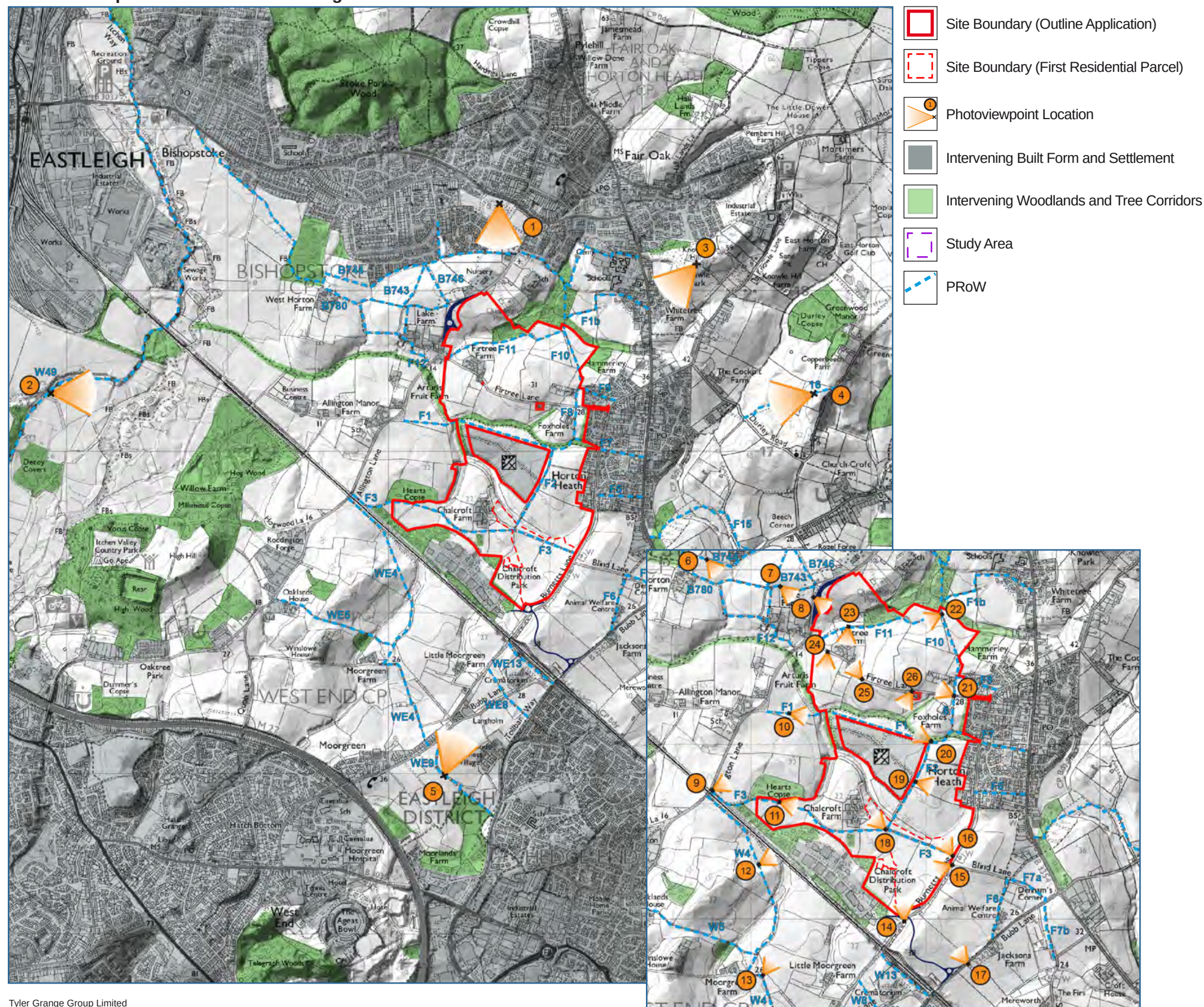
Influence of Topography – Zone of Theoretical Visibility

- 5.19 As illustrated on the Topography Plan the site itself is gently undulating and the following identifies the potential visibility of the site which should be read in conjunction with **Plan 9: Viewpoint Location and Public Rights of Way Plan**:

Distant Views (Greater than 2 km)

- 5.20 Distant views of the site are not possible due to the presence of existing vegetation in the wider landscape and the presence of built form found at Horton Heath, Fair Oak and Hedge End. Views of the site are obscured with mature tree planting forming a key feature and characteristic across the landscape.
- 5.21 From the north the built up settlement of Fair Oak limits visibility along with mature tree planting found at Quobleigh Woods and within the wider landscape to the north.
- 5.22 From the east the existing settlement of Horton Heath reduces visibility and the wooded landscape and topography also limits visibility in wider long distance views (as illustrated on representative **Photoviewpoint 4**).
- 5.23 From the south the land rises towards Southampton, however, due to the heavily wooded nature of the landscape, views of the site are not possible as illustrated by representative **Photoviewpoint D** found in **Appendix 13.3**.
- 5.24 From the west, as illustrated on representative **Photoviewpoint 2** (along with representative **Photoviewpoint B** found in **Appendix 13.3**), the presence of mature tree planting found on land along the river Itchen to the west of the site limits visibility. The low lying river valley and mature riverside tree planting reduces the potential for longer distance views.
- 5.25 The settlement edge of Bishopstoke represented by **Photoviewpoint A** found in **Appendix 13.3** further illustrates the limited visibility in longer distance views from the west due to the mature tree planting found across the landscape.

Plan 9: Viewpoint Location Plan. ES Figure 13.10



Tyler Grange Group Limited
© Crown copyright. All rights reserved 2020. Licence number 0100031673

5 Baseline Environment - Visual Context

Middle Distance Views

- 5.26 From the north the settlement of Fair Oak obscures views of the site in the middle distance, and although land rises to the north the built form and mature tree planting found in the wider landscape limits visibility of the site.
- 5.27 From the east, middle distance views of the site are obscured due to the well vegetated and well treed landscape and undulating topography. As seen on representative **Photoviewpoint 3** taken from the high point within Knowle Park to the north east of the site, views of the site are obscured as a result of the mature tree planting, with the wider development
- 5.28 The presence of the settlement of Horton Heath located to the east of the site limits visibility in middle distance views. As illustrated in **Photoviewpoint 4** the wooded and well vegetated landscape along with the undulating topography limits visibility and views of the site are not possible.
- 5.29 From the south, middle distance views of the site are filtered for users of PRoW 9 (representative **Photoviewpoint 5 and 13**) by the presence of mature tree planting found around the railway line and the presence of mature tree planting and the woodland around Chalcroft Business Park on the southern boundary. Representative **Photoviewpoints G, H and I** further illustrate this lack of visibility as found in **Appendix 13.3**.
- 5.30 From the west, middle distance views of the site are limited due to the presence of mature tree planting found along the western boundary of the site and around Hearts Copse as illustrated on representative Photoviewpoint 9 taken from the railway bridge along Allington Lane.

Local Views (up to 500m from the site)

- 5.31 From the north, local views of the site are mostly obscured due to the presence of mature tree planting found to Quobleigh Woods and around the northern boundary of the site. Belts of tree planting in the vicinity of Blackberry Drive and around the recreation ground and Lapstone as seen on **Photoviewpoint 1**, limits visibility and the wider network of green infrastructure and established landscape framework between the site and the existing settlement edge reduces the potential visibility.
- 5.32 From the east, local short distant views of the site can be seen from the eastern extent where Burnetts Lane forms much of the eastern boundary as illustrated on representative **Photoviewpoints 15 and 16**, where direct views of the southern part of the site are

possible.

- 5.33 Where the settlement of Horton Heath forms much of the northern part of the eastern boundary of the site, residential properties overlook the site and residents will experience direct views.
- 5.34 Views from Bubb Lane (representative **Photoviewpoint 17**) to the east of the site are obstructed due to the falling topography, with the tree line of Chalcroft and the southern boundary of the site seen breaking the skyline within the view.
- 5.35 The consented roundabout scheme currently under construction sees views of the site set amongst a developed character and setting with new infrastructure seen forming much of the view for users of Bubb Lane.
- 5.36 From the south, the presence of mature tree planting found around Chalcroft Business Park and planting found at Hearts Copse as seen on representative **Photoviewpoint 12**, limit visibility of the site.
- 5.37 Direct and uninterrupted views of the site can be seen from Burnetts Lane where the new roundabout construction and access into the site affords direct and localised views across the first residential parcel and the wider site to the north and uninterrupted views, as seen on representative **Photoviewpoint 14**.
- 5.38 From the west, views of the site can be seen from the network of footpaths off Allington Lane. As seen in representative **Photoviewpoint 7** the western boundary of the site is seen within these views with the mature planting found along the skyline of the view. In winter views, and with the roundabout works and tree removal along access points into the site, the north western part of the site is visible in glimpsed views and gaps in vegetation.
- 5.39 Localised views can also be seen from Allington Lane at the access into the site at the new roundabout as seen in representative **Photoviewpoint 8**.
- 5.40 Representative **Photoviewpoint 10**, illustrates how the site is well contained with established boundary planting limiting visibility along its western boundary.

Views from within the site

- 5.41 The network of public rights of way which are located within the site afford direct views of the site.
- 5.42 Within the southern part of the site views are experienced from

PRoW W3 which runs from Allington Lane to Chalcroft Farm past Hearts Copse at the site's south western boundary (representative **Photoviewpoint 11**). Views are experienced along Chalcroft Lane which joins Burnetts Lane to the east to Chalcroft Farm in the centre of the site. Users of the network of Public Right of Ways which join this track and travel north will all experience a change in their views.

- 5.43 Within the northern parcels, Fir Tree Lane cuts through the site from the east at Burnetts Lane to the west at Allington Lane.
- 5.44 Users travelling along this narrow lane afford views of the site which are obscured by the presence of boundary planting found to field parcels and along the roadside (representative **Photoviewpoints 21, 26, 25 and 24**). Users of this lane will experience a change in their view. Residential properties located along Fir Tree Lane will also experience a change in their visual amenity as a result of the development.
- 5.45 Further north, the users of footpaths located within the northern parcels and adjacent to Quobleigh Woods will experience a change in their view as a result of the development.

5 Baseline Environment - Visual Context

Visual Receptors

- 5.46 Having identified the extent of visibility, the composition of views and representative photoviewpoints, those groups of people (visual receptors) who may have the potential to have their views and visual amenity affected by the proposed development have been identified.
- 5.47 Details of the visual receptors, representative views and an assessment of the sensitivity of these to the proposed development is set out on the table below with details of each receptor, the value attached to the view, the susceptibility and overall sensitivity to change. The table also identifies those receptors which will be taken forward into the assessment.
- 5.48 Further details on each receptor are discussed further on the following pages and illustrated on the representative Photoviewpoints. A justification is also provided for those receptors being scoped out of the assessment and those which are to be taken forward into the assessment.
- 5.49 Receptors will be assessed against the two scenarios as follows:

Scenario 1: Baseline situation and OPA Phase 1

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

Scenario 1: Baseline situation and OPA Phase 1

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

5 Baseline Environment - Visual Context

Scenario 2: Baseline situation and Wider OPA

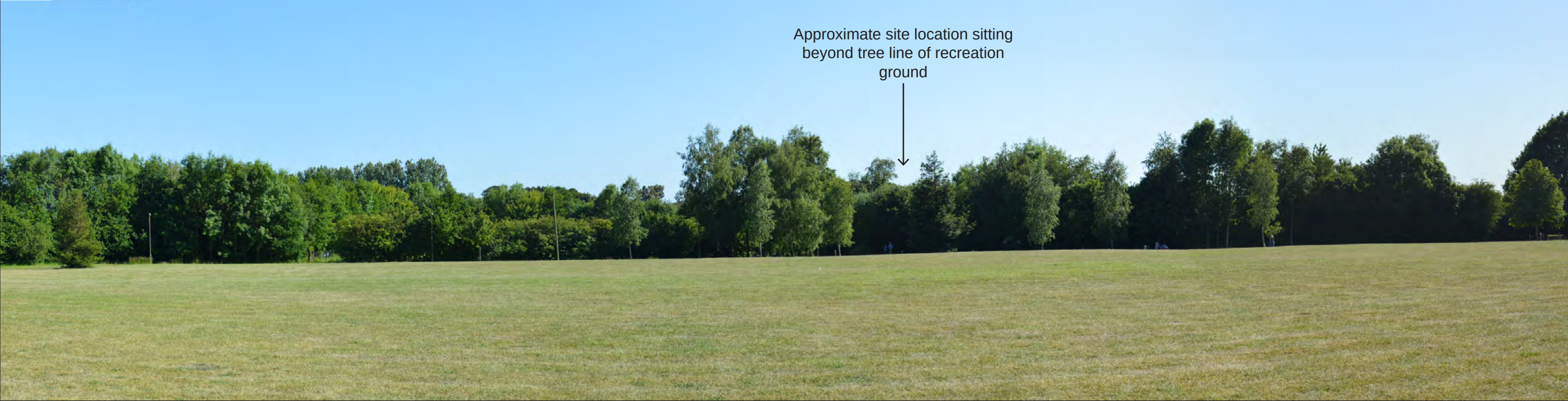
- Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

5.50 In summary, the following receptors will be taken forward to be assessed for Scenario 1 and Scenario 2 and justifications for these will be identified on the following pages:

- Recreational users of PRoW F2;
- Recreational users of PRoW F3;
- Recreational users of PRoW F10 and F11;
- Recreational users of PRoW B743, B744 and B780;
- Residents overlooking the eastern edge of the site;
- Residents on Fir Tree Lane;
- Transient users of Burnetts Lane;
- Transient users of Blind Lane; and
- Transient users of Fir Tree Lane.

Scenario 2: Baseline situation and Wider OPA

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



Photoviewpoint 1:	Taken from recreation ground off Blackberry Drive	Distance from Site:	0.55 km	Orientation:	South	Coordinates:	50.964090, -1.308210
Description / Commentary:	Views of the site are obscured by the presence of dense tree planting found to the boundary of the playground and seen in the wider landscape around Allington Lane and the intervening land around Allington Nursery.						



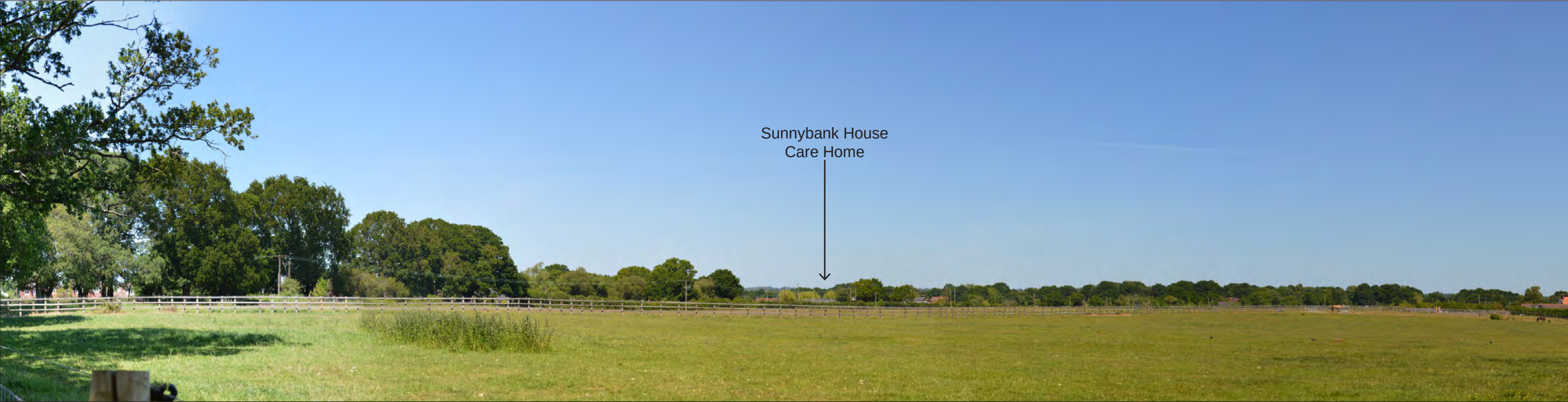
Photoviewpoint 2:	Taken from PRow Footopath 49 along the River Itchen	Distance from Site:	1.8km	Orientation:	East	Coordinates:	50.954245, -1.341395
Description / Commentary:	Views of the site are obscured by the presence of existing intervening vegetation found along the river valley of the River Itchen. The low lying and flat topography further limits visibility and the dense planting found within the Itchen Valley Country Park reduces visibility of the site.						



Photoviewpoint 3:	Taken from Knowle Park to the north east of the site	Distance from Site:	0.72km	Orientation:	South-West	Coordinates:	50.959537, -1.291778
Description / Commentary:	Views of the site are obstructed from this elevated position to the north by the presence of mature tree planting. The wooded character of the wider landscape is evident from this location, and within the wider panoramic views. This viewpoint was requested by Eastleigh Borough Council for investigation, and views of the site are not possible.						



Photoviewpoint 4:	Taken from PRoW W16 within East Horton Golf Club	Distance from Site:	1.45 km	Orientation:	West	Coordinates:	50.953372, -1.280420
Description / Commentary:	Views of the site are obscured and filtered by the presence of landscaping present across the golf course, and the intervening built form. Glimpsed views of the site may be possible within the wider panorama of the view.						



Photoviewpoint 5:	Taken from PRoW Footpath W9.	Distance from Site:	0.96km	Orientation:	North	Coordinates:	50.932268, -1.313091
Description / Commentary:	Intervening vegetation and mature tree planting found around the railway corridor limits visibility of the site. Scattered residential properties located along Bubb Lane can be seen sitting amongst mature tree planting.						



Photoviewpoint 6:	Taken from PRoW Footpath B744	Distance from Site:	0.65km	Orientation:	East	Coordinates:	50.960033, -1.321262
Description / Commentary:	View of the site are obscured by existing mature vegetation found to existing field boundaries, and vegetation found along Allington Lane. Glimpsed views of vegetation within the site can be seen from this location and it is likely that development will sit below the treed skyline. NB. This viewpoint is taken prior to the commencement of the roundabout construction.						



Photoviewpoint 7:	Taken from PRow Footpath B780.	Distance from Site:	0.35km	Orientation:	East	Coordinates:	50.958653, -1.317647
Description / Commentary:	Views of the site are obscured by the presence of mature tree planting found along the boundary of Allington Lane. This boundary tree planting found along the north western part of the site is an established landscape framework within the landscape.						



Photoviewpoint 8:	Taken from Allington Lane.	Distance from Site:	0km	Orientation:	East	Coordinates:	50.958053, -1.312848
Description / Commentary:	Taken from Allington Lane, direct views of the site can be seen through the removed boundary, with internal tree planting seen in the wider part of the site, with trees along Quobleigh Stream visible. From this location, the existing building found around Fir Tree Farm can be seen sitting behind existing tree planting.						



Photoviewpoint 9:	Taken from railway bridge at Allington Road	Distance from Site:	0.26km	Orientation:	East	Coordinates:	50.948282, -1.321275
Description / Commentary:	Views of the site are mostly obscured due to established mature tree planting. The presence of Hearts Copse located on the south western corner of the site filters views of the site.						



Photoviewpoint 10:	Taken from PRoW Footpath W1	Distance from Site:	0.23km	Orientation:	East	Coordinates:	50.951832, -1.314889
Description / Commentary:	Intervening vegetation and boundary planting found along the western boundary of the site obscures views from the west.						



Photoviewpoint 11:	Taken from PRoW Footpath F741.	Distance from Site:	0.45km	Orientation:	East	Coordinates:	50.957267, -1.319828
Description / Commentary:	View the site are obscured by the presence of mature tree planting found along Alligton Lane and the western boundary of the site. With intervening trees along the PRoW further obscuring views of the site and the slightly rising land further obscuring views of the site.						



Photoviewpoint 12:	Taken from PRoW Footpath 4	Distance from Site:	0.39km	Orientation:	N orth	Coordinates:	50.942084, -1.312253
Description / Commentary:	Mature tree planting located along the railway corridor and to the south of the Chalcroft Distribution Park limits visibility of the site and filter views.						



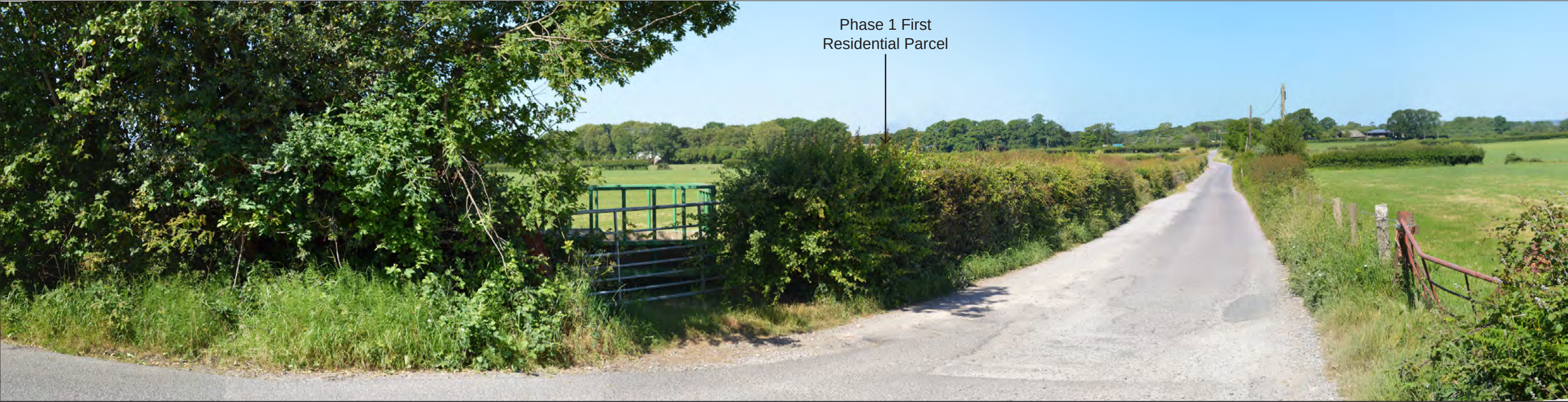
Photoviewpoint 13:	Taken from PRoW W4 to the south of the site	Distance from Site:	0.79km	Orientation:	North	Coordinates:	50.9386, .3174118
Description / Commentary:	Intervening tree belts and hedgerow obscures views of the site, with the well wooded and well screened landscape filtering views and the well wooded setting and trees sitting along the skyline within views.						



Photoviewpoint 14:	Taken from the entrance to Chalcroft Business Park off Burnetts Lane.	Distance from Site:	0km	Orientation:	North	Coordinates:	50.941344, -1.305949
Description / Commentary:	Direct and uninterrupted views of the site can be seen from this location, with existing road signs, pylons and signage seen in the foreground of the view. The low lying and generally flat nature of the site can be seen in this view, with the solar farm visible and mature tree planting at the northern part of the site seen i the background of the view. The baseline situation from this location will since chance with the presence of the consented roundabout scheme which is currently under construction.						



Photoviewpoint 15:	Taken from the junction of Burnetts Lane and Blind Lane.	Distance from Site:	0km	Orientation:	West	Coordinates:	50.944281, -1.301898
Description / Commentary:	Direct and uninterrupted views of the site can be seen from this location, with the low gappy hedgerow seen along the eastern boundary. The mature belt of tree planting and woodland at Chalcroft can be seen from this location and provides an established landscape framework along the skyline within the view. The gappy hedgerow seen within the first parcel can be seen from this location and overhead telegraph poles, as well as glimpsed views of the industrial buildings seen at Chalcroft can be seen from this location through existing tree planting.						



Photoviewpoint 16:	Taken from the junction of Burnetts Lane and PRow Footpath 3.	Distance from Site:	0km	Orientation:	West	Coordinates:	50.944677, -1.301591
Description / Commentary:	Views along the track to Chalcroft Farm illustrate the open nature of this part of the site, with low level hedgerow planting flanking the route along the track. The wider land and boundaries of the site can be seen in the background with mature tree planting located along the skyline.						



Photoviewpoint 17:	Taken from Bubb Lane	Distance from Site:	0km	Orientation:	North West	Coordinates:	50.939297, -1.300508
Description / Commentary:	Taken from the south eastern boundary of the site, direct views of the southern most part of the site can be seen with mature tree planting found flanking the railway line seen in the left hand side of the view. The land can be seen falling away slightly to the north west, with tree tops of tree planting found within the Phase 1 parcel of land seen sitting along the skyline within the view.						



Photoviewpoint 18:	Taken from PRoW W3.	Distance from Site:	0km	Orientation:	West	Coordinates:	50.946135, -1.307128
Description / Commentary:	Views of Chalcroft Farm complex can be seen from this location, with the existing farm buildings seen amongst existing scattered tree planting. Gappy hedgerow planting is seen flanking the route along the PRoW. The solar farm can be seen from this location sitting below the skyline of existing tree planting within the site boundary.						



Photoviewpoint 19:	Taken from PRoW W2	Distance from Site:	0km	Orientation:	East	Coordinates:	50.948651, -1.304735
Description / Commentary:	Views of the site are seen within the context of existing residential development found along Barley Fields, Crispin Close and Burnetts Lane. Burnetts Lane is visible PRoW W3 leading to Chalcroft Farm can be seen in the right hand side of the view, with the Phase 1 development parcel seen in the background of the view and the mature woodland and SINC seen sitting along the skyline of the view.						



Photoviewpoint 20:	Taken from PRoW W1 adjacent to the solar farm.	Distance from Site:	0km	Orientation:	West	Coordinates:	50.950488, -1.303774
Description / Commentary:	Views from this location are dominated by the presence of the solar farm seen in the foreground of the view.						



Photoviewpoint 21:	Taken from Fir Tree Lane where it meets PRow F8 to the south and PRow F10 to the north.	Distance from Site:	0km	Orientation:	South	Coordinates:	50.952886, -1.301552
Description / Commentary:	Views along Fir Tree Lane comprising hedgerow planting which flanks much of the Lane. Mature tree planting is seen sitting along the skyline within the view.						



Photoviewpoint 22:	Taken from PRow F10	Distance from Site:	0km	Orientation:	South West	Coordinates:	50.957101, -1.302609
Description / Commentary:	Taken from the edge of Quobleigh Woods, views across the site see views of existing hedgerow planting which sits along much of the skyline. Further south, mature tree planting can be seen sitting along field boundaries of the site.						



Photoviewpoint 23:	Taken from PRoW F11	Distance from Site:	0km	Orientation:	South	Coordinates:	50.956408, -1.310696
Description / Commentary:	The buildings associated with Fir Tree Farm can be seen from this location, with the mature evergreen tree planting found to the western boundary seen in the background of the view. Associated boundary planting of Fir Tree Farm can be seen from this location, with clipped hedgerows and scattered trees. The rooflines of the exitsing buildings are visible within the view.						



Photoviewpoint 24:	Taken from Fir Tree Lane.	Distance from Site:	0km	Orientation:	South	Coordinates:	50.955197, -1.311726
Description / Commentary:	Mature tree planting found along the internal field boundary sits along the skyline within this view. These evergreen trees provide an enclosed character along the western boundary of the site.						



Photoviewpoint 25:	Taken from Fir Tree Lane.	Distance from Site:	0km	Orientation:	West	Coordinates:	50.954289, -1.309531
Description / Commentary:	Taken from Fir Tree Lane, the buildings and associated boundary treatments of the Fir Tree Farm complex can be seen to the right along Fir Tree Lane with Victoria Farmhouse located to the left which will be demolished as part of the prop. Fir Tree Lane itself is flanked by existing tree and hedgerow vegetation and glimpsed views into field parcels can be seen whilst traveling along the road.						



Photoviewpoint 26:	Taken from Fir Tree Lane	Distance from Site:	0km	Orientation:	South	Coordinates:	50.953106, -1.303948
Description / Commentary:	Taken from within the site boundaries, views comprise existing residential development found along Fir Tree Lane, with the wider tree planting found within the site boundaries visible in the background of the view. The rural narrow lane of Fir Tree Lane is seen in the context of this view and to the south the existing buildings associated with the Chalcroft Distribution Centre are seen amongst intervening vegetation.						

Recreational Users of PRow F1

Description - Photoviewpoints 10 and 20

- 5.51 When travelling west to east, as illustrated by representative **Photoviewpoint 10**, views of the site are obscured by the presence of established tree planting found to the western boundary of the site. This mature tree planting limits visibility of the site and provides a contained route.
- 5.52 When travelling east to west as illustrated by representative **Photoviewpoint 20**, the solar farm somewhat separates users and reduces the potential visibility of the wider site to the south.
- 5.53 The presence of mature tree planting located alongside the northern edge of the PRow provides a contained route and also limits visibility from the wider site to the north, with the wooded stream corridor containing views to just the route itself.
- 5.54 The presence of overhead wires, fencing and the solar panels themselves set users within a landscape with man made features and one which is not devoid of development. The presence of mature tree planting forms much of the horizons and skyline to the views for users of PRow F1.
- 5.55 Given the proximity of this PRow to the Solar Farm and to the adjacent woodland block, and the contained nature of this footpath, this receptor has been scoped out of the assessment.



Visual Sensitivity

Value Attached to Views

Scenario 1 and 2: PRow F1 forms part of a local network of well used recreational routes for residents of Horton Heath.

Linking Horton Heath to Allington Lane and the wider network of paths this is a well used and popular route.

The route runs past the existing solar farm and areas of established woodland which somewhat separate and reduce visibility from the rest of the site.

Therefore there is a **High Value** attached to views for these receptors.

Susceptibility to Change

Given the close proximity of the solar farm to users of PRow F1, built form is already of feature within the landscape.

The presence of mature tree planting which contains and limits views of the wider site to the north reduces visibility and therefore users will have a **Medium susceptibility** to change associated with the proposed development.

Overall Sensitivity

Taking into account the value attached to views and susceptibility to change, users of PRow F1 will have a **Medium Visual Sensitivity** to the proposed development.



5 Baseline Environment - Visual Context

Recreational Users of PRoW F2

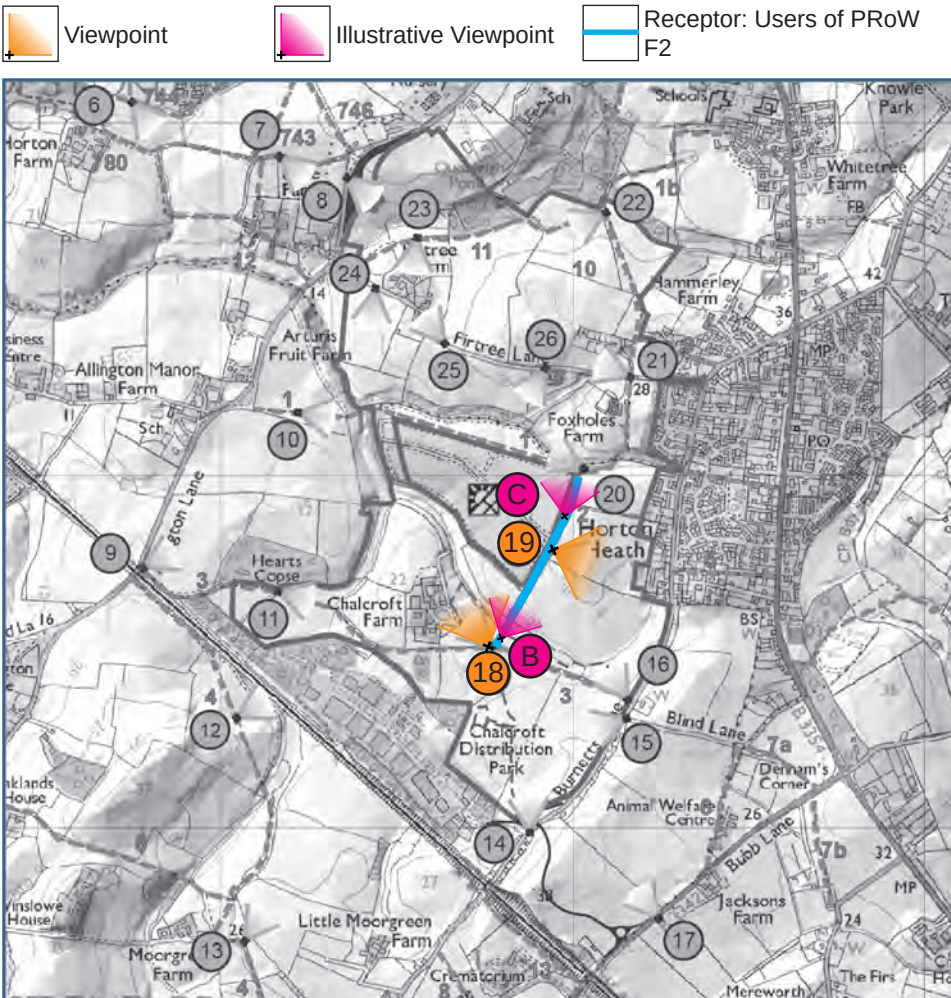
Description- Photoviewpoints 18 and 19

- 5.56 When travelling north to south along PRoW F2, users join the footpath off the track to Chalcroft Farm as illustrated on representative **Photoviewpoint 18**. Agricultural fencing, and gates alongside mature hedgerows can be seen across the landscape rising to the north.
- 5.57 Views for users travelling north along the footpath are open in nature on the bottom part of the footpath, with views across to the existing settlement edge seen across the open agricultural land to the east (representative **Photoviewpoint 19**). Further north views become more filtered with the presence of mature hedgerow allowing glimpsed views across to the settlement edge of Horton Heath.
- 5.58 The watercourse and ditch corridor can be seen to the east when travelling along the footpath and the solar farm located to the west of the footpath is common feature within the view for users of this route.



Visual Sensitivity

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1: PRoW F2 forms part of a local network of well used recreational routes for residents of Horton Heath. Linking the Chalcroft Track to the network of paths joining the existing settlement of Horton Heath, this is a popular and well used route. Given the local value associated with this route, there is High Value attached to views for these receptors.	Given the close proximity of the solar farm to users of PRoW F2, along with the presence of the existing settlement edge seen to the east for users of the footpath, built form is already a feature seen within the landscape. The introduction of built form will not be an incongruous feature within the landscape but will be brought closer within views for users of this route whose open views across the existing agricultural land will be altered. Users will therefore have a Medium susceptibility to change associated with the proposed development.	Taking into account the value attached to views and susceptibility to change, users of PRoW F2 will have a Medium Visual Sensitivity to the proposed development.
Scenario 2: Once the Phase 1 and link road are built out, users travelling south will see built form brought into their views across the southern parcels. There will still be a High Value attached to these views for users travelling north, given the change in context.	Once the Phase 1 and link road are built out, built form will be introduced into views to the south but views to the north will remain undeveloped. On balance therefore receptors will have Medium susceptibility to change	Overall, given the additional built form, users will have a Medium Visual Sensitivity .



Recreational Users of PRoW F3

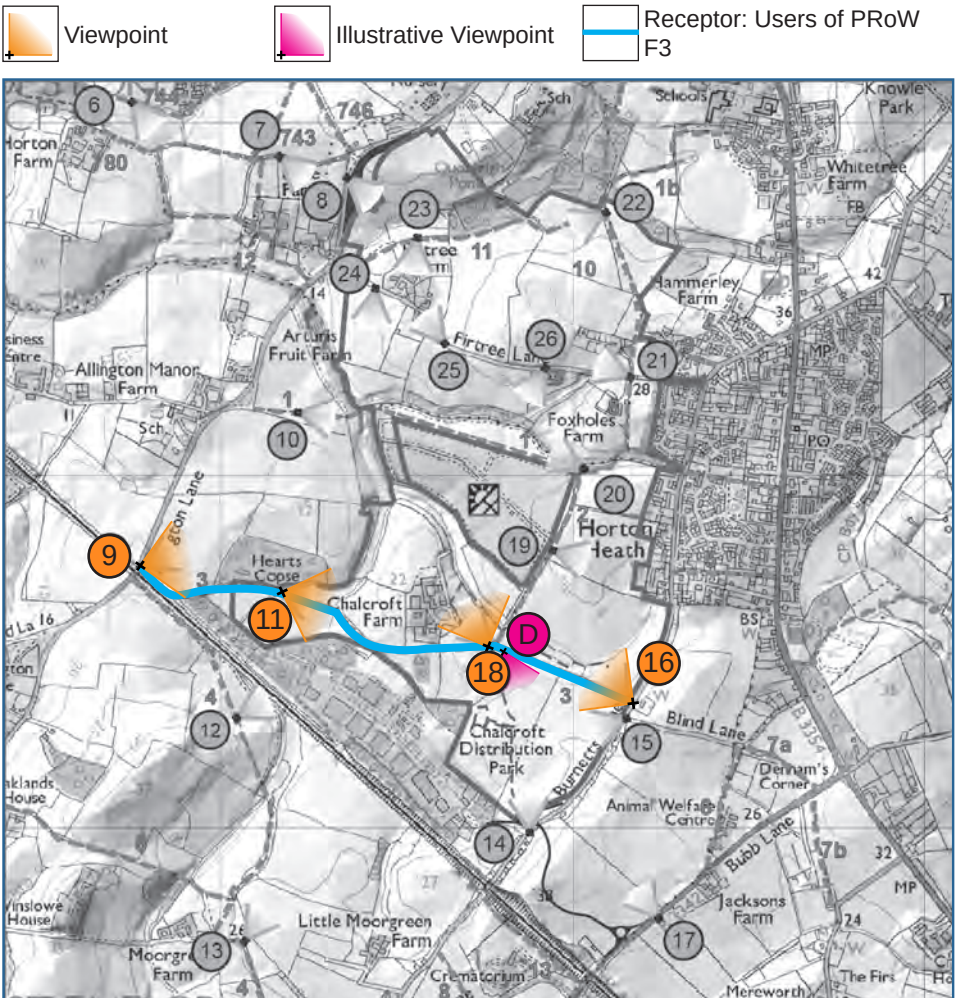
Description- Photoviewpoints 9, 11, 18 and 16

- 5.59 When travelling east along PRoW F3 from Allington Lane, views of the site are obscured by the presence of mature tree planting and woodland found at Hearts Copse (representative **Photoviewpoint 9**).
- 5.60 Entering the site adjacent to Hearts Copse (representative **Photoviewpoint 11**) there are open and uninterrupted views of the site, with mature tree planting around Chalcroft being a common feature and sitting along the skyline among much of the route. Travelling closer to Chalcroft Farm, views become more open in nature with the more open agricultural landscape and existing settlement edge along Burnetts Lane seen along the backdrop of views.
- 5.61 The buildings associated with Chalcroft Farm are also seen in views when travelling along PRoW F3, with the well used Chalcroft track commonly used by lorry's, cars and vans. Chalcroft Farm and the building complex associated with it are due to be demolished as part of the development.
- 5.62 Users travel west from Burnetts Lane along PRoW F3 and walk along the track to Chalcroft Farm. This is a shared route is commonly used by vans, cars and lorries travelling to Chalcroft Farm and is lined by mature native hedgerow planting. Users of the footpath experience views of the existing settlement edge and residential properties found along Burnetts Lane through gaps in the existing planting as well as views of the solar farm sitting on rising ground to the north.



Visual Sensitivity

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1: PRoW F3 forms part of a local network of well used recreational routes for residents of Horton Heath. Linking Allington Lane to Burnetts Lane this is a key route across the site, and provides links to Chalcroft Farm. The proximity of the route to the Ancient Woodland at the west, also provides increased value associated with this route for users. Given the local value associated with this route, there is High Value attached to views for these receptors.	Users of PRoW F3 will see the presence of the existing residential properties along Burnetts Lane, along with the built edge of Horton Heath means built form is not an uncommon feature within the landscape. This combined by the presence of traffic travelling along the track to Chalcroft Farm, and the solar farm to the north means that users of PRoW F3 will have Medium susceptibility to change associated with the proposed development.	Taking into account the value attached to views and susceptibility to change, users of PRoW F3 will have a Medium Visual Sensitivity to the proposed development.
Scenario 2: The build out of the Phase 1 and link road will introduce built form into the view and therefore users will have a High value attached to views from this PRoW.	New built form introduced into the view will bring development in closer proximity to users of this route and on balance receptors will have Medium susceptibility to change.	Overall, given the additional built form, users will have a Low Visual Sensitivity .

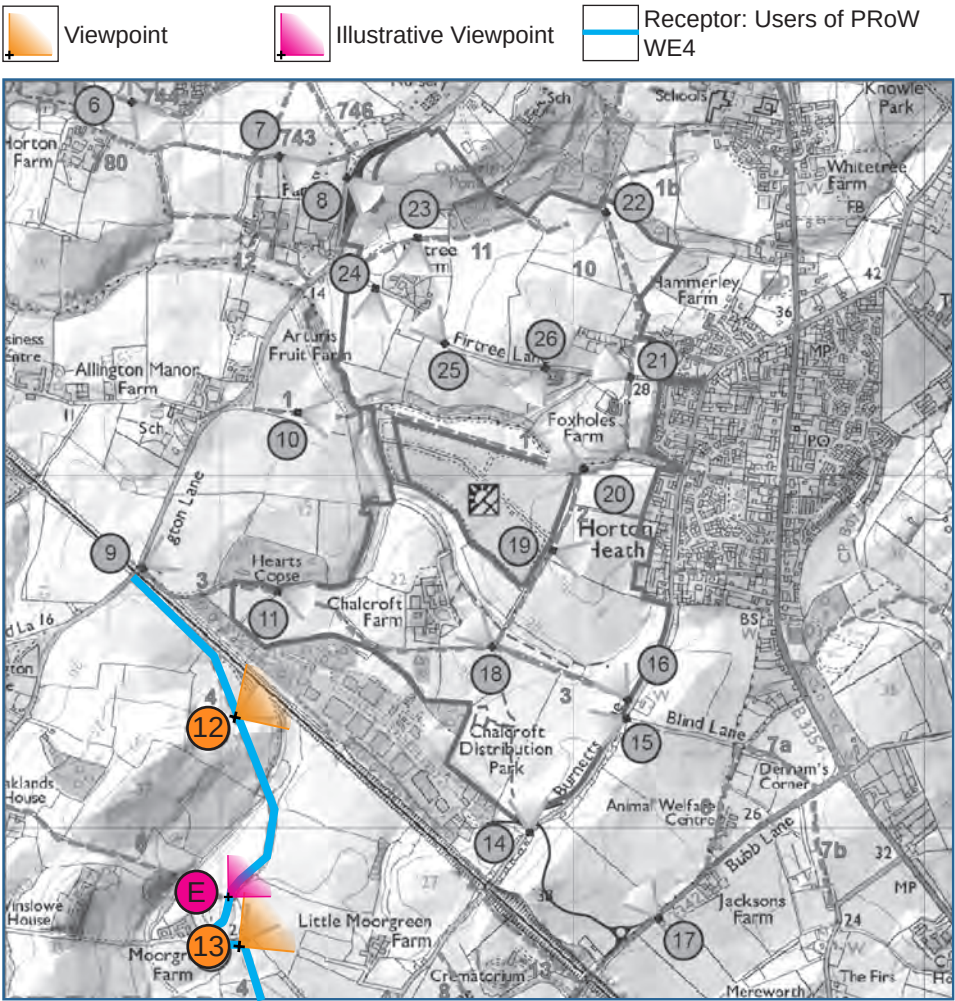


Recreational Users of PRoW WE4

Description- Photoviewpoints 12 and 13

- 5.63 Recreational users travelling along PRoW WE4 to the south of the site have their views of the site filtered by the presence of mature tree planting found alongside the railway line and at planting around Chalcroft.
- 5.64 Planting found around Chalcroft separates the site from users of this PRoW and views of the site are not possible.
- 5.65 Given the lack of visibility from this view and the associated sensitivity, this has been scoped out of this assessment.

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1 and Scenario 2: Views from this footpath routes are illustrative of the well wooded nature of the surrounding landscape. Users of PRoW WE4 will have a High sensitivity to change given the nature of the route and it's local value.	Views of the site are filtered for users of PRoW WE4 due to the presence of mature tree planting found around Chalcroft Business Park and along the railway line. Given this separation and contained nature of the souther part of the site and the first residential parcel users of PRoW W4 will have a Low/Medium susceptibility to change as a result of the proposed development.	Taking into account the value attached to views and susceptibility to change, users of PRoW WE4 will have a Low/ Medium Sensitivity to the proposed development.

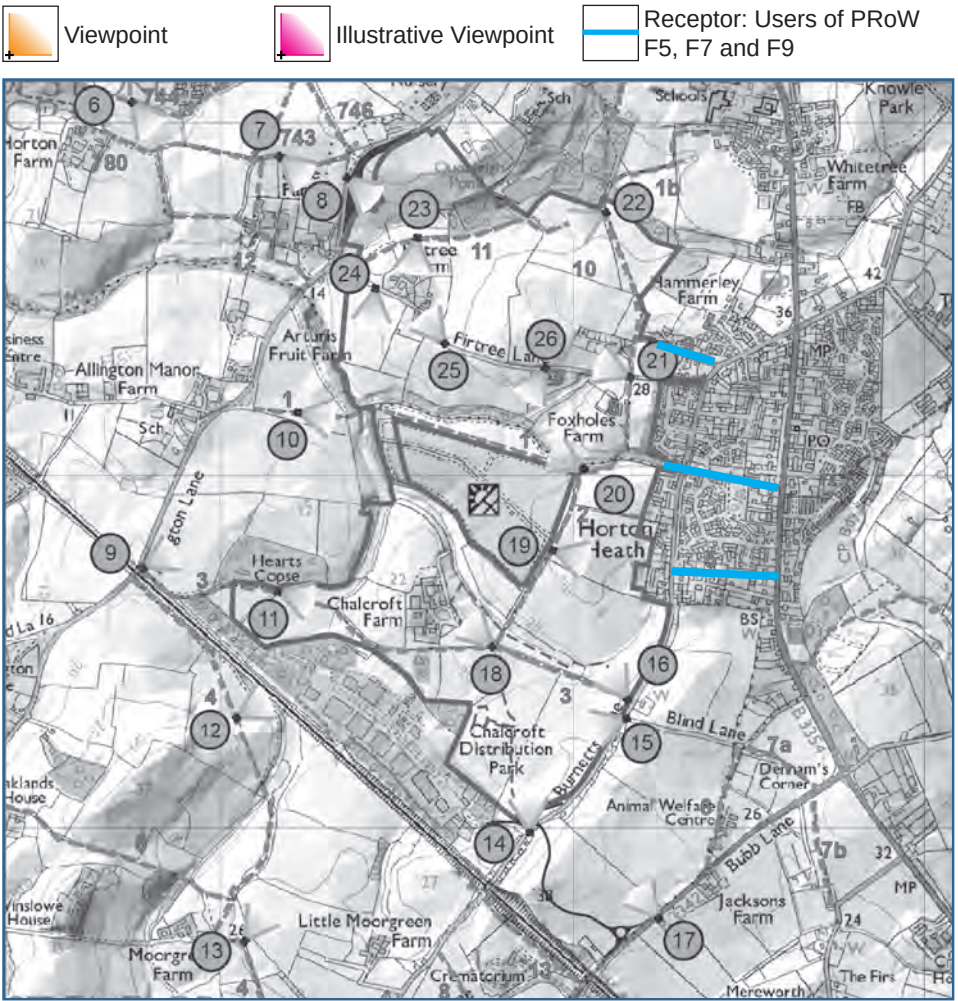


Recreational Users of PRow F5, F7 and F9

Description

- 5.66 Recreational users travelling along PRow F5, F7 and F9 which are located within the residential area of Horton Heath to the east of the site will experience views of the site in the context of existing residential development.
- 5.67 Mature planting found along the eastern edge of the site somewhat filter views of the site and users entrance into the site.
- 5.68 Given the sensitivity of this receptor, this has been scoped out of the assessment.

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1 and 2: Views from these footpaths will be filtered and influenced by the existing residential development surrounding the routes. Users of PRow F5, F7 and F9 will have a Medium sensitivity to change given the nature of the route and its location within existing residential built form.	Views of the site are filtered for users of PRow F5, F7 and F9 due to the presence of mature tree planting found along the eastern boundary of the site and the presence of built form and the residential properties located off Burnetts Lane. Given the location of these routes within the existing residential edge, users of PRow F5 and 7 will have a Low/Medium susceptibility to change as a result of the proposed development.	Taking into account the value attached to views and susceptibility to change, users of PRow F5 and F7 and F9 will have a Low/Medium Sensitivity to the proposed development.



Recreational Users of PRow F8

Description- Photoviewpoints 21

- 5.69 Users of PRow F8 experience views of the site whilst walking through a well vegetated route.
- 5.70 Whilst walking along these routes, users experience glimpsed views of the existing residential edge of Horton Heath to the east, with mature tree and hedgerow planting filtering views and providing a well wooded context and route through the site.

Visual Sensitivity

Value Attached to Views

Scenario 1 and 2: PRow F8 forms part of a local network of well used recreational routes for residents of Horton Heath.

Linking the existing residential edge of Horton Heath, and the wider network of footpaths users of PRow 8 experience direct views of the site whilst walking adjacent to the existing residential edge. Views of the existing residential edge are seen at various locations along this route through gaps in existing boundary planting.

Given the local value associated with this route, there is **High Value** attached to views for these receptors.

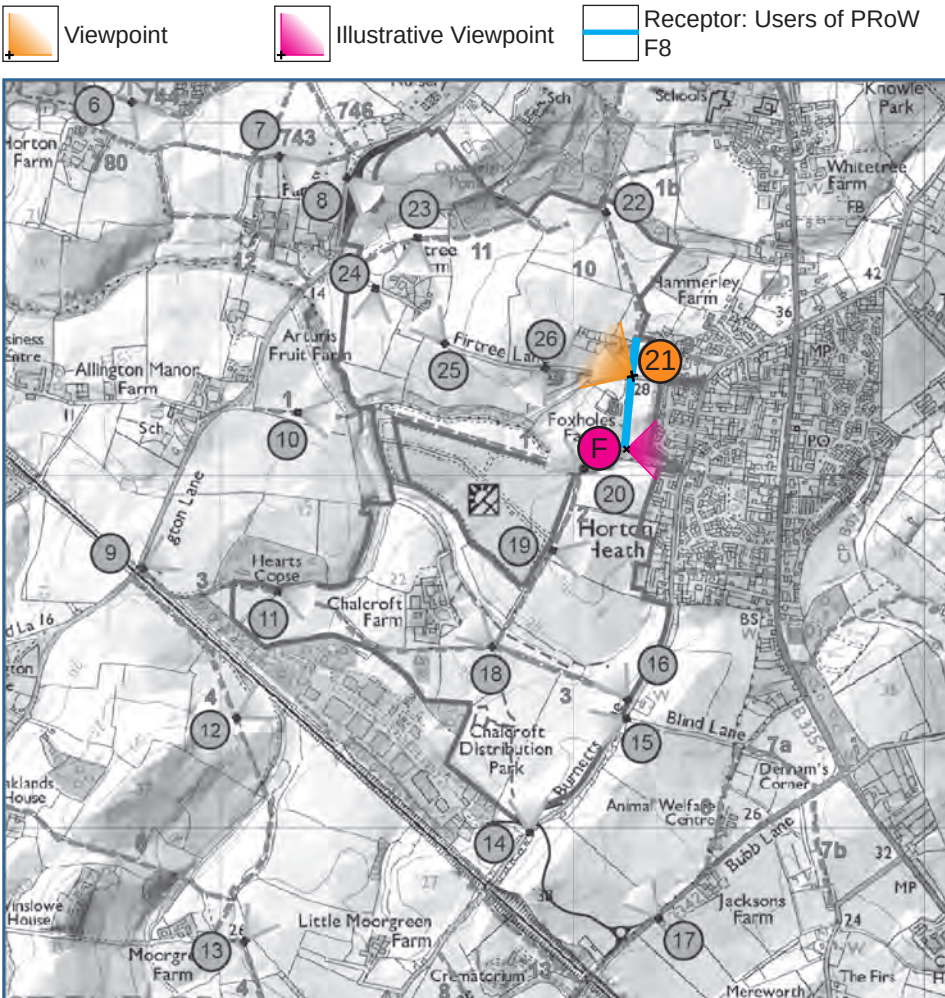
Susceptibility to Change

Users of PRow F8 will experience views of the existing residential properties at Horton Heath, and built form is not an incongruous feature within the landscape.

This combined by the presence of traffic travelling along Fir Tree Lane where the footpath starts mean that users of PRow F8 have a **Medium susceptibility** to change associated with the proposed development.

Overall Sensitivity

Taking into account the value attached to views and susceptibility to change, users of PRow F8 will have a **Medium Visual Sensitivity** to the proposed development.



Recreational Users of PRoW F10 and F11

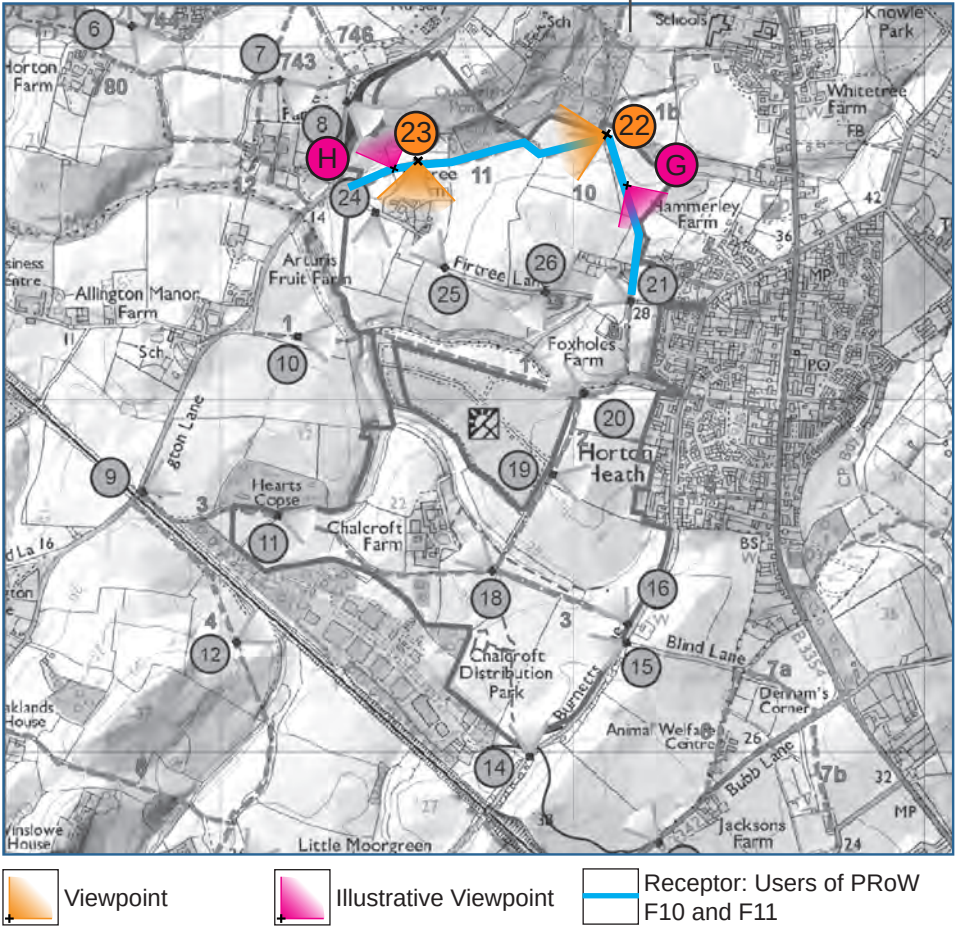
Description- Photoviewpoints 22 and 23

- 5.71 When travelling along PRoW F10 and F11, glimpsed views can be seen of the existing settlement edge and the newly constructed development located on the eastern part of the site.
- 5.72 Views from this footpath are uninterrupted and framed by the presence of mature tree planting round at Quobleigh Woods (representative **Photoviewpoint 22**) and along the eastern boundary of the site. Views of the mature planting forming the northern part of the site can be seen from this footpath when looking west.
- 5.73 This well used footpath route provides links to the wider network of footpaths to the north, and the recreation ground at Lapstone as well as links to the existing settlement edge of Horton Heath.
- 5.74 Views of the listed building of Fir Tree Farm can be seen along with its associated boundary planting. The roundabout works are also seen from this footpath through gaps in planting.



Visual Sensitivity

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1: PRoW F10 and F11 form part of a local network of well used recreational routes for residents of Horton Heath, Fair Oak and Allington and this east west route links to the wider network of footpaths. The proximity of the footpath to Quobleigh Woods provides a valuable experience for users, along with views across to the listed building to the south at Fir Tree Farm. The construction works associated with the roundabout to the north of the footpath is visible through gaps in the existing vegetation found alongside Quobleigh stream at the western part of the footpath. There is High Value attached to views for these receptors. Scenario 2: The link road construction will provide increased built form within the view with user of the footpath on the western edge in close proximity to the new link road and roundabout with traffic introduced to the view. On balance users will still have a High Value attached to these views.	Users of PRoW F10 see the presence of the existing residential properties at the eastern edge of the site through gaps in the existing tree planting along the eastern boundary. Views of residential properties, along with access points from Horton Heath to the east can be seen while travelling along this route. Users of PRoW F11 see the presence of the existing residential properties at Fir Tree Farm when travelling along this route. In addition views of the new roundabout are also seen while travelling along this footpath past existing residential properties located off Fir Tree Lane. Given the presence of existing built form in glimpsed views, users of this footpath route will have a Medium susceptibility to change associated with the proposed development. On balance users of this footpath will still experience views of an undeveloped landscape apart from the land to the west adjacent to the link road. Views of the Phase 1 parcel will not be possible and therefore these users will have a Medium susceptibility to change.	Taking into account the value attached to views and susceptibility to change, users of PRoW F10 and F11 will have a Medium Visual Sensitivity to the proposed development. Users will have a Medium Visual Sensitivity to the proposed development.



5 Baseline Environment - Visual Context

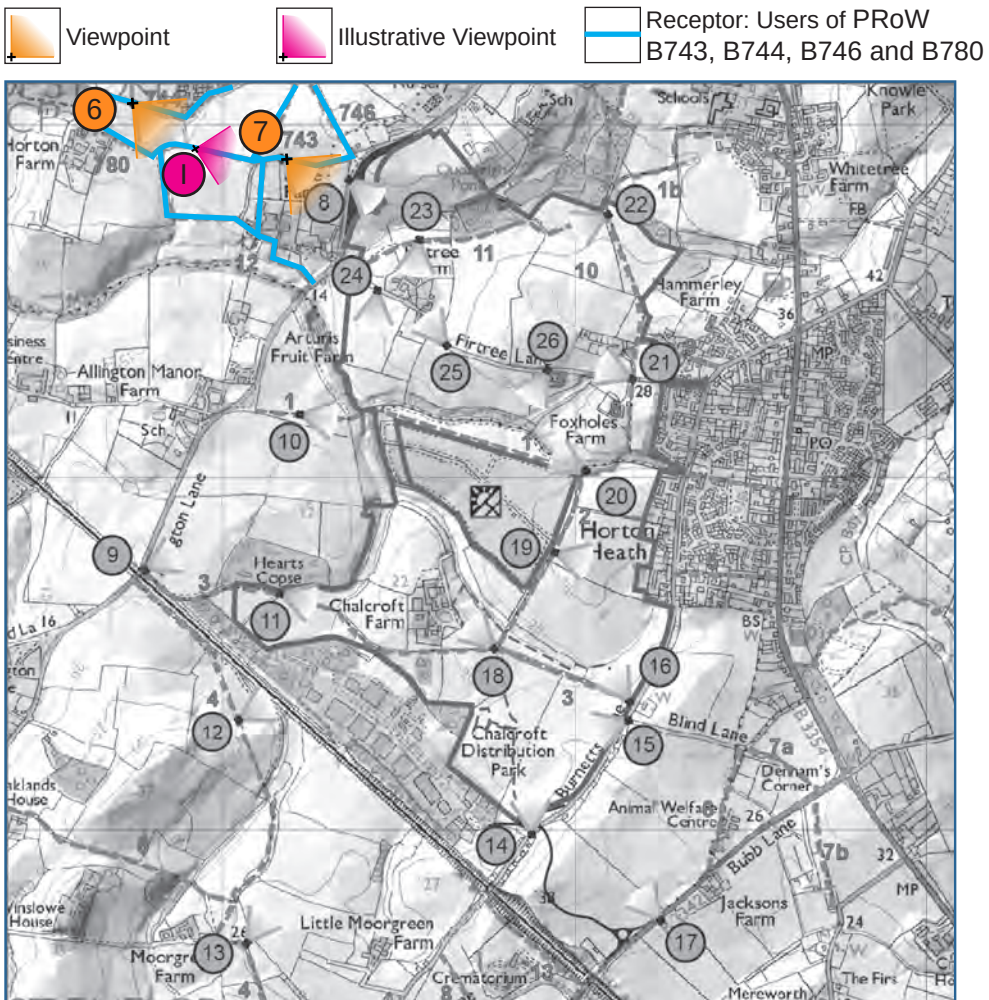
Recreational Users of PRow B743, B744, B746 and B780

Description- Photoviewpoints 6 and 7

- 5.75 Travelling from the west on the edge of the residential settlement of Bishopstoke, the eastern boundary of the site can be seen with planting along Allington Lane seen at the skyline in the view.
- 5.76 In recent photography as illustrated by the winter photography found in **Appendix 13.4**, views of the site can be seen through gaps in the existing vegetation where areas have been cleared to make allowance for the roundabout works off Allington Lane.
- 5.77 Users of this network of connected routes to the west of Bishopstoke walking through horse paddocks see the site amongst a well wooded landscape, and the foreground to the views to the north contains residential properties seen at the southern edge of Bishopstoke.
- 5.78 Given the network of footpaths and the sensitivity of these receptors to change, this receptor will be taken through to the assessment.



Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1 and 2: Users of this network of footpaths use these routes as part of a network of wider recreational routes and these provide links to the settlement of Bishopstoke. Users of this footpath have High Value attached to these views.	These footpath routes are located close to Allington Lane which is a busy and well use route. The footpaths are also located in close proximity to the settlement edge of Bishopstoke as well as the caravan park located adjacent to Lake Farm House. This sets these footpath routes in a settled urban edge landscape and as such built form will not be an uncharacteristic feature within these views. However from the west, the site is currently obscured from view due to the presence of mature tree planting found along Allington Lane at the western boundary of the site. The newly constructed roundabout and subsequent link road will mean that users of PRow B743, B744, B746 and B780 will have a Medium susceptibility to change.	Taking into account the value attached to views and susceptibility to change, users of PRow B743, B744, B746 and B780 will have a Medium Visual Sensitivity to the proposed development.



Residents overlooking the site on the eastern boundary

Description- Photoviewpoint 15

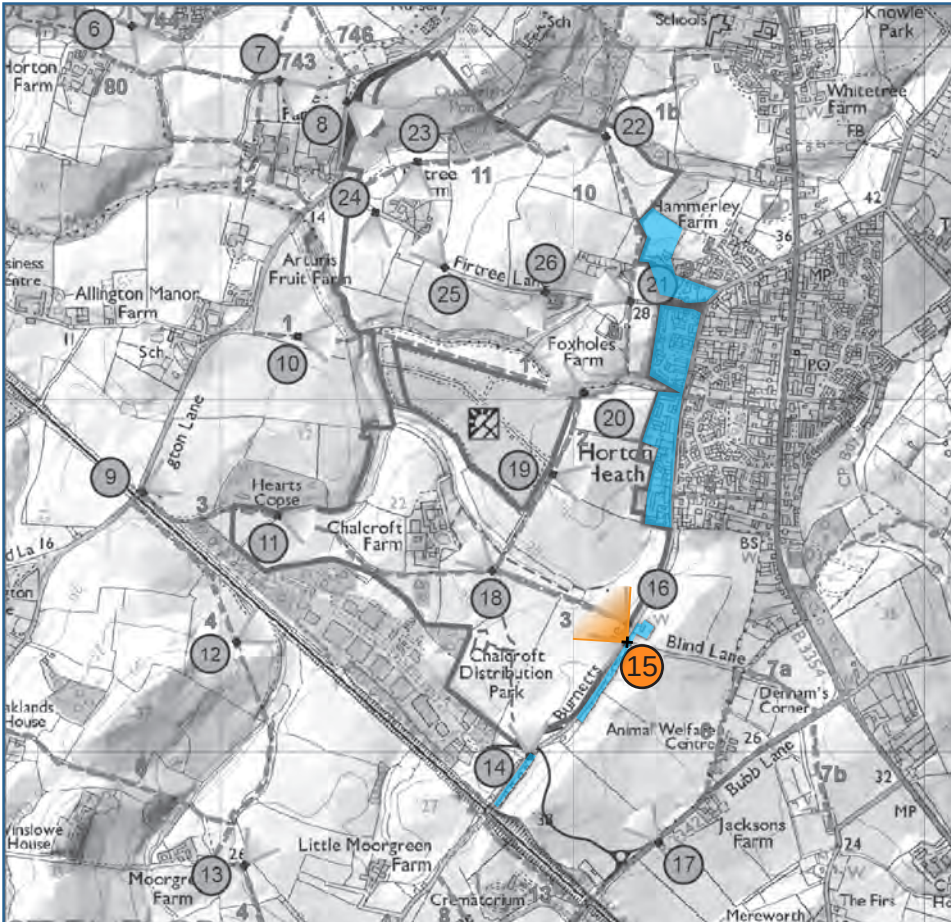
- 5.79 Views towards the site from properties which overlook the eastern boundary from Burnetts Lane and at the settlement of Horton Heath will be possible with residents having direct views across the site.
- 5.80 Views from properties adjacent to the site have been included based on a review of aerial imagery and observations from fieldwork, and as the site work and assessment has been undertaken from within the public realm no properties were visited as part of this LVIA.
- 5.81 Views for residents who overlook the northern part of the site, experience views through existing mature tree planting which forms much of the north eastern boundary of the site and somewhat separates the site from the existing residential edge
- 5.82 Residents along Burnetts Lane overlooking the First Residential Parcel will have direct views across the site, these views in part will be softened by the presence of the existing hedgerow found along Burnetts Lane, although this hedgerow is gappy in places.



Visual Sensitivity

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1: Residents value their views from properties as part of their visual amenity and this includes views from habitable rooms along with views from gardens experienced on a daily basis. Residents attach a High Value to views from their properties and visual amenity.	Views from residential properties are experienced on a daily basis and views are seen across the site. In places intervening vegetation found to rear boundaries filters views across the site, and this is particularly more common on residential properties overlooking the northern most part of the site where woodland and tree planting are a common feature along this boundary. Residents will have a High Susceptibility to change associated with the proposed development	Taking into account the value attached to views from properties, these residents will have a High Sensitivity to the proposed development.
Scenario 2: The Phase 1 and link road will introduce built form into the view at a short distance on the south eastern edge of the site, and in more distant views from the north eastern edge of the site. Therefore Residents will attached a High Value to views from their properties.	The Phase 1 and link road will introduce built form into the view and therefore Residents will have a Medium Susceptibility, with built form being seen on a daily basis.	On balance residents will have a Medium Sensitivity to the proposed development given the context and baseline situation.

Viewpoint Illustrative Viewpoint Receptor: Resients overlooking the eastern boundary



Residents on Allington Lane

Description

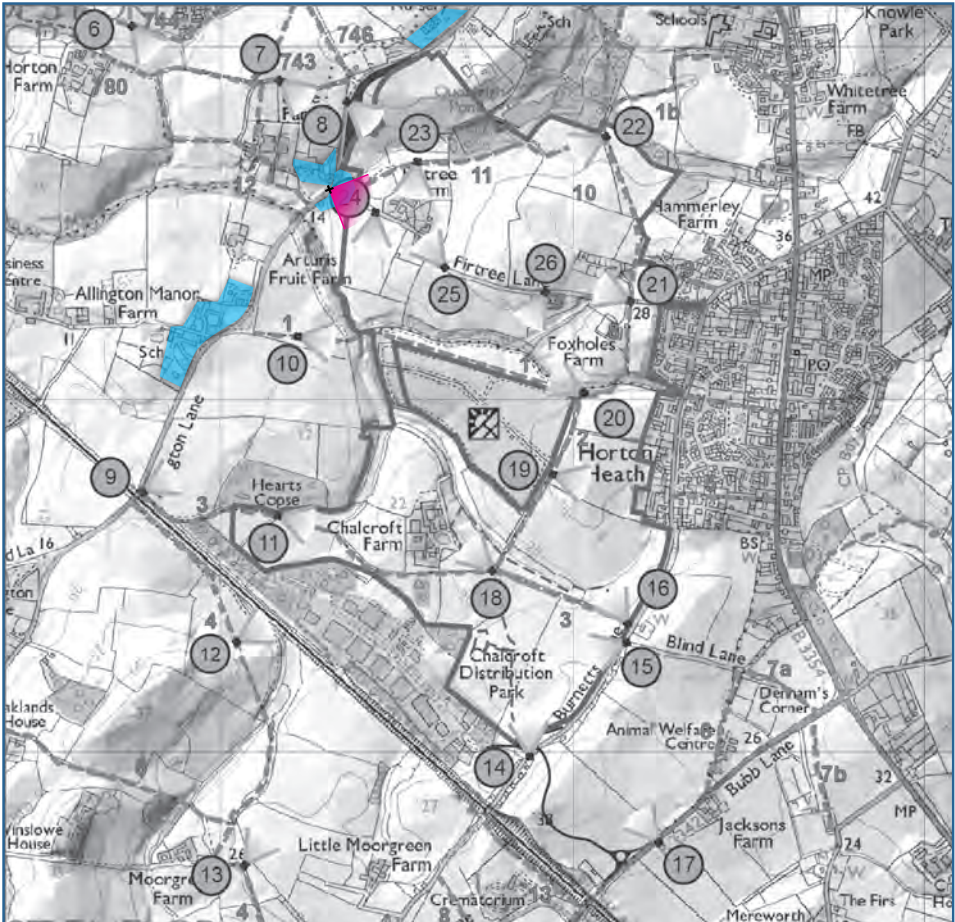
- 5.83 Views of the site from properties located off Allington Lane are in the main filtered by the presence of mature tree planting which flanks Allington Lane.
- 5.84 Properties which site adjacent to Fir Tree Lane on the eastern edge of Allington Lane overlook the western boundary of the site and mature tree planting which lies along the western boundary filters views for these residents.
- 5.85 Views from these properties have been included based on a review of aerial imagery and observations from fieldwork, and as the site work and assessment has been undertaken from within the public realm no properties were visited as part of this LVIA.

Visual Sensitivity

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1: Residents value their views from properties as part of their visual amenity and this includes views from habitable rooms along with views from gardens experienced on a daily basis. Residents attach a High Value to views from their properties and visual amenity.	Views from residential properties are experienced on a daily basis and views are seen across the site. Intervening vegetation found along Allington Lane filters most views of the site for residents. Residents will have a Medium susceptibility to change associated with the proposed development	Taking into account the value attached to views from properties, these residents will have a Medium Sensitivity to the proposed development.
Scenario 2: Residents attach a High Value to views from their properties and visual amenity.	Intervening vegetation found along much of Allington Lane will filter views of the link road, and where views are possible at the entrance these will form part of the baseline situation. Residents will have a Medium susceptibility to change associated to the proposed development.	On balance residents will have a Medium Sensitivity to the proposed development.



Viewpoint Illustrative Viewpoint Receptor: Resients on Allington Lane



5 Baseline Environment - Visual Context

Residents on Fir Tree Lane

Description- Photoviewpoint 15

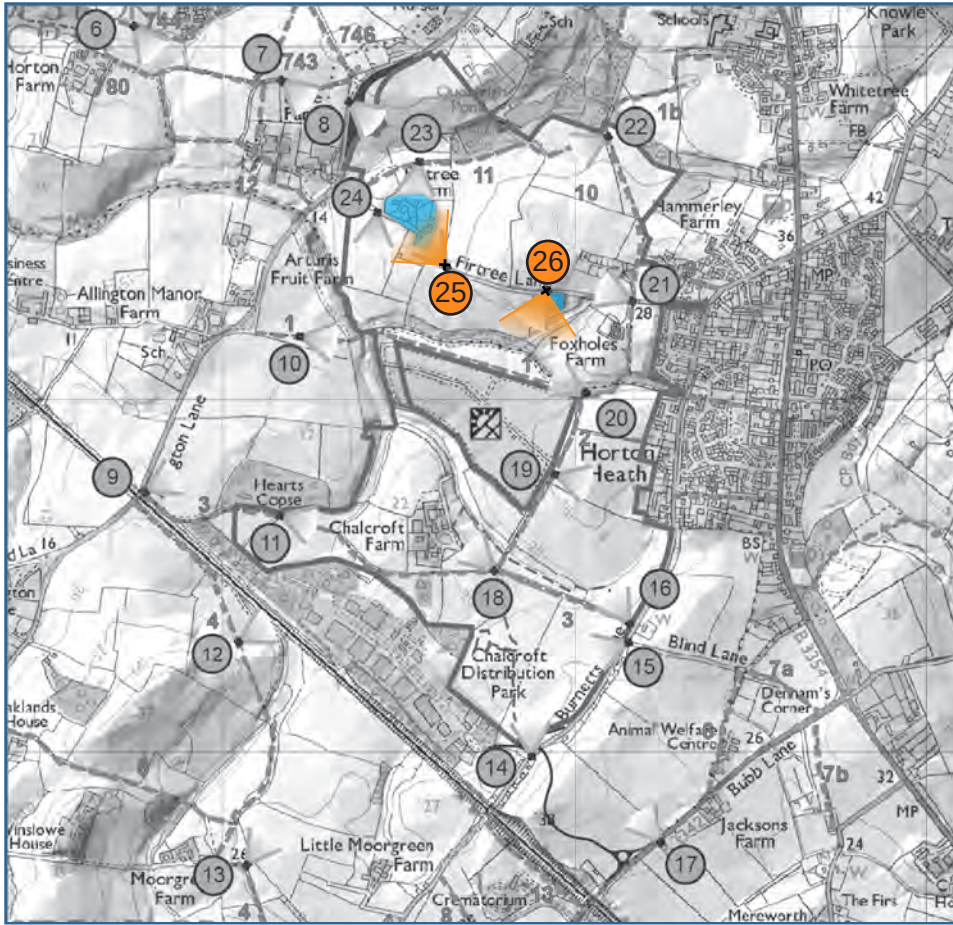
- 5.86 Views of the site from properties located off Fir Tree Lane which cuts directly through the site will be direct and uninterrupted.
- 5.87 Views from these properties have been included based on a review of aerial imagery and observations from fieldwork, and as the site work and assessment has been undertaken from within the public realm no properties were visited as part of this LVIA.
- 5.88 Views for these residents will see a direct change in their view.

Visual Sensitivity

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1: Residents value their views from properties as part of their visual amenity and this includes views from habitable rooms along with views from gardens experienced on a daily basis. Residents attach a High Value to views from their properties and visual amenity.	Views from residential properties are experienced on a daily basis and views are seen across the site. In places intervening vegetation found to rear boundaries filters views across the site. Residents will have a High susceptibility to change associated with the proposed development	Taking into account the value attached to views from properties, these residents will have a High Sensitivity to the proposed development.
Scenario 2: Residents will have a High Value attached to views from their properties.	The new link road, located to the west of Fir Tree Lane will introduce new traffic, lighting and infrastructure. On balance the introduction of the link road will only introduce built form on the western most part of Fir Tree Lane and therefore residents will have a High Susceptibility to change associated with the proposed development.	On balance, residents will have a High Sensitivity to the proposed development.



Viewpoint Illustrative Viewpoint Receptor: Resients on Fir Tree Lane



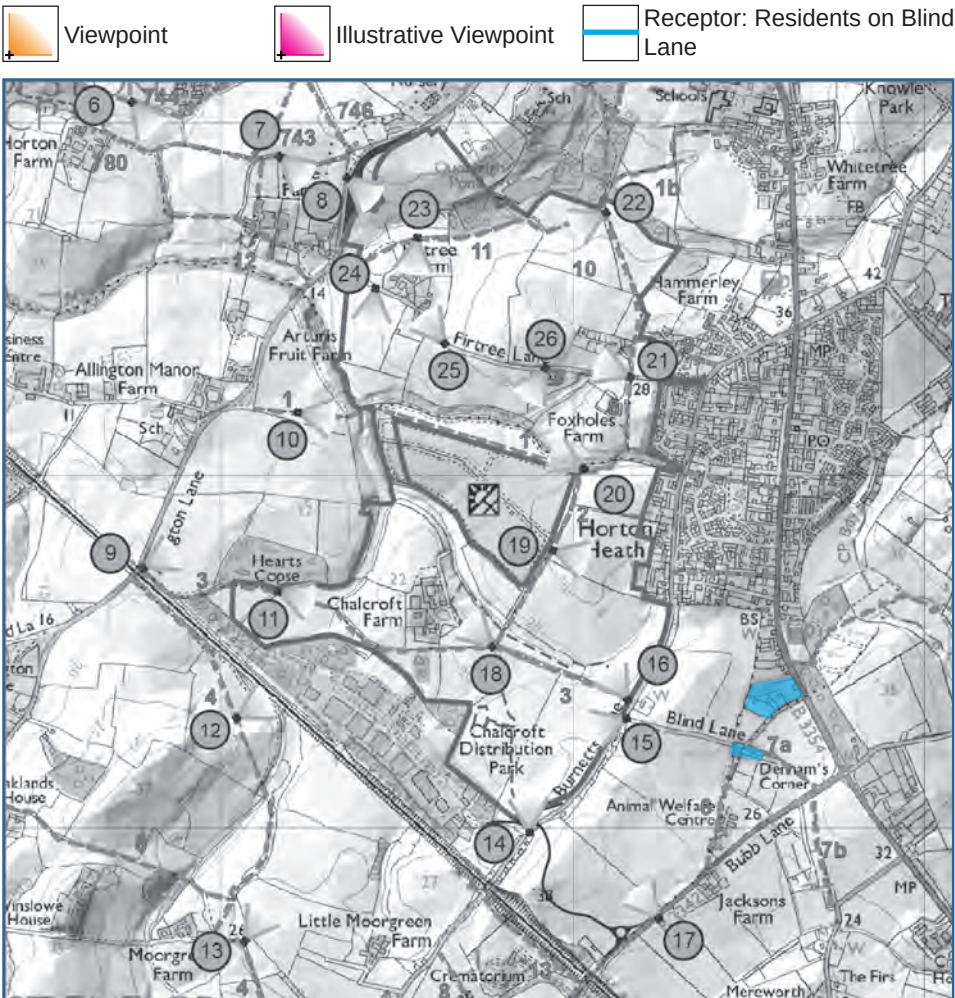
Residents on Blind Lane

Description

- 5.89 Views of the site from residential properties located off Blind Lane to the east of the site are seen from a slightly elevated position with views of the existing residential edge and properties found along Burnetts Lane seen within views, and the site extending beyond this.
- 5.90 Views from these properties have been included based on a review of aerial imagery and observations from fieldwork, and as the site work and assessment has been undertaken from within the public realm no properties were visited as part of this LVIA.

Visual Sensitivity

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1: Residents value their views from properties as part of their visual amenity and this includes views from habitable rooms along with views from gardens experienced on a daily basis. Residents attach a High Value to views from their properties and visual amenity.	Views from residential properties are experienced on a daily basis and views are seen across the site. Intervening vegetation found along Allington Lane filters most views of the site for residents. Residents will have a Medium susceptibility to change associated with the proposed development	Taking into account the value attached to views from properties, these residents will have a Medium Sensitivity to the proposed development.
Scenario 2: Residents will value their views from habitable rooms and will attached a High Value to these views.	The introduction of the Phase 1 works will change the baseline and introduce additional built form into views for these residents, they will therefore have a Medium Susceptibility to change associated with the proposed development.	Overall, residents will have a Medium Sensitivity to the proposed development.



Description

-

Workers at Chalcroft Business Park

Description - Photoviewpoint 14

- 5.95 Views of the site for workers at Chalcroft Business Park will be direct and uninterrupted. The consented roundabout construction off Burnetts Lane will change the baseline situation of the site and introduce built form and infrastructure into the view when seen from the access to Chalcroft Business Park.
- 5.96 Workers at Chalcroft Business Park will be focussed on work and not on views of the site. Views of the site from the business park are filtered by the presence of the mature tree planting found along the southern boundary of the site.
- 5.97 Views from Chalcroft Business Park have been included based on a review of aerial imagery and observations from fieldwork, and as the site work and assessment has been undertaken from within the public realm the business park was not visited as part of this LVIA.
- 5.98 Given the nature of these receptors and their sensitivity, this receptor has been scoped out of the assessment.



One Horton Heath
Landscape and Visual Impact Assessment
11705/R06b/RP/CP/December 2020

Visual Sensitivity

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1: Workers will be concentrating on travelling to and from their place of work and therefore their visual amenity will not be focussed on the site. Workers will have a Low Value associated with their visual amenity.	Views from Chalcroft Business Park will be experienced on a daily basis with direct views at the entrance into the site experiencing the newly constructed roundabout, with the wider site seen beyond. Workers will have a Low/Medium Susceptibility to change associated with the proposed development.	Taking into account the value attached to views from Chalcroft Business Park, these workers will have a Low/Medium Sensitivity to the proposed development.
Scenario 2: Workers will be concentrating on travelling to and from their place of work and therefore their visual amenity will not be focussed on the site. Workers will have a Low Value associated with their visual amenity.	Views from Chalcroft Business Park will be experienced on a daily basis with direct views across the Phase 1 parcel and the link road. Workers will have a Low Susceptibility to change associated with the proposed development.	On balance, and taking account of the baseline situation, workers at Chalcroft Business Park will have a Low Sensitivity to the proposed development.

Viewpoint Illustrative Viewpoint Receptor: Workers at Chalcroft Business Park



Transient Users of Allington Lane

Description- Photoviewpoint 8 and 9

- 5.99 Travelling north along Allington Lane, views of the site are filtered by the presence of existing tree planting (representative **Photoviewpoint 9**) with Hearts Copse filtering views of the site.
- 5.100 While travelling north, the presence of tree planting and the proximity of the site boundary from Allington Lane itself limits visibility. Where Allington Lane moves closer towards the site boundary as users travel further north and at the entrance to the new roundabout, direct views of the site will be possible (representative **Photoviewpoint 8**). Where the new roundabout access adjoins Allington Lane the site and the potential for a change in visual amenity for transient users will be possible, however this change in visual amenity will be experienced while travelling at speed for road users who are concentrating on the road ahead.
- 5.101 Given the current baseline situation, and the sensitivity of these receptors, this receptor has not been taken through to the assessment.



One Horton Heath
Landscape and Visual Impact Assessment
11705/R06b/RP/CP/December 2020

Visual Sensitivity

Value Attached to Views

Scenario 1 and 2: Transient users of Allington Lane will have fleeting views of the site at the access into the site from the new roundabout at the northern most part of the site.

Most views of the site will be shielded by the presence of mature tree planting found along much of Allington Lane. Any glimpsed views of the site will be seen while travelling at speed and users are likely to be concentrating on the road ahead rather than views of the site itself.

Users of Allington Lane have **Low Value** attached to these views.

Susceptibility to Change

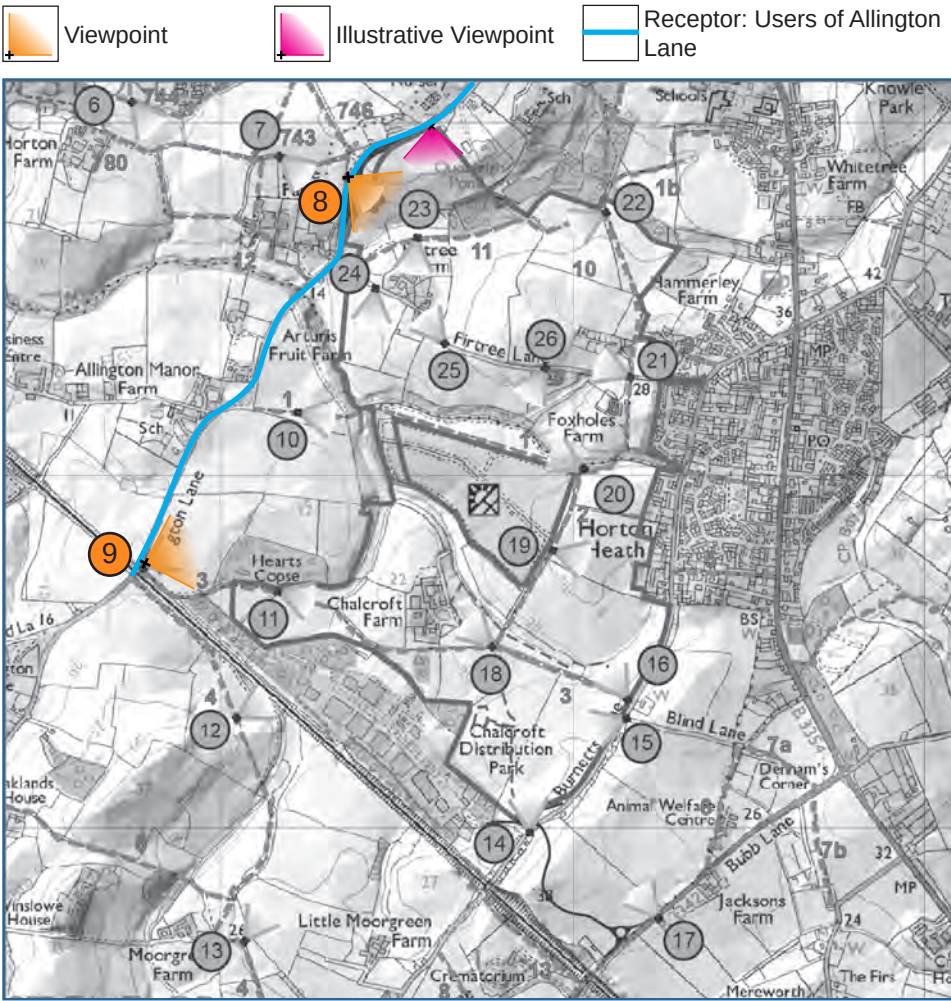
Users of Allington Lane are unlikely to be experiencing wider views of the site due to the contained nature of Allington Lane and the presence of tree and hedge planting separating the routes from the site.

Inevitably new built form introduced will change views at gaps in planting especially where the new roundabout and access into the site occurs.

Therefore users of Allington Lane will have a **Low/Medium susceptibility** to change.

Overall Sensitivity

Taking into account the value attached to views and susceptibility to change, transient users of Allington Lane will have a **Low/Medium Sensitivity** to the proposed development.



Transient Users of Burnetts Lane

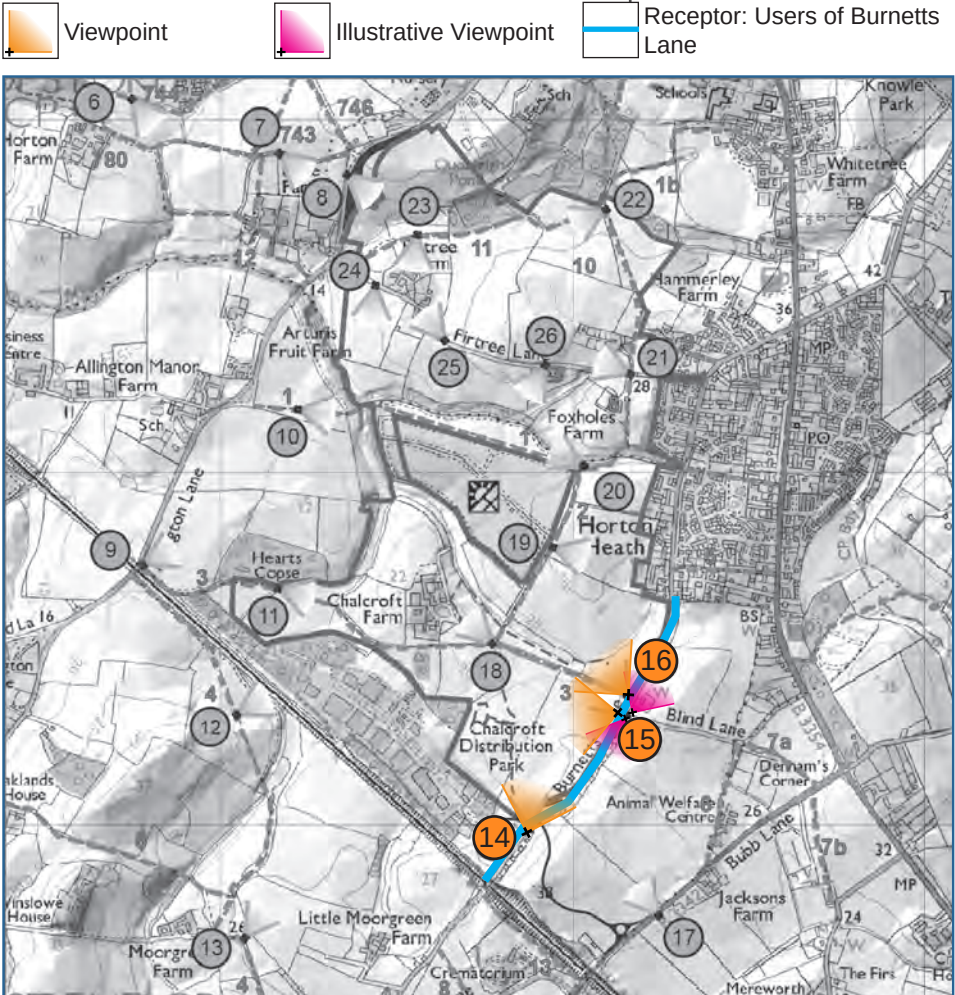
Description- Photoviewpoints 14, 15 and 16

- 5.102 Transient users of Burnetts Lane travel along a slightly elevated position along the eastern boundary of the site. The baseline situation of the site will introduce the new roundabout construction which will change the visual amenity for these users.
- 5.103 Traveling north along Burnetts Lane, these users will experience direct and uninterrupted views across the site with low native hedging, gappy in places forming the foreground in views.
- 5.104 Travelling north, users of Burnetts Lane travel towards the existing settlement edge of Horton Heath and past scattered residential properties located on the eastern side of Burnetts Lane.
- 5.105 Although open views of the site are possible, views for these receptors already see built form as feature within the landscape.
- 5.106 Given the proximity and sensitivity of these receptors, these will be taken through to the assessment.



Visual Sensitivity

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1: Transient users of Burnetts Lane will be traveling and concentrating on the road ahead and are views will be fleeting and experienced while moving. There is no pedestrian footway along Burnetts Lane and built form already found along Burnetts Lane and at the edge of Horton Heath will mean that the addition of built form will not be uncharacteristic within views of the site. Users of Burnetts Lane will have Medium Value attached to these views.	Users of Burnetts Lane will experience wider views of the sit given its open nature and low level boundaries. Inevitably new built form introduced will change views along Burnetts Lane but new development will not be an incongruous feature. Therefore users of Burnetts Lane will have a Medium susceptibility to change.	Taking into account the value attached to views and susceptibility to change, transient users of Burnetts Lanes will have a Medium Sensitivity to the proposed development.
Scenario 2: The introduction of built form at the boundary of the phase 1 will mean that the value of the view for users will be Low Value.	Built form along the boundary of the Phase 1 at the southern part of the site will introduce built form and a change in the visual context of the site. Transient users will therefore have Low Susceptibility to change.	On balance, users will have a Low Sensitivity to the proposed development.



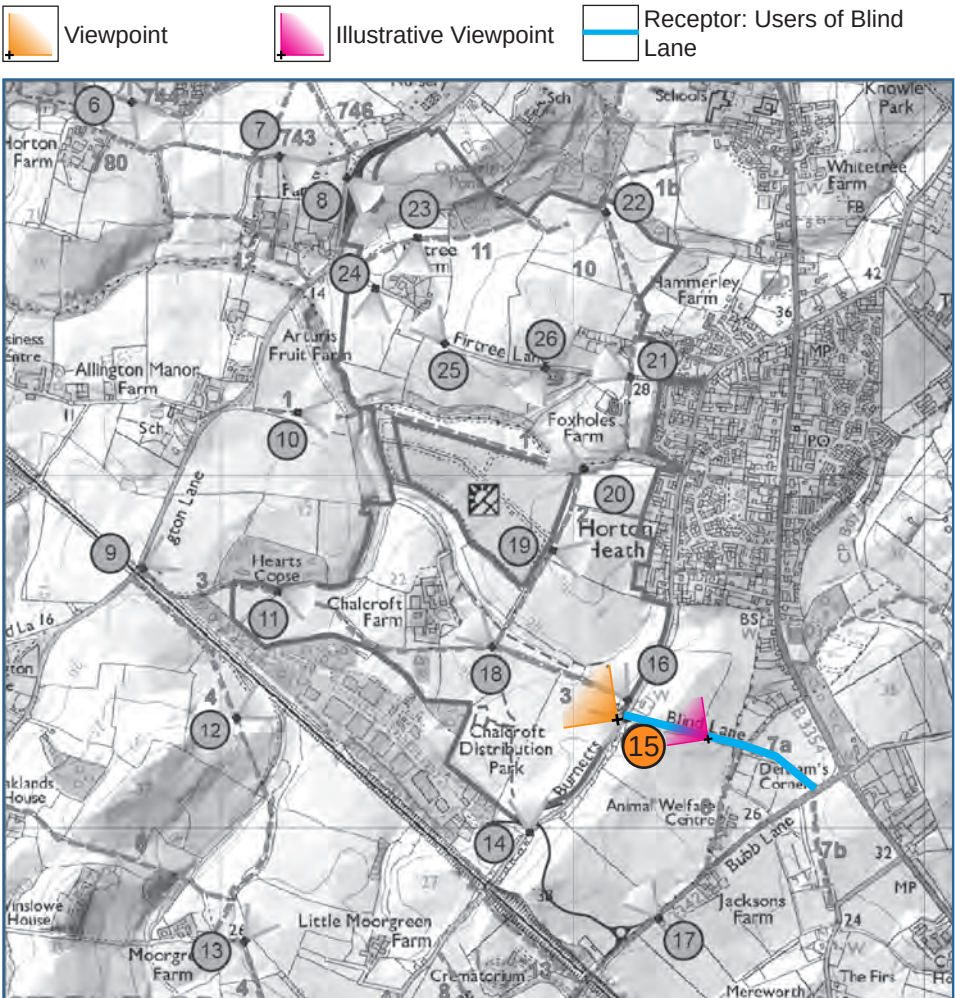
Transient Users of Blind Lane

Description- Photoviewpoint 15

- 5.107 Transient users of Blind Lane will experience a change in their view from a slightly elevated position above the site.
- 5.108 Users of Blind Lane have glimpsed views of the site amongst existing vegetation and hedge planting. The existing residential edge can also be seen from this elevated position with roof lines of existing residential edge of Horton Heath seen within the view.
- 5.109 Given the sensitivity to the Phase 1 works, and the proximity to the site, this receptor will be taken through to the assessment.

Visual Sensitivity

Value Attached to Views	Susceptibility to Change	Overall Sensitivity
Scenario 1: Transient users of Blind Lane will experience views of the site from a slightly elevated position above the site. Travelling west towards the site views users will be concentrating on the road ahead but will have direct views of the site, and views include existing built form along with the wider site beyond. It is likely that these users will have Medium Value attached to these views.	Users of Blind Lane will experience wider views of the site from the slight elevated position as they travel west towards the site. Although travelling, views will be direct and as users join Burnetts Lane, car speeds will slow where the roads meet. Inevitably new built form introduced will change views from Blind Lane for transient users, and therefore users of Blind Lane will have a Medium susceptibility to change.	Taking into account the value attached to views and susceptibility to change, users of Blind Lane will have a Medium Sensitivity to the proposed development.
Scenario 2: Users of Blind Lane will have a Medium Value attached to these views with open views across to the north possible from this elevated position.	New built form introduced at the base of the hill at the location of the Phase 1 works will change the context of the view and introduce additional built form. However, given the open nature of views to the north, users will have a Medium Susceptibility to change.	Users of Blind Lane will have a Low/Medium sensitivity to the proposed development.



Transient Users of Fir Tree Lane

Description- Photoviewpoints 21, 24, 25 and 26

- 5.110 Transient users of Fir Tree Lane travelling along the lane from the western boundary at Allington Lane drive along the narrow and well vegetated lane passing Fir Tree Farm to the north.
- 5.111 Views of the site are experienced whilst moving and are fleeting. As users travel east along Fir Tree Lane views of the site become more open towards the south of the site and near the location of the previous Fox Holes Farm.
- 5.112 While travelling along Fir Tree Lane, built form is already seen within the view with the presence of buildings around Fir Tree Farm sitting in close proximity to the road as well as residential properties located further east towards Horton Heath sitting adjacent to the roadside.
- 5.113 Views along Fir Tree Lane set the site in a well wooded landscape with trees forming much of the skyline in views.
- 5.114 Given the sensitivity to development and proximity within the site, this receptor will be taken through to the assessment.



Visual Sensitivity

Value Attached to Views

Scenario 1 and 2: Transient users of Fir Tree Lane will be travelling along Fir Tree Lane and views of the site will be fleeting. It is likely that these users will be concentrating on the view ahead.

There is also no pedestrian foot way along Fir Tree Lane and as such users are more likely to be motorists. Given the presence of hedge and tree planting on the western part of the lane the visual experience of the wider site will be limited.

Built form is already seen alongside Fir Tree Lane, and this built form is located in close proximity to the edge of the lane.

Users of Fir Tree Lane have **Medium Value** attached to these views.

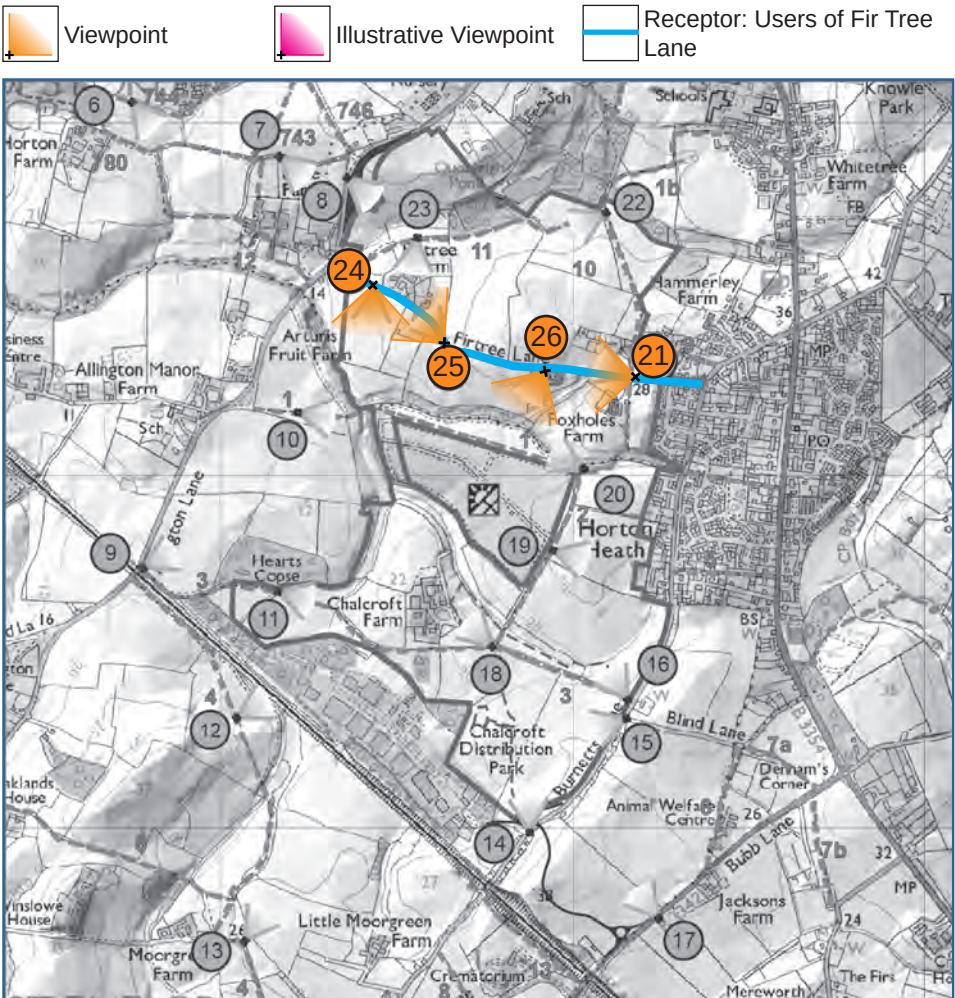
Susceptibility to Change

Users of Fir Tree Lane are unlikely to be experiencing wider views of the site due to the contained nature of Fir Tree Lane, and the fact that users will be travelling at speed.

Inevitably new built form introduced will change views along Fir Tree Lane but development will not be an incongruous feature. Built Form and the new link road will introduce additional activity and man made features, but both Scenario 1 and Scenario 2 will remain as being **Medium Susceptibility** to change.

Overall Sensitivity

Taking into account the value attached to views and susceptibility to change, users of PRow W11 will have a Low/ **Medium Sensitivity** to the proposed development.



Transient Users of Bubb Lane

Description- Photoviewpoint 17

- 5.115 Transient users of Bubb Lane will experience a change in thier view as a result of the roundabout construction. These views will be experienced by car users on a busy road and views will be fleeting.
- 5.116 The under construction roundabout introduces construction traffic into the view with the site obscured in views and sitting on lower ground below Bubb Lane.
- 5.117 Given the Low sensitivity to development and the existing context and baseline within these views this viewpoint has been scoped out of the assessment.

Visual Sensitivity

Value Attached to Views

Scenario 1: Transient users of Bubb Lane will experience views of the site from a slightly elevated position with the new roundabout construction forming the foreground to views. It is likely that these users will be concentrating on the view ahead and views will therefore be fleeting and glimpsed.

Users of Bubb Lane have **Low Value** attached to these views.

Scenario 2:
Users of Bubb Lane will have **Low Value** attached to these views.

Susceptibility to Change

Users of Bubb Lane are unlikely to be experiencing wider views of the site due to the lower lying land within which the site is located with users travelling at speed along Bubb Lane.

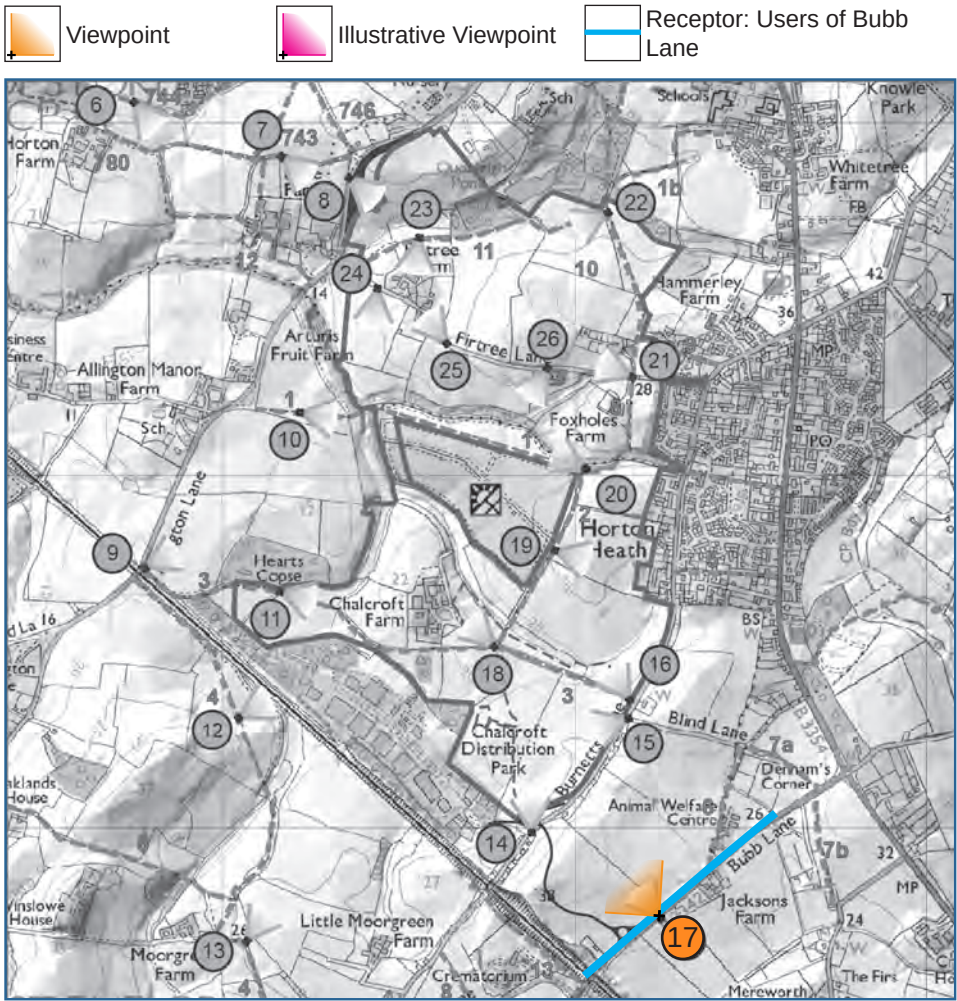
Inevitably new built form introduced will change views from Bubb Lane from this position, but the introduction of the new roundabout will already change the baseline situation and visual amenity of transient receptors using Bubb Lane. Therefore users of Bubb Lane will have a **Low/Medium susceptibility** to change.

The newly constructed roundabout will introduce built form into the view and it is likely that glimpsed views of the Phase 1 development will be possible. Therefore users of Bubb Lane will have a **Low Susceptibility** to change.

Overall Sensitivity

Taking into account the value attached to views and susceptibility to change, users of Bubb Lane will have a **Low/ Medium Sensitivity** to the proposed development.

On balance given the change in context and baseline situation, users will have a **Low Sensitivity** to the proposed development.



Landscape Design Principles and Mitigation

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

Planning Submission

- 6.2 Details of the design principles, landscape principles and landscape strategy for the submitted planning application are set out in the Design & Access Statement produced by Clague. This Design and Access Statement incorporates recommendations and inputs from the LVIA. Details are also set out within the Landscape Principles document produced by Tyler Grange for the Phase 1 scheme and within the Landscape Strategy Plan produced by Tyler Grange (**Plan 8:Landscape Strategy Plan**).

Design Principles

- 6.3 Design Principles as set-out in the Design & Access Statement include the following that relate to the landscape, character and visual impacts of the proposals:
- Delivering a landscape led development that builds upon the sites existing natural capital to deliver a usable network of high-quality green corridors to support wildlife, recreation and the movement of residents;
 - Protecting and enhancing ecological networks to achieve net biodiversity gain through supporting local biodiversity and habitats;
 - Enable healthier lifestyles by prioritising non-motorised transport and providing a high quality and safe movement network across the site and into the surrounding network which puts pedestrians and cyclists first; and
 - Minimising the use of natural resources with a low carbon approach that manages the production, reuse and recycling of waste, water and other natural commodities.
- 6.4 Specifically the Design & Access Statement identifies the following with regard to the landscape principles of the development of the site:
- Acknowledge the distinct characters of South and North;
 - Form of development which responds to the landscape character in terms of height and form, responding to the

visibility and/ or enclosure; and

- Respect existing and well established boundaries and features.

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

- 6.6 The site will provide 50.9 hectares of open space and of this 48.15 hectares of informal open space and 2.75 hectares of formal open space.

Building Height Parameters

- 6.7 The Design & Access Statement and Parameters Plans identify that the building heights of the development will not exceed 4 storeys in height, with the exception of 3 gateway/landmark features at the southern gateway, northern gateway and local centre which are identified as being 6 storeys in height.

- 6.8 The Design & Access Statement states that the proposed local centre and 'heart of the community' is:

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

- 6.9 The proposed landmark structure at the northern gateway at the entrance to Allington Lane is proposed to be located on land at approximately 20m AOD. This will be set within the context of existing built form and will be located on slightly lower ground where land falls towards the existing watercourse adjacent to the roundabout access off Allington Lane.

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

- 6.11 The proposed landmark structure at the local centre is to be located

on land at approximately 27m AOD. Located on slightly higher ground and within the local centre the landmark structure will be set amongst an existing framework of mature vegetation forming part of the local centre and community hub, sitting adjacent to the existing residential edge of Horton Heath and being in a central location within the scheme.

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

- 6.13 The proposed building heights are reduced around the Grade II listed Fir Tree Farm as well as to Chalcroft Farm in response to the historic setting and character of these areas.

- 6.14 Building heights are also proposed to be lower at a maximum of 2.5 storeys adjacent to the properties on the eastern boundary of the site, responding to the more open edges and characteristics along Burnetts Lane.

Lighting Strategy

- 6.15 The lighting strategy produced by Hydrock for the OPA and the Phase 1 assesses the scheme and the effects of lighting on a number of sensitive receptors (report references 09820-HYD-XX-XX-RP-Y-5000 and 09820-HYD-XX-XX-RP-ME-0002).

- 6.16 It identifies areas across the site where low level lighting is proposed which responds to the various sensitive receptors and ecological constraints across the site. Where necessary these proposed areas have been referenced within the assessment of landscape and visual effects.

- 6.17 The lighting strategy also identifies the inclusion of potential flood lighting and high levels of illumination associated with the formal sports provision on the eastern edge of the site adjacent to the proposed school.

- 6.18 The lighting strategy assesses the impact of lighting by assessing nine distinct areas, in addition to the link road.

- 6.19 It concludes that proposed lighting will result in neutral residual effects with mitigation across all areas with the exception of Area 4 (the sports facilities located on the eastern boundary of the site) which will result in Minor Adverse Effects with mitigation.

Landscape Strategy

- 6.20 Tyler Grange have prepared a Landscape Strategy Plan (**Plan 8: Landscape Strategy Plan**) found on the following page, which responds to the parameter Plans and design rationale and identifies a series of recommendations in response to the landscape and visual situation of the site.
- 6.21 The Landscape Strategy Plan responds to the various opportunities and strong Green and Blue Infrastructure assets that the site offers to provide a comprehensive landscape framework. It also responds to the requirements identified within the relevant planning policy and published landscape character assessment, reflecting local context and surroundings.
- 6.22 It reflects and reinforces the principles and characteristics set out above and those taken into consideration when assessing the susceptibility and sensitivity of the landscape to the proposed development:
- 6.23 In response, the Landscape Strategy identifies the following, and these references should be read in conjunction with **Plan 8: Landscape Strategy (ES Plan reference 13.2)**:
1. Retention of existing boundary vegetation to filter views and provide a sensitive transition to the development edge;
 2. Retain and enhance existing green infrastructure and belts of planting within and between parcels of development;
 3. Retain and enhance existing internal native hedgerow planting and enhance with additional characteristic species rich hedgerow plants and additional tree planting to soften views;
 4. Extension to existing woodland with transitional planting and additional habitat creation. Transitional woodland to provide additional characteristic native species and shrub planting;
 5. Transition and corridor along Burnetts Lane and integration of development into the site with strengthened planting and integration of green links to existing residents with a retention of views across site and green 'lungs' into site while respecting and softening views for residents on Burnetts Lane;
 6. Additional tree planting and extension of landscape corridor along solar farm to provide increased Green Infrastructure and additional characteristic planting to strengthen landscape framework, and provide additional tree lined skyline when viewed from residents along the eastern edge of Horton Heath;

Proposed tree planting also assist with filtering views of light spill from the adjacent sports pitches;

7. Proposed destination play facilities with integrated internal landscaping at location of designated open space with additional recreational links and footpath routes;
8. Retention of existing mature landscape framework and Green Infrastructure;
9. Extension and enhancement to watercourse with additional SuDS features providing increased Green/Blue infrastructure, additional characteristic riparian planting and scattered trees, responding to the existing distinctive watercourse and character while providing a landscaped corridor along along Chalcroft and a green route through the site. As identified through the Lighting Assessment completed by Hydrock, this area includes low level lighting which assists in retaining the riparian characteristics along this corridor;
10. Retention of native hedgerow along Chalcroft track with additional scattered tree planting to soften built form;
11. Retention and enhancement of hedgerow planting along Burnetts Lane, with landscape edge to enhance the character and setting of Burnetts Lane and transition with existing residential properties. Proposed landscape corridor to include additional tree planting to soften built form and assimilate proposed residential edge into existing character of Burnetts Lane, with internal landscaping links proposed to further soften the new settlement edge;
12. Proposed rain gardens and drainage features along link road and at key strategic locations within parcels to provide additional internal landscape links and GI corridors and to soften built form within parcels themselves. Proposed rain gardens to respond to the Blue Infrastructure assets across the wider site;
13. Proposed native hedgerow running alongside ecological buffer to provide additional GI corridor, allowing for additional linear feature, enhancement of characteristic hedgerow planting and allowing for a soft buffer to the ancient woodland and ecological assets;
14. Internal street scene landscaping through development plots, with internal street trees and plot frontage planting to provide green links and spaces through development parcels. Internal street tree planting will provide benefits for ecology, amenity

and reduction in urban heat island effects and impacts on climate change;

15. Ecological habitat enhancement area and landscape transition zone to Quobleigh Woods with marsh/wet grassland with development avoided and access controlled. Views across to the development parcels softened by proposed tree planting both within parcels and scattered tree planting to edges of development plots within landscape buffers. Along these edges, lower lighting levels are proposed which also assist with retaining the woodland edge corridor characteristics;
16. Controlled access and footpaths through ecological mitigation area with potential for increased recreational routes through network of green corridors;
17. Retention and incorporation of mature tree planting into landscape buffer with proposed enhancements to understorey planting;
18. Proposed SuDS ponds to provide additional ecological enhancements and recreational benefits within landscape buffer. Proposed SuDS to be integrated into buffers and reflect characteristic aquatic planting found in the wider landscape;
19. Landscape edge with additional tree planting to provide softer edge to new development with low level lighting responding to ecological constraints and retaining character of woodland edge;
20. Respond to setting of the Grade II listed building with proposed landscape transition and response to character of historic features; and
21. Proposed building heights and parameters of heights across site addressing visual situation, with lower development proposed at visually sensitive edges along Burnetts Lane and in response to the heritage and historic context of the site at Chalcroft and at the Grade II Listed Fir Tree Farm.

Plan 8: Landscape Strategy Plan. ES Figure 13.12



- | | | | | |
|---|---|--|--|-----------------------------------|
| Site Boundary (Outline Application) | Proposed Native Tree Planting | Proposed Water Tolerant Native Tree Planting | Ecological Buffers | Play Facilities |
| Site Boundary (First Residential Parcel) | Proposed Streetscene/Avenue Tree Planting | Attenuation Ponds with Proposed Species Rich Marginal Planting | Proposed Species Rich Grassland Meadow | Allotments |
| Existing Hedgerow and Tree Vegetation Retained and Enhanced | Proposed Native Hedgerow | Ecological Ponds | Proposed Wet Meadow and Riparian Corridor Planting | Indicative Alignment of Link Road |

Tyler Grange Group Limited
© Crown copyright, All rights reserved 2020. Licence number 0100031673

- 7.1 As identified, the development of the site will be assessed based on the following scenarios:

Scenario 1: Baseline situation and OPA Phase 1

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

Scenario 2: Baseline situation and Wider OPA

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

- 7.2 The following receptors will be assessed:

Landscape Receptors

- Horton Heath LCA
- Site-Wide Effects
- Quobleigh LLCA
- Chalcroft LLCA

Visual Receptors

- Recreational users of PRoW F2
- Recreational users of PRoW F3
- Recreational users of PRoW F10 and F11
- Recreational Users of PRoW B743, B744, B746 and B780
- Residents overlooking the eastern edge of the site
- Residents on Fir Tree Lane
- Transient users of Burnetts Lane
- Transient users of Blind Lane
- Transient users of Fir Tree Lane

Landscape Effects Summary

- 7.3 A full assessment of the predicted visual effects of the proposed development during the construction phases, at completion and after 15 years is set out on the tables within this section. The assessment has assumed that the proposals have included the embedded mitigation measures as illustrated on the Landscape Strategy Plan and within the Design and Access Statement prepared to support the application.
- 7.4 A summary of the key findings of the assessment are set out below for each of the groups of people (visual receptors) identified within the baseline assessment as having the potential to have their views and visual amenity affected on a scale of significance by the proposed development.
- 7.5 The effects during the construction phase are therefore generally greater than those experienced upon completion and the residual effects once the landscape mitigation has matured. Where the construction activities have resulted in Moderate or Major adverse visual effects, this is also noted below.
- 7.6 Once the assessment of Scenario 1 is made, the overall assessment of this baseline is then used to inform the assessment of effects for Scenario 2.

Landscape Assessment

- 7.7 The following provides an overview of the key landscape findings with further detailed justification provided in the following tables. Overall, the assessment on the effects of development for both the Phase 1 and the wider OPA on the Horton Heath LCA has found that due to the wider scale of the Horton Heath Undulating Farmlands LCA, impacts of the development will be localised and relevant to the site and it's immediate surroundings. The presence of mature tree planting to much of the boundary of the site means that the site is separated from the wider LCA and contained by a strong framework of established planting.
- 7.8 The assessment work has found that the site shares some key characteristics with the Horton Heath Undulating Farmlands LCA, with intrusive edges, unmanaged agricultural land, tree and hedgerow belts being a common feature, and the site set within a well wooded landscape with wooded horizons characteristic of the wider landscape beyond the site boundaries.
- 7.9 The introduction of built form across the site will inevitably introduce built form in a settlement edge agricultural site and the extant consents (application reference **X/19/86303** and

X/19/86475) establish the principle of development across the site and state that built form and infrastructure are acceptable in planning terms. It is noted however that this LVIA assesses the site and the proposals with the extant permissions in mind but based on the assumption that development has not commenced.

- 7.10 The assessment finds that the site is not within a designated landscape and has an overall **Low sensitivity** to development.

Scenario 1

Horton Heath Undulating Farmland LCA

- 7.11 Construction During construction the proposals will have **Temporary Moderate Adverse Effects** on the LLCA.
- 7.12 Completion Upon completion will have **Moderate Adverse Effects** with the new link road and Phase 1 development introducing uncharacteristic features, built form, lighting and infrastructure within the LCA, and although these will be at a local level the proposed scale will effect the character of the LCA. The landmark structure included within the Phase 1 will, along with the wider development across the parcel introduce an uncharacteristic structure which will sit above the rest of the parcel in height and against the skyline.
- 7.13 Residual Once planting has matured, the residual effects will remain **Moderate Adverse** due to the degree of change associated with the Phase 1 and the link road and the introduction of uncharacteristic features within the landscape.

Chalcroft LLCA

- 7.14 Construction the proposals will have **Temporary Moderate Adverse Effects** on the LLCA.
- 7.15 Completion The proposals have been assessed as having **Minor Adverse Effects** at completion. At completion, the proposals will result in the loss of some sections of hedgerow planting within the LLCA at Parcel 1 and the loss of some areas of tree planting along the routes of the link road. At completion new built form and the link road construction will change the character of the LLCA and planting will not be mature. The introduction of the landmark structure included within the Phase 1 will, along with the wider development across the parcel introduce an uncharacteristic structure which will change the context and sit above the skyline.
- 7.16 Residual The assessment has found that more locally, the proposals will result in **Minor Beneficial Effects** on the Chalcroft LLCA

7 Potential Environmental Impacts and Effects

once planting is mature. Areas of retained Green Infrastructure, additional street scene planting and an increase in characteristic planting included as part of the proposals with retained and enhanced landscape features within the LLCA. The proposed planting mitigation included within the development will enhance the key characteristic features of the LLCA, with improvements to the watercourse, additional planting and mitigation to the woodland at the southern boundary and additional characteristic planting across the LLCA.

7.17 Where the existing settlement edge abuts the site at its eastern extents within the Chalcroft LLCA, this boundary will provide a transitional space between the existing residential dwellings and the newly constructed Phase 1 scheme, with proposed areas of green space breaking up views and providing a more informal and sensitive transition. This transition and landscape corridor allows for enhancements to the existing boundary hedgerow planting, as well as the creation of a new pedestrian route through areas of tree and meadow planting with views retained across pockets of green space running into the development. This edge provides a softer transition between the new development and the ancient woodland with new tree planting, an extension to the habitat type, new areas of native hedgerow, scattered tree planting and a naturalistic approach to SuDS, utilising the characteristics of the site to its advantage.

7.18 Within the Chalcroft LLCA, the proposals include for an extension to the blue infrastructure features across the site through the creation of naturalistic rain garden features within the development parcels. These rain garden features will increase green links through the parcels and provide additional ecological habitats, provide drainage solutions, assist with reducing the impacts of climate change and provide additional and amenity benefits to residents and an improvement to the street scene.

Quobleigh LLCA

7.19 Construction The proposals have been assessed as having **Temporary Moderate Adverse Effects** during construction.

7.20 Completion The proposals have been assessed as having **Minor Adverse Effects** at completion with the introduction of uncharacteristic features and increased scale of development across the LLCA. In places some areas of tree planting will be removed to allow for the link road proposals.

7.21 Residual The assessment has found that more locally, the proposals will result in **Minor Adverse Effects** on the Quobleigh LLCA due to the retained areas of Green Infrastructure within

the wider undeveloped areas of the LLCA, and additional proposed characteristic planting along the link road. There will be a change in the character of the LLCA at its western edge but overall the proposals have responded to the existing site context and landscape character, with the remaining parts of the LLCA undeveloped and existing green infrastructure retained and enhanced as part of the proposals.

Site Wide Features

7.22 Construction The proposals have been assessed as having **Temporary Moderate Adverse Effects** during completion.

7.23 Completion The proposals have been assessed as having **Minor Adverse Effects** at completion with the introduction of uncharacteristic features and increased scale of development across the LLCA. The majority of existing landscape features characteristic of the LLCA will be retained within the proposals but in places some removal of hedgerows and trees will be required to allow for the link road and Phase 1 works.

7.24 Residual Once planting has matured, the assessment has found that the proposals will result in **Minor Beneficial Effects** on the site wide features with the majority of landscape features retained and incorporated into the proposals. Even with the loss of small areas of planting and hedgerows as a result of the implementation of built form and the link road infrastructure, enhancements to the existing network of green infrastructure, landscape corridors and internal tree planting within the Phase 1 scheme and along the link road will increase the landscape framework and networks of habitats within the site and will enhance site wide features.

Scenario 2

Horton Heath Undulating Farmland LCA

7.25 Construction The proposals have been assessed as having **Temporary Moderate Adverse Effects** during construction.

7.26 Completion The proposals have been assessed as having **Moderate Adverse Effects** at completion with the introduction of uncharacteristic features and increased scale of residential development across the LCA. The inclusion of the three landmark structures will also introduce structures of height which will be seen within the wider landscape and within the wider LCA, introducing uncharacteristic features within the landscape.

7.27 Residual The proposals have been assessed as resulting in **Moderate Minor Adverse** landscape effects on the Horton

Heath Undulating Farmlands LCA reflecting the degree of change associated with the scale of development of the proposals, and the introduction of uncharacteristic features within the landscape. However, with the retained areas of green infrastructure and landscape framework, the site has the capacity to accommodate development of this scale and incorporated landscape framework assists in assimilating the proposals into the landscape.

Chalcroft LLCA

7.28 Construction The proposals have been assessed as having **Temporary Moderate Adverse Effects** during construction.

7.29 Completion Upon maturation of planting, the proposals have been assessed as having **Minor Adverse Effects** at completion with the introduction of uncharacteristic features and increased scale of development across the LLCA. At completion on the OPA Wider site, a complete change in character will occur to the Chalcroft LLCA. Features characteristic of the LLCA will be incorporated into the proposals but new built form will change the overarching character of the area.

7.30 Residual The assessment has found that more locally, the proposals will result in **Minor Beneficial Effects** on the Chalcroft LLCA as a result of the various areas of green infrastructure and provision of open space within the LLCA. The retained landscape features within the LLCA, with both blue and green infrastructure will be incorporated into the development and provide a strong framework for the development of the site. Retained green infrastructure will be enhanced with additional characteristic planting, additional recreational routes will be provided and areas of accessible open space will be created which will provide a network of beneficial green corridors around the site. Where the existing settlement edge abuts the site at its eastern extents within the Chalcroft LLCA, this boundary will provide a transitional space between the existing residential dwellings and the newly constructed Phase 1 scheme, with proposed areas of green space breaking up views and providing a more informal and sensitive transition. This landscape corridor allows for enhancements to the existing boundary hedgerow planting, as well as the creation of a new pedestrian route through areas of new tree and meadow planting with views retained across pockets of green space running into the development.

7.31 The watercourse located to the south of the solar farm has been retained and proposals include for this key character feature to be enhanced with additional characteristic riparian planting, along with extensions to the watercourse within the corridor.

7 Potential Environmental Impacts and Effects

- 7.32 In addition to this, the proposals in this area retain low levels of lighting along the river corridor to respond to ecological constraints whilst also retaining the riparian characteristics of this corridor.
- 7.33 The proposals have responded to the ancient woodland to the south of the site with the creation of a landscaped edge responding to the sensitive ecological features, as well as providing increased opportunities for recreation and new footpath routes. This edge and landscape corridor provides a soft transition between the new development and the ancient woodland with new tree planting, an extension to the habitat type, new areas of native hedgerow, scattered tree planting and a naturalistic approach to SuDS, utilising the characteristics of the site to its advantage.
- 7.34 Within the Chalcroft LLCA, the proposals include for an extension to the blue infrastructure features across the site through the creation of naturalistic rain garden features within the development parcels. These rain garden features will increase green links through the parcels and provide additional ecological habitats, provide drainage solutions, assist with reducing the impacts of climate change and provide additional and amenity benefits to residents and an improvement to the street scene.

Quobleigh LLCA

- 7.35 Construction The proposals have been assessed as having **Temporary Moderate Adverse Effects** during construction.
- 7.36 Completion The proposals have been assessed as having **Minor Adverse Effects** at completion with the introduction of uncharacteristic features and increased scale of development across the LLCA. The retention of boundary planting and internal green infrastructure and belts of tree planting within the LLCA as part of the proposals will retain the enclosed characteristics across the northern part of the site. Although the LLCA will experience a change in character with the introduction of built form this will be set amongst the existing landscape framework with characteristic features retained.
- 7.37 Residual The assessment has found that the proposals will result in **Minor Beneficial Effects** on the Quobleigh LLCA. Uncharacteristic features are introduced into the LLCA, but the retention and enhancement of key green infrastructure and the contained nature of the site will retain development within the established and well wooded landscape. The mature belts of tree planting provide a strong framework and inform development parcels within the site, and these tree belts are retained and enhanced with additional characteristic tree and woodland edge planting to provide increased ecological benefits and characteristic

planting. As further planting matures, this will increase the characteristics of the LLCA.

- 7.38 The landscape transition zone from Quobleigh Woods at the northern edge of the site provides a landscape and ecological buffer to the woodland and a soft transition between the edge of the development parcels along the northern part of the site. This landscape corridor at maturity will provide additional opportunities for recreational routes through the site, additional tree planting and links to the wider network of footpaths in the landscape to the north and the network of accessible routes around the site. In addition to this, proposed areas of low lighting along landscape corridors and ecological corridors assist in retaining the characteristics of the woodland edge along this boundary of the site.
- 7.39 The retention of these key features also provides a level of visual inclusion for development parcels once planting has matured along with the provision of a network of accessible footpath routes and recreational links to enhance the existing networks of public footpaths across the site.

Site Wide Features

- 7.40 Construction The proposals have been assessed as having **Temporary Moderate Adverse Effects** during completion.
- 7.41 Completion The proposals have been assessed as having **Minor Adverse Effects** at completion with the introduction of uncharacteristic features and increased scale of development across the LLCA. Where new access may be required through parcels it is likely that there will be some minor loss to trees. Within the northern parcels of the site some hedgerow loss will also be required to accommodate the proposals.
- 7.42 Residual Once planting has matured, the assessment has found that the proposals will result in **Minor Beneficial Effects** on the site wide features with the majority of landscape features retained and incorporated into the proposals. Where loss of hedgerows and some minor loss of tree cover is required as part of the proposals, the scheme seeks to replace this loss and provide additional tree planting within open spaces to deliver a strong network of GI.
- 7.43 Overall, the site will provide 50.9 hectares of open space and of this 48.15 hectares of informal open space and 2.75 of formal open space with an integrated and site wide approach to play and open space provision.
- 7.44 Retained and enhanced green corridors provide a multi functional approach incorporating play, ecological enhancements,

Sustainable Urban Drainage and recreational and access enhancements with interlinked spaces across the development and benefits not only for new residents but for the existing local population.

- 7.45 The approach to the scheme with the retention and enhancement of characteristic green infrastructure and the incorporation of existing landscape features into the scheme means that the site has the capacity to accommodate development of this scale.
- 7.46 Retained green corridors provide an enclosed landscape on the within which development parcels can be accommodated, and provides an overarching network of green infrastructure which means that the massing and forms of development parcels sit amongst mature areas of tree planting and green corridors.
- 7.47 Although the proposed development will introduce built form, lighting and infrastructure into a largely undeveloped landscape, the proposals of this scale can be accommodated within the landscape with retained green infrastructure providing a framework to assimilate the scheme into the surrounding area, responding to the existing settlement edge characteristics and agricultural landscape.
- 7.48 In addition the principle of development is already agreed through the extant permissions and consented schemes.

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Horton Heath Undulating Farmland LCA

Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Low	Construction The landscape impacts during the construction phase will introduce uncharacteristic elements into the landscape and be largely limited to those upon the site itself. Off-site impacts will include the construction of new site accesses, the construction of the link road, the construction of traffic associated with the Phase 1 works and the work relating to the construction of the link Road. There will be some localised impacts associated with construction traffic on adjacent road networks. At a localised level, the construction works will also impact upon the character of Burnetts Lane, Allington Lane, Chalcroft and Fir Tree Lane. Taking the above factors into account, the construction activities will result in a temporary medium magnitude of change when assessed for the Horton Heath Undulating Farmland LCA.	Construction The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in Temporary Moderate Adverse Effects at the LCA. The construction works will introduce uncharacteristic elements into the local landscape, with the development changing the land use and character of the site area.
	Completion At completion, the development will introduce an uncharacteristic features within the LCA of a larger scale than in the local surroundings. The completion of areas of open space, green infrastructure, drainage and the link road will affect the immediate setting of Horton Heath. Outside the site area within the wider LCA, the existing features will remain unaffected, including field boundaries and existing tree belts and vegetation. The proposed landmark structure located at the southern gateway into the site will introduce an uncharacteristic feature into the landscape which will be located amongst the setting of residential and employment land use. The new houses and associated infrastructure will give rise to a Low to Medium magnitude of change when assessed for the Horton Heath Undulating Farmland LCA.	Completion Given the nature of change and the scale of the development, upon completion the proposals will give rise to Moderate Adverse Effects upon the character of the Horton Heath Undulating Farmlands LCA. Whilst the proposals incorporate a range of embedded landscape mitigation measures, including landscape transition zones, tree planting and implementation of new areas of green space, the planting will take time to mature and become effective.
Low	Residual (15 years) With the maturation of the strategic landscape planting and trees within open spaces and along streets, the development will be better assimilated into the landscape. The proposed planting, and incorporation of additional planting across the site and within parcels will integrate the development into the landscape and there will be a Low to Medium magnitude of change.	Residual (15 years) Despite the embedded mitigation measures within the proposals, given the scale of the development in relation to the LCA the overall effects upon the will remain as Minor Moderate Adverse Effects.

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Chalcroft LLCA

Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Low	Construction The landscape impacts during the construction phase will introduce uncharacteristic elements into the landscape and be largely limited to those within the LLCA itself. The open and relatively arable landscape within the LLCA will be impacted by the construction works on the site, introducing plant vehicles, movement, and construction activity within the LLCA. Having said this, construction traffic is not an uncommon feature within the landscape with the baseline situation already affording the presence of construction works as a result of the consented roundabout scheme off Burnett Lane. At a localised level, the construction works will impact upon the character of Burnetts Lane adjacent to the LLCA, as well as the setting of the Ancient woodland. The implementation of areas of open space, green infrastructure drainage, housing and the link road will temporarily affect the immediate setting of the LLCA while the works area being implemented. Within the site itself, construction works will result in the removal of an existing hedgerow running through the site. Taking the above factors into account, the construction activities will result in a temporary medium / high magnitude of change when assessed for the Chalcroft LLCA.	Construction The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in Temporary Moderate Adverse Effects at the LLCA. The construction works will introduce uncharacteristic elements into the local landscape, with the development changing the land use and character of the immediate site area.
	Completion At completion, the development will introduce an uncharacteristic features within the LLCA which will increase the scale of the residential development and introduce built form within the LLCA. The characteristic watercourse running along the southern edge of the solar farm will be incorporated into the proposals and at completion this landscape buffer will be enhanced with additional characteristic planting to respond to the existing landscape structure. The proposed landmark structure located at the southern gateway into the site will introduce an uncharacteristic feature into the landscape which will be located amongst the setting of residential and employment land use. Given the change in context and introduction of built form, along with the lack of maturity of planting, the development will give rise to a Low to medium magnitude when assessed for the Chalcroft LLCA.	Completion At completion, given that proposed landscape mitigation will not have reached maturity, it is likely that the development will be Minor adverse in terms of its effects on the LLCA.
	Residual (15 years) With the maturation of the strategic landscape planting, landscape buffers, trees and hedgerows within the open spaces of the Phase 1 scheme, the development will be better assimilated into the landscape and will integrate characteristic planting to respond to the context and setting of the LLCA. The proposed planting, and incorporation of additional planting across the site and within parcels will integrate the development into the landscape. The landscape transition zone from the ancient woodland will also result in an increased area of habitat enhancement across the area. Once mature, the planting within the landscape buffers will increase green links and characteristic planting within the LLCA. This increase in planting will also provide additional ecological linkages, area for recreation and opportunities for additional footpath and cycle links. The addition of rain gardens within and adjacent to the link road itself will provide an increased blue and green infrastructure link through the site and will provide additional longer term benefits for both landscape structure and additional tree and vegetation cover. The provision of street trees, once mature will also provide benefits for urban greening, increased landscape structure and will assist in assimilating the development into the landscape.	Residual (15 years) Even though the scale of the development of the Phase 1 works and the link road will increase built form and introduce uncharacteristic features, the provision of open space, internal street scene planting, ecological enhancements and retention and enhancements of key landscape features will result in Minor Beneficial Effects on the LLCA.

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation (noted that the Phase 1 scheme does not fall within this LLCA and this assessment addresses the link road only)

Quobleigh LLCA

Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Low	Construction The landscape impacts during the construction phase will introduce uncharacteristic elements into the landscape and be largely limited to those within the LLCA itself. The well wooded and relatively contained nature of the LLCA will to a certain extent contain construction traffic with the impacts of this limited to the LLCA itself. Having said this the LLCA will be impacted by the presence of construction traffic, although these are already present at the northern part of the site where the roundabout construction is taking place. At a localised level, the construction works will impact upon the character of Fir Tree Lane and the setting of Fir Tree Farm as well as impacting on existing PRow and recreation routes through the site. The implementation of areas of tree planting, along with strategic areas of Green Infrastructure will affect the immediate setting of the LLCA itself while the works area being implemented. Within the site itself, construction works will result in the removal of small sections of tree planting to make allowance for the link road construction (details of which are found in the AIA produced by Tyler Grange). Taking the above factors into account, the construction activities will result in a temporary medium / high magnitude of change when assessed for the Quobleigh LLCA.	Construction The construction activities associated with the implementation of infrastructure in particular will result in Temporary Moderate Adverse Effects at the LLCA. This construction will be limited to the western most part of the LLCA. The construction works will introduce uncharacteristic elements into the local landscape, with the development changing the land use and character of the immediate site area.
	Completion At completion, the development will introduce an uncharacteristic features within the LLCA in the form of the link road which will increase the scale and proximity of built form within the LLCA. Retained areas of Green Infrastructure will at completion of the link road assist in retaining the characteristic contained nature of the various parcels across the site. Enhancements to the existing landscape framework and green infrastructure and additional planting associated with the link road construction will over time mature but at completion the development will give rise to a Low to medium magnitude of change when assessed for the Quobleigh LLCA.	Completion At completion, given that proposed landscape mitigation will not have reached maturity, it is likely that the development will be Minor adverse in terms of its effects on the LLCA.
	Residual (15 years) With the maturation of the strategic landscape planting, the planting found along the link road and the enhancements to the characteristic landscape framework within which the site is formed, the development of the link road will be better assimilated into the landscape and will integrate characteristic planting to respond to the context and setting of the LLCA. The proposed planting will also result in an increased area of habitat enhancement across the area with key linkages retained and enhanced. Once mature, the planting within the landscape buffers will increase green links and characteristic planting within the LLCA. This increase in planting will also provide additional ecological linkages, area for recreation and opportunities for additional footpath and cycle links.	Residual (15 years) Even though the scale of the development of the link road will increase built form and introduce uncharacteristic features, the provision of open space, internal street scene planting, ecological enhancements and retention and enhancements of key landscape features will result in Minor Adverse Effects on the LLCA with much of the LLCA remaining as undeveloped.

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Site wide features

Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Medium	Construction Construction works will be limited to the southern parcel of land and the works following the route of the link road. There will be direct impacts on existing belts of tree planting where the link road servers strategic planting in two areas. The removal of these areas of planting will impact on the site specific features. Construction traffic will include groundworks, SuDS construction, landscape implementation and planting and construction of infrastructural and new homes. There will likely be impacts on the character of both Chalcroft track and Burnetts Lane with construction traffic and activity as well as impacts on the ancient woodland and Chalcroft Farm given the proximity of development. Areas of native hedging will be removed as part of the Phase 1 works, however these hedgerows are gappy and in a poor condition. Public footpaths will in places be required to be closed while the construction works are being completed. Noise and construction traffic will also have the potential to impact on the character and settlement edge of properties overlooking Burnetts Lane. Works will result in localised, temporary and a Medium/High magnitude of change.	Construction The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in Temporary Moderate Adverse Effects. The construction works will introduce uncharacteristic elements into the local landscape, with the development changing the land use and character of the site area.
	Completion Upon completion,the development of the Phase 1 scheme, associated infrastructure and the link road construction will give rise to the introduction of uncharacteristic features which will be in close proximity to site features. The loss of some areas of hedgerow within the Phase 1 parcel along with sections of tree planting will result in permanent loss at completion. Enhancements to retained landscape features will at completion not provide their full benefits, and will over time mature with the provision of an increase in characteristic tree and hedgerow planting and enhancements to watercourses and blue infrastructure. Additional footpath routes proposed through the development and through landscape buffers will increase the opportunities for recreation and accessible usable routes for pedestrians and cyclists. At the time of completion, the development will give rise to a Low to Medium magnitude of change relating to the site wider features.	Completion Upon completion, the proposed landscape mitigation will not have reached maturity but will increase the available landscape features within the site and increased green links. Given the removal of hedgerow within the phase 1 parcel, and the removal of sections of tree planting to accommodate the new link road at certain locations on balance the development will be Minor Adverse in terms of its effects on the site features.
	Residual (15 years) Once tree, hedge and internal planting is mature the development will be integrated into the site and additional characteristic planting will increase the availability of green infrastructure and landscape features within the site boundary. These features will provide increased habitat, amenity and recreation assets. Areas of open space within the site boundaries will also provide increased landscape features and integrated green open space.	Residual (15 years) Even with the loss of small areas of planting and hedgerows, the introduction of built form and infrastructure, enhancements to the existing network of green infrastructure, landscape buffers and internal tree planting within the Phase 1 scheme and along the link road will increase the landscape framework and networks of habitats within the site. These proposed features will increase the characteristic planting an provide Minor Beneficial Effects on the site wide features.

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline and the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Horton Heath Undulating Farmland LCA

Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Low	Construction The landscape impacts during the construction phase will introduce construction traffic and activity into the LCA, and within the wider areas of undeveloped landscape within the site boundaries. This construction work will be largely limited to impacts on the site itself with off-site impacts including the construction of access points and localised impacts on adjacent road networks. Inevitably the proposed development of the wider OPA will lead to an increased nature of construction traffic and activity. At a localised level, the construction works will also impact upon the character of Burnetts Lane, Allington Lane, Chalcroft and Fir Tree Lane. The implementation of areas of open space, green infrastructure, drainage and phases of residential development will temporarily affect the immediate setting of Horton Heath, and Allington while works are being implemented. Outside the site area within the wider LCA, the existing features will remain unaffected, including field boundaries and existing tree belts and vegetation. Taking the above factors into account, the construction activities will result in a temporary medium / high magnitude of change when assessed for the Horton Heath Undulating Farmland LCA.	Construction The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in Temporary Moderate Adverse Effects at the LCA. The construction works will introduce uncharacteristic elements into the local landscape at a local level, with the development changing the land use and character of the site area. Having said this the principle of development across various phases of work will introduce construction works within the landscape locally.
	Completion At completion, the development will introduce additional built form within the landscape which will form part of a much larger area of development sitting amongst established areas of strategic green infrastructure. The proposed landmark structures located at the local centre, and the northern gateway will introduce uncharacteristic features of height into the landscape and seen beyond the site boundaries within the wider Horton Heath Undulating Farmland LCA. Given the scale of the development, the OPA will give rise to a medium magnitude of change when assessed for the Horton Heath Undulating Farmland LCA.	Completion Given the nature of change and the scale of the development, upon completion the proposals will give rise to Moderate Adverse Effects upon the character of the Horton Heath Undulating Farmlands LCA. The proposals incorporate a range of embedded landscape mitigation measures, including landscape buffers, tree planting and implementation of new areas of green space, the planting will take time to mature and become effective.
Low	Residual (15 years) Given that the strategic green infrastructure will be delivered as part of the early phases of development, With the maturation of the strategic landscape planting and trees within open spaces and along streets, the development will be better assimilated into the landscape. The proposed planting, and incorporation of additional planting across the site and within parcels will further integrate the development into the landscape. Proposed planting will not be able to mitigate the impact of the proposed landmark features and their impact on the wider LCA. There will be a Low to medium magnitude of change when assessed for the Horton Heath Undulating Farmlands LCA.	Residual (15 years) Despite the embedded mitigation measures within the proposals and the early delivery of landscape mitigation and green infrastructure, the trees would reduce although not fully mitigate the effects of the scale of the landmark features, given the scale of the development in relation to the LCA the overall effects upon the will be Moderate Minor Adverse.

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Chalcroft LLCA

Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Low	Construction Given the baseline situation, and the build out of the Phase 1 and link road, the principle of built form will not be an uncharacteristic feature within the landscape. The existing Phase 1 scheme will set the further development of the site in the context of newly constructed residential development and associated infrastructure. At a localised level, the construction works associated with the wider outline scheme will impact on the character of the various parcels of land across the site, but the principle of development on the site and within the LLCA will already be established. Localised impact will occur to Chalcroft Farm, as well as to the setting of the Ancient woodland. The implementation of areas of open space, green infrastructure, drainage, housing and infrastructure within parcels will have localised impacts and affect the immediate setting of the LLCA while the works area being implemented during construction with construction traffic and activity resulting in a temporary medium magnitude of change when assessed for the Chalcroft LLCA.	Construction The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in Temporary Moderate Adverse Effects at the LLCA. The construction works will introduce uncharacteristic elements into the undeveloped local landscape, however this construction activity will already be established as part of the Phase 1 works.
	Completion At completion, the development will introduce additional built form into the LLCA, with built form already established on the site. The development will increase the scale of development present across the LLCA and will result in the majority of the LLCA being built out with embedded landscape mitigation and green infrastructure as part of the development. Landscape buffers will be retained and enhanced and on completion, these will form part of the development. Additional landscape planting within the various development plots will be yet to mature and given the increased scale of development across the LLCA, the development will give rise to a Medium magnitude of change .	Completion Given the scale of the OPA, at completion, given that proposed landscape mitigation will not have reached maturity, it is likely that the development will be Minor Adverse in terms of its effects on the LLCA.
	Residual (15 years) With the maturation of the parcel development planting in combination with the strategic planting already matured as part of the earlier phases of works, planting, landscape buffers, trees and hedgerows within the open spaces of the wider OPA and development plots will assist in assimilating the development into the LLCA. Characteristic planting will respond to the context and setting of the LLCA and will increase the overall provision of green infrastructure across the site. The addition of rain gardens within plots and along strategic locations within development plots will also provide an increase in blue and green infrastructure across the OPA and will provide additional longer term benefits for both landscape structure and additional tree and vegetation cover. The provision of street trees, once mature will also provide benefits for urban greening, increased landscape structure and will assist in assimilating the development into the landscape.	Residual (15 years) Even though the scale of the development across the site will increase built form in undeveloped parts of the site, the built out Phase 1 already established the context of a developed landscape and further development across the site will not be an incongruous feature within the landscape. The provision of open space, internal street scene planting, ecological enhancements and retention and enhancements of key landscape features will result in Minor Beneficial Effects on the LLCA.

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Quobleigh LLCA

Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Low	Construction The landscape impacts during the construction phase will introduce uncharacteristic elements into the landscape and be largely limited to those within the LLCA itself. The well wooded and relatively contained nature of the LLCA will to a certain extent contain construction traffic with the impacts of this limited to the LLCA itself. At a localised level, the construction works will impact upon the character of Fir Tree Lane and the setting of Fir Tree Farm as well as impacting on existing PRoW and recreation routes through the site. The implementation of areas of tree planting, along with strategic areas of Green Infrastructure will affect the immediate setting of the LLCA itself while the works area being implemented. Taking the above factors into account, the construction activities will result in a temporary medium / high magnitude of change when assessed for the Quobleigh LLCA.	Construction The construction activities associated with the implementation of infrastructure, development of the houses and establishment of areas of green infrastructure and open space will result in Temporary Moderate Adverse Effects at the LLCA. The construction works will introduce uncharacteristic elements, activity, noise and traffic into the local landscape, with the development changing the land use and character of the immediate site area within the LLCA.
	Completion At completion, the development will introduce an uncharacteristic features within the LLCA in the form of residential development and associated infrastructure and this will increase the scale and proximity of built form within the LLCA. Retained areas of Green Infrastructure and enhanced existing green corridors will retain characteristic features and the established landscape framework. Proposed landscaping within parcels will take time to mature and as such development will result in a Medium magnitude of change for the Quobleigh LLCA. The development of the wider OPA will also deliver wider recreational enhancements and improvements to the network of public footpaths across the site.	Completion At completion, and given that the given that proposed landscape mitigation within the parcels will not have reached maturity, it is likely that the development will be Minor Adverse in terms of its effects on the LLCA with a change in character and land use.
	Residual (15 years) The enhancements to the characteristic landscape framework within which the site is formed, and internal planting within plots along with appropriate buffers to existing landscape features will ensure that the characteristic features of the LLCA are retained and protected. These landscape features will assist in assimilating development into the landscape and retaining the key characteristics of the LLCA.	Residual (15 years) Even though the scale of the development will increase built form and introduce uncharacteristic features, the retention of green infrastructure and protection of key landscape features within the LLCA will result in Minor Beneficial Effects on the LLCA.

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Medium	Construction Construction traffic will include groundworks, SuDS construction, landscape implementation and planting and the construction of infrastructure and new homes. There will likely be impacts on the character of both Chalcroft track, Allington Lane and Burnetts Lane with construction traffic and activity as well as the potential to impact on the character and setting of the existing residential edge and local network of roads. The construction works will impact on the network of footpaths in places where these interface with areas of development. Noise and construction traffic will also have the potential to impact on the character and settlement edge of properties overlooking the site. Construction traffic will not however be an uncharacteristic feature given the Phase 1 and link road scheme. Works will result in localised, temporary and a high magnitude of change given the scale of the development.	Construction The construction activities associated with the implementation of the wider OPA will result in Temporary Moderate Adverse Effects . The construction works will introduce uncharacteristic elements into the local landscape, with the development changing the land use and character of the site area on a local level.
	Completion Upon completion,the development of the OPA will give rise to the introduction of uncharacteristic features which will be in close proximity to site features. There will likely be some loss of characteristic features in places where infrastructure, access and circulation is required around the site, however the retention of key strategic green corridors and landscape framework which forms the backbone to the development will retain key landscape blue and green features within the development of the site. Enhancements to retained landscape features along with new planting within development parcels will once at mature growth increase the characteristic landscape features across the site and provide a holistic approach to green infrastructure. At the time of completion, the development will give rise to a Medium magnitude of change relating to the site wider features. Additional footpath routes proposed through the development and through landscape buffers will also increase the opportunities for recreation and accessible usable routes for pedestrians and cyclists.	Completion Upon completion, the proposed landscape within development parcels and additional enhancements to retained areas of green infrastructure will not have reached maturity but will increase the available landscape features within the site and increased green links. On balance the development will be Minor Adverse Effects in terms of its effects on the site features.
	Residual (15 years) Once tree, hedge and internal planting is mature the development will be integrated into the site and additional characteristic planting will increase the availability of green infrastructure and landscape features within the site boundary. These features will provide increased habitat, amenity and recreation assets. Areas of open space within the site boundaries and within development plots will also provide increased landscape features and integrated green open space.	Residual (15 years) Even with the loss of small areas of planting and hedgerows, and the scale of the development, the retained green infrastructure and proposed landscape mitigation across the site will increase the characteristic features across the site and will provide Minor Beneficial Effects on the site wide features.

Visual Effects Summary

- 7.49 A full assessment of the predicted visual effects of the proposed development during the construction phases, at completion and after 15 years is set out on the tables within this section. The assessment has assumed that the proposals have included the embedded mitigation measures as illustrated on the Landscape Strategy Plan and within the Design & Access Statement document prepared to support the application.
- 7.50 A summary of the key findings of the assessment are set out below for each of the groups of people (visual receptors) identified within the baseline assessment as having the potential to have their views and visual amenity affected on a scale of significance by the proposed development.
- 7.51 The effects during the construction phase are generally greater than those experienced upon completion and the residual effects once the landscape mitigation has matured. Where the construction activities have resulted in Moderate or Major adverse visual effects, this is also noted below.
- 7.52 Once the assessment of Scenario 1 is made, the overall assessment of this baseline is then used to inform the assessment of effects for Scenario 2.

Visual Assessment

- 7.53 A summary of the key findings of the assessment are set out below for each of the groups of people (visual receptors) identified within the baseline assessment as having the potential to have their views and visual amenity affected by the proposed development.
- 7.54 Overall, the visual implications of the development of the site will be localised and limited to those in the immediate vicinity of the site. Long distance views of the site are not possible, and in medium distance views much of the site is shielded from view due to the presence of mature tree planting found to the site boundaries. Construction traffic associated with the roundabout is already seen as part of the baseline situation and therefore this visual element is not seen as an incongruous feature visually and within the landscape.
- 7.55 Where direct views of the site can be seen, these are seen from residents living on the eastern edge of the site, along with existing residents present within the site boundary itself. Along with users from the various recreational routes around the site and within close proximity.

- 7.56 Proposed landmark structures will be seen in local views, and in middle distance views off Allington Lane to the west and the associated PRow in the wider land to the west as well as from and from Bubb Lane and Blind Lane to the east.
- 7.57 The proposed building heights identified on the parameter plans identify that the visually sensitive edge at Burnetts Lane will propose lower level development at a maximum of 2.5 storeys in combination with a transitional green edge and corridor to soften the new built edge.
- 7.58 Elsewhere across the site, the overall height parameter of 4 storeys is accepted in visual terms due to the well vegetated and contained nature of the site and its capacity to retain development within an existing framework of mature tree planting which filters views from the wider landscape. It is accepted that although 4 storey development is identified on the parameter plans, that this establishes that certain areas have the capacity to accommodate these heights, but not necessarily across the whole site.
- 7.59 Those receptors taken forward into the assessment are those where effects are likely to be significant.
- 7.60 The effects during the construction phase are generally greater than those experienced upon completion and the residual effects once the landscape mitigation has matured.

Scenario 1

Recreational users of PRow2

- 7.61 These users have a **Medium sensitivity** and upon maturation of planting the proposals will give rise to **Moderate adverse Visual Effects**. Views will be filtered and softened by the presence of tree and hedgerow planting found adjacent to the new development edge and along the watercourse to the north of the Phase 1. The tree planting proposed will increase characteristic planting and filter views providing a soft transition and landscaped corridor. Combined with a slight landscape edge from Chalcroft Track, the tree planting will break up the built form in views and add to the well wooded backdrop seen to the south of the site next to Chalcroft Business Park.

Recreational users of PRow F3

- 7.62 These users have a **Medium sensitivity**. Over time, and once mature tree and hedgerow planting has established, planting will soften the edge of development in combination with the landscape corridor found along the Chalcroft track, but proposed

planting will not screen development from views completely and a permanent change to views will occur as a result of the proposed development. The proposals will give rise to **Minor Moderate Adverse Visual Effects**.

Recreational Users of PRow B743, B744, B746 and B780

- 7.63 These users have a **Medium sensitivity** to change, and once complete proposals will give rise to **Minor Adverse Visual Effects**. Glimpsed views of the link road proposals will be seen in wider medium distance views and will be seen in more short distant views where the footpath joins Allington Lane.

Recreational Users of PRow F10 and F11

- 7.64 These users have a **Medium sensitivity** and once planting is mature, the proposals will give rise to **Moderate Adverse Visual Effects**. Although planting will soften the link road it will not completely shield it from view and as a result will change views for these receptors.

Residents overlooking the eastern edge of the site

- 7.65 These residents have a **High sensitivity**. The proposal will give rise to **Moderate, Adverse Visual Effects**. Once planting has matured the new development edge will be softened with a green transition and landscape corridor between the existing and new development, but a complete change will occur for these residents.

Residents on Fir Tree Lane

- 7.66 These residents will have a **High sensitivity** and with the establishment of planting, the effects of the new link road will be reduced to **Minor Adverse Visual Effects** for residents with new tree planting filtering views and softening the new development

Transient users of Burnetts Lane

- 7.67 These residents have a **Medium sensitivity** and once planting is mature will give rise to **Moderate Adverse Visual Effects** given the proximity of development to these users.

Transient users of Blind Lane

- 7.68 These residents have **Medium sensitivity** and upon maturation of planting will give rise to **Moderate Adverse Visual Effects** with direct views across the site where Burnetts Lane joins Blind Lane.

7 Potential Environmental Impacts and Effects

Transient users of Fir Tree Lane

- 7.69 These users have **Medium sensitivity** and once planting has matured the proposals will have **Minor Adverse Visual Effects** with new tree planting filtering views and softening the new development.

Scenario 2

Recreational users of PRoW2

- 7.70 Recreational users of PRoW F2 have a **Medium sensitivity**. Once planting has matured, the proposals will have **Moderate Adverse Visual Effects**. The effects on views for these receptors will see built form introduced within close proximity, however the proposals include for additional characteristic planting located along the routes of the PRoW along with additional planting along the development parcel edges, and in particular along Chalcroft track to the north of the Phase 1 site. The retention of the water course as an area of undeveloped land to the south of the solar farm will provide additional filtering of views for these receptors and an increase in characteristic planting to provide a soft transition between development parcels and in views from the PRoW.

Recreational users of PRoW F3

- 7.71 Recreational users of PRoW F3 have a **Medium sensitivity**. Upon maturity of planting, the assessment has found that the proposals will have a **Minor Adverse Visual Effects** as a result of the development for Scenario 1. For these receptors traveling from Burnetts Lane to Allington Lane in the west, views from this PRoW will change as a result of the development, with built form brought closer to views and uncharacteristic features introduced into the landscape. However, the development includes for the retention of undeveloped area along the watercourse to the north of Chalcroft track to retain the open character and feeling for these receptors. The provision of internal street tree planting within plots, along with rain gardens and plot frontage planting will further assimilate the development for the users of this route. Receptors using this route will also travel through the retained landscape corridor to the north of the ancient woodland which provide a soft edge to the development parcel and assimilates built form into areas of green infrastructure. This landscape buffer provides filtered views of the development through proposed scattered tree planting and enhanced areas of characteristic woodland edge planting.

Recreational Users of PRoW B743, B744, B746 and B780

- 7.72 These users have a **Medium sensitivity** to change, and once complete, the proposed landmark structure will break the skyline in views when seen from the west from these footpaths and will be seen sitting above the tree line, introducing built form and structure into views which will be uncharacteristic within the wider landscape. Although views of the wider development and scale of the site will not be seen from these footpaths the proposals will result in **Moderate-Major Adverse Visual Effects**.

Recreational Users of PRoW F10 and F11

- 7.73 Recreational users of PRoW F10 and F11 have a **Medium sensitivity**.
- 7.74 Upon maturity of planting, the proposals will result in **Moderate Adverse Visual Effects**. Users of these footpaths who walk along the northern most part of the site will experience a change in views as a result of new uncharacteristic built form of mass and scale introduced to currently undeveloped field parcels. The creation of a landscape buffer along the northern edge will not only provide a landscaped corridor for users of these footpaths but will also provide an ecological buffer with increased recreational opportunities. Additional tree planting within the buffer will soften the new built edge and assist in assimilating the new development into the landscape. Retention of existing green infrastructure at field boundaries within the vicinity of PRoW F10 and F11 along with the mature belts of tree planting will contain wider views across the southern parts of the site retain the enclosed and localised impact on visual amenity.

Residents overlooking the eastern edge of the site

- 7.75 Residents overlooking the eastern edge of the site have a **High sensitivity** and the proposals will result in **Moderate-Major Adverse Visual Effects** once planting is matured. Where residents overlook the site, there will be a direct and complete change to views, with the introduction of built form and the change of lands use from agricultural to residential on a large scale. The proposals include internal tree planting and a transitional landscape corridors to integrate the existing residential edge into the proposed scheme in a sensitive way. The proposed landscape corridor along the southern part of Burnetts Lane, where residential development overlooks the southern most field parcel provides a new green link with plots located and orientated to ensure that existing residents have views across pockets of green space as opposed to looking directly at the edges of residential dwellings.

The introduction of the three landmark structures will be seen within these views and will be seen amongst the wider scale and mass of the wider development.

Residents on Fir Tree Lane

- 7.76 Residents on Fir Tree Lane have a **High sensitivity** and the proposals will result in **Moderate Adverse Visual Effects** once planting is matured. Existing residents on Fir Tree Lane will experience a complete change in views with new built form being in close proximity to properties. Landscape corridors and transitional spaces will allow for softening of the new development edges, with tree planting breaking up views of built form and massing. Retained areas of mature tree belts around the vicinity of Fir Tree Lane will reduce the impacts on views and effects will be localised as a result of the existing retain landscape framework and contained nature of the landscape and field patterns around Fir Tree Lane.

Transient users of Burnetts Lane

- 7.77 Transient users of Burnetts Lane have a **Medium sensitivity** and the proposals will result in **Moderate Adverse Visual Effects** upon maturity of planting. Users of Burnetts Lane will see the route amended and traffic calming solutions put in place alongside the landscape corridor between the existing residential edge and the proposed Phase 1 parcel. Views across the site will alter with built form introduced in an undeveloped and locally open part of the site. The inclusion of additional tree planting, both within the landscape corridor and within the development parcels themselves will break up the built form and roof lines and will soften views for these receptors. Transient users of Burnetts Lane will also see views of the proposed landmark structure when travelling along the road and this will be seen amongst the surrounding residential development.

Transient users of Blind Lane

- 7.78 Transient users of Blind Lane have a **Medium sensitivity** and the proposals will result in **Moderate Adverse Visual Effects** upon maturity of planting. These receptors will experience a change in their view with glimpsed views of the site from the slightly higher ground to the east. Residential development located off Burnetts Lane is seen within these views, and the development will incorporate a green edge to soften the built form when viewed from the east. Users of this road will also see views of the proposed landmark structures forming part of the wider development across the site.

Transient users of Fir Tree Lane

Transient users of Fir Tree Lane have a **Medium sensitivity** and the proposals will result in **Moderate Visual Effects** once planting has matured. Users of Fir Tree Lane will have direct and uninterrupted views of the development, and these views will introduce built form within field parcels. Retained areas of tree planting found along Fir Tree Lane will be retained and enhanced and this will filter views and limit wider visibility across the site.

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Recreational Users of PRoW F2 Representative Photoviewpoints 18 and 19	Medium	Construction Construction traffic and activity will be present in the view and this will be temporary. Views of the construction traffic will be partially screened by the presence of hedgerow planting which flanks the PRoW. From elevated positions and at gaps in hedgerows views of the construction works will be uninterrupted and direct. These effects will be temporary while the Phase 1 and link road are under construction. Movement associated with the construction works will focus the attention of these receptors, however given the baseline situation of the roundabout works this construction work will not be seen out of context and will not break the skyline of views. During construction activities there will be a temporary, medium magnitude of change.	Construction The construction activities associated with the implementation of infrastructure, development of the Phase 1 houses and establishment of areas of green infrastructure and open space will result in Temporary, Moderate Adverse Visual Effects for recreational users. The construction works will introduce movement and uncharacteristic elements into the views that may draw attention.
		Completion On completion, users of PRoW F2 when travelling south towards Chalcroft will see new built form brought in closer proximity to their view. Planting proposed along the footpath route and within the watercourse landscape buffer to the north of the Phase 1 works will not yet have reached maturity and therefore there will be localised and medium magnitude of change for users of this footpath. Views of development will be seen below the skyline in views with the wooded backdrop at Chalcroft framing development with the exception of the landmark structure which will be seen amongst built form but whose structure will extend above the skyline. The retention and enhancement of the hedgerow found along Chalcroft Track will somewhat soften views of the new development but given the noticeable alternation with new built form brought further into views and the permanent nature of this, there will be a Medium magnitude of Change for these users.	Completion Reflecting the fact that mitigation planting may not have established, upon completion, the proposals would give rise to Moderate Adverse Visual Effects for views from PRoW F2. Residential development is not uncharacteristic in these views however the Phase 1 works and link road will introduce built form into closer views. Development will be largely retained and kept below the skyline (with the exception of the landmark feature) and within the well wooded backdrop at Chalcroft when viewed from the north.
		Residual (15 years) Upon completion, views of the development for users of PRoW F2 will be filtered and softened by the presence of tree and hedgerow planting found adjacent to the new development edge and along the watercourse to the north of the Phase 1. The tree planting proposed will increase characteristic planting and filter views providing a soft transition and landscaped buffer. Combined with a slight landscape edge from Chalcroft Track, the tree planting will break up the built form in views and add to the well wooded backdrop seen to the south of the site next to Chalcroft Business Park. Internal street scene planting once matured will also provide a greener and softer appearance when viewed on slightly higher ground to the north, with the addition of planting proposed along the PRoW route itself screening views. With the matured planting, the proposals will result in a Medium magnitude of change.	Residual (15 years) Following maturation of the proposed landscaping, given the scale of the development, and the change in the view, on balance, along with the slightly elevated position the proposals would give rise to Moderate Adverse Visual Effects.

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Recreational Users of F3 Representative Photoviewpoints 9, 11, 18 and 16	Medium	Construction Movement and activity associated with the development of the Phase 1 works and the link road construction will be in close proximity to users of PRoW F3. Views of the construction work will be direct and uninterrupted. This will particularly be the case where the PRoW adjoins Burnetts Lane. Construction works however will not be an uncharacteristic sight given the baseline situation and the roundabout works. Further west, views of the construction works are likely to be filtered and seen in glimpsed views through retained planting found around the footpath near to Hearts Copse. On balance the construction works will give rise to a temporary and a Medium magnitude of change .	Construction The construction activities associated with the implementation of infrastructure, development of the Phase 1 houses and establishment of areas of green infrastructure and open space will result in Temporary, Moderate Adverse Visual Effects for recreational users. The construction works will introduce movement and uncharacteristic elements into the views.
		Completion Upon completion of the Phase 1 and link road development, users of PRoW F3 will see a major alteration to their view when seen travelling from Burnetts Lane to the west. The introduction of built form will be set back behind retained hedgerows and allows for proposed tree planting between plot frontages and the upgraded footpath route. The proposed landmark structure will be seen within the context of built form. Built form will be seen in close proximity for users along this footpath, however, the open and undeveloped nature of the watercourse corridor will be retained to the north of this footpath. The completed link road will also introduce new features into the landscape when viewed from this footpath route where it crosses the PRoW to the south of the solar farm. Proposed planting along the link road will assist in softening views, however upon completion it is unlikely that this planting will provide adequate screening and softening until it reaches maturity. Further west, views of the completed Phase 1 and the link road become more filtered by the presence of existing tree planting found around Hearts Copse and to the western site boundaries. It is likely that upon completion the visual impact will be medium term and over time as planting matures the effects will be reversed. On balance given the variation in views along this footpath route for these receptors, they will have a Medium magnitude of change in these views.	Completion Given that mitigation planting may not have established, upon completion, the proposals would give rise to Moderate Adverse Visual Effects for views from PRoW F2. Residential development is not uncharacteristic in these views however the Phase 1 works and link road will introduce built form into closer views which will be a major change for users of PRoW F2.
		Residual (15 years) Once matured, planting along Chalcroft track and along the upgraded footpath and cycle route will provide a soft transition to the new settlement edge and to the wider site beyond. Internal street scene planting will soften built form and provide glimpses of green corridors running through the development when viewed from the north. For users travelling along this route from the west off Allington Lane, views of the completed development and mature planting will see the development edge sitting in the context of a landscaped buffer with SuDS, new characteristic tree planting, additional recreational routes and enhancements to existing hedgerows. This planting and landscape buffer will soften the development and provide a transition between the undeveloped land to the west and the Phase 1 works. This will result in a Medium magnitude of change .	Residual (15 years) Over time, and once mature, tree and hedgerow planting will soften the edge of development in combination with the landscape buffer found along the Chalcroft track, but proposed planting will not screen development from views and a permanent change to views will occur as a result of the proposed development. The proposals will give rise to Minor/Moderate Adverse Visual Effects .

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Recreational Users of PRow B743, B744, B746 and B780</i> <i>Representative Photoviewpoints 6 and 7</i>	<i>Medium</i>	Construction Recreational users of the footpaths to the west of Allington Lane will experience glimpsed views of the site and the likely change in views associated with the development will be seen as a result of the construction of the link road. Having said this, construction work associated with the roundabout construction is already seen within these views and in places where vegetation has been removed along Allington Lane to accommodate the new access into the site. Construction traffic, hoarding and movement associated with the link road construction will result in a Temporary and Medium magnitude of change for these users, given the proximity of the access footpath to the site where it joins Allington Lane.	Construction The construction activities associated with the implementation of infrastructure, development of the link road will result in Temporary, Moderate Adverse Visual Effects for recreational users of PRow B743, B744, B746 and B780.
		Completion Once complete, views of the link road and associated infrastructure from these footpaths will be screened by the presence of planting found along Allington Lane. The proposed tree planting around the link road will be yet to reach maturity and therefore will not serve to reduce the visual impact at completion. Recreational users of these footpaths will have a Medium magnitude of change associated with the development.	Completion Upon completion, and given the proximity of the link road to the start of the footpath where it adjoins Allington Lane, the proposals will result in Minor Adverse Visual Effects .
		Residual (15 years) Once avenue tree planting is mature, this will assist in filtering views and adding to the established planting found along Allington Lane. These users will have a Low magnitude of change to the development once planting is mature.	Residual (15 years) With the establishment of planting along the link road, the effects will be Minor Adverse Visual Effects for recreational users of these footpaths.

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Recreational Users of PRow F10 and F11</i> <i>Representative Photoviewpoints 22 and 23</i>	<i>Medium</i>	Construction From the north western part of these footpaths, construction works associated with the Phase 1 works will not be visible, however traffic movement, construction and activity associated with the link road will be seen when travelling west towards Allington Lane where the link road crosses the existing PRow. It is likely that this will result in a temporary diversion to this route. The construction works will result in a Medium magnitude of change .	Construction The construction activities associated with the implementation of the link road infrastructure will result in Temporary, Moderate Adverse Visual Effects for recreational users. The construction works will introduce movement and uncharacteristic elements into the views on the western part of this footpath for users.
		Completion Upon completion of the link road, recreational users of PRow F10 and F11 will experience a change in their views where the new link road cuts across the existing PRow. Where this crossing point is proposed, new areas of tree planting will aid its assimilation into the landscape and filtering of views once mature but at completion will afford direct views of the link road and associated infrastructure. Retention and enhancement of existing planting on the site will further filter these views and the retention of internal green infrastructure planting will mean that only the western most part of this footpath route will afford views for users. Overall, users of this footpath once the link road is complete will experience a Medium/Low magnitude of change .	Completion Upon completion, the link road construction will change the views for these recreational users and will result in local Moderate, Adverse Visual Effects .
		Residual (15 years) Upon maturity of planting, the link road will be softened by proposed planting at the western edge of the site with tree planting filtering views of the road and its associated infrastructure. As views will be limited to just the western extent of this footpath route, the magnitude of change will be reduced to be a Low magnitude of change upon maturation of planting.	Residual (15 years) Over time, and once mature, tree planting will soften the link road but the presence of traffic and lighting associated with the link road will give rise to Moderate Adverse Visual Effects for users of this route at its western edge.

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Residents overlooking the eastern edge of the site</i> <i>Representative Photoviewpoint 15</i>	<i>High</i>	Construction Construction traffic, activity and movement will be seen in close proximity for residents living on the south eastern edge of the site who sit in a slightly elevated position above the site. These views will be uninterrupted, within close proximity and will alter the views across the site. It should be noted that construction works and construction traffic are already experienced in the southern most views for these residents where the existing roundabout construction works are taking place and as such construction works will not be an unusual sight for these residents. However given the close proximity off Burnetts Lane, along with the changes to the highways along this route works will cause an intensive change in views over a temporary period of time and will result in a Medium magnitude of change .	Construction The construction activities associated with the implementation of infrastructure, development of the Phase 1 houses and establishment of areas of green infrastructure and open space will result in Temporary, Moderate-Major Adverse Visual Effects for residents. The construction works will introduce movement and uncharacteristic elements into the views that may draw attention.
		Completion Upon completion, residents overlooking the site will have a change in their view with built form and residential properties set behind a new landscape edge and corridor. While this landscape planting matures, it is likely that views of the development will be dominant and an uncharacteristic feature within the landscape. However, properties are placed along the Phase 1 edge will be orientated to be side on to Burnetts Lane, allowing for a softer transition and pockets of green space to break up views and create a more informal edge and view composition. The residential building heights along this edge of the site are also lower at 2.5 storeys to allow for a soft transition and sensitive treatment of the edge between the existing and proposed development. At the entrance into the site the proposed landmark structure will sit above the adjacent built form and will break the skyline in views, however this will be seen amongst the context of surrounding built form and development. This combined with the landscape planting will over time allow for a filtering and softening of views for residents off Burnetts. However, given the time taken for the proposed landscaping to mature, at completion, the proposals will result in a localised and High magnitude of change .	Completion Upon completion, the Phase 1 works will change views for residents and will result in Moderate, Adverse Visual Effects .
		Residual (15 years) Once the proposed landscape planting has matured, the magnitude of change will reduce to be localised and a Medium magnitude of change . Views across the open landscape will not be retained but replaced with a landscape buffer of characteristic planting and increased native hedgerow planting. Proposed mature tree planting within the development plot itself will increase the green edge and softer transition and mature tree planting will provide a green street scene for residents living along Burnetts Lane.	Residual (15 years) Upon maturation of tree and landscaping within the landscape buffer, and given the proximity of new residential development, the Phase 1 works will change views for residents and will result in Moderate, Adverse Visual Effects .

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Residents of Fir Tree Lane</i> <i>Representative Photoviewpoints 24 and 25</i>	<i>High</i>	Construction Residents on the western part of Fir Tree Lane will see construction traffic and activity introduced to views given the proximity of the link road and the access off Allington Lane. These views will not be direct due to the presence of existing boundary planting found around Fir Tree Farm and along Fir Tree Lane itself, however construction movement, traffic and noise associated with the construction of the link road and the proximity of this to properties will have a Medium magnitude of change for these residents.	Construction The construction activities associated with the implementation of the link road will result in Temporary, Moderate Adverse Visual Effects for residents. The construction works will introduce movement and uncharacteristic elements into the views.
		Completion Upon completion, views of the link road for residents on Fir Tree Lane will be partially filtered by the presence of avenue tree planting however until this is mature these residents of Fir Tree Lane will have a Medium magnitude of change associated with the development.	Completion Upon completion, and given the proximity of the link road to residents this will result in Moderate Adverse Visual Effects for residents.
		Residual (15 years) Once avenue tree planting is mature, this will soften views of the new link road and integrate this into views. Residents living on Fir Tree Lane will see the proposed characteristic planting and a soft edge to the link road. These users will have a Medium magnitude of change .	Residual (15 years) With the establishment of planting, the effects of the new link road will be reduced to Minor Adverse Visual Effects for residents with new tree planting filtering views and softening the new development

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Transient Users of Burnetts Lane</i> <i>Representative Photoviewpoint 15</i>	<i>Medium</i>	Construction Construction traffic, activity and movement will be seen in close proximity for transient users of Burnetts Lane. Access along Burnetts Lane is limited as a result of the roundabout construction and therefore works associated with the Phase 1 and subsequent link road will not be uncharacteristic with construction traffic and activity already a common sight for these users. However given the close proximity off Burnetts Lane, along with the changes to the highways along this route works will cause an intensive change in views over a temporary period of time and will result in a Medium magnitude of change .	Construction The construction activities associated with the implementation of infrastructure, development of the Phase 1 houses and establishment of areas of green infrastructure and open space will result in Temporary, Moderate-Major Adverse Visual Effects for transient users of Burnetts Lane. The construction works will introduce movement and uncharacteristic elements into the views.
		Completion Completion Upon completion, transient users of Burnetts Lane will experience a change in their view with built form and new residential properties set behind a new landscape buffer. While this landscape buffer matures, it is likely that views of the development will be dominant and an uncharacteristic feature within the landscape. However, properties that are placed along the Phase 1 edge will be orientated to be side on to Burnetts Lane, allowing for a softer transition and pockets of green space to break up views and create a more informal edge and view composition. At the entrance into the site the proposed landmark structure will sit above the adjacent built form and will break the skyline in views, however this will be seen amongst the context of surrounding built form and development. The building heights along this edge of the site are also lower at 2.5 storeys to allow for a soft transition and sensitive buffer between the existing and proposed development. This, combined with the landscape buffer will, over time allow for a filtering and softening of views for transient users. Given the time taken for the proposed landscaping to mature, at completion, the proposals will result in a localised and High magnitude of change .	Completion Upon completion, the Phase 1 works will change views for transient users and will result in Moderate, Adverse Visual Effects .
		Residual (15 years) Once the proposed landscape buffer planting has matured, the magnitude of change will reduce to be localised and a Medium magnitude of change . Views across the open landscape will not be retained but replaced with a landscape buffer of characteristic planting and increased native hedgerow planting. Proposed mature tree planting within the development plot itself will increase the green edge and softer transition and mature tree planting will provide a green street scene for transient users of Burnetts Lane.	Residual (15 years) Upon maturation of tree and landscaping within the landscape buffer, and given the proximity of new residential development, the Phase 1 works will change views for users and will result in Moderate, Adverse Visual Effects .

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Transient Users of Blind Lane</i> <i>Representative Photoviewpoint 15</i>	<i>Medium</i>	Construction Activity and movement associated with the Phase 1 works will be seen in views for transient users of Blind Lane whose views look directly across towards the site from the east. These views will be glimpsed and seen in the context of established hedgerow planting found flanking Blind Lane. As such, views of construction traffic will be glimpsed and fleeting. However, where Blind Lane adjoins Burnetts Lane at the eastern boundary of the site direct and uninterrupted views of construction activity will be seen in close proximity for these transient users resulting in a Medium magnitude of change.	Construction The construction activities associated with the implementation of infrastructure, development of the Phase 1 houses and establishment of areas of green infrastructure and open space will result in Temporary, Moderate-Major Adverse Visual Effects for transient users of Blind Lane.
		Completion Upon completion new built form will be seen in views for transient users of Blind Lane with new buildings forming the foreground of views where Blind Lane meets Burnetts Lane. The new residential development will be a dominant feature when viewed from this junction and views will be direct and uninterrupted, altering the baseline situation of the view. It is likely that glimpsed views of the proposed landmark structure will be seen breaking the skyline in views as receptors travel down Blind Lane. Although these views will be seen in the context of additional new built form in places views of the landmark structure will break above the fields seen above Burnetts Lane. The tree planting proposed along Burnetts Lane when viewed from Blind Lane will offer some way to soften the new development edge but will not be mature at completion. On balance, these users will experience a Medium magnitude of change .	Completion Upon completion, the development of the Phase 1 will result in Moderate-Major Adverse Visual Effects .
		Residual (15 years) Upon maturation of the scattered tree planting along Burnetts Lane, this will go some way to softening views from Blind Lane, however the location and proximity of the development edge when viewed by transient users at the junction of Burnetts Lane who will have direct views across to the development. The proposed landmark structure will also introduce built form above the skyline in views when travelling down Blind Lane and receptors on balance will see a Medium magnitude of change in their view.	Residual (15 years) Upon maturation of the planting along Burnetts Lane within the landscape buffer, the development will result in Moderate Adverse Visual Effects .

7 Potential Environmental Impacts and Effects

Scenario 1: Baseline situation and OPA Phase 1

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Transient Users of Fir Tree Lane</i> <i>Representative Photoviewpoint</i>	<i>Medium</i>	Construction Transient users of Fir Tree Lane will experience a change in their view as a result of the new link road construction and this change will affect the western most part of this route. Access along Fir Tree Lane off Allington Lane will not be possible as a result of the link road construction, with Fir Tree Lane and its access stopped up to Allington Lane. Construction traffic, hoarding and movement associated with the link road construction will result in a temporary and Medium magnitude of change for these users.	Construction The construction activities associated with the implementation of infrastructure, development of the Phase 1 houses and establishment of areas of green infrastructure and open space will result in Temporary, Moderate-Major Adverse Visual Effects for transient users of Fir Tree Lane.
		Completion Once complete, views of the link road and associated infrastructure will be partially screened by the presence of planting found around the Listed Building, at field boundaries and along Fir Tree Lane itself. The proposed tree planting around the link road will be yet to reach maturity and therefore will not serve to reduce the visual impact at completion. Users of Fir Tree Lane will have a Medium magnitude of change associated with the development.	Completion Upon completion, and given the proximity of the link road to transient users of Fir Tree Lane, this will result in Moderate Adverse Visual Effects .
		Residual (15 years) Once avenue tree planting is mature, this will soften views of the new link road and integrate this into views. These users will have a Medium magnitude of change .	Residual (15 years) With the establishment of planting, the effects of the new link road will be reduced to Minor Adverse Visual Effects for transient users of Fir Tree Lane with new tree planting filtering views and softening the new development

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline and the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
Recreational Users of PRow F2 Representative Photoviewpoints 18 and 19	Medium	Construction Construction traffic and activity will be present in the view and this will be temporary. Views of the construction traffic will be partially screened by the presence of hedgerow and tree planting which flanks the PRow. From elevated positions and at gaps in hedgerows views of the construction works will be uninterrupted and direct across the development parcels. These effects will be temporary and movement associated with the construction works will focus the attention of these receptors, however given the baseline situation of the Phase 1 and link road, construction activity will not be an uncommon feature within views for these receptors. During construction activities there will be a Temporary, Medium magnitude of change .	Construction The construction activities associated with the implementation of infrastructure, development of the OPA will result in Temporary, Moderate Adverse Visual Effects for recreational users. The construction works will introduce movement and uncharacteristic elements into the views.
		Completion On completion, users of PRow F2 will see new built form brought into closer proximity to their view while travelling along this footpath. Planting proposed along the footpath route and within the landscape buffers near to the solar farm and around the sports pitches will soften views and additional internal planting within the various parcels of development will further soften views for these receptors. The landscape buffer adjacent to the sports pitches will also assist in reducing the impact of light spill associated with the adjacent sports pitches. Views of the existing residential edge at the eastern part of Horton Heath will be replaced by additional built form which will be brought closer into views, however strategic planting will assist in assimilating the proposals and softening views. Within the views for receptors travelling south, the proposed landmark structure will be seen rising above the development parcel and will be seen amongst the setting of surrounding built form. In travelling north along this footpath, glimpsed views of the proposed landmark structure are likely at the local centre, with views seen amongst the setting of existing mature tree planting. There will be a localised and Medium magnitude of change for users of this footpath.	Completion Upon completion, the proposals would give rise to Moderate Adverse Visual Effects for views from PRow F2. Residential development is not uncharacteristic in these views, with the existing residential edge at the eastern boundary and the Phase 1 development bringing built form into the site and development which is present in views for users of this footpath.
		Residual (15 years) Upon completion, views of the development for users of PRow F2 will be filtered and softened by the presence of tree and hedgerow planting found adjacent to the footpath and within development parcels. Retained and enhanced planting will provide a soft transition at the new development edges and internal planting will break up views to assimilate the wider OPA development into the landscape. Development will not be screened in views, but views softened with mature planting which will result in a Medium magnitude of change .	Residual (15 years) Given the scale of the development, and the slightly elevated footpath route, on balance the proposals would give rise to Moderate Adverse Visual Effects .

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Recreational Users of F3</i> <i>Representative Photoviewpoints 9, 11, 18 and 16</i>	<i>Medium</i>	Construction Movement and activity associated with the development works will be in close proximity to users of PRoW F3. Views of the construction work will be direct and uninterrupted. This will particularly be the case where the PRoW runs through the site towards the west adjoins Burnetts Lane. Construction works however will not be an uncharacteristic sight given the baseline situation and the Phase 1 and link road scheme. Further west, views of the construction works are likely to be filtered and seen in glimpsed views through retained planting found around the footpath near to Hearts Copse. On balance the construction works will give rise to a temporary and a Temporary Medium magnitude of change .	Construction The construction activities associated with the implementation of infrastructure, and development of houses will result in Temporary, Moderate Adverse Visual Effects for recreational users. The construction works will introduce movement and uncharacteristic elements into the views.
		Completion Upon completion of the development, users of PRoW F3 will see an alteration to their view, however built form will not be seen as uncharacteristic with the Phase 1 works in close proximity to the route. Development will be seen as an extension to the existing settlement edge. In places built form will be seen in close proximity for users of the PRoW, causing a change to the current visual situation. In more distant views, users will see the introduction of built form on the wider land to the north, and this will be seen in the context of the retained solar farm and the existing residential edge. The undeveloped landscape buffer will assist in providing a green route through the parcel to the south of the site and will soften views. It is likely that upon completion the visual impact will be medium term and over time as additional internal planting matures the effects will be reversed. On balance given the variation in views along this footpath route for these receptors, they will have a Medium magnitude of change in these views.	Completion Upon completion, the proposals would give rise to Moderate Adverse Visual Effects for views from PRoW F3. Residential development is not uncharacteristic in these views and there will be an extension to the residential edge adjacent to the Phase 1 scheme and the existing link road.
		Residual (15 years) New planting within parcels in combination to the strategic green infrastructure will provide a soft transition for users of this PRoW, with the footpath running through the landscape buffer providing a softer edge and views across new development. Retention of undeveloped areas and the footpath route running through these buffers will assist in providing a softer transition with planting proposed to assimilate the new buildings at the edges of development into the landscape with additional characteristic planting. There will be a Medium magnitude of change associated with the development.	Residual (15 years) Over time, the development will be assimilated into the landscape with the protected and enhanced landscape buffer providing a soft edge to the scheme and more filtered views for users of this route. The proposals will give rise to Minor Adverse Visual Effects .

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Recreational Users of PRow PRow B743, B744, B746 and B780</i> <i>Representative Photoviewpoints 6 and 7</i>	<i>Medium</i>	Construction Recreational users of the footpaths to the west of Allington Lane will experience glimpsed views of the site and the likely change in views associated with the development will be seen as a result of the construction of the landmark building located at the northern gateway to the site. Construction traffic, hoarding and movement associated with the construction of the residential parcels and the development of the landmark structures will result in Temporary Medium magnitude of change for these users, given that construction work will break the tree lined skyline in views.	Construction The construction activities associated with the implementation of the landmark structure and development parcels will result in Temporary, Moderate-Major Adverse Visual Effects for these users.
		Completion Once complete, views of the residential development will mostly be filtered due to the presence of planting found along Allington Lane. The landmark structure proposed at the gateway into the site will introduce an uncharacteristic feature within the landscape within these views. The proposed landmark structure will sit above the skyline in views, with the rest of the development retained behind tree planting found along Allington Lane. At completion, recreational users of these footpaths will have a Medium magnitude of change associated with the development.	Completion Upon completion, the proposals will result in Moderate-Major Adverse Visual Effects due to the height of the proposed landmark structure and uncharacteristic feature introduced into views from these footpaths.
		Residual (15 years) Given the existing planting found along Allington Lane, views of the site will remain filtered with the exception of the landmark structure which will be seen sitting above the skyline in views. Users will have a Medium magnitude of change to the development.	Residual (15 years) Given that existing planting is retained along Allington Lane views of the proposed residential development will be filtered, however on balance due to the height of the proposed landmark feature effects will remain as Moderate-Major Adverse for recreational users of these footpaths.

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Recreational Users of PRow F10 and F11</i> <i>Representative Photoviewpoints 22 and 23</i>	<i>Medium</i>	Construction From the north western part of these footpaths, construction works associated with the wider OPA will result in traffic movement, construction and activity. The construction works will result in a Temporary Medium magnitude of change .	Construction The construction activities associated with the implementation of the link road infrastructure will result in Temporary, Moderate Adverse Visual Effects for recreational users. The construction works will introduce movement and uncharacteristic elements into the views on the western part of this footpath for users.
		Completion Upon completion of the OPA, users of F10 and F11 will experience a complete change in their views where new development is introduced in the northern parcels of the site. These users will see built form completed within close proximity within views. In certain locations the existing PRow run through the proposed landscape buffers, providing a softer edge and built form transitioned at the edges of the parcels into the landscape buffers. Retention and enhancement of existing planting on the site will further filter views and retain the secluded and well screened area. Views of the landmark structures located at the local centre and at Allington Lane are likely to be seen breaking the tree line in views for these receptors, with built form seen in the foreground of views, and the landmark structures seen sitting in the background of views. For these users, impacts will be localised, with existing views being broken by the presence of existing tree planting sitting along skylines within views. Overall, users of this footpath once the OPA is complete will experience a Medium magnitude of change .	Completion Upon completion, the OPA will alter views for these users and will result in local Moderate, Adverse Visual Effects .
		Residual (15 years) Upon maturity of planting, the OPA views of the new development for users of these footpaths will be softened by additional scattered tree planting within landscape buffers, this planting will not serve to screen views but provide a softer transition at the edges of the development. There will be a Medium magnitude of change for users of these footpaths.	Residual (15 years) Over time, and once mature, tree planting will soften the OPA development and internal street scene planting will filter views within parcels and break up the massing of built form across the site. On balance the development will result in Moderate Adverse Visual Effects for users of this route.

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Residents overlooking the eastern edge of the site</i> <i>Representative Photoviewpoint 15</i>	<i>High</i>	Construction Construction traffic, activity and movement is likely to be seen in glimpsed views through existing residential parcels adjacent to the Phase 1 works as well as direct views for residents overlooking the central parcels of the site where these views and construction traffic will be seen in close proximity and being more apparent within views. In places, these views will be uninterrupted, and will alter the visual situation for these receptors. It should be noted that construction works and construction traffic are already experienced in the southern most views for these residents where the Phase 1 works and link road construction will have introduced activities associated with construction to views. Further north the retention of the existing boundary planting will filter views and reduce visibility of construction work for residents. On balance, changes will be over a temporary period of time and will result in a Medium magnitude of change .	Construction The construction activities associated with the implementation of the wider OPA will result in Temporary, Moderate-Major Adverse Visual Effects for residents. The construction works will introduce movement and uncharacteristic elements into some of these views for residents.
		Completion Upon completion, residents overlooking the central part of the site will have a change in their view with new built form along with the school and sports facilities introduced in views. Views for these residents will also change with the introduction of the landmark structures located at the southern gateway to the site and within the Local Centre. Planting within the parcels on the eastern part of the site will assimilate the new buildings in views and provide greenery within development parcels. Views of the site for residents off Burnetts Lane to the north of the water course will experience direct views across the new development and these views will introduce built form within close proximity to the residential edge. The proposals will result in a localised and High magnitude of change .	Completion Upon completion, the OPA 1 works will change views for residents and will result in Moderate-Major, Adverse Visual Effects .
		Residual (15 years) Residents overlooking the site will have a localised Medium magnitude of change as a result of the proposals. Views across the open landscape will not be retained but replaced with new built form with integrated tree and hedge planting which once mature will assimilate the development into the landscape and break up built form and massing in views. In addition, the proposed landmark features will introduce buildings of height within these views for residents overlooking the site.	Residual (15 years) Upon maturation of tree and landscaping within the parcels adjacent to the eastern edge of the site, and given the proximity of new residential development, the development will result in a Moderate-Major, Adverse Visual Effects .

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Residents of Fir Tree Lane</i> <i>Representative Photoviewpoints 24, 25 and 26</i>	<i>High</i>	Construction Residents on the western part of Fir Tree Lane will see construction traffic and activity introduced to views given the proximity of works. Construction works will introduce uncharacteristic features, traffic, noise and activity to views for these residents. There will be a Temporary High magnitude of change for these residents.	Construction The construction activities associated with the implementation of the OPA will result in Temporary, Moderate Adverse Visual Effects for residents. The construction works will introduce movement and uncharacteristic elements into the views.
		Completion Upon completion, the proposals will introduce uncharacteristic features into views for these residents. Development will be set back to the north of Fir Tree Lane and once mature, planting will soften the edges of the new development. These residents of Fir Tree Lane will have a Medium magnitude of change associated with the development.	Completion Upon completion, and given the proximity of the new residential development to residents the proposals will result in Moderate Adverse Visual Effects for residents.
		Residual (15 years) Once tree planting is mature, this will soften views of the new development for residents along Fir Tree Lane and there will be a Medium magnitude of change .	Residual (15 years) With the establishment of planting, the effects of the OPA will be reduced to Moderate Adverse Visual Effects for residents with new tree planting filtering views and softening the new development.

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Transient Users of Burnetts Lane</i> <i>Representative Photoviewpoint 15</i>	<i>Medium</i>	Construction Construction traffic, activity and movement will be seen in close proximity for transient users of Burnetts Lane. Construction work associated with the Phase 1 works will mean that construction work and activity will not be uncharacteristic with construction traffic and activity already a common sight for these users. However given the close proximity off Burnetts Lane, will cause an intensive change in views over a temporary period of time and will result in a Temporary Medium magnitude of change	Construction The construction activities associated with the implementation of infrastructure and development will result in Temporary, Moderate-Major Adverse Visual Effects for transient users of Burnetts Lane. The construction works will introduce movement and uncharacteristic elements into the views.
		Completion Upon completion, transient users of Burnetts Lane will experience a change in their view with built form and new residential properties set in close proximity within views behind a new landscape buffer located along the western edge of the development. While this landscape buffer matures, it is likely that views of the development will be dominant and an uncharacteristic feature within the landscape. This combined with the landscape buffer will, over time allow for a filtering and softening of views for transient users. Given the time taken for the proposed landscaping to mature, and the height parameters proposed for the landmark structures, the proposals will result in a localised and High magnitude of change .	Completion Upon completion, the OPA works will change views for transient users and will result in Moderate-Major Adverse Visual Effects .
		Residual (15 years) Once the proposed landscape buffer planting has matured, the magnitude of change will reduce to be localised and a Medium magnitude of change . Views across the open landscape will not be retained but replaced with a landscape buffer of characteristic planting and increased native hedgerow planting. Proposed mature tree planting within the development plot itself will increase the green edge and softer transition and mature tree planting will provide a green street scene for transient users of Burnetts Lane. Views of the landmark structure will be seen amongst surrounding built form, but will break the treeline in views.	Residual (15 years) Upon maturation of tree and landscaping within the landscape buffer, and given the proximity of new residential development, the OPA works will change views for users and will result in Moderate, Adverse Visual Effects .

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Transient Users of Blind Lane</i> <i>Representative Photoviewpoint 15</i>	<i>Medium</i>	Construction Activity and movement associated with the OPA will be seen in glimpsed and longer distance views for transient users of Blind Lane whose views look directly across towards the site from the east. These views will be glimpsed and seen in the context of the established Phase 1 development. Where Blind Lane adjoins Burnetts Lane at the eastern boundary of the site direct and uninterrupted views of construction activity will be seen in close proximity for these transient users resulting in a Medium magnitude of change .	Construction The construction activities associated with the implementation of infrastructure, development of the OPA will result in Temporary, Moderate-Major Adverse Visual Effects for transient users of Blind Lane.
		Completion Upon completion new built form will be seen in views for transient users of Blind Lane, but will be seen in the context of existing built form already established as part of the Phase 1 works. The new residential development will extend built form and the scale of development will be increased and will be a dominant feature when viewed from this junction of Blind Lane and Burnetts Lane with views direct and uninterrupted, altering the baseline situation of the view. The tree planting proposed along Burnetts Lane when viewed from Blind Lane will offer some way to soften the new development edge but will not be mature at completion and therefore these users will experience a Medium magnitude of change .	Completion Upon completion, the development of the OPA will result in Moderate Adverse Visual Effects .
		Residual (15 years) Upon maturation of the scattered tree planting along Burnetts Lane, this will go some way to softening views from Blind Lane, however the location and proximity of the development edge when viewed by transient users at the junction of Burnetts Lane who will have direct views across to the development will see a Medium magnitude of change in their view.	Residual (15 years) Upon maturation of the planting along Burnetts Lane within the landscape buffer, the development will result in Moderate Adverse Visual Effects .

7 Potential Environmental Impacts and Effects

Scenario 2: Baseline/Future Baseline + the Wider OPA (assuming the Link Road and OPA Phase 1 have been delivered)

Visual Receptor	Sensitivity of Receptor	Magnitude of Change	Level of Significance of Landscape Effect
<i>Transient Users of Fir Tree Lane</i> <i>Representative Photoviewpoint 24, 25 and 26</i>	<i>Medium</i>	Construction Transient users of Fir Tree Lane will experience a change in their view as a result of the construction works and the downgrading of this route in part which will change access through the site for these users. Construction traffic, hoarding and movement associated with the construction of the OPA will result in a temporary and Medium magnitude of change for these users.	Construction The construction activities associated with the implementation of infrastructure, development of the OPA will result in Temporary, Moderate-Major Adverse Visual Effects for transient users of Fir Tree Lane.
		Completion Once complete, views of the new proposals, associated infrastructure and changes to the route through the site will be partially screened by the retention of existing planting found around Fir Tree Lane itself. Additional characteristic planting and enhancements to the green corridors will not yet be mature and users of Fir Tree Lane will have a Medium magnitude of change associated with the development.	Completion Upon completion, and given the proximity of new development, transient users of Fir Tree Lane, will have Moderate Adverse Visual Effects as a result of the development.
		Residual (15 years) Once tree planting and additional planting is mature this will soften views of the development of the OPA. These users will have a Medium magnitude of change .	Residual (15 years) With the establishment of planting, the effects of the OPA will be Moderate Adverse Visual Effects for transient users of Fir Tree Lane with new tree planting filtering views and softening the new development

Summary

8.1 As detailed, the principle of development on the site has already been agreed in planning terms with the extant permissions in place and consent granted (**application reference X/19/86303 and X/19/86475**). The LVIA reiterates that technically the scheme has the capacity to accommodate development on this scale and it concludes the following with regard to the effects on landscape and visual amenity:

- Effects on visual amenity will be localised and limited to adjacent residents, recreational users of the network of public footpaths and transient users of the adjacent road networks;
- Effects on Landscape Character are considered to be localised given the contained nature of the site, the retained and enhanced landscape features and extensive network of proposed green infrastructure;
- The site is not a valued landscape and has an overall **Low Landscape Sensitivity**;
- For Scenario 1, landscape effects arising from the proposals include the following:
 - **Moderate Adverse** level of landscape effect on the Eastleigh BC Horton Heath Undulating Farmlands LCA, at year 15, given the scale of the proposed development; and
 - **Minor Beneficial** level of effect on the Chalcroft LLCA and site wide features at year 15;
 - **Minor Adverse** level of effect on the Quobleigh LLCA at year 15;
 - and Site Wide Features at year 15.
- For Scenario 1, residual visual effects arising from the operation stage of the scheme include the following:
 - **Moderate Adverse** level of visual effect for users of PRoW F2, F10 and F11, for residents overlooking the eastern edge of the site, for transient users of Burnetts Lane and for transient users of Blind Lane;
 - **Minor Moderate Adverse** level of visual effect for users of PRoW F3;
 - **Minor Adverse** levels of visual effect on residents and

transient users of Fir Tree Lane and recreational users of PRoW B743, B744, B746 and B780.

- For Scenario 2, landscape effects arising from the operation stage of the scheme include the following:
 - **Moderate Minor Adverse** level of landscape effect on the Eastleigh BC Horton Heath Undulating Farmlands LCA, at year 15, given the scale of the proposed development;
 - The proposals will have a **Minor Beneficial** level of effect on the Chalcroft LLCA and Quobleigh LLCA's and Site Wide Features at year 15.
- For Scenario 2, residual visual effects arising from the operation stage of the scheme include the following:
 - **Moderate-Major Adverse** levels of Visual Effect for recreational users of PRoW B743, B744, B746 and B780 and Residents overlooking the sites eastern boundary;
 - **Moderate Adverse** levels of Visual Effect for users of PRoW F2, F10 and F11, for residents on Fir Tree Lane, for transient users of Burnetts Lane, and for transient users of Fir Tree Lane; and
 - **Minor Adverse** levels of Visual Effects on users of PRoW F3.

8.2 The proposals comply with the adopted and emerging planning policies within Eastleigh Borough Council Local Plan and SPD documents through the following:

- Provides high quality landscaping and green Infrastructure (Policy 59.BE of the Adopted Local Plan and Policy S10 of Emerging Local Plan); and
- Provides quality provision of open space (Policy 148.OS - Adopted Local Plan).
- Retains existing green infrastructure and natural habitats and incorporates these into the proposals (Policy S1 - Emerging Local Plan);
- Retains and incorporates characteristic features and responds to the local context (Policy DM1 - Emerging Local Plan)
- The scheme limits the loss of existing trees and other landscape features (Policy DM1 - Emerging Local Plan);

- The scheme provides a connected and multi-functional Green Infrastructure network which is multi-functional and includes interconnected recreational routes (Policy S10 and S13);
- The scheme provides recreational provision and a high provision of open space (Policy DM36);

8.3 In summary the proposals do the following:

- Provide 50.9 hectares of open space and of this 48.15 hectares of informal open space and 2.75 of formal open space;
- Retain characteristic landscape features and boundary planting in keeping with the published guidance within the Horton Heath Undulating Farmlands LCA;
- Assimilate the proposals into the development through the retention and enhancements of green infrastructure, providing landscape corridors and softening of built form;
- Have localised and limited impacts on visual amenity;
- Respond to the character of the existing residential edge through a landscaped corridor and transitional edge;
- Retain the character of the existing lanes as part of the scheme;
- Respond to the character across the site with a retention and incorporation of key landscape features, both blue and green infrastructure;
- Protect and enhance existing ecological assets within the site and utilise these corridors for assimilating development parcels with softening of built form in views and transitional landscape edges to the new development;
- Provide a network of interconnected green corridors which will enhance the existing situation and landscape features across the site;
- Propose species characteristic of the local area in keeping with the LLCAs and wider Horton Heath Undulating Farmlands;
- Incorporates the existing network of footpath routes around the site and within the vicinity of the site;
- Respect the setting of the listed buildings at Fir Tree Farm; and
- Respond to the lower more visually sensitive parts of the site

through use of careful mitigation planting and addressing of building height parameters with sensitive visual edges addressed accordingly with lower level development.

- 8.4 Overall, this LVIA has found that the development of the site and development of this scale can be accommodated without undue harm to the landscape or visual amenity of the site itself or its surroundings.
- 8.5 The approach to the scheme with the retention and enhancement of characteristic green infrastructure and the incorporation of existing landscape features has found that the site has the capacity to accommodate development of this scale.
- 8.6 Retained green corridors provide an enclosed landscape within which development parcels can be accommodated, and provides an overarching network of green infrastructure which assists in breaking up the massing and built form of new development, with the new proposed community located amongst mature areas of tree planting and green corridors which assist in assimilating the development in to the landscape.
- 8.7 The proposals respond to the local context and characteristics of the site and will deliver a scheme which respects the landscape and visual context through the delivery of high quality green and blue infrastructure, open space, ecological enhancements and recreation opportunities.

