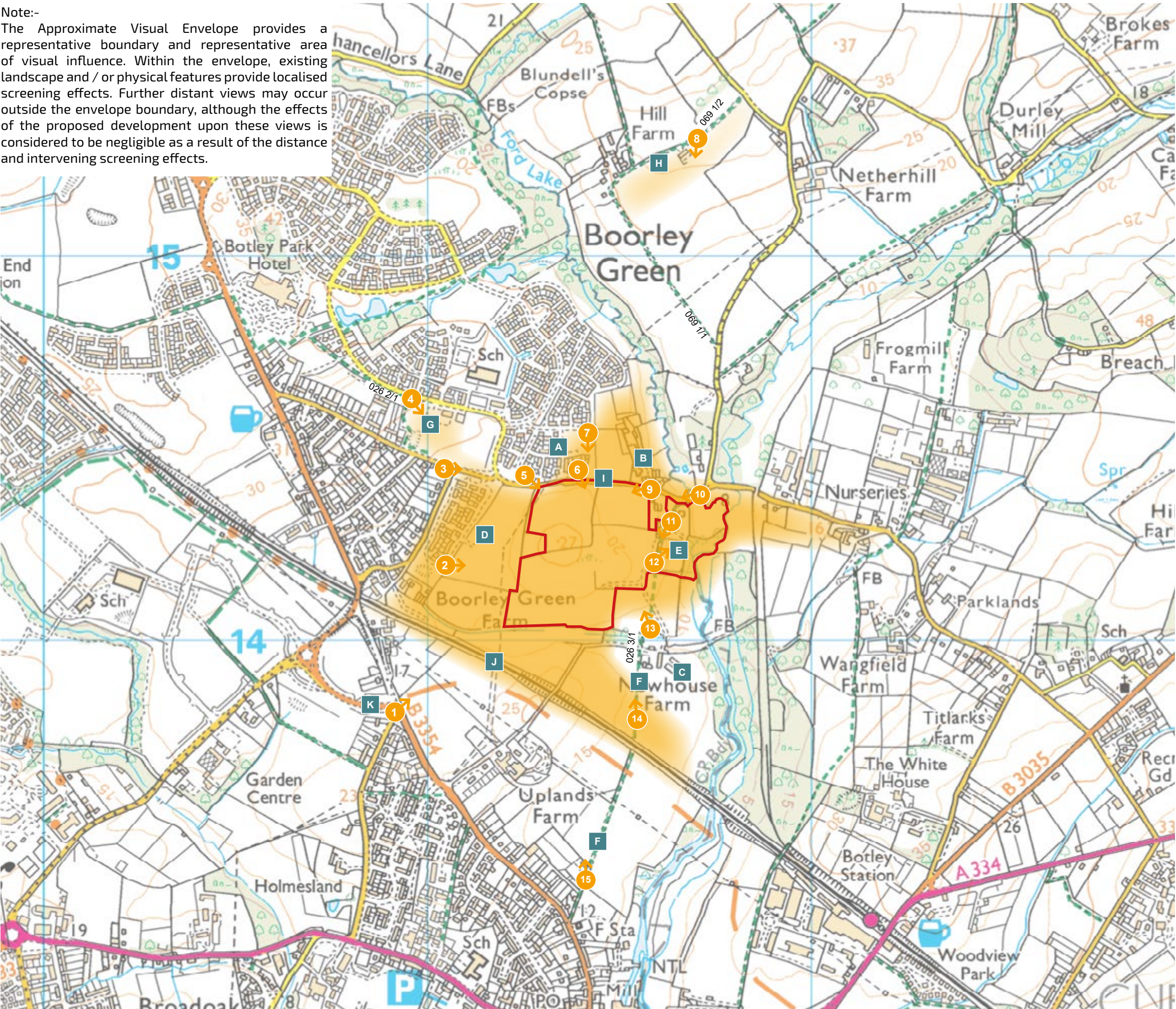
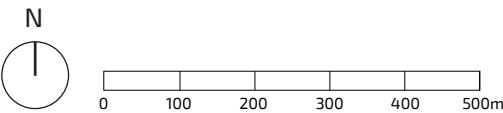


Note:-
The Approximate Visual Envelope provides a representative boundary and representative area of visual influence. Within the envelope, existing landscape and / or physical features provide localised screening effects. Further distant views may occur outside the envelope boundary, although the effects of the proposed development upon these views is considered to be negligible as a result of the distance and intervening screening effects.



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-  Site Boundary
-  Receptor Locations
 - A: Residents north of Maddoxford Lane
 - B: Residents at Maddoxford Farm and Westfield
 - C: Residents at Newhouse Farm
 - D: Residents within development west of site
 - E: Users of PRoW 026 3/1 within site
 - F: Users of PRoW 026 3/1 south of site
 - G: Users of PRoW 026 2/1 & Boorley Green Park
 - H: Users of PRoW 069 1/2
 - I: Users of Maddoxford Lane
 - J: User of railway
 - K: User of highway network south-west of site
-  Viewpoint Locations
-  Approximate Visual Envelope
-  Public Footpath / Bridleway Routes

date 09/12/25 drwn/chkd JP/ LP

client Bloor Homes Ltd
project Land south of Maddoxford Lane, Boorley Green

title VISUAL APPRAISAL PLAN scale 1:125000 @ A3

number FIGURE 6 rev -

Photo Viewpoint 1: View north-east towards the site from the B3354



Photo Viewpoint 1: Continued...

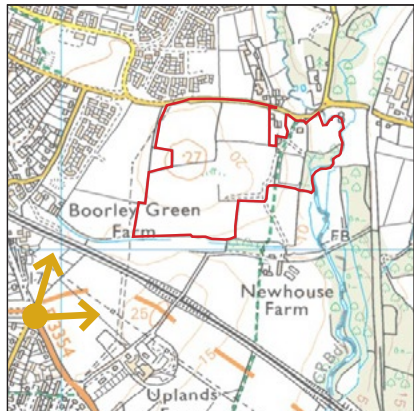


Photo Viewpoint 1

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 12:35
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 55° (bearing from North)
Viewing distance: To be viewed at comfortable
 arm's length

date 11/12/25 drwn/chkd JP / LP

client

Bloor Homes

project

**Land south of Maddoxford Lane,
Boorley Green**

title
PHOTOVIEWPOINT 1

number rev

FIGURE 7 **D**

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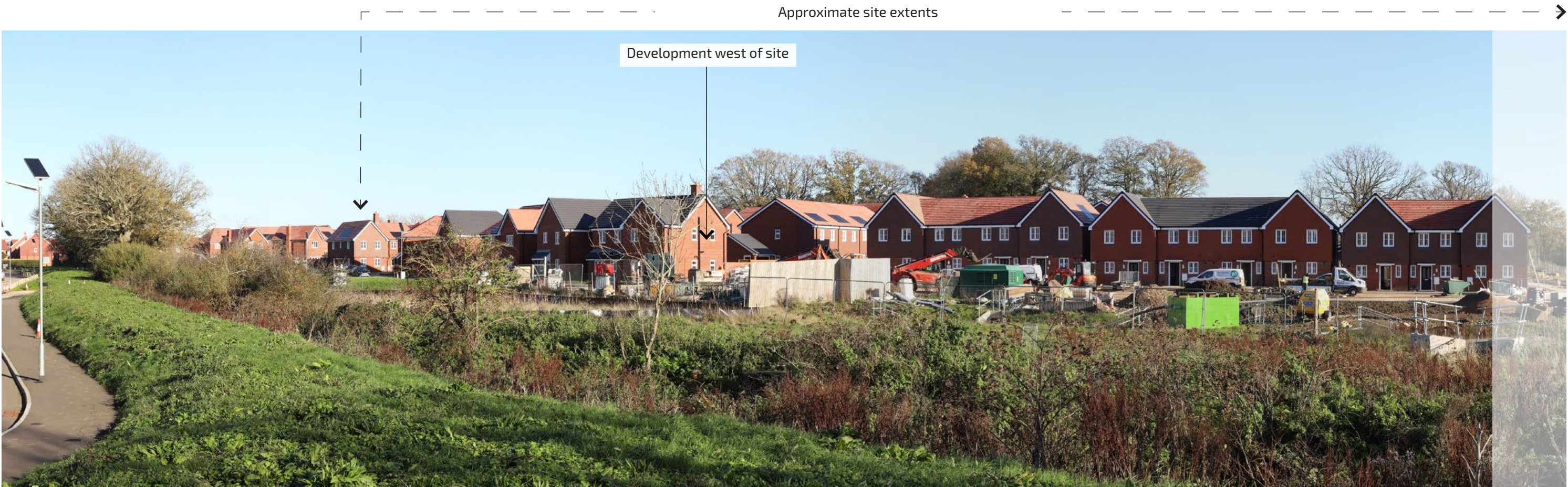


Photo Viewpoint 2: View east towards the site from Fieldfare Crescent



Photo Viewpoint 2: Continued...

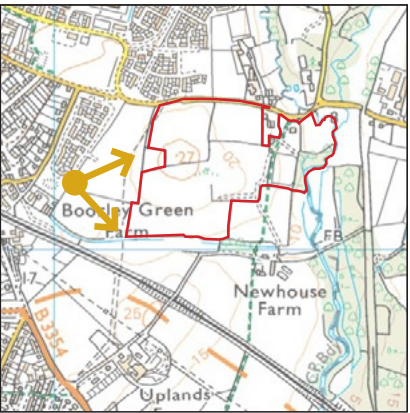


Photo Viewpoint 2

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 12:49
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 96° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 11/12/25 drwn/chkd JP / LP

client
Bloor Homes
project
Land south of Maddoxford Lane, Boorley Green

title
PHOTOVIEWPOINT 2
number
FIGURE 8
rev
D



Photo Viewpoint 3: View south-east from Maddoxford Lane and Crows Nest Lane junction



Photo Viewpoint 3: Continued...

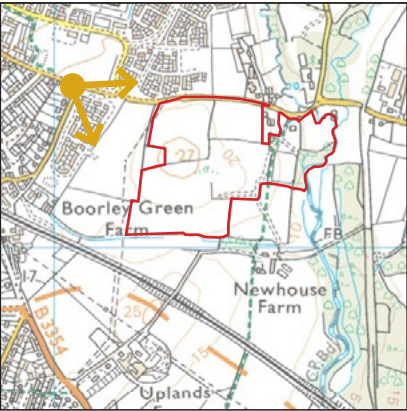


Photo Viewpoint 3

Visualisation Type: Type 1
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Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 12:57
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 107° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	11/12/25	drwn/chkd	JP / LP
client	Bloor Homes		
project	Land south of Maddoxford Lane, Boorley Green		
title	PHOTOVIEWPOINT 3		
number	FIGURE 9	rev	D

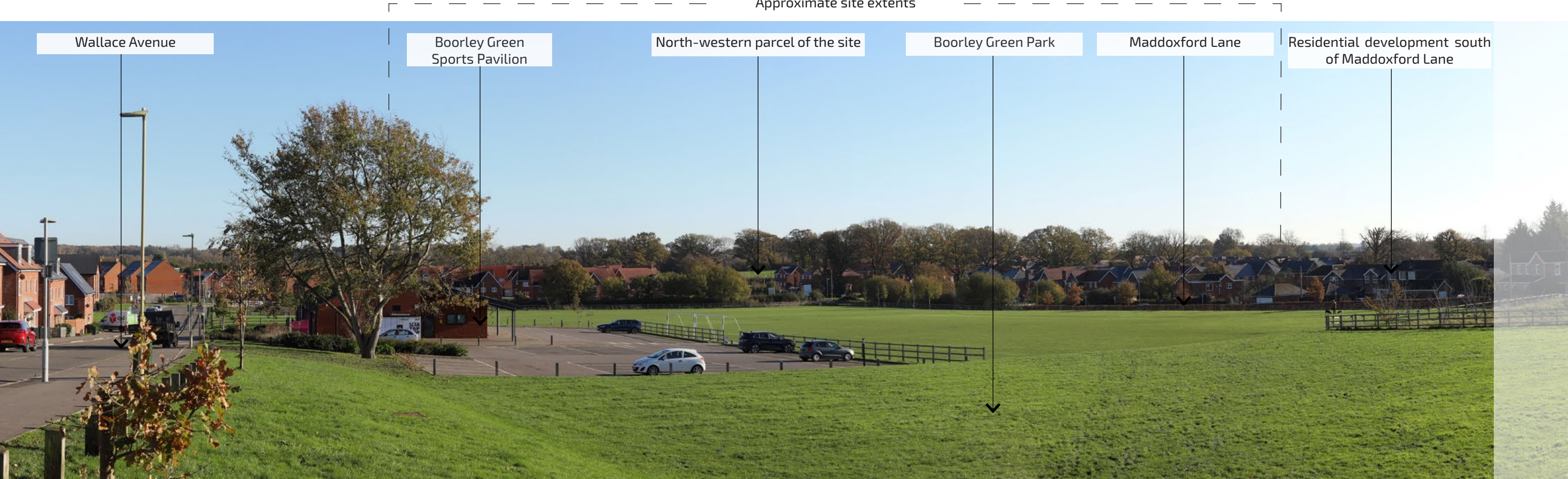


Photo Viewpoint 4: View south-east towards the site over Boorley Green park and Leisure centre from Wallace Avenue

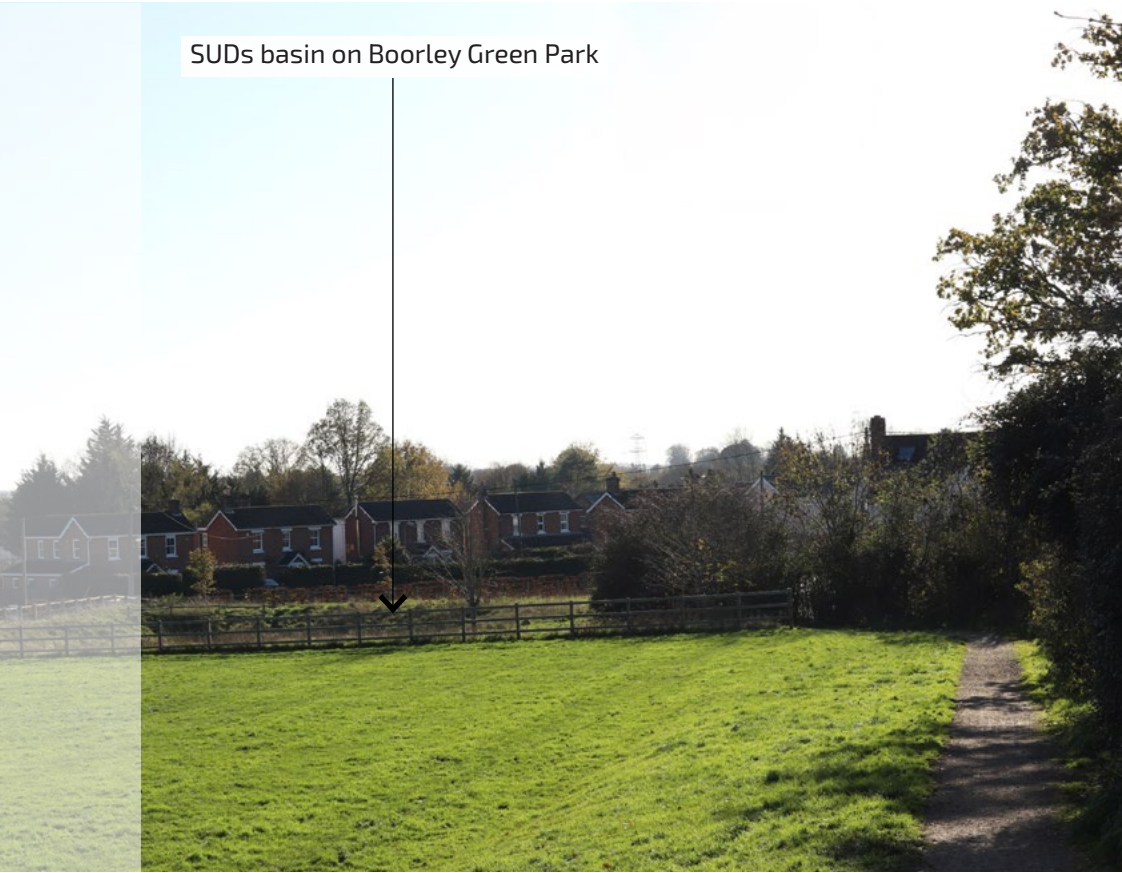


Photo Viewpoint 4: Continued...

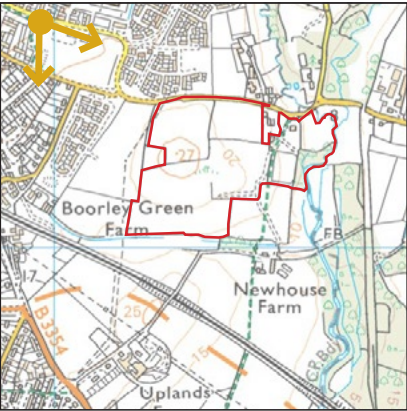


Photo Viewpoint 4

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 13:04
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 125° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	11/12/25	drwn/chkd	JP / LP
client	Bloor Homes		
project	Land south of Maddoxford Lane, Boorley Green		
title	PHOTOVIEWPOINT 4		
number	FIGURE 10	rev	D

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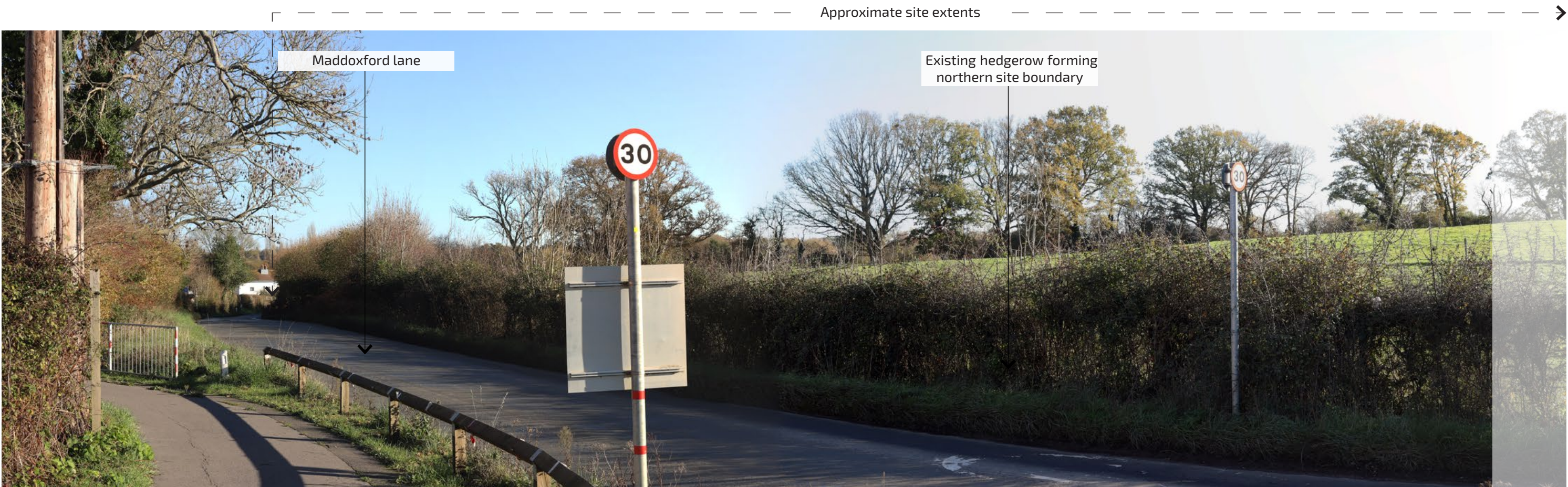


Photo Viewpoint 5: View south-east towards the site over the northern boundary from Maddoxford Lane



Photo Viewpoint 5: Continued...

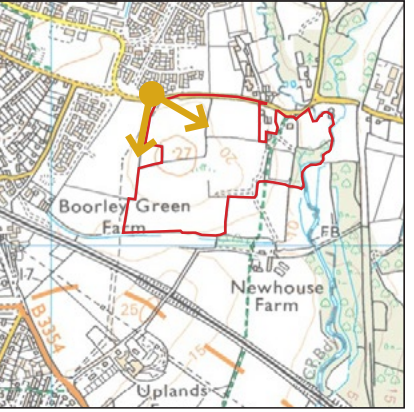


Photo Viewpoint 5

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 13:15
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 150° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 11/12/25 drwn/chkd JP / LP

client
Bloor Homes
project
Land south of Maddoxford Lane, Boorley Green

title
PHOTOVIEWPOINT 5
number
FIGURE 11 rev
D

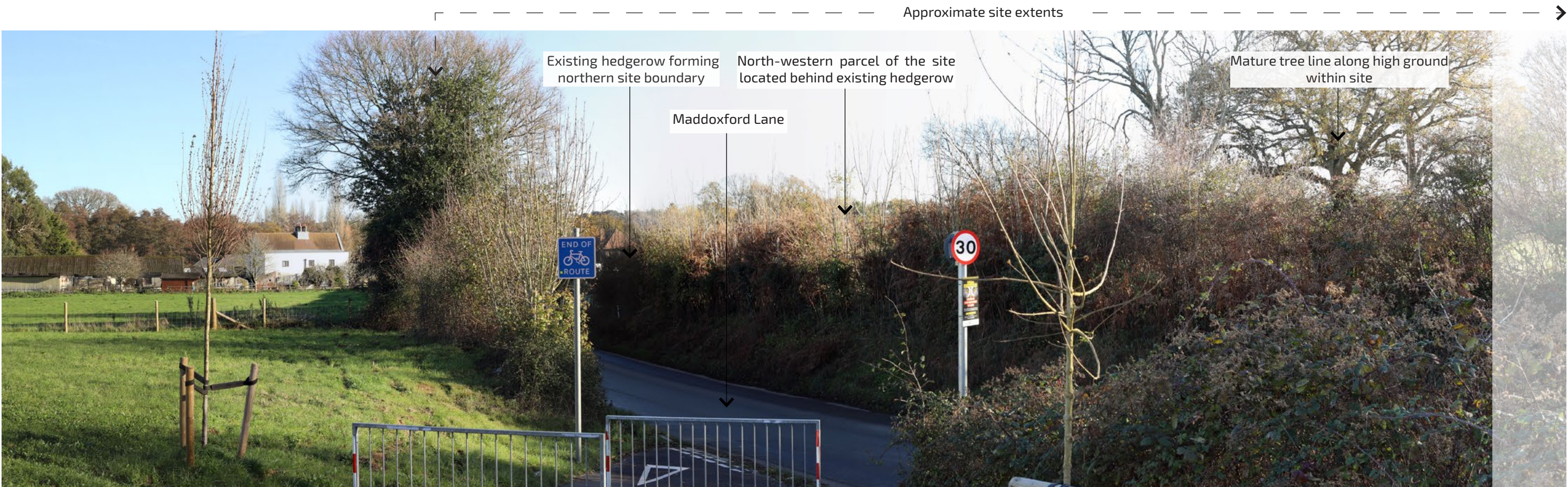


Photo Viewpoint 6: View south towards the site over the northern boundary from Maddoxford Lane



Photo Viewpoint 6: Continued...

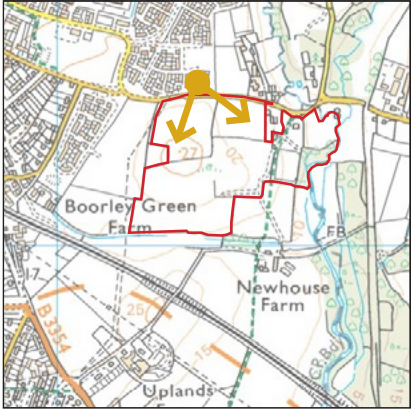
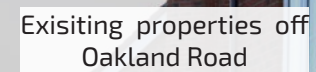
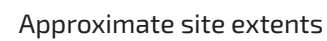
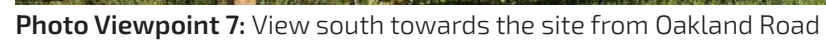


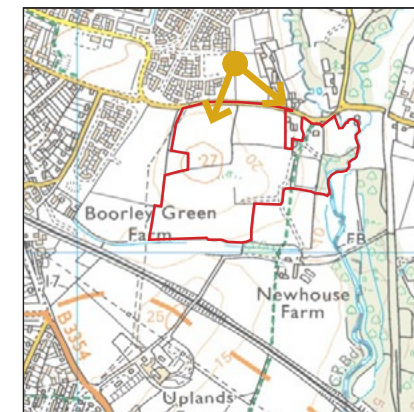
Photo Viewpoint 6

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 13:19
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 150° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	11/12/25	drwn/chkd	JP / LP
client	Bloor Homes		
project	Land south of Maddoxford Lane, Boorley Green		
title	PHOTOVIEWPOINT 6		
number	FIGURE 12	rev	D



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Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 13:34
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 175° (bearing from North)
Viewing distance: To be viewed at comfortable
 arm's length

JP / LP

Bloor Homes

**Land south of Maddoxford Lane,
Boorley Green**

PHOTOVIEWPOINT 7

FIGURE 13

D

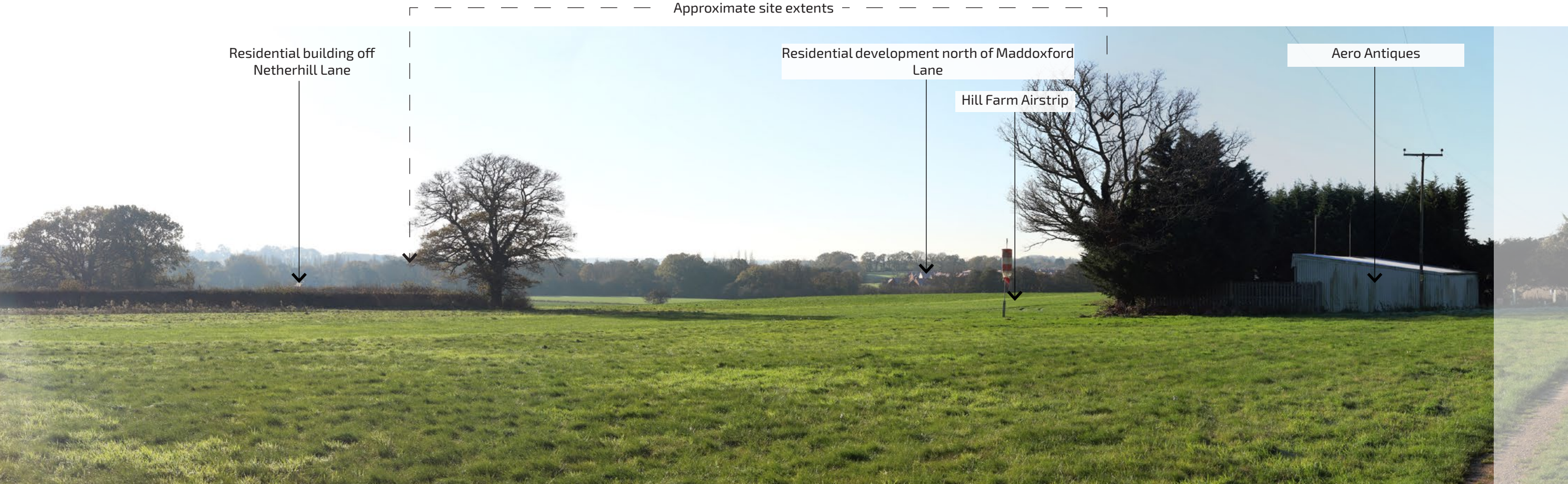


Photo Viewpoint 8: View south towards the site from PRoW 069 1/2



Photo Viewpoint 8: Continued...

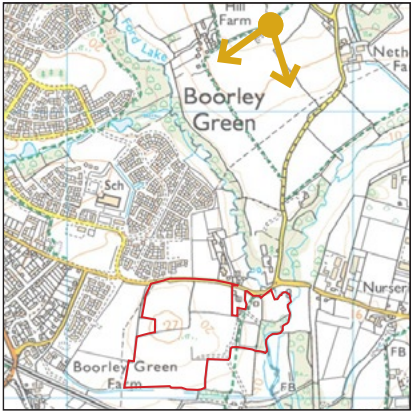


Photo Viewpoint 8

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 10:15
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 195° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	11/12/25	drwn/chkd	JP / LP
client	Bloor Homes		
project	Land south of Maddoxford Lane, Boorley Green		
title	PHOTOVIEWPOINT 8		
number	FIGURE 14	rev	D

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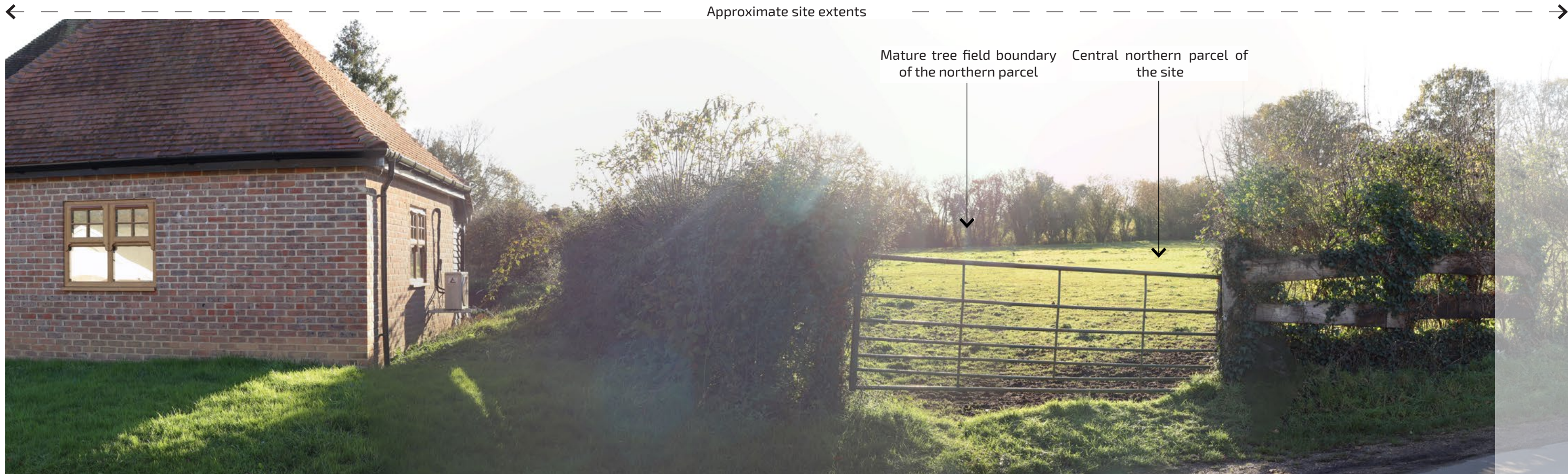


Photo Viewpoint 9: View west towards the site from Maddoxford Lane



Photo Viewpoint 9: Continued...

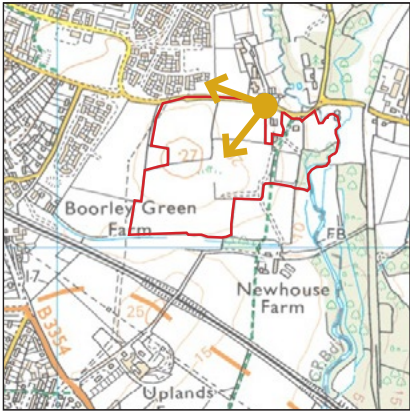


Photo Viewpoint 9

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 14:04
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 250° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	11/12/25	drwn/chkd	JP / LP
client	Bloor Homes		
project	Land south of Maddoxford Lane, Boorley Green		
title	PHOTOVIEWPOINT 9		
number	FIGURE 15	rev	D

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Photo Viewpoint 10: View east towards the site from Maddoxford Lane

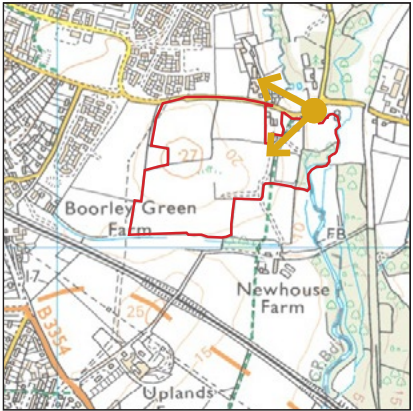


Photo Viewpoint 10

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 11:18
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 127°
Direction of View: 270° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
11/12/25

drwn/chkd
JP / LP

client
Bloor Homes

project
**Land south of Maddoxford Lane,
Boorley Green**

title
PHOTOVIEWPOINT 10

number
FIGURE 16

rev
D

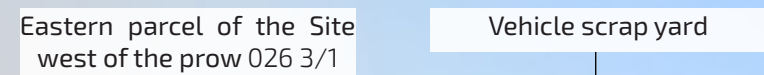


Photo Viewpoint 11 View south from PRow 026 3/1 within the site approximately 80m south of Maddoxford Lane

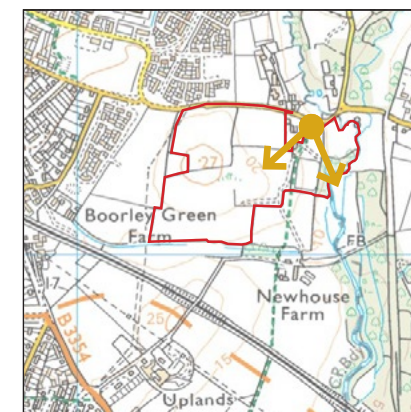


Photo Viewpoint 11

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 11:27
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 127°
Direction of View: 270° (bearing from North)
Viewing distance: To be viewed at comfortable
 arm's length

date 11/12/25 drwn/chkd JP / LP

client

Bloor Homes

project

**Land south of Maddoxford Lane,
Boorley Green**

title
PHOTOVIEWPOINT 11

number **FIGURE 17** rev **D**



Photo Viewpoint 12: View from PRoW 026 3/1 looking north-east from within the site



Photo Viewpoint 12: Continued...

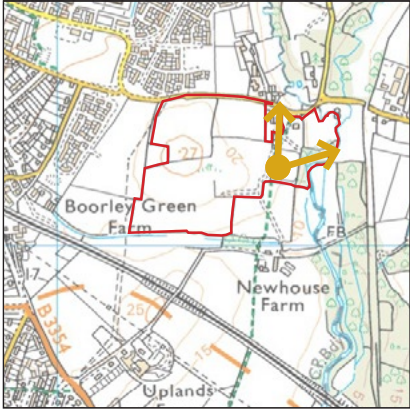


Photo Viewpoint 12

Visualisation Type: Type 1

Projection: 'cylindrical'

Enlargement factor: 100% (when printed at A1)

Date: 21/11/25

Time: 11:30

Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens

Horizontal Field of View: 136°

Direction of View: 350° (bearing from North)

Viewing distance: To be viewed at comfortable arm's length

date	11/12/25	drwn/chkd	JP / LP
client	Bloor Homes		
project	Land south of Maddoxford Lane, Boorley Green		
title	PHOTOVIEWPOINT 12		
number	FIGURE 18	rev	D



Photo Viewpoint 13: View from PRoW 026 3/1 looking north towards the site



Photo Viewpoint 13: Continued...

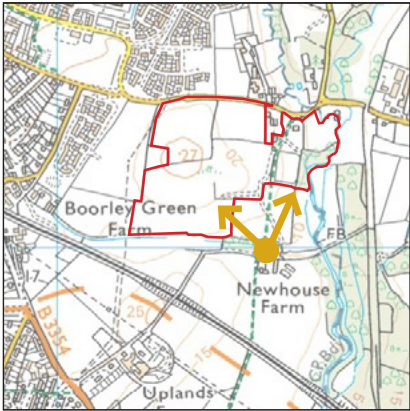


Photo Viewpoint 13

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 11:37
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 350° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date

11/12/25

drwn/chkd

JP / LP

client

Bloor Homes

project

Land south of Maddoxford Lane,
Boorley Green

title

PHOTOVIEWPOINT 13

number

FIGURE 19

rev

D

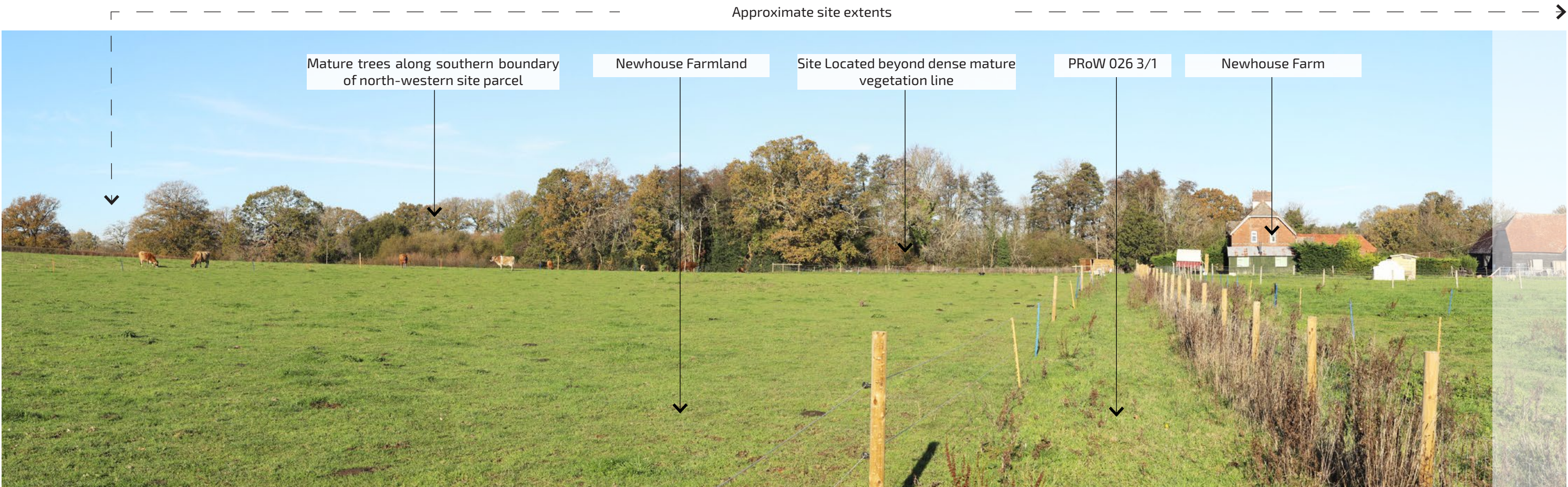


Photo Viewpoint 14: View from PRoW 026 3/1 looking north towards the site

Approximate site extents



Photo Viewpoint 14: Continued...

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t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

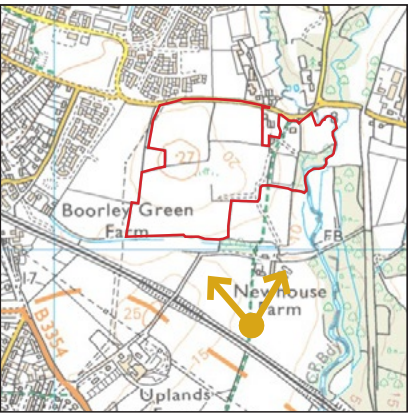


Photo Viewpoint 14

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 11:52
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 345° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date

11/12/25

drwn/chkd

JP / LP

client

Bloor Homes

project

Land south of Maddoxford Lane,
Boorley Green

title

PHOTOVIEWPOINT 14

number

FIGURE 20

rev

D



Photo Viewpoint 15: View north towards the site from the PRow 026 3/1



Photo Viewpoint 15: Continued...

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t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

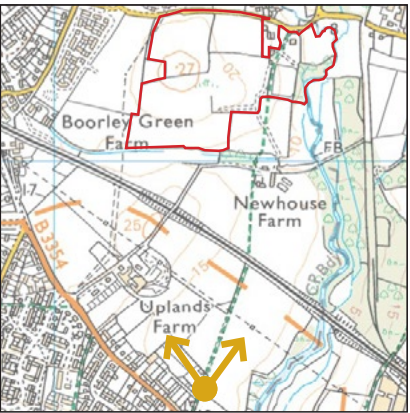


Photo Viewpoint 15

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 21/11/25
Time: 12:19
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 136°
Direction of View: 3.26° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 11/12/25 drwn/chkd JP / LP

client **Bloor Homes**
project **Land south of Maddoxford Lane, Boorley Green**

title **PHOTOVIEWPOINT 15**

number **FIGURE 21** rev **D**

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Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.1 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.2 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.3 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.4 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.5 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.6 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- | | | |
|-----------------------|----------------------|--|
| • Natural Heritage | • Associations | • Perceptual (scenic) |
| • Cultural Heritage | • Distinctiveness | • Perceptual (wildness and tranquillity) |
| • Landscape Condition | • Recreational Value | • Functional |

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.

Landscape Susceptibility to Change

- 1.7 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.8 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area.
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area.

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.9 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.10 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.11 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.12 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.13 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.14 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.15 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Constructi on Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) NCA 128 'South Hampshire Lowlands'.	There will be variation in susceptibility to change across the NCA. It is considered to be Medium at a local scale	There will be variation in value across the NCA. It is considered to be Medium at a local scale	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The site, located within NCA 128: South Hampshire Lowlands, is broadly typical of this landscape. It reflects key characteristics of the NCA, including gently undulating lowland topography, seasonally waterlogged clay soils, and a mix of pastoral and arable farmland. The presence of semi-natural habitats, chalk rivers, and historic field patterns further reinforces its alignment with the wider character of the NCA. - The site sits within a landscape that includes ecologically rich river systems (e.g. the River Hamble), remnants of ancient woodland, and species-rich floodplain meadows. These features are consistent with the NCA's description, which also notes a relatively high level of urbanisation and disturbance, particularly near transport routes and urban hubs such as Southampton and Eastleigh. - During construction, direct changes will be local to the site and contained within the site boundary. Temporary effects such as vegetation clearance, ground disturbance, and increased activity will alter the site's appearance but will not be perceptible across much of the e wider NCA scale. Given the existing fragmented and semi-urban nature of parts of the NCA, these impacts are not considered uncharacteristic. - When completed, the development will result in a permanent change to the site's landscape character. While there may be some loss of semi-natural features and increased built form, the scheme offers opportunities to enhance the landscape through native planting, hedgerow restoration, and biodiversity improvements. These enhancements will reflect and reinforce the NCA's key characteristics - Overall, the site is typical of the South Hampshire Lowlands NCA. The proposed development will result in localised change but is not expected to significantly affect the overall landscape character of the NCA due to the urban context the site sits in.	Negligible	Negligible	Negligible

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Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Constructi on Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character Assessment (LCA): County/District									
Hampshire Integrated Character Assessment – May 2012 LCA 2e: Forest of Bere West.	Medium	Medium	Medium	Construction: Medium Completion: Medium /Low Year 15: Low	No	- The western sections of the site lies within LCA 2e: Forest of Bere West, a gently undulating lowland landscape defined by mixed geology, small-scale agricultural holdings, and a strong wooded character. The site is typical of this character area, with its agricultural land use, proximity to woodland blocks, and presence of mature hedgerows. It also reflects the transitional nature of the area, where rural land meets the growing urban edge. - The character area is noted for its irregular woodland patterns, low clipped hedgerows with mature oaks, and a patchwork of pasture and rough grassland. Management issues include broken field boundaries, unmanaged hedgerows, and visual intrusion from scattered development. The proposed residential properties offer opportunities to address these through the retention and enhancement of hedgerows, incorporation of native tree planting, and sensitive boundary treatments that reflect the wooded and pastoral character of the area. - During construction, change will be localised and contained within the site boundary. Temporary effects such as vegetation clearance, machinery movement, and ground disturbance will alter the site's appearance, particularly from nearby properties and local footpaths. However, these impacts are minor in the context of the wider LCA, which already accommodates a degree of urban fringe activity and dispersed development. - Upon completion, the introduction of residential properties will result in a modest and localised change to the landscape. While there will be an increase in built form, the impact is mitigated by the site's adjacency to existing housing and the opportunity to reinforce landscape structure. Positive effects may include improved management of field boundaries, enhanced biodiversity through native planting, and the potential to strengthen the wooded character of the area.	Moderate/ Minor Adverse	Minor Adverse	Minor Adverse

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Constructi on Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
						Overall, the site is representative of the Forest of Bere West LCA. The proposed development will result in a small-scale, localised change that is consistent with the existing settlement pattern. With appropriate design and mitigation, the scheme can contribute positively to the long-term management and enhancement of the local landscape character.			
Hampshire Integrated Character Assessment – May 2012 LCA 3d: Hamble Valley	Medium	Medium	Medium	Construction: Medium Completion: Medium / Low Year 15: Low	No	- The eastern sections of the site lie within LCA 3d: Hamble Valley, a landscape defined by its valley form, wooded slopes, and distance to the Hamble River and its tributaries. The upper areas of the valley (where the site is located) is more subdued, with a mix of farmland, woodland, and scattered residential development. The site reflects this character, sitting between open fields and existing housing, with a wooded backdrop and proximity to water features. - This character area is noted for its semi-natural woodland, short views enclosed by vegetation, and a pattern of large detached properties set within mature landscapes. Management issues include the need to conserve wooded skylines, maintain the secluded character of valley edges, and protect the ecological value of waterway corridors. The proposed development offers opportunities to address these using native planting, and the retention of mature trees that respects the wooded setting and avoids visual intrusion on key views. - During construction, change will be localised and contained within the site boundary. Temporary effects such as ground disturbance, machinery being present on site, and vegetation clearance may be visible from nearby properties and footpaths but will not significantly affect the wider valley landscape. Given the existing residential context and the enclosed nature of views, these impacts are considered minor and manageable. - Upon completion, the new residential properties will introduce a slight increase in built form, but this will be visually and functionally consistent with the surrounding settlement pattern. The development can be designed to integrate with the wooded character of the area, using landscape buffers and tree planting to soften its appearance and maintain the sense of enclosure typical of the Hamble Valley. - Overall, the site is representative of the upper Hamble Valley landscape. The proposed development will result in a small-scale, localised change	Moderate/ Minor Adverse	Minor Adverse	Minor Adverse

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Constructi on Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
						that aligns with the existing pattern of development. With appropriate mitigation, the scheme can support the conservation of key landscape features and contribute positively to the character and management of the local environment.			
Landscape Character Assessment for Eastleigh Borough – December 2011 LCA 9: Horton Heath Undulating Farmland	Medium	Medium	Medium	Construction: High Completion: Medium Year 15: Medium	No	- The site lies within Landscape Character Area 9: Horton Heath Undulating Farmland, as stated in the Eastleigh Borough Landscape Character Assessment (2011). It is broadly typical of this character area, exhibiting gently undulating landform, medium-sized agricultural fields, and mature hedgerow boundaries. The distance to existing residential development and the presence of intrusive urban edges are noted features of the area, making the site contextually consistent with the wider landscape. - The character area is defined by its agricultural land use, hedgerow networks, and scattered woodland areas. Issues identified include unmanaged or poorly managed farmland and the visual impact of urban edges. The proposed development offers opportunities to address these through sensitive boundary treatments, retention and enhancement of hedgerows, and integration of native planting to soften built form and reinforce landscape structure. - During construction, changes will be localised and contained within the site boundary. Temporary effects such as ground disturbance, machinery presence, and vegetation clearance will alter the site's appearance, but these impacts will be minor in the context of the wider character area. Given the existing urban influence, the adjacent residential development currently under construction, and nature of the surrounding landscape, construction activity is not considered entirely uncharacteristic of the landscape context. - Upon completion, the introduction of new residential development will result in a permanent change to the site's character. While this will increase built form locally, the impact is mitigated by the existing housing currently under construction adjacent to the site and the potential to enhance landscape features. Positive effects may include improved management of field boundaries, increased tree cover, and the creation of green infrastructure that reflects the area's landscape character.	Moderate/ Minor Adverse	Minor Adverse	Minor Adverse

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Constructi on Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
						Overall, the site is representative of the Horton Heath Undulating Farmland character area. The proposed development will result in localised change but is not expected to significantly alter the overall character of the landscape. With appropriate design and mitigation, the scheme can positively affect the management and enhancement of the local landscape structure.			
Landscape Character Assessment for Winchester Council – April 2022 LCA 23: Durley Claylands	Medium	Medium	Medium	Construction: High Completion: Medium Year 15: Medium	No	- The site lies near to the Durley Claylands Landscape Character Area (LCA), as defined in the Winchester Council Landscape Character Assessment. The areas adjacent to the site are broadly typical of this character area, exhibiting low-lying, gently undulating clayland with a mix of arable and pasture fields, hedgerow networks, and scattered woodland. - The character area is defined by its strong hedgerow and woodland structure, dominated by oak, ash, hawthorn, and hazel, alongside historic lanes, ponds, and wetland habitats linked to the Hamble and Itchen catchments. Issues include the potential loss of hedgerows and visual containment. - During construction, changes will be temporary and contained within the site boundary with no direct effects upon this LCA. - Upon completion, the introduction of built form will result in a permanent change to the site's character, reducing openness within the site. However, there will be no direct effects upon the Durley Claylands LCA. The change in relationship between the site and the neighbouring LCA will be related to the intervisibility between the two which is limited to the higher ground within the western section of the site.	Minor Adverse	Minor Adverse / Negligible	Minor Adverse / Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Constructi on Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Medium	Medium	Construction: High Completion: High / Medium Year 15: Medium	No	- The site is located on the eastern side of Boorley Green, immediately south of Maddoxford Lane and adjacent to the River Hamble. It sits within a transitional landscape between the developed village core and surrounding countryside to the south and east. The immediate context includes Boorley Green Park to the north-west, existing residential properties to the north-west (along with residential properties currently under construction to the west), and open agricultural fields to the south and north. This setting is typical of the village's semi-rural character, where built form is interspersed with green space and natural features. - The site is bordered by the River Hamble, a small but locally significant watercourse that contributes to the area's ecology and landscape character. To the north, the landscape opens into agricultural fields crossed by overhead powerlines and a network of Public Rights of Way (PRoWs), which provide recreational access and connectivity across the landscape. These elements form part of the wider green infrastructure and are sensitive to change. - During construction, change will be localised to the site and its immediate surroundings. Temporary impacts will include ground disturbance, machinery, and vegetation clearance, which may affect views from adjacent properties and footpaths. However, given the proximity to existing residential development to the northwest, the development currently under construction to the west of the site, and the fragmented nature of the landscape, these effects are not considered uncharacteristic and can be managed through appropriate site controls and phasing. - Upon completion, the new residential properties will introduce additional built form into an area already influenced by housing and infrastructure. Beneficial effects will include improved management of field boundaries, native planting to soften visual impact, and enhancements to the local green network including large areas of new public open space as well as ecologically focused areas increasing biodiversity across the site in keeping with landscape character.	Major / Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse

Appendix B: Landscape Effects Table (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Constructi on Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
							Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A				

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low	(approx. m/km)	Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	Residents north of Maddoxford Lane VP 5& 7	High	Medium	High/Medium	Approx 30m from Site Boundary	Partial	Permanent	Construction: Medium Completion: Medium / Low Year 15: Medium / Low	- Residents within this receptor group experience a mix of open and partially screened views of the northern sections of the site, with visibility varying between locations north of Maddoxford Lane and Troon Road. From Maddoxford Lane (off Oakland Road), views are filtered through a relatively tall hedgerow and a line of mature trees north of the road. Views of more southern sections of the site are filtered by mature trees which mark internal field parcel boundaries. From Troon Road, views are more open across a field though more distant, with limited screening provided by a cleft chestnut fence and a cluster of mature trees within the site boundary. - Current views from this receptor show the vegetated northern boundary of the site, including hedgerows and mature trees, as well as the open field between Troon Road and Maddoxford Lane. The buildings at Maddoxford Farm on Maddoxford Lane is visible in the background, and the wooded character of the area contributes to a rural setting. The site itself is either partially obscured or not directly visible from most angles. Views of the site are predominantly in the context of existing residential development. - During the construction phase, visibility of construction activity will vary. From dwellings north of Maddoxford Lane, views will remain largely screened by existing vegetation, with only upper elements of machinery or temporary structures potentially visible. From Troon Road, the openness of the field may allow clearer views of construction activity, though mature trees and hedgerows will continue to provide partial screening. - Upon completion, the proposed development will introduce new built form behind the	Moderate Adverse	Moderate / Minor Adverse	Moderate / Minor Adverse

									existing hedgerows and tree lines. From dwellings north of Maddoxford Lane (off Oakland Road), visibility will remain limited and filtered through vegetation. From Troon Road, elements of the new building may be visible across the open field, though softened by retained and enhanced planting along the site boundary. Over a 15-year period following completion, landscape proposals will result in the maturing of new planting along the northern boundary and within the site. This will enhance existing screening, reduce visibility of built form, and reinforce the wooded character of the area, maintaining a rural edge and improving visual integration with the surrounding residential context.			
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B	Residents at Maddoxford Farm and Westfield VP 9	High	Medium	High/Medium	Approx 35m from Site Boundary	Full / Partial	Permanent	Construction: High/Medium Completion: Medium Year 15: Medium	- Residents within this receptor group experience relatively open views of the site, with partial screening provided by a well-established hedgerow along the northern boundary. Visibility is clearest through the existing gated access and gaps in the hedgerow, particularly from properties close to the road for those at Maddoxford Farm. The hedgerow along the central northern site parcel that separates the site from Westfield is relatively low currently. For those at Westfield views are direct into the adjacent part of the site - Current views from this receptor encompass the site entrance, adjacent roadside vegetation, and partial views into the site interior, including undeveloped field parcels and beyond to the edge of the recently constructed residential development. The hedgerow provides some visual low-level screening, though due to the nature of the rising site land and raised position of the receptor dwellings it does not fully obscure the site from view. - During the construction phase, fencing and hoarding will likely be installed along the site boundary, screening lower-level activity. However, upper elements of construction machinery and temporary structures may remain visible through the gated access and gaps in the hedgerow, particularly from elevated or nearby residential positions. - For this receptor, upon completion, the main change will be the introduction of new built form behind the hedgerow, visible through the site entrance and any remaining gaps in vegetation. The proposed buildings will be set back from the road, and will be softened by retained and enhanced planting along the northern site boundary. However, elements of the development will remain visible due to the proximity of the site to the residential receptors. - Over a 15-year period following completion, the landscape proposals will result in the growth of new planting along the northern boundary. This will improve the level of screening and reduce visibility of built form, reinforcing the hedgerows' role as a visual buffer.	Major/Moderate Adverse	Major/Moderate Adverse	Moderate Adverse
C	Residents at Newhouse Farm VP 11	High / Medium	Medium	High / Medium	Approx 145m from Site Boundary	Glimpse / None	Permanent	Construction: Low / Negligible Completion: Negligible Year 15: Negligible	- Residents within this receptor group experience no views of the site, with strong visual screening provided by a mature line of trees along the southern boundary. Visibility is further reduced by intervening grazing fields and vegetation, with the site largely obscured from view. - Current views from this receptor include the adjacent grazing fields used by Newhouse Farm, the PROW corridor, and the mature tree line that defines the edge of the site, with the River	Negligible	Negligible	Negligible

									Hamble partially visible to the right. The site itself is not visible due to the density of vegetation and distance from the receptor. During the construction phase, the potential for visibility of the site and activities will remain very minimal though there is some potential for some activities to be visible during winter months.			
D	Residents within development west of site off Starling Lane and Fieldfare Crescent VP 2	High	Medium	Medium/High	Approx 170m from Site Boundary	Full	Permanent	Construction: High/Medium Completion: Medium Year 15: Medium	- Residents within this receptor group experience partially open views of the site, with screening provided by a row of mature trees—some protected by Tree Preservation Orders (TPOs)—along the western boundary. Visibility varies depending on the location within the development, with clearest views available from Starling Lane particularly where gaps in vegetation exist. For dwellings at Starling Road views are directly into the north-western site parcel, whilst other locations within this receptor group (Fieldfare Crescent) will experience the site only glimpsed and in the context of existing residential development. - Current views from dwellings at Fieldfare Crescent encompass the adjacent construction site (south of Starling Road) and recently built residential properties, with the site visible beyond the tree line in certain locations. - During the construction phase, visibility of construction activity will be possible, particularly from properties and roads with direct lines of sight into the north-western site parcel. - Upon completion, the proposed development will introduce new built form visible through and above the existing tree line or directly within the north-western site parcel. The visual presence of the buildings will be softened by retained and enhanced planting, though elements of the development will remain visible from properties. - Over a 15-year period following completion, the landscape proposals will result in the maturation of new planting along the site boundary. This will improve the level of screening and reduce visibility of built form, helping to visually integrate the development into the surrounding residential context.	Major / Moderate Adverse	Moderate Adverse	Moderate Adverse
E	Users of PRow 026 3/1 within site VP 11 and 12	High	Medium	High/Medium	Within site boundary Circa 20m to proposed built form	Full	Permanent	Construction: High / Medium Completion: High / Medium Year 15: Medium	Views from the path within the site currently more open to the east where the existing commercial activity and scrap material is present as well as existing dwelling within the north-east corner of the site. Views to the west are curtailed by existing vegetation and trees along the route of the path with some partial views into the central field parcels of the site .	Major/Moderate Adverse	Minor Adverse	Minor Adverse

									- During the construction phase, visibility of construction activity will be of the building construction to the west and engineering of new drainage features or planting of new landscaping. - Upon completion, the proposed development will remain mostly screened by the mature tree line and vegetation though where gaps allow direct views of the new development will be possible.. - Over a 15-year period following completion, the landscape proposals will result in the maturation of new planting and reinforcement of existing vegetation. This will further soften the new housing. - There will be beneficial effects for users of the PRow within the site with replacement of the scrap commercial activity with new landscaping in keeping with the river corridor character.			
F	Users of PRow 026 3/1 south of site VP 11	High	Medium	High / Medium	30-700m from proposed built form	Glimpse	Permanent	Construction: Medium/ Low Completion: Low Year 15: Low	- Users within this receptor south of the watercourse experience limited views of the site, with strong screening provided by a mature line of trees along the southern site boundary and watercourse. The tree line takes up most of the skyline and restricts visibility into the site from this location. - Views from the section of the path north of watercourse outside of the site views of the site are possible though partially filtered by intervening vegetation along the south-eastern site boundaries. Beyond this vegetation the open southern field parcels are visible with the northern parcels screened by the central site boundary trees and nature of the sloping land. - Current views from this receptor encompass the adjacent farmland, fencing, and the PRow corridor itself, with the location of the River Hamble slightly visible to the east. - During the construction phase, visibility of construction activity will remain minimal for sections of the path south of the watercourse and southern site boundary whilst for users north activities will be more open though partially screened. - Upon completion, for users south of the watercourse the proposed development will remain largely screened by the existing tree line. Built form may be partially visible through gaps in the canopy and for those dwellings on higher land within the site, but the overall visual impact will be low due to the distance and retained vegetation. The skyline will remain formed by trees with the mature trees at the highpoint of the site remaining taller than the proposed dwellings.	Moderate Adverse	Moderate/Minor Adverse	Moderate/Minor Adverse

									- Users north of the watercourse in close proximity to the site will see the new housing to the west and north-west of the route beyond the existing boundary vegetation. As well as the improved landscape areas to the north-east. - Over a 15-year period following completion, there will be a maturation of new planting and reinforcement of existing vegetation. This will provide additional softening of views of the site.			
G	Users of PRow 026 2/1 & Boorley Green Park VP 4	High / Medium	Medium	High / Medium	Approx 420m from Site Boundary	Partial	Permanent	Construction: Low Completion: Low / Negligible Year 15: Low / Negligible	- Users of these public areas experience open views of the site in the context of the existing residential development and at some distance, with limited screening provided by young trees along the edge of Boorley Green Park. The north-western parcel of the site is visible in the background between existing properties on Maddoxford Lane and the park's tree line. The extent and angle of visibility vary depending on the location within the park and along the PRow with the site being most prominent from open areas within the park and adjacent footpaths on higher ground. - Current views from this receptor encompass Boorley Green Park in the foreground, the Boorley Green Sports Pavilion in the midground, and the north-western parcel of the site in the background, framed by surrounding residential properties and young boundary planting. The view highlights the urban context of the site and its relationship with nearby recreational and residential areas. - During the construction phase, visibility of construction activity will be possible within the north-western parcel of the site, - Upon completion, the proposed development will introduce new built form visible behind the young tree line and between existing properties. The visual mass of the buildings will be softened by retained and enhanced planting, though elements of the development will remain visible due to the open nature of the park and proximity to the site. - Over a 15-year period following completion, the landscape proposals will mature though will have limited additional screening due to the nature of the sloping land.	Moderate / Minor Adverse	Minor Adverse / Negligible	Minor Adverse / Negligible
H	Users of PRow 069 1/2 VP 7	High / Medium	Medium	High/ Medium	Approx 890m from Site Boundary	Patial	Permanent	Construction: Low Completion: Low / Negligible Year 15: Low / Negligible	Users within this receptor group experience elevated and partially open views of the north-western parcel of the site, with limited screening provided by a line of mature trees and vegetation along the horizon. The view is framed by Hill Farm Airstrip and the adjacent Aero Antiques commercial building in the foreground, with the site visible beyond these features in the wider landscape context.	Minor Adverse	Minor Adverse / Negligible	Minor Adverse / Negligible

									- The nearby residential development off Maddoxford Lane is also visible, though partially screened by on-site vegetation. - During the construction phase, visibility of construction activity will be possible within the north-western parcel and glimpses of taller elements within other areas of the site. - Upon completion, the proposed development will be visible in the background of the view, with built form introduced behind the existing tree line. Housing in the north-western parcel of the site and glimpses within other parcels will be possible in the context of the wider countryside as well as existing housing close to the site off Maddoxford Lane. - After 15 years the internal landscaping within the development parcels will provide some softening but this will be limited.			
I	Users of Maddoxford Lane VP 3, 5, 6, 9 & 10	Medium / Low	Medium	Medium / Low	Approx 2m from Site Boundary	Partial	Permanent	Construction: High Completion: Medium Year 15: Medium	- Users within this receptor hold a varied sequence of views toward the site, with visibility shaped by changes in elevation, roadside vegetation, and distance to the site boundary. In some locations, such as near the gated access locations, views into the site are relatively open, with some partial low-level screening provided by an existing well-established hedgerow. In other areas along the road, particularly beneath dense canopy cover, views are screened, with only glimpses of boundary vegetation visible. - Current views from this receptor include a mix of residential properties, recreational infrastructure such as Boorley Green Park, and roadside features including fencing, knee-rails, and newly planted trees, all contributing to the settlement edge character of the area. - During the construction phase, visibility of construction activity will vary depending on location. In more open sections, such as near the site adjacent to the site, temporary fencing and hoarding will screen lower-level works, though upper elements of machinery and structures may remain visible. In more vegetated stretches, views will remain largely screened. Hedgerow removals along the southern side of Maddoxford Lane will be evident from the construction stage. - Upon completion, the proposed development will be visible from certain points along Maddoxford Lane, particularly where gaps in vegetation exist. The new built form will be softened by retained and enhanced planting along the site boundary, though elements of the development will remain perceptible due to the proximity of the site to the road and adjacent residential areas. The access point will be altered and new road arrangement and footpath clearly visible from the road.	Moderate Adverse	Moderate/Minor Adverse	Moderate/Minor Adverse

									Over a 15-year period following completion, the landscape proposals will result in new planting which will aid with the reinforcement of existing vegetation. This will improve the level of screening along the site boundary with Maddoxford Lane and will soften the built form to some degree, helping to integrate the development into the surrounding landscape reducing impacts upon users of the road.			
J	Users of railway VP 11 & 12	Low	Medium	Medium/Low	Approx 90m from Site Boundary	None/ Glimpse	Permanent	Construction: Negligible/None Completion: Negligible/None Year 15: Negligible/None	- Users within this receptor experience limited and glimpsed views of the site, with strong screening provided by a mature line of trees along the southern boundary. The railway corridor passes through agricultural fields and grazing land associated with Newhouse Farm.. Views toward the site are generally obscured by dense vegetation and boundary planting. - There will be very limited views of the site during construction and completion - any views of housing will be in the context of existing development and will be fleeting..	Negligible	Negligible	Negligible
K	Users of highway network south- west of site VP 1	Low	Medium	Medium/Low	Approx 400m from Site Boundary	None	Permanent	Construction: Negligible/None Completion: Negligible/None Year 15: Negligible/None	- Users within this receptor experience no direct views of the site, with screening provided by a continuous line of mature trees and vegetation along the southern boundary. The site is effectively concealed from both the B3354 and the adjacent pavement due to the density and height of the existing vegetation. - Current views from this receptor include ongoing construction works for a new road running parallel to the railway, with the site itself not visible in the background. The mature tree line and roadside vegetation form a screen, maintaining a sense of separation between the road corridor and the site.	Negligible / None	Negligible / None	Negligible / None