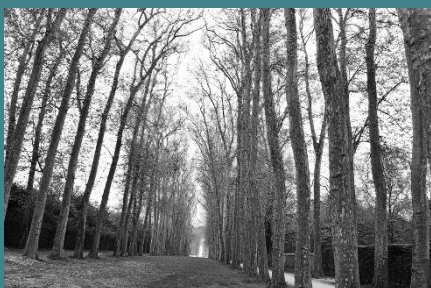


FPCR | environment
& design



LANDSCAPE & VISUAL APPRAISAL

Client

Bloor Homes Limited

Project

Land south of Maddoxford Lane,

Boorley Green

Date

December 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
C	Final	JPP/18/02/26	LP/18/02/26

1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for Land south of Maddoxford Lane, Boorley Green by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application and supporting material (Ref: Landuse & Access Plan 01 – BLOO240103-LUP-01) and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The site is located on the eastern edge of the settlement of Boorley Green, south of Maddoxford Lane. It lies directly adjacent to residential development west of the site (under construction at the time of reporting) and south of recently completed development to the north of Maddoxford Lane.
- 1.4 The site itself is formed predominantly by a series of agricultural field parcels with a small area within the north-east of the site under commercial use.
- 1.5 Boorley Green lies approximately 10 km east of Southampton city centre and the River Itchen, within the Eastleigh District. The village of Botley is located just over 1 km directly south of the site, beyond an area of agricultural land that includes Newhouse Farm and Uplands Farm. A railway line, connecting Hedge End Station and Botley Station, passes to the south of Boorley Green.
- 1.6 Land surrounding Boorley Green has recently seen substantial residential development expanding the settlement including to the north and east at: Land North and East of Boorley Green, for 1400 dwellings (Completed December 2025); Crows Nest Lane, Boorley Green for 50 dwellings (significantly built out).
- 1.7 The western field within the site is allocated within the adopted local plan for the development of at least 30 dwellings – B01 Land south of Maddoxford Lane and east of Crows Nest Lane.

Proposed Development

- 1.8 The Proposed Development comprises:

"Outline planning application with all matters reserved (except the main points of access) for the demolition of a residential dwelling (Use Class C3), removal of a mobile home, and demolition of existing buildings associated with a motor vehicle storage and motor vehicle body parts and scrap material business and the construction of up to 280 dwellings (Use Class C3), including affordable dwellings, and associated provision of informal and formal public open space, together with associated highways, landscape, earth works and level changes, foul and surface water drainage facilities, utilities provision and other associated and necessary infrastructure works."

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- "Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people." (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies". (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

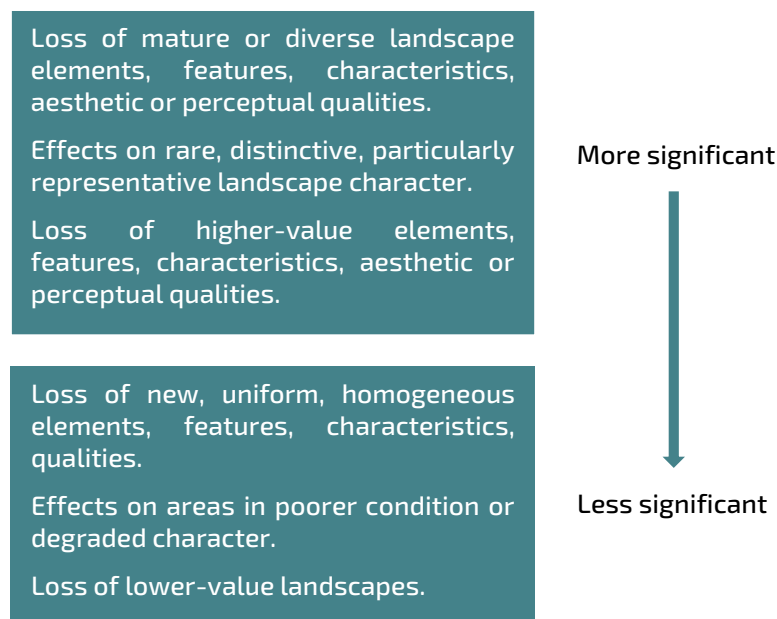
2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of developments that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme has not been assessed as EIA development for this appraisal, judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- “The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
 - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
 - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
 - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 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.
- 2.26 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 terms have been used for this appraisal:
- Major
 - Moderate
 - Minor
 - Negligible

- 2.27 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.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 188 advises that:
- "Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries"*.
- 3.5 Paragraph 189 goes on to add:
- "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues". And*
- "The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*
- 3.6 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system.

Local Planning PolicyEastleigh Borough Local Plan (2016-2036) – Adopted April 2022

3.8 The following policies are of relevance to landscape and visual matters and the proposed development and have been considered through the LVA process:

3.9 The following policies are of relevance to Landscape and visual matters and the proposed development.

Strategic policy S1, Delivering Sustainable development

3.10 To be sustainable, new development in the borough should:

“a. meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;

i. 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;

k. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.”

Strategic policy S6, Protection of settlement gaps

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

a. it would not undermine the physical extent and/or visual separation of settlements; and

b. it would not have an urbanising effect detrimental to:

i. The character of the countryside; or

ii. The separate identity of the adjoining settlements.

Settlement gaps are defined between:

a. Eastleigh and Southampton;

b. Eastleigh and Bishopstoke;

c. Fair Oak and Horton Heath;

d. Hedge End, Botley and Boorley Green

e. Hedge End, West End and Southampton

f. Hedge End, Horton Heath and Boorley Green;

g. Hedge End and Bursledon;

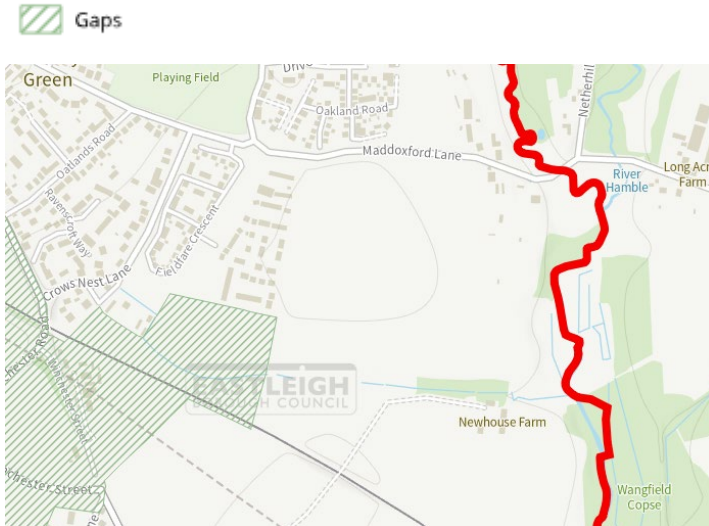
h. Bursledon, Netley and Southampton;

i. Hamble, Netley and Bursledon.”

3.12 The site does not fall within a settlement gap designation but its south-western parcel lies directly adjacent to the area that separates Botley and Boorley Green: “d. Hedge End, Botley and

Boorley Green". Figure 4 of this report illustrates the gap designation in the context of the site application boundary whilst the below extract shows the gap policy covering land south of residential development off Starling Road – west of the site.

Extract from Adopted Local Plan Policies Map



Strategic policy S9: Green infrastructure

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

- *landscape scale strategic links across the Borough boundary, to and between the Borough's settlements, the countryside, the coast, and the major areas of open space including the country parks (see strategic policy S12);*
 - *interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6);*
 - *green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;*
 - *interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;*
 - *green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses (see policy DM1, Chapter 5);*
 - *connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);*
 - *incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting (see policy DM12, Chapter 5);*
- and*

- *opportunities for local food growing including allotments, community orchards and farms (see policies DM32 to DM34, Chapter 5 and detailed proposals in Chapter 6)."*

Strategic policy S12, Strategic footpath, cycleway and bridleway links

"1. The Borough Council in partnership with the highway authority will seek to create new, and improve existing, footpath, cycle and bridleway links throughout the Borough, connecting key destinations including the country parks, increasing access along the coast and to the South Downs National Park and improving connections between the parishes and Eastleigh Town Centre. The Council will seek the provision of the following new and strategic footpath/cycleway/bridleway routes as shown on the key diagram and the policies map:

"l. Boorley Green to Hedge End railway station;

m. Botley to Fair Oak and on to the South Downs National Park;

n. Botley to Hamble via Manor Farm Country Park;

o. Botley to Southampton;

p. Southampton to Hamble via the Royal Victoria Country Park and Netley."

3.13 The policy goes on to say;

"2.All of these routes will avoid conflict with established nature conservation interests and where possible be coupled with green links for biodiversity. Working in partnership with the highway authority to agree and create highway including footpaths, cycle routes and bridleways will ensure that all new highway accords with appropriate design and construction standards to enable its adoption by the highway authority and so secure its long-term maintenance.

3.New development should integrate with existing routes and public rights of way and wherever possible maintain, protect and enhance their function. Development that would sever, obstruct or otherwise have a detrimental impact on the existing or proposed network of green routes as shown on the policies map will not be permitted."

3.14 The public footpath that passes through the site is highlighted on the Policies Map as a Strategic Footpath under policy S12.

Policy DM1: General criteria for new development

"All new development should (as relevant):

a. not have an unacceptable impact on, and where possible should enhance:

i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

ii. biodiversity (avoiding significant adverse impacts); and

iii. the significance of heritage assets;

b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;

c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting,

both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);

e. include a landscape scheme covering the design and layout of external space;

f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;

g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;

h. incorporate provision for people with disabilities and create accessible communities that cater for all;

i. incorporate design measures to inhibit criminal and anti-social behaviour;

j. incorporate provision for on-site waste management; and

k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy."

Policy DM3: Adaption to climate change

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

a) To reduce the potential impacts of surface water flooding, sustainable drainage systems need to be implemented as part of an integrated SuDS strategy for the site in accordance with policy DM6 (Sustainable surface water management and watercourse management) and as part of the landscape framework for the site including green open space and green roofs where appropriate.

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

i. cooling through generous green infrastructure and trees

ii. areas of shade

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

vi. porous cool pavements

c) To adapt to water stress, new development should be designed to reduce demand.

Measures can include:

iv. drought resistant landscape design and planting"

Policy B01, Land south of Maddoxford Lane and east of Crows Nest Lane

"1. An area of land to the south of Maddoxford Lane and the east of Crows Nest Lane, as defined on the policies map, is allocated for the development of at least 30 dwellings.

2. Planning permission will be granted provided that the detailed proposals comply with the Development Plan and address the following specific requirements:

- a. the provision of housing of a range of type, size and tenure;*
- b. access shall be made from Maddoxford Lane;*
- c. the provision of pedestrian and cycle links within the site and to connect the site with nearby development along Maddoxford Lane;*
- d. Marshy Grassland, Botley Site of Importance for Nature Conservation (SINC) runs to the south and east of the development. Buffers of 20m will need to be kept free from development adjacent to the SINC and designed to maintain the hydrological flows and extend the habitat into the SINC;*
- e. to preserve water quality and flows into Ford Lake details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission;*
- f. ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists, ensure routes remain open within the Railway Priority Biodiversity Link for Wildlife dispersal and that there is a net gain in biodiversity;*
- g. examination of the potential for the relocation of the overhead power line crossing the site in order to optimise the site's development potential;*
- h. the development should be designed and landscaped to provide an appropriate settlement edge and should retain and reinforce existing boundary hedgerows and tree belts; ...*

- 3.15 Policy B01 refers to the north-western parcel of the site, that is bounded by Maddoxford Lane to its north and existing development to the west off Starling Road.

Extract from adopted Local Plan (2022)

**Other Relevant Strategies, Guidelines or Documents****Quality Places: Supplementary Planning Document – Adopted November 2011**

- 3.16 This Supplementary Planning Document (SPD) offers guidance for all those involved in the design of new buildings and public spaces within the Borough of Eastleigh. It aims to ensure that new development contributes positively to its surroundings, enhancing the character and quality of the local environment. Proposals should demonstrate high-quality, contextually responsive design that respects and complements the existing built and natural setting.

4.0 BASELINE CONDITIONS

Landscape Character (Figure 3)

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.
- 4.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 4.3 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 128 'South Hampshire Lowlands'. This NCA stretches from Southleigh Forest to Timsbury, from Bishop's Waltham to Netley and therefore covers a very extensive landscape area. The Key Characteristics for the NCA are:
- *"Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.*
 - *Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole, Atlantic salmon, brown trout and the endangered, native whiteclawed crayfish.*
 - *Well-wooded farmed landscape (particularly to the east of Southampton) characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere.*
 - *Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.*
 - *Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole, Atlantic salmon, brown trout and the endangered, native whiteclawed crayfish.*
 - *Well-wooded farmed landscape (particularly to the east of Southampton) characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere."*
- 4.4 The description also states:
- "The area is drained by four main river valleys – the Test, Itchen, Hamble and Meon – flowing from their origins in the Hampshire Downs and South Downs National Character Areas (NCAs) to estuaries running into Southampton Water. They function as key wildlife corridors, for*

example for otter and Atlantic salmon. They also feed wetland and European or internationally designated wetlands, such as the Solent and Southampton Water Ramsar site and the Portsmouth Harbour Special Protection Area (SPA) (in the neighbouring South Coast Plain NCA), which are important for breeding and overwintering birds. Therefore, water quality and sediment load need to be carefully managed throughout the whole catchment.

4.5 The description also states that;

..."Several fast-flowing rivers are a significant feature of the landscape. The Test, Itchen, Hamble and Meon rivers drain the lowlands as they travel southwards from their origins in the Downs to their estuaries in Southampton Water. Their clear, spring water supports a rich aquatic flora and fauna and wildlife habitat that is now scarce elsewhere in England for species such as otter, Atlantic salmon, white-clawed crayfish, brook lamprey and southern damselfly. Dry fly fishing is thought to have originated on the River Test and the Test and Itchen are now managed for angling along most of their length."

4.6 Statements of Environmental Opportunities for the NCA include:

SEO 2

"Conserve, manage and enhance the semi-natural habitats of the river valleys, their estuaries and intertidal areas along the coast, to maintain water availability and flow, reduce flooding downstream, improve water quality, and enhance their biodiversity and landscape benefits."

County Landscape Character Assessment

Hampshire Integrated Character Assessment – May 2012

4.7 The Hampshire Integrated Landscape Character Assessment has been undertaken at a County level. It subdivides the landscape into 24 Landscape Types (LCTs) and 63 Landscape Character Areas. The eastern parcels of the site falls within the northern section of LCA 3d Hamble Valley which is part of the Lowland Mosaic Open LCT; and the western parcels of the site within the LCA 2e: Forest of Bere West which is part of the Lowland Mosaic Small Scale LCT.

2e: Forest of Bere West

"This character area encompasses the lowlands of the Hampshire Basin, bounded by higher chalk of the Hampshire Downs to the north and Portsdown Hill and the Coastal Plain in the south west and south east respectively. Whilst the Meon Valley forms the western boundary the east is drawn on the County boundary."

4.8 The key characteristics of the LCA are as follows;

- *A low lying landscape with shallow undulations, predominantly south sloping.*
- *Varied geology with permanently saturated heavy clays in the central and southern parts and locally higher sandy outcrops which are more undulating Hampshire County Integrated Character Assessment 3 Status: FINAL May 2012 Forest of Bere West resulting in agriculturally poor soils – conversely rich alluvial especially around tributaries of the Hamble are very high grade..*
- *Locally popular accessible woodland areas.*

- *Permanent pasture, plantations woodland and small holdings with secluded, heavily wooded, often ancient origin but replanted, away from the major towns.*
- *This area is strongly associated with the Royal Forest of Bere, a hunting reserve that retains wooded and to a lesser extent, open commons, assart field and woodland patterns.*
- *Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oak with no 'understory' hedge and occasionally isolated field specimens.*
- *Extensive C.20th development, including urban expansion and infilling of common-edge settlements.*
- *Historically, mixed settlement pattern of very low density, tending towards nucleation along streams and around heath scattered throughout the area.*
- *Rich biodiversity, including woodland, heathland, grassland and wetland sites.*

4.9 The following is stated within the LCA's Experiential/Perceptual Characteristics section:

"Views are predominantly short and often with a wooded backdrop. Outside the Lowland Mosaic Medium Scale landscape housing and development is frequently in the field of view."

4.10 The physical characteristics and land use of the site closely reflect those identified in the previously referenced Landscape Character Areas. These similarities include aspects such as landform, vegetation patterns, agricultural activity and the presence of nearby urban expansion all of which contribute to the site being typical of this character area.

Lowland Mosaic Open LCT

4.11 The relevant key characteristics of LCT 'Lowland Mosaic Open' are:

- *"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;*
- *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;*
- *Mid-19th century – medium density settlement pattern."*

4.12 The following is stated in the LCT 'Lowland Mosaic Open' Experiential section:

"Generally well developed road and lane network, perhaps because of often close proximity to settlement and or transport corridor. Not particularly dense footpath and bridleway network..."

"Not identified as being particularly tranquil in the 2006 CPRE study. Due to the lack of woodland and substantial hedgerows and proximity to development, in south Hampshire there is little sense of tranquillity and seclusion."

4.13 The following is stated in the LCT 'Lowland Mosaic Open' Visibility section:

"Prominency: Locally low lying above the lower reaches of river valley floor."

Enclosure: Distant views to wooded horizons and development. Low woodland cover, low hedges, and very gently undulating landform makes this landscape makes this the most intervisible lowland mosaic landscapes."

3d: Hamble Valley

"This character area stretches from the lowland mosaic of the Forest of Bere through a coastal plain setting, to the junction with Southampton Water at Warsash. Its edges are defined by the top of the predominantly wooded"

4.14 The key characteristics of the site are as follows:

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

4.15 The parts of the site that fall within the River Hamble Character area are broadly representative of the key character area description.

Lowland Mosaic Small Scale

4.16 The relevant key characteristics of LCT 'Lowland Mosaic Small Scale' are:

- *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 pastureland use;*
- *Often small enclosures, small areas of woodland and undulating topography which produces the sense of a small scale landscape;*

- *Generally, high to very high density of dispersed small farmsteads and hamlets and associated with nucleated spring line settlements in the south and north Hampshire lowlands;*
- *Small semi natural and ancient woodland copses and hedges of varying character;*
- *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;*
- *Particular association with hamlets and villages of medieval and Saxon origin often associated with wood and wood clearance."*

4.17 The following is stated in the LCT 'Lowland Mosaic Small Scale' Experiential section:

"Not identified as being tranquil, but mapped as transitional areas between low and moderate tranquillity levels in the CPRE 2006 work."

4.18 The following is stated in the LCT 'Lowland Mosaic Small Scale' Visibility section:

"Prominency: Locally low lying, intervisibility with other landscape types reduced because of the latter's relatively high presence of woodland."

Enclosure: Very enclosed intimate landscape, due to the small fields with high hedges and the higher surrounding land."

Borough Landscape Character Assessment

Landscape Character Assessment for Eastleigh Borough – December 2011

4.19 The Eastleigh Borough Landscape Character Assessment has been undertaken at a District/Borough level. It subdivides the landscape into 19 landscape character areas which represent individual areas of land within the borough of Eastleigh that have distinct characters.

"The assessment of each of the areas, as laid out below, should provide sufficient information to understand what this landscape character consists of and the elements which are likely to be most sensitive to change"

4.20 The site falls entirely within the landscape Character *"Area 9: Horton Heath Undulating Farmland"*.

The Key Characteristics are as follows:

- *"Undulating landform with frequent low ridges"*
- *Medium size fields usually with good hedges and hedgerow trees rather than woodlands*
- *Intrusive urban edges in some areas*
- *Unmanaged or inappropriately managed agricultural land"*

4.21 The description of the Landscape Character area goes on to say:

"The unifying characteristics of this predominantly agricultural landscape are the gentle undulation of the landform and the pattern of medium-size fields, generally bounded by good hedges with mature hedgerow trees. Small blocks of woodland and copses are dispersed throughout the area. Water courses are scattered through the character area. The northeast boundary of the character area is delineated by the River Hamble and associated Alder Carr woodland.

There is a network of narrow lanes and small farms which appear to date from the enclosure of land in the eighteenth and nineteenth centuries. Views from within the area are generally to low wooded horizons....

In the south, the influence of the built-up areas of Hedge End, Botley and Boorley Green is less strong than those to the north, by virtue of a denser tree cover and more accommodating landform. The settlements do however form parts of the boundary to the character area."

- 4.22 It is noted that since the character assessments have been produced there has been substantial areas of residential development within the local area which have a strong influence on parts of the character of the site and its context.

Landscape Character Assessment for Winchester City Council (April 2022)

- 4.23 Land to the east of the River Hamble and the site falls within the Durley Claylands Character Area (LCA 23) as defined within the Landscape Character Assessment for Winchester City Council. Relevant extracts from the Character Area assessment are included below.
- 4.24 The Key characteristics include:
- *"Relatively low lying, gently undulating landscape with a geology ranging from a narrow strip of Reading Beds and wider strip of London Clay in the north around Colden Common, Lower Upham, Durley Street and Bishop's Waltham to the mixed clays, sands and loams of Lower Bagshot Sand and Bracklesham Beds around Durley and Durley Mill.*
 - *Land in northern part of character area drains into the Itchen, whilst that to the south drains into the Hamble*
 - *Numerous ponds (including Fishers Pond), streams, springs, wells and associated wetland habitats and mills, particularly relating to the Hamble which originates in the area*
 - *Varied landscape of arable and pasture agriculture, copses (including ancient woodland) and scattered settlement, historically resulting from the clearance of the Forest of Bere woodland.*
 - *Small irregular fields associated with informal and piecemeal enclosure cover much of the area, although fields with more regular boundaries associated with the 18th and 19th century parliamentary enclosure acts are found around Lower Upham and Colden Common.*
 - *Hedgerow and woodland network dominated by oak, ash, hawthorn, hazel, and field maple. Woodland generally assarted.*

- *River associated species along the River Hamble, including the flower-rich wet meadows fen at Bishop's Waltham Moors.*
- *Long views from elevated positions across farmland, together with shorter views enclosed by woodland and strong hedgerows boundaries.*
- *Numerous ancient narrow winding lanes, except in areas of parliamentary enclosure where the roads are straight with wide verges and clipped hedges with standard oaks.*
- *Numerous scattered farms and dwellings centred around Durley, together with the nucleated clay-chalk spring-line settlements of Colden Common and Bishop's Waltham.*
- *Traditional construction and building materials include timber frame with brick infill, red brick, vitrified brick, painted brick, clay tiles. Thatch is relatively rare.*
- *Buildings of contrasting ages, from the historic cores of Bishop's Waltham and Durley, to the high proportion of 19th and 20th century buildings in Durley Street, Colden Common and the outskirts of Bishop's Waltham."*

4.25 The Description of the LCA includes:

"The gently undulating nature of its topography and its narrow sunken lanes contributes to its remote, historic feel across much of the area. The predominantly clay geology has resulted in numerous streams, ponds and springs, including the upper reaches of the Hamble. This narrow secluded valley is associated with the disused Bishop's Waltham-Botley railway line together with the historic Durley Mill."

Designations

Heritage Designations

- 4.26 There are no Scheduled Monuments within or adjacent to the site. There is no intervisibility between the site and the designation at Fairhorn.

Listed Buildings

- 4.27 There are no listed buildings within the site. Adjacent to the site there are 4 listed buildings:

- Grade 2 Listed Building: High House – Located approximately 120m from the north-east corner of the site just off Netherhill Lane
- Grade 2 Listed Building: Small barn 40 m North of Farmhouse, Newhouse Farm – Located approximately 115m from the southern boundary of the site just off PRoW HP/Botley/3
- Grade 2 Listed Building: Granary 25 m north of farmhouse, Newhouse Farm – Located approximately 120m from the southern boundary of the site just off PRoW HP/Botley/3
- Grade 2 Listed Building: Barn 35 m North East of Farmhouse, Newhouse Farm – Located approximately 150m from the southern boundary of the site, 55m off the PRoW HP/Botley/3

- 4.28 Additional listed buildings lie within the wider context of the site. There is not considered to be any intervisibility between these or the above nearby Listed Buildings.

Conservation Areas

- 4.29 The Botley Conservation Area (CA) is situated Approx 540m to the south of the site. There is considered to be no clear intervisibility between the site and the CA.

Ancient Woodland

- 4.30 There is a small parcel of ancient woodland that lies within the eastern section of the site.

Topography

- 4.31 The following should be read in conjunction with Figure 5.
- 4.32 The site itself is located on an undulating area of grassland, sloping from a centrally located highpoint along the southern boundary of the north-western parcel at 27m AOD sloping down to 15 AOD along the site's southern boundary.
- 4.33 The surrounding landscape is gently undulating with the landform reflecting the site's location close to the conflux of the Ford Lake River at approximately 15m AOD north of the site and the Rier Hamble at approximately 10m to the east of the site. The resulting landscape includes undulations with isolated highpoints both within the site and the surroundings. Highpoints within the local context include the land at Hill Farm which includes land at 35m+ AOD that slopes down into Boorley Green near the edge of Ford Lake to 15-20m AOD; and at Curdrige that starts to rise up to 45m+ AOD from 15m AOD to the east of the site.

Site and Immediate Context

- 4.34 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.35 The following should be read in conjunction with Figures 1, 2, & 4

Site and Immediate Context – Boorley Green

- 4.36 Boorley Green is situated to the west of the River, Ford Lake, in Eastleigh. It is primarily a developed village, though it retains some areas of open space. The site itself is located directly west of Ford Lake and immediately south of Maddoxford Lane.
- 4.37 The site itself is formed predominantly by a series of agricultural field parcels with an area within the north-east of the site under commercial use as well as including two dwellings. The site, currently utilised as farmland, is populated by a handful of horses within one of the parcels. Topographically, it exhibits gradual undulations, with no features presenting significant changes in elevation. The site is subdivided into five separate parcels, each delineated by existing hedgerows and trees. A notable feature is the dense natural screen of hedgerows and trees forming the southern boundary of the site.

- 4.38 The northern site boundary is formed by an existing hedgerow and mature trees along the southern edge of Maddoxford Lane. Westfield residential property is surrounded by the site on all sides with the exception of its northern edge onto Maddoxford Lane. The site's eastern-most boundary follows a line of mature trees leading south from Maddoxford Lane linking to the route of the River Hamble which forms the most eastern section of the site's boundary. The site boundary follows a line of mature trees leading west from the river linking to a tree line and other dense vegetation associated with a watercourse that feeds into the River Hamble forming part of the site's southern boundary.
- 4.39 The site's western boundary again is formed by a line of mature trees for its southern section, though dog-legging around a small grazing parcel, whilst the northern section follows the route of a track to the west of recent development at Starling Road.
- 4.40 A number of tree and hedgerow field boundaries pass through the site forming strong landscape features whereas the field parcels themselves are broadly open low-quality grassland with the exception of the eastern edge where woodland associated with the River Hamble is present.
- 4.41 Existing residential development that forms the existing settlement edge of Boorley Green is located directly west of the site off Starling Road and north of the north-western site parcel off Oakland Road on the opposite side of Maddoxford Lane.
- 4.42 North-east of the site beyond Maddoxford Lane lies Maddoxford Farm where a number of residential properties and agricultural buildings are present with grassland field parcels surrounding it. Further north beyond woodland associated with Ford Lake and the River Hamble lies arable fields on higher land.
- 4.43 East of the site the woodland that is associated with River Hamble forms a distinct visual buffer between Boorley Green and development east of the river where a number of areas are utilised for commercial activities in amongst the broadly pastoral farmland with mature tree boundaries and woodland pockets.
- 4.44 The trees and vegetation associated with the southern watercourse form a strong structural buffer. The land south of the site is open farmland surrounding Newhouse Farm. Further south lies a railway which is lined by mature trees creating an additional layer of visual filtering. Land further south from the railway is earmarked for residential-led development north of Botley.

Landscape Value

- 4.45 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

4.46 **Landscape Designations:**

The site and its wider landscape context (including its Visual Envelope) (Figure 6) are not subject to any national, local or other landscape designations.

Natural Heritage:

- 4.47 The site includes a small parcel of ancient woodland within it as well as mature trees and hedgerows which form the boundaries of the field parcels and contribute positively to the local character. The site also lies adjacent to the River Hamble and linking watercourses which includes vegetation strongly associated with the watercourses.

Cultural Heritage:

- 4.48 Although the site itself does not contain any significant points of cultural heritage, the site is situated alongside the River Hamble. The River Hamble is a waterway steeped in history, it starts off near Waltham Chase and steadily flows down past ancient settlements like Botley and Bursledon before flowing by Hamble-le-Rice and finally merging with the Solent. This river's unique double tides have been significant in shaping its connection to Britain's maritime heritage.

Landscape Condition:

- 4.49 The site includes a series of historic field boundaries of varying condition. Some hedgerows have become gappy with the majority have trees growing out in places. There are large number of mature trees in good condition present on the site which create positive features within the site and local area. The commercial area of the site is in poor condition with fields managed for commercial storage and scrapping activities. Areas adjacent to watercourses have been managed for agricultural use or have been left unmanaged such as areas within the east of the site. The existing dwelling within the north-east of the site is not historic value and does not have a particularly positive contribution to landscape character and is in poor to fair condition.

Associations:

- 4.50 The site and its immediate context has no known associations with well-known literature, poetry, art, TV/film and music; associations with science or other technical achievements; links to a notable historical event; or associations with a famous person or people that contribute to perceptions of the landscape of the site.

Distinctiveness:

- 4.51 Landscape features within the site and its immediate context include trees and woodland to the east associated with the River Hamble; and mature trees and hedgerows within the site. The mature trees that are located on the highpoint of the site are particularly visible within the local area contributing to local distinctiveness. The open agricultural parcels are typical of the local countryside character and the northern parcels contribute to the local distinctiveness being more prominent visually within the local context.

Recreational Value

- 4.52 The majority of the site is in private ownership and is not publicly accessible. However, the PRoW 026 3/1 runs through a parcel of land within the site from the southern boundary to the north-east – the site is visible from other external PRoW and from the local recreational area Boorley Green Park.

Perceptual (Scenic):

- 4.53 The nature of the undulating landform within the site allows for views toward wooded horizons and occasional built development within the local area, reinforcing a sense of openness from the higher land within the site.

Perceptual (Wildness and tranquillity)

- 4.54 The site is located just off of Maddoxford Lane on the outskirts of Boorley Green. The site is somewhat in the countryside and it is situated adjacent to the existing residential properties on Maddoxford Lane. The landscape is not identified as particularly tranquil in the 2006 CPRE tranquillity mapping study. In the southern parts of Hampshire, the limited presence of woodland and substantial hedgerows, combined with the proximity to built development, results in a reduced sense of tranquillity and seclusion.

Functional aspects

- 4.55 The site currently functions as an agricultural site and commercial activity of the breakers yard. The site has some drainage function for the local land areas feeding into the local watercourses adjacent to the site and also plays a role in the local ecological corridors with proximity to the adjacent watercourses and presence of trees and hedgerows within the site.
- 4.56 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of Medium landscape value.

Visual Baseline

- 4.57 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis. Viewpoint locations were agreed with Eastleigh Borough Council.
- 4.58 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 21/11/25 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.59 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.60 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-21 illustrates the photo viewpoints. They are briefly described below.

Viewpoint 1 – View north-east towards the site from B3354

- 4.61 Viewpoint 1 presents a northeastern view of the site, captured from the southern side of the railway line that runs parallel to the south of the site. The current view shows ongoing construction work for a new road that will run parallel to the railway. In the background, a long line of mature trees and vegetation along the railway and site edge effectively screens the site from both the B3354 and the railway line. The site is not currently visible from this viewpoint as it is concealed by the existing vegetation.

- 4.62 This view is representative of users of the B3354 and the adjoining pavement. The view illustrates the relation between the road users and the site and shows that from this view the site is viewed in the context of existing construction works which once complete is expected to create an engineered highway context (Botley Bypass).

Viewpoint 2 - View east towards the site from Fieldfare Crescent

- 4.1 This eastern view from Fieldfare Crescent looks toward the site, with the adjacent residential development in the foreground. The immediate foreground shows a construction site where housing has already been erected. Beyond this, a row of mature trees, several of which are protected by TPOs (see arboriculture assessment), forms a screen between the site and the neighbouring development. To the right of the view the site is glimpsed beyond a grassland parcel and site boundary vegetation.
- 4.2 This viewpoint is representative of the perspective of users of Fieldfare Crescent. The view illustrates the relationship between the proposed development site and the existing residential area.

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

- 4.3 This viewpoint is from the junction of Crows Nest Lane and Maddoxford Lane, looking south-east toward the site. Adjacent properties on Wallace Avenue are visible through the trees to the left. The trees that partially screening Wallace Avenue also bound the southern edge of Boorley Green Park, a recreational area associated with the Boorley Green Sports Centre. In the foreground, a newly planted line of trees and a footpath run along Maddoxford Lane, next to the boundary fence for Boorley Green Park. The site itself is predominantly screened from view from this location.
- 4.4 This view is representative for users of Maddoxford Lane. And helps illustrate the nature of the overlapping boundaries within the local context and visibility of the existing housing.

Viewpoint 4 – View south-east towards the site over Boorley Green Park and Leisure Centre from Wallace Avenue

- 4.5 This viewpoint has been taken from the footpath that forms part of the PRow 026 2/1 on the south side of Wallace Avenue within the Boorley Park. The view looks towards the site over the Boorley Green Park which occupies much of the foreground and midground of the view. Within the foreground of the view to the left of the image, Wallace Avenue can be seen running adjacent to the park. Along this road to the right is the Boorley Green Sports Pavillion which can be seen in the midground of the view. The site can be seen in the background of the view in the context of the existing residential development. To the right of the view, there are more residential properties in view located off Maddoxford Lane.
- 4.6 This view is representative of users of Wallace Avenue and PRow 026 2/1. The view also illustrates the urbanised context of the northern part of the site.

Viewpoints 5 - View south-east towards the site over the northern boundary from Maddoxford Lane

- 4.7 This photo viewpoint has been taken from the north side of Maddoxford Lane looking into the site over existing boundary hedgerow. In the foreground of the view, a stretch of knee-rail stretches along the pathway separating it from Maddoxford Lane. Beyond Maddoxford Lane in the midground of the view is a native hedgerow that borders the site with the site's north-

western parcel beyond it. In the background of the view a line of mature trees can be seen within the site along the southern boundary of the north-western parcel.

- 4.8 This view is representative of users of Maddoxford Lane and illustrate the relationship between the adjacent lane and the site.

Viewpoint 6 – View south-east towards the site from the footpath to the side of Maddoxford Lane.

- 4.9 This viewpoint is taken from the footpath and cycleway that runs along the southern boundary of the existing residential development on Maddoxford Lane. The footpath connects directly to Maddoxford Lane, which is visible to the right of the view. The site is located on the opposite side of the road with the northern parcels being screened by the existing hedgerow that forms the northern boundary onto the road. In the background, Maddoxford Farm is visible, situated further along Maddoxford Lane.
- 4.10 This view is representative of users of the footpath running adjacent to Maddoxford Lane and helps illustrate the nature of the road in the context of the site.

Viewpoint 7 – View south towards the site from Troon Road

- 4.11 This viewpoint has been taken from the edge of a drive from one of the drives off of Oakland Road. The cleft chestnut fence can be seen in the foreground of the view and the field beyond the fence is visibly open towards the boundary hedgerow of Maddoxford Lane. The Farmhouse at Maddoxford Farm north of Maddoxford Lane can be seen in the midground of the view along with the site opposite Maddoxford Lane. To the right of the view within the boundary hedgerow of the site, a cluster of mature trees can be seen helping to screen views to the site from this location.
- 4.12 This photo viewpoint is representative of users of the open space adjacent to new housing off Oakland Road and helps illustrate the visual relationship between the site and dwellings adjacent to the view location.

Viewpoint 8 – View South towards the site from PRoW 069 1/2

- 4.13 This viewpoint is taken from Public Right of Way (PRoW) 069 1/2, looking towards the site from an elevated position within the wider context. In the foreground, Hill Farm Airstrip is visible, with the Aero Antiques commercial building situated adjacent to it. In the background, a line of mature trees and vegetation defines the horizon, extending to the right towards the residential development located north Maddoxford Lane. This existing development is partially screened by on-site vegetation. The site's north-western parcel is visible in the view with its southern boundary trees forming part of the skyline.
- 4.14 This view is representative of users of the PRoW footpath that runs past Hill Farm and continues towards Netherhill Lane.

Viewpoint 9 – View west towards the site from Maddoxford Lane

- 4.15 This viewpoint is taken from the roadside along Maddoxford Lane at location outside the entrance to Maddoxford Farm, looking towards the site through the existing gated access. The road curves gently in the view, leading towards Boorley Green. A well-established hedgerow runs along the site boundary, providing a degree of visual screening from the road.

- 4.16 This view represents the experience of road users travelling along Maddoxford Lane. Given the proximity of the site boundary to the road, users have relatively clear views into the site, particularly through gaps in the hedgerow. While the hedgerow offers some screening, it only partially obscures views of the site from this location.

Viewpoint 10 – View east towards the site from Maddoxford Lane

- 4.17 This viewpoint is taken from further west along Maddoxford Lane, beneath the canopy of surrounding vegetation and close to where it crosses the River Hamble. Due to the density of the vegetation, views toward the site are largely screened. Only a glimpsed view of the site's boundary hedgerow is visible in the background. In the foreground, Maddoxford Lane is clearly seen, flanked by dense roadside vegetation.
- 4.18 This view is representative of users travelling along Maddoxford Lane and highlights the variation in visibility and landscape context experienced along different stretches of the road. While some sections offer open or partial views of the site, others—such as this location—are heavily screened by vegetation.

Viewpoint 11 – View south from PRow 026 3/1 at a location south of just Maddoxford Lane.

- 4.19 This viewpoint is located at the entrance to a scrapyard currently occupying the north-eastern portion of the site. Accessed via Maddoxford Lane, the view opens onto a clear expanse of field beyond the scrapyard boundary. In the foreground, the scene is characterised by a collection of vehicles, including cars and vans, as well as spare parts, located on a well-used surface adjacent to an existing building. In the background, a portion of the wider site is visible, framed by a line of mature trees along the horizon, providing a natural boundary to the view.
- 4.20 Taken from the route of Public Right of Way (PRow) 026 3/1, the viewpoint is representative of users of the PRow as they pass through the scrapyard to other areas south of the site.

Viewpoint 12 - View from PRow 026 3/1 looking north-east from within the site.

- 4.21 This viewpoint is taken from Public Right of Way (PRow) 026 3/1, looking towards an area currently occupied by the scrapyard. The mid-ground features a collection of parked vehicles situated on a sandy surface, indicative of the site's ongoing use. In the background, a line of mature shrubs and trees defines the eastern edge of the site, beyond which lies the River Hamble. In the foreground, the PRow itself is visible, bordered by existing vegetation to the west and a post-and-wire fence to the east.
- 4.22 This view is representative of PRow users and illustrates their direct visual relationship with the site. As the footpath runs through the site, views are largely open and uninterrupted, offering full visibility of the surrounding landscape and site activities.

Viewpoint 13 – View from PRow 026 3/1 looking north towards the site.

- 4.23 This viewpoint is taken from the Public Right of Way (PRow) located just south of the site, on the southern side of the existing mature vegetation that defines the site's southern boundary. The view comprises grazing pastureland, with areas of longer grass interspersed throughout. The footpath runs through the centre of the view and is bordered on one side by a stretch of post-and-wire fencing, marking the boundary of adjacent farmland. In the background, the footpath continues beneath the canopy of mature trees and leads toward the site. These mature trees are the dominant visual feature, with their canopies filling the skyline and significantly screening views into the site.
- 4.24 This view is representative of users of the PRow and illustrates the rural character and visual experience of the countryside to the south of the site. It also highlights the extent of public connectivity to the site from this location, reinforcing the importance of visual sensitivity in this area.

Viewpoint 14 – View north from PRow 026 3/1 looking north towards the site

- 4.25 This viewpoint is taken from a location along the Public Right of Way (PRow) 026/3/1, located further south of the PRow described in Viewpoint 10 outside of the site. In the background, a mature line of trees provides a strong visual screen, limiting views of the fields beyond and the site itself. In front of this tree line, Newhouse Farm and its adjacent grazing fields—used for cattle and sheep—are visible. The PRow is clearly defined in the foreground, bounded by two post-and-wire fences that separate the surrounding fields while allowing pedestrian access. To the right of the view, partially obscured by vegetation, lies the River Hamble and its associated vegetation, which runs along the eastern boundary of the site leading south.
- 4.26 This view is representative of users of PRow 026/3/1 and illustrates the limited extent of visibility toward the site from this location. It also highlights the recreational character of the surrounding landscape, with the PRow offering access to the agricultural area south of the site.

Viewpoint 15 – View north towards the site from the PRow 026 3/1 from the edge of Botley

- 4.27 This viewpoint is taken from the edge of PRow 026/3/1, where the footpath meets existing residential buildings along Winchester Street along the north-eastern edge of Botley. In the background, Uplands Farm is visible, identifiable by its reddish roof tiles and adjacent barn structures. The surrounding farmland consists primarily of grassland, interspersed with occasional patches of scrub. At the time of the survey, construction works were underway along the footpath, and temporary fencing and a "Footpath Closed" sign were present in the foreground. While these elements are temporary, they indicate ongoing improvements to the local public access infrastructure. The footpath continues from this point toward Newhouse Farm (as referenced in Viewpoint 12) and eventually connects to the proposed development site. It is noted that the intended new link road (Botley Bypass) will pass through this farmland in the near future.
- 4.28 This view is representative of both residents along Winchester Street and users of PRow 026/3/1. It illustrates the relationship between these receptors and the site, showing how views are largely screened by mature, well-established vegetation along the site's boundaries.

Visual Baseline Summary

4.29 The baseline analysis results in a number of reasoned conclusions which are summarised below:

- The site's approximate visual envelope is relatively restricted due to the nature of the local topography, woodland associated with the River Hamble and its tributaries and intervening layering field boundaries.
- Higher sensitivity visual receptors are similarly limited to those in proximity to the site with residential receptors to the north and west of the site and PRow passing through the site and adjacent to it having potential for the greatest visual effects from any development within the site.
- Many of the views from outside of the site are in the context of the existing residential context forming the current eastern edge of Boorley Green.
- Where the site is visible in a rural context visibility is limited to only glimpses of parts of the site.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Assimilate the proposed development within the receiving landscape context;
 - Create an attractive setting to the new development that responds to and reflects the surrounding landscape;
 - Respond to the site's natural topography and landscape context and introduce a robust and sustainable drainage strategy;
 - Include structural landscaping or enhance existing boundary features to soften the relationship between the new built form and surrounding context;
 - Ensure the site proposals respond positively to the existing ecological features on site and those within the local area; and
 - Include new biodiversity features within the site where possible including new hedgerows and sustainable drainage features designed for biodiversity and amenity benefits.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- The provision of substantial areas of land dedicated to landscape, GI, public open space, play and habitat related proposals including protected SINC – representing approximately 40% of the total site area;
 - Existing hedgerows and mature trees will be retained wherever feasible, contributing to the site's ecological value and landscape character. Where hedgerow is removed to allow for access along Maddoxford Lane new hedgerow will be planting close to the existing locations to help respect the existing character;
 - New planting will supplement existing vegetation to reinforce ecological connectivity and support biodiversity across the site in particular along the field perimeters where hedgerows will be enhanced and along the edges of the adjacent watercourses;
 - The eastern portion of the site will be restored to a natural green environment, enhancing biodiversity and improving the setting of the existing public right of way.

Proposals will be developed to be in keeping with the wooded riverside character of the River Hamble;

- Development will respect the site's enclosed nature, with building heights limited to two storeys at sensitive edges to ensure visual integration with surrounding features;
- Tree planting along streets and within open spaces will reinforce the green character and contribute to a cohesive landscape structure;
- Low-lying areas near River Hamble and its tributaries will remain undeveloped and form part of a green corridor incorporating attenuation basins and sustainable drainage systems (SuDS) to manage surface water and enhance visual amenity all designed to be in keeping with the character of the adjacent watercourses;
- Retained and enhanced hedgerows and tree belts will form green corridors that serve both ecological and recreational functions, including attractive pedestrian routes;
- Residential parcels will be arranged as perimeter blocks, clearly defining public and private spaces to promote safety and social interaction;
- Allow for framing of views towards the neighbouring woodland landscape to the south-east of the site;
- New art features would be included within the site in line with the local art strategy; and
- An Equipped Area of Play, informal kickabout space, and smaller natural play areas will be distributed throughout the site, designed to be safe, inclusive, and well-overlooked.

Landscape Management

- 5.4 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 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 north-west, 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.
- 6.3 The approaches and methodologies to be adopted by the construction of the proposed development would endeavour to minimise any unnecessary effects upon the environment and surrounding receptors. For example, the location and design of the new development, associated lighting, signage and new landscape proposals would all take these issues into account.
- 6.4 The landscape effects during construction are anticipated to be temporary and largely confined to the site itself. During construction, the potential clearance of some vegetation will result in increased visibility and a noticeable change in the site's character, particularly from the surrounding context. However, retained trees and hedgerows will be protected throughout the works, and disruption to the landscape will be localised and short-term. While the removal of vegetation may temporarily alter views and reduce screening, the overall landscape impact during this phase will be limited in extent and duration.

Operation (following Completion)

Natural England, National Character Area Profile (NCA) 128: 'South Hampshire Lowlands'.

- 6.5 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.
- 6.6 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.
- 6.7 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.

- 6.8 Resultant effects upon the NCA are assessed to be Negligible from completion.

Hampshire Integrated Character Assessment (May 2012)

LCA 2e: Forest of Bere West

- 6.9 The western sections of the site lie 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.
- 6.10 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 development offers 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.
- 6.11 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.
- 6.12 Resultant effects upon the LCA 2e: Forest of Bere West are assessed to be Minor Adverse from completion.

LCA 3d: Hamble Valley

- 6.13 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.
- 6.14 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.
- 6.15 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. Removal of the motor vehicle storage and scrap use area and proposed improvements to the landscape in its place will result in beneficial effects.

- 6.16 Resultant effects upon the LCA 3d River Hamble are assessed to be Minor Adverse from completion.

Landscape Character Assessment for Eastleigh Borough (December 2011)

LCA 9: Horton Heath Undulating Farmland

- 6.17 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.
- 6.18 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.
- 6.19 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. Removal of the motor vehicle storage and scrap use area and proposed improvements to the landscape in its place will result in beneficial effects.
- 6.20 Resultant effects upon the LCA 9: Horton Heath Undulating Farmland are assessed to be Minor Adverse from completion.

Landscape Character Assessment for Winchester City Council (March 2022)

Durley Claylands Character Area (LCA 23)

- 6.21 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 (east of the River Hamble), exhibiting low-lying, gently undulating clayland with a mix of arable and pasture fields, hedgerow networks, and scattered woodland.
- 6.22 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.

- 6.23 Resultant effects upon the Durley Claylands LCA 23 are assessed to be Minor Adverse / Negligible from completion.

Site and Immediate Context

- 6.24 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.
- 6.25 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.
- 6.26 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.
- 6.27 Resultant effects upon the site and its immediate context are assessed to be Moderate Adverse at completion reducing over time to Moderate / Minor Adverse after 15 years.

Visual Effects

Visual Envelope (VE)

- 6.28 The VE (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.29 A VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.30 The VE of the proposed development extends across the site and majority of its adjacent field parcels. It is limited by existing development present to the northwest and west of the site and by the woodland associated with the River Hamble to the east. Vegetation along the route of the railway to the south also limits the visual envelope in this direction. Higher ground within the site is most visually prominent and extends the visual envelope to parts of Boorley Park to the north-west and higher ground at Hill Farm to the north. The site is relatively well contained visually.

- 6.31 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

Construction

- 6.32 During the construction phase, adverse visual effects will occur which will largely reflect the actual extent of visibility of the site for the various receptors. Inevitably those visual receptors in closest proximity e.g. residents with aspects onto Maddoxford Lane or directly onto the site located north, east and west of the site with views into the northern site parcels; and users of the PRoW 026 3/1 that passes through the eastern section of the site with views of the central and eastern parcels will have views of construction activity including vehicles and associated machinery, site compounds, and earthworks/ground modelling.
- 6.33 It is assessed that the overall visual effects during the construction phase would be over a relatively short duration (c 2-3 years) and consequently there would be a short-term effect as a result. Construction visual effects for the limited number of receptors close to or adjacent to the site are therefore considered to be up to Major/Moderate Adverse for these limited number of receptors, however, for less sensitive receptors and those receptors at a distance from the site, visual effects are unlikely to be any greater than Minor Adverse.

Operation (following Completion)

- 6.34 The following provides a summary of the visual effects assessment included at Appendix C.
- 6.35 Include also details of the longer-term effects arising as the landscape/planting matures under the headings below.

Residential Properties and Settlement

Residents north of Maddoxford Lane (Receptor A)

- 6.36 For this receptor, upon completion, the proposed development will introduce new built form behind the 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. And often in the context of existing residential development. In some instances the new access arrangement will be visible where hedgerow removal and replacement will occur.
- 6.37 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.
- 6.38 Resultant effects upon residents north of Maddoxford Lane are assessed to be Moderate / Minor Adverse during operation.

Residents at Maddoxford Farm and Westfield (Receptor B)

- 6.39 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.

- 6.40 Over a 15-year period following completion, the landscape proposals will result in the growth of new planting along the northern boundaries. This will improve the level of screening and reduce visibility of built form, reinforcing the hedgerows' role as a visual buffer. In some instances the new access arrangement will be visible where hedgerow removal and replacement will occur.
- 6.41 Resultant effects upon residents north of Maddoxford Lane are assessed to be Major / Moderate Adverse at completion reducing to Moderate Adverse after 15 years.

Residents at Newhouse Farm (Receptor C)

- 6.42 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 obscured from view.
- 6.43 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 Hamble partially visible to the right. The site itself is not visible due to the density of vegetation and distance from the receptor.
- 6.44 Resultant effects are considered to be no greater than Negligible during operation.

Residents within development west of site off Starling Lane and Fieldfare Crescent (Receptor D)

- 6.45 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.
- 6.46 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.
- 6.47 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 in some areas though limited for the area in the north-west of the site, helping to visually integrate the development into the surrounding residential context.
- 6.48 Resultant effects are considered to be no greater than Moderate Adverse during operation.

Public Rights of Way (PROW) and Other Footpaths etc

Users of PRow 026 3/1 within site (Receptor E)

- 6.49 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.
- 6.50 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.
- 6.51 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 west of the PRow. There will be beneficial effects for users of the PRow within the site with replacement of the commercial activity with new landscaping in keeping with the river corridor character.
- 6.52 Resultant effects are considered to be no greater than Minor Adverse during operation.

Users of PRow 026 3/1 south of site (Receptor F)

- 6.53 Users within this receptor experience limited views of the site, with strong screening provided by a mature line of trees along the southern site boundary and watercourse. 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.
- 6.54 Upon completion, for those receptors south of the watercourse, the proposed development will remain largely screened with the exception of dwellings located on higher ground within the site, 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.
- 6.55 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.
- 6.56 Overall, resultant effects are considered to be no greater than Moderate / Minor Adverse during operation.

Users of PRow 026 2/1 & Boorley Green Park (Receptor G)

- 6.57 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 varies 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. Views of the site are in the context of the existing residential development.

- 6.58 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.
- 6.59 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.
- 6.60 Resultant effects are considered to be no greater than Minor Adverse / Negligible during operation.

Users of PRow 069 1/2 (Receptor H)

- 6.61 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. The nearby residential development off Maddoxford Lane is also visible, though partially screened by on-site vegetation.
- 6.62 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.
- 6.63 After 15 years the internal landscaping within the development parcels will provide some softening but this will be limited. Resultant effects are considered to be no greater than Minor Adverse / Negligible during operation.

Roads & Transport Users

Users of Maddoxford Lane (Receptor I)

- 6.64 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 – all views are transient. View looking west include parts of the existing residential development forming the settlement edge.
- 6.65 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.
- 6.66 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. Resultant effects are considered to be Moderate / Minor Adverse during operation.

Users of railway (Receptor J)

- 6.67 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. Effects are considered to be Negligible from completion.

Users of highway network south-west of site (Receptor K)

- 6.68 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.
- 6.69 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. There is limited potential for views from some road locations during winter months though would be fleeting limited glimpses. Effects are considered to be Negligible / None.

Night-time Visual Effects

- 6.70 The development proposals will inevitably result in an extension to the existing light spill (which includes from street columns located within nearby residential streets), due to the new housing and development areas being lit.
- 6.71 Landscaping will help to filter and soften the overall appearance of the built form and assist in reducing the visual effects of increased light sources upon the surrounding landscape once the development is operational.
- 6.72 From a distance, it is considered that whilst there is likely to be some illumination from the development proposals (as with any new development) it will be observed against the existing light sources. Proposed new landscape planting within the development will help limit, filter and screen views towards individual light sources such as car head lights etc. whilst the specification, positioning and control of new light sources will help to ensure that the lighting does not contribute to light spill on the night sky.

7.0 SUMMARY AND CONCLUSIONS

7.1 This Landscape and Visual Appraisal (LVA) has been carried out for Land south of Maddoxford Lane, Boorley Green by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (Ref: Landuse & Access Plan 01 – BLOO240103-LUP-01) and Design and Access Statement (DAS).

7.2 Figures 1 and 2 show the location and context of the site. The site is located on the eastern edge of the settlement of Boorley Green, south of Maddoxford Lane. It lies directly adjacent to residential development west of the site (currently under construction) (Figure 1). The site itself is formed predominantly by a series of agricultural field parcels with an area within the north-east of the site under commercial use and includes two dwellings.

Landscape Character

7.3 The site and local context are not covered by any landscape quality designations at either a national or local level.

7.4 At National Level the site, located within NCA 128: South Hampshire Lowlands, is broadly typical of this landscape. 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. Resultant effects upon the NCA are assessed to be Negligible from completion.

7.5 At a County Level the western sections of the site lie within LCA 2e: Forest of Bere West, whilst eastern sections fall within the LCA 3d River Hamble. New housing will lead to a loss of agricultural land though the Landscape proposals will be able to contribute positively to the local characteristics and effects are assessed to be Minor Adverse from completion.

7.6 At a borough level the site lies entirely within the Landscape Character Area 9: Horton Heath Undulating Farmland. 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. Removal of the motor vehicle storage and scrap use area and proposed improvements to the landscape in its place will result in beneficial effects. Effects are considered to be Minor Adverse from completion.

7.7 Inevitably, adverse effects will occur upon the site and its immediate context as a result of the proposals, as with any other greenfield development, however the proposed landscape framework provides approximately 40% of green infrastructure including improvements to the existing landscape and ecological features as well as provision of new recreational areas that will be beneficial for the local community. Effects upon the site and its immediate context are considered to be Moderate Adverse at completion reducing as the landscape matures to Moderate / Minor Adverse after 15 years.

Visual

- 7.8 The nature of the local topography limits views towards the site where boundary features are present. The site is located on a relatively prominent landform though occupies only a small part of the lower parts of the high ground.
- 7.9 Effects upon the assessed visual receptors are greater for the more sensitive receptors in closer proximity to the site with effect upon residents adjacent to the site to the west, north and north-east assessed to be Major / Moderate Adverse at completion Moderate Adverse after 15 years at most. Effects upon users of the PRow that passes through the site are considered to include beneficial effects with the replacement of the existing commercial scrap area in the north-east with naturalistic open space resulting in Minor Adverse / Negligible effects during operation.
- 7.10 Less sensitive visual receptors such as highway users and railway users will receive no greater than Negligible effects.

Conclusion

- 7.11 It is considered that the site has capacity to receive development of the nature proposed in the application, which includes the removal of existing built form and construction of new residential dwellings and infrastructure including the implementation of new landscaped areas for ecology and recreation, without unacceptable harm to the existing landscape and visual resource of the site and surrounding area.

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 Site Boundary

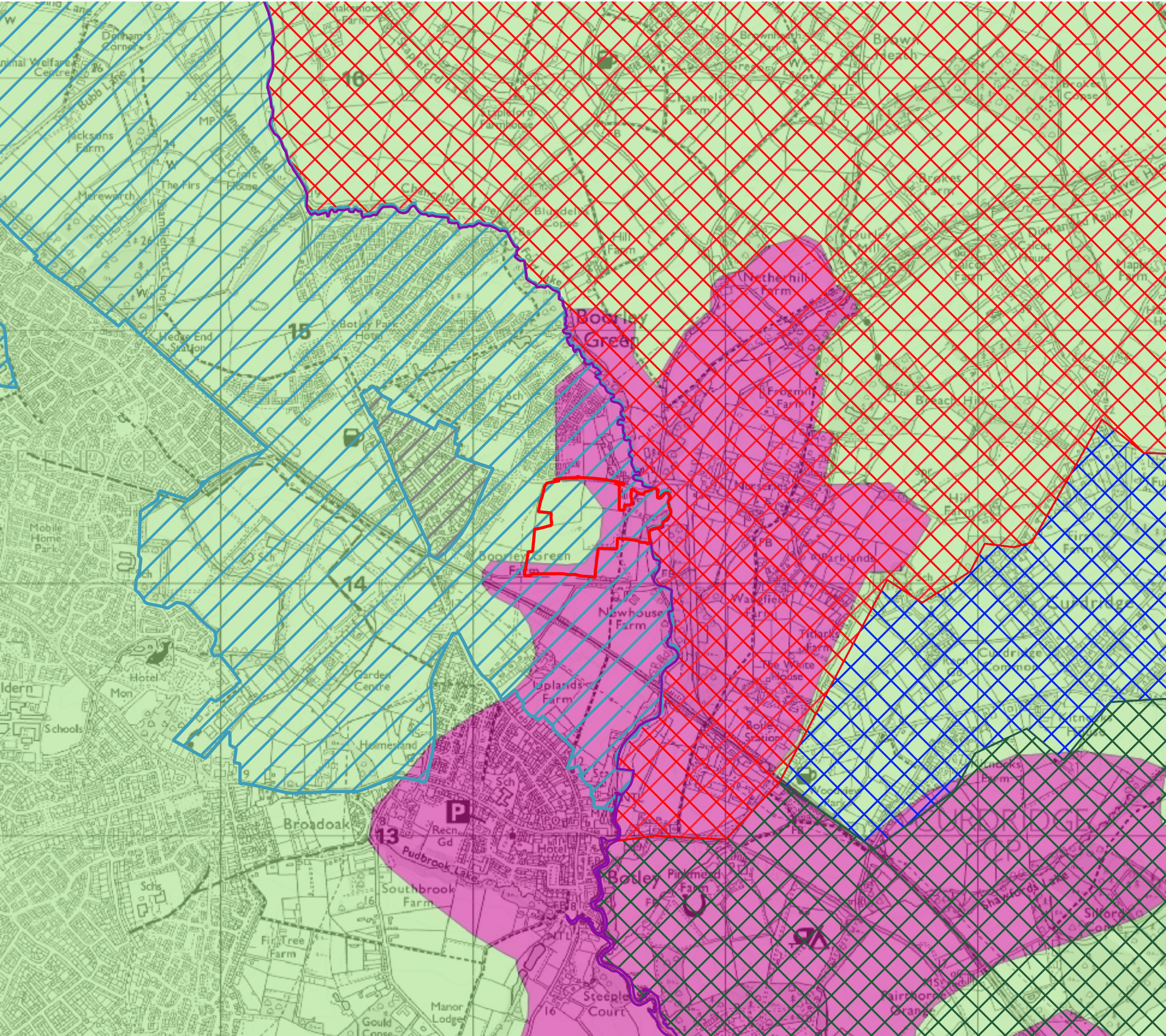
date	18/02/26	drwn/chkd	HMK / LP
client	Bloor Homes		
project	Land south of Maddoxford Lane, Boorley Green		
title	SITE LOCATION	scale	1:15,000 @ A3
number	FIGURE 1	rev	C



Footpath

C

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& design



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Notes:
Site falls entirely within NCA 128 South Hampshire Lowlands

- Site Boundary
- Local Planning Authority Boundaries

Hampshire County
Integrated Character Assessment (May 2012)

- 2e: Forest of Bere West
- 3d: Hamble Valley

Landscape Character Assessment for Eastleigh Borough
(2011)

- Horton Heath Undulating Farmland
- Urban and Industrial Area

Winchester City Council Landscape Character Assessment
(April 2022)

- LCA 22: Shedfield Heathlands
- LCA 21: Whiteley Woodlands
- LCA 23: Durley Claylands

date
18/02/26

drwn/chkd
HMK / LP

client
Bloor Homes

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

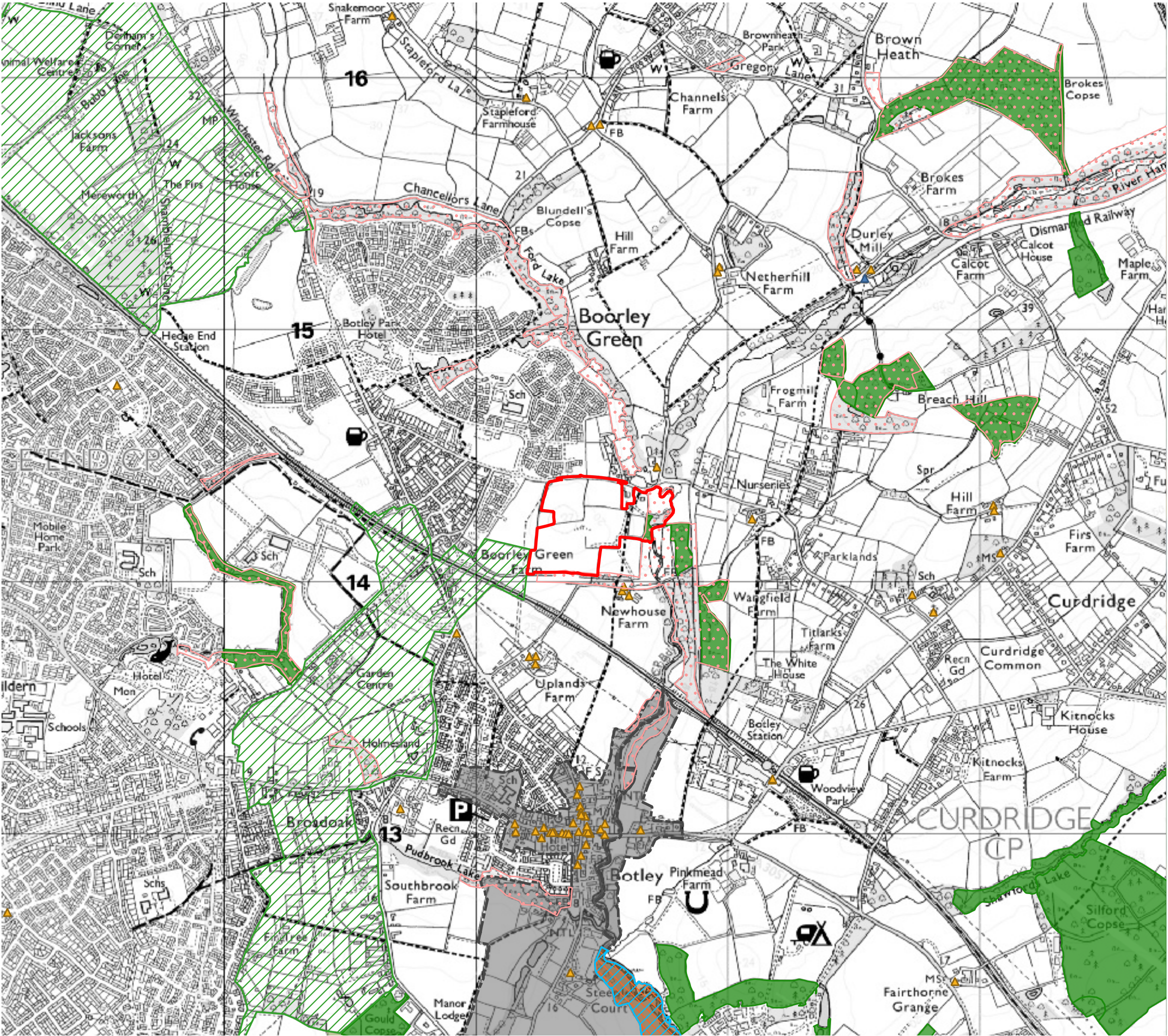
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number
FIGURE 3

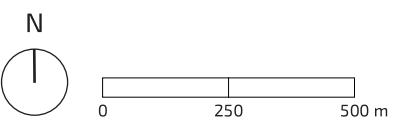
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- Site Boundary
- Listed Buildings
 - Grade II
 - Grade II*
- Natural England
 - Special Protection Areas
 - Special Areas of Conservation
 - SSSI
 - Ancient Woodland
 - Local Nature Reserves
 - Conservation Areas
- Eastleigh Local Plan
 - Local Plan Gaps
 - SINC

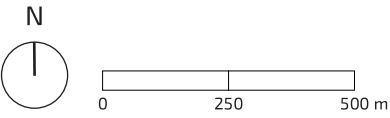
date 18/02/26
client Bloor Homes
project Land south of Maddoxford Lane, Boorley Green

title DESIGNATIONS
scale 1:15,000 @ A3
number
rev C



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Site Boundary

Topography

<= 15m AOD

15 - 20m AOD

20 - 25m AOD

25 - 30m AOD

30 - 35m AOD

35 - 40m AOD

40 - 45m AOD

> 45m AOD

date

18/02/26

drwn/chkd

HMK / LP

client

Bloor Homes

project

Land south of Maddoxford Lane,
Boorley Green

title

TOPOGRAPHY

scale

1:15,000 @ A3

number

FIGURE 5

rev

C

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