



One Horton Heath Primary School and Sports Pitches

Landscape and Visual Compliance Statement

On behalf of **Eastleigh Borough Council**

Project Ref: STA-ZZ-RP-L-0001-PS and Sports Pitches-LVIA Compliance Statement | Rev: - | Date: 08.05.26

Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU
Office Address: 101 Victoria Street, Bristol, BS1 6PU
T: +44 (0)117 929 9677 E: Bristolvictoriastreet@stantec.com

Document Control Sheet

Project Name: One Horton Heath Primary School and Sports Pitches

Project Ref: STA-ZZ-XX-RP-L-0001

Report Title: Landscape and Visual Compliance Statement

Doc Ref: A5/LVIA

Date: May 2026

	Name	Position	Signature	Date
Prepared by:	Hannah Griffin	Associate Landscape Planner	H Griffin	13.05.26
Reviewed by:	Dikshita Dutt	Associate Director Landscape Planning	D Dutt	13.05.26
Approved by:				
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

Contents

1	Introduction	1
1.2	Methodology	1
1.3	Relevant documents and plans	1
2	Baseline Conditions	3
2.1	Site appraisal	3
2.2	Visual Appraisal	4
2.3	Changes in the Landscape Baseline	4
2.4	Changes in the Visual Baseline	4
3	Comparison of RM Proposals with Outline	6
3.1	Primary Mitigation: Parameters Plans.....	6
3.2	Secondary Mitigation: Landscape Strategy.....	6
4	Assessment of Significant Likely Effects.....	7
4.1	Landscape effects.....	7
4.2	Visual effects	8
5	Conclusions.....	10

Figures

Figure 1: Site Context Plan

Figure 2: Topography Plan

Figure 3: Landscape Character Plan

Figure 4: Site Appraisal Plan

Figure 5: Visual Appraisal Plan

Site Appraisal Photographs A-E

Site Context Photographs 1-13

Appendix A: LVIA Methodology

Appendix B: Published Landscape Character Assessment extracts

1 Introduction

- 1.1.1 Stantec UK Ltd was commissioned by Eastleigh Borough Council in April 2026 to prepare a Landscape and Visual Technical Note with respect to a Reserved Matters (RM) submission for the detailed design of the 3FE Primary School and the adjacent sports facilities, associated green infrastructure, allotments and access (the 'Proposed Development') within two fields of currently undeveloped land immediately to the west of Horton Heath (the 'Site').
- 1.1.2 The Proposed Development is a phase of the One Horton Heath (OHH) redevelopment scheme to the west of Horton Heath which will provide new retail, employment, residential, senior living, a new primary school, and a new local centre, amongst other new uses on land which is currently undeveloped. Outline planning permission for OHH was granted on 27 October 2025 under application reference O/20/89498 (excluding the link road and Phase 1, referred to as the 'Wider OPA'). The RM submission is pursuant to Condition 4 of the Outline planning permission. The proposals constituted EIA development and included an ES LVIA Chapter.

Purpose of the Compliance Statement

- 1.1.3 This Landscape and Visual Impact Compliance Statement provides a concise overview of the relevant landscape and visual baseline associated with the RM submission as well as a review of the landscape and visual effects at Year 1 and Year 15 against the findings of the ES LVIA chapter. The statement will also include a comparison of the RM proposals against the parameters plans (including primary or embedded mitigation) submitted as part of the Outline Application as well as the secondary mitigation outlined within the Landscape Strategy. The Statement will set out any key updates since the Outline submission, including a review of baseline conditions and changes brought about in the landscape and visual assessment through the implementation of the Proposed Development. This statement will allow the Local Planning Authority to consider the landscape information provided as part of the wider OPA along with information supplied pursuant to the RM conditions to determine if the information is still accurate.

1.2 Methodology

- 1.2.1 Landscape and visual effects for the RM proposals have been assessed in accordance with the principles set out in the Guidelines for Landscape and Visual Impact Assessment 3rd Edition 1 (GLVIA3). The full methodology for the assessment is included in **Appendix A**.

1.3 Relevant documents and plans

Background documents and plans:

Wider OPA application

- 1.3.1 This statement should be read in conjunction with the following wider OPA application documents and plans, relevant to the One Horton Heath Primary School and Sports Pitches and reviewed in the drafting of this LVIA Compliance Statement:
- ES Chapter 13: Landscape and Visual
 - ES Figure 13.1: Site Location Plan
 - ES Figure 13.2: Landscape Planning Policy
 - ES Figure 13.3: Published Landscape Character

- ES Figure 13.4: Eastleigh Landscape Character
- ES Figure 13.5: Specific Character Plan
- ES Figure 13.7: Chalcroft LLCA
- ES Figure 13.8: Topography
- ES Figure 13.9: Zone of Theoretical Visibility
- ES Figure 13.10: Photo Location Plan
- ES Figure 13.11: Summer Photoviewpoints
- ES Figure 13.12: Landscape Strategy Plan
- ES Appendix 13.1: LVIA Report
- ES Appendix 13.2: LVIA Methodology Summary and Criteria Tables
- ES Appendix 13.3: Viewpoints A-J
- ES Appendix 13.4: Winter Photoviewpoints
- ES Appendix 13.5: Scoping Responses and Correspondence
- ES Addendum ESA1 Appendix 9 Landscape and Visual ES Addendum Chapter
- ES Addendum ESA3 Chapter 13 Landscape and Visual
- EAST200403 PP1 Parameter Plan: Access Rev P34
- EAST200403 PP04 Parameter Plan: Building Heights Rev P31
- EAST200403 PP02 Parameter Plan: Land Use Rev P36
- EAST200403 PP03 Parameter Plan: Green Infrastructure Rev P36
- Lighting Strategy: 09820-HYD-XX-XX-RP-Y-5000 and 09820-HYD-XX-XX-RP-ME-0002

Current Reserved Matters Proposals

- 1.3.2 In addition to the above, relevant plans related to the RM submission have been examined including the following:

Landscape Plans:

- 332613072-OHH-ZZ-00-DR-L-000001 RevC Landscape and Public Realm

Architecture Plans:

- OHH-RFT-00-ZZ-DR-A-0001_S0_P03_Location Plan
- OHH-RFT-00-ZZ-DR-A-0102_S0_P19_Site Plan – 2FE

- OHH-RFT-00-ZZ-DR-A-0110_S0_P01_Site Plan - Pavilion
- OHH-RFT-01-ZZ-DR-A-0201_S1_P12_Floor Plans – 3FE
- OHH-RFT-00-ZZ-DR-A-0301_S1_P05_Elevations

Arboricultural Plans:

- Arboricultural Impact Assessment: Primary School – One Horton Heath, Tyler Grange 12th February, 2026.

Internal Distributor Road

- 1.3.3 In addition to the Wider OPA plans and documents, the following plans for the internal distributor road ('SID Road') and associated infrastructure, landscaping and SuDS were considered as Future Baseline and taken into consideration due to their location, immediately adjacent to the western edge of the Site. Proposals for the SID Road were submitted to the council as a standalone full planning application (reference 'Land between Burnetts Lane and Fir Tree Lane, Eastleigh, application number F/23/96631) and received planning permission in April 2026. The removal of a section of vegetation along the Foxhole stream corridor to the north of the RM Site indicates that construction has begun. The vegetation removal represents an alteration to current baseline and the proposals can be considered as future baseline.

- Proposed External Works P03 (5018551-RDG-Z02-ST-DR-C-0752 P03)
- Arboricultural Method Statement -Secondary Roads, Horton Heath (drawing number 11705_P32), Tyler Grange. 21st June, 2023.

2 Baseline Conditions

2.1 Site appraisal

- 2.1.1 A Site visit was undertaken on Wednesday 29th April 2026 to obtain up to date photography, to appraise the condition of the Site and surroundings and views of the Site likely to be impacted by the Proposed Development. Photo locations are shown in **Figure 4: Site Appraisal Plan** and **Figure 5: Visual Appraisal Plan** and photos within Site Appraisal (SA) and Site Context (SC) photopacks included with this statement.
- 2.1.2 The Site is located on the eastern edge of the Wider OPA area, equidistant from the northern and southern boundaries, immediately to the west of Horton Heath. The Site is undulating and extends across most of two pastoral fields which are separated by a mature native hedge (**SA photograph C**). To the north of the Site boundary is the well-vegetated Foxhole Stream corridor which visually encloses the Site. It contains many mature trees including a veteran oak. A break in the vegetation has been made to accommodate the route of the SID road (**SA photograph A**). Slightly beyond the Site boundary to the west is another mature hedgerow (right hand side of **SA photographs D and E**). The eastern edge of the Site abuts the rear of residential properties along Burnetts Lane (**SA photographs B and D**). Within the northern field the boundary to the houses contains many trees and a hedgerow (**SA photograph B**), within the southern field the boundary is more open comprising a large hedgerow and fencing (**SA photograph D**). From within the southern part of the Site there are open views to the south of the One Horton Heath parcel known as Lower Acre which is currently under construction.

2.2 Visual Appraisal

- 2.2.1 As part of the visual appraisal, viewpoint locations included locations as close as possible to viewpoints 16 and 19 from the ES Chapter (**SC photographs 5 and 8**). Viewpoints from Burnetts Lane (**SC photographs 9 and 12**) and Blind Lane (**SC photograph 11**) and Fir Tree Lane (**SC photograph 6**) were also included.
- 2.2.2 A series of additional representative viewpoints have been identified at Reserved Matters stage to provide a more detailed, finer grain appraisal of the proposals within the context of the approved Parameter Plans and ES assessment (**SC photographs 1-4** near to the Site, **7, 10 and 13**).
- 2.2.3 The Site is largely visually enclosed by vegetation along the Foxhole stream corridor to the north, residential development within Horton Heath to the east and a hedgerow and the solar farm to the west. From the north there are filtered, glimpsed near distance views of the Site from PRoW Fair Oak and Horton Heath 085/7/2 (**SC photograph 1**) and open views of the Site from the footpaths immediately adjacent to it (**SC Photographs 2 and 3**). There are glimpsed middle-distance views from Fir Tree Lane (**SC photograph 6**). To the east there are partial to open views of the Site from the rear of properties along Burnetts Lane, although only glimpsed views from the lane within the village (**SC photograph 12**). Views from further to the east are curtailed by built form, apart from a glimpsed longer distance view through gaps in vegetation and built form from higher ground on PRoW Durley 069/16/1 within East Horton Golf Course (**SC photograph 13**). From the south-east there are open views of the Site through gaps in the vegetation from Blind Lane, although the Site is seen within the context of existing built form along Burnetts Lane (**SC Photograph 11**). From the south there are middle distance views of the Site from PRoW Fair Oak and Horton Heath 085/703/2 (**SC photograph 8**) and middle to long distance views from the south of Burnetts Lane (**SC photograph 9**) and the recently constructed Chalcroft Way (**SC photograph 10**). From here the Site is seen beyond, and in the context of The Lower Acre construction site. Views from further to the south are curtailed by vegetation along the railway.

2.3 Changes in the Landscape Baseline

- 2.3.1 The baseline landscape assessment in the OHH ES was based on published landscape character assessments, desktop study and site visits, most recently undertaken in July 2024 with subsequent updates provided in the ES Chapter 13 Addendum 3.
- 2.3.2 No updates to the published landscape character assessments have been published since the OHH ES and Addendum 3. The Bubb Lane to Burnetts Lane link road and Burnetts Lane roundabout construction was completed at the time of the July 2024 survey and construction of The Lower Acre was underway, although now is more advanced, changes to the landscape baseline are not material and are as expected.
- 2.3.3 The assessment of landscape sensitivity to residential development for the landscape receptors identified within the ES Chapter: The Eastleigh Borough Council LCA 9: Horton Heath Undulating Farmland and Chalcroft LLCA remain unchanged. Horton Heath Undulating Farmland LCA was assessed to have a **low** overall sensitivity to residential development; Chalcroft LLCA was assessed as **medium**.

2.4 Changes in the Visual Baseline

- 2.4.1 Since the July 2024 field studies to establish the baseline mentioned in the ES Chapter 13 Addendum 3 the only change to the visual baseline is the removal of a section of vegetation to allow for the construction of the SID Road, which is as expected. There are no material changes to the visual baseline.
- 2.4.2 Visual receptors relevant to this RM submission included 'PRoW F2' (PRoW Fair Oak and Horton Heath 085/702/1); 'PRoW F3' (PRoW Fair Oak and Horton Heath 085/703/2);

residents overlooking the eastern edge of the site; transient users of Fir Tree Lane; Burnetts Lane and Blind Lane. The assessment of sensitivity of these receptors to residential development remains the same as the ES Chapter, as follows:

Summary of visual receptors from the ES Chapter relevant to this RM Site:

Visual receptor	Representative viewpoint within ES chapter (relevant to the RM site)	Overall sensitivity to residential development
<i>Recreational receptor</i>		
PRoW F2 (PRoW Fair Oak and Horton Heath 085/702/1)	19	Medium
PRoW F3 (PRoW Fair Oak and Horton Heath 085/703/2)	16	Low
<i>Residential receptor</i>		
Residents overlooking the eastern edge of the site	-	Medium
<i>Transient receptors</i>		
Burnetts Lane	14	Low
Blind Lane	-	Low/Medium
Firtree Lane	-	Medium

- 2.4.3 Additional viewpoints considered at this RM stage are set out in the table below and have been assigned a sensitivity in line with the methodology set out in **Appendix A**.
- 2.4.4 Viewpoint locations 1, 2 and 3, representing recreational users of PRoW Fair Oak and Horton Heath 085/701/2 are from a low value view that is not designated, with minimal cultural associations. These visual receptors have a high susceptibility as they are users of a PRoW whose attention is likely to be focused on the landscape. Therefore the sensitivity of users of this footpath to the mixed educational and recreational development are **medium**.
- 2.4.5 Viewpoint location 7, representing users of PRoW Fair Oak and Horton Heath 085/701/1 is from a low value view that is not designated, with minimal cultural associations. These visual receptors have a high susceptibility as they are users of a PRoW whose attention is likely to be focused on the landscape. Therefore, the sensitivity of users of this footpath to mixed educational and recreational development are **medium**.
- 2.4.6 Viewpoint location 10, from Chalcroft Way is again from a low value view that is not designated, with minimal cultural associations. Visual receptors from this road with an adjoining joint pedestrian and cycle way have a medium susceptibility as they are people travelling on secondary roads. Therefore, the sensitivity of users of Chalcroft Way to mixed educational and recreational development is **low-medium**.
- 2.4.7 Viewpoint location 13, representative of users of PRoW Durley 069/16/1, within East Horton Golf Course is from a low value view that is not designated, with minimal cultural associations. The susceptibility of visual receptors using this PRoW is high as it includes people engaged in outdoor recreation, including users of the PRoW whose attention is likely to be focused on the

landscape. The sensitivity of these visual receptors to mixed educational and recreational development is therefore **medium**.

Summary of additional visual receptors to RM proposals:

Visual receptor	Representative viewpoints (Site Context Viewpoint and Photograph number)	Overall sensitivity to residential development
<i>Recreational receptor</i>		
PRoW Fair Oak and Horton Heath 085/701/2	1, 2, 3	Medium
PRoW Fair Oak and Horton Heath 085/701/1	7	Medium
PRoW Durley 069/16/1	13	Medium
<i>Transient receptors</i>		
Chalcroft Way	10	Low-medium

3 Comparison of RM Proposals with Outline

3.1 Primary Mitigation: Parameters Plans

Building Heights Parameters

- 3.1.1 The maximum height of the Proposed Development is the school building, with a maximum height proposed of 10.175m (from existing ground levels). This is in line with the Building Heights Parameters Plan which allows for 'Up to 3 storeys. Max ridge height 12m (from existing ground levels +/- 2m)'.

Land Use Parameters

- 3.1.2 The Proposed Development is broadly in line with the Land Use Parameters Plan. There is a slight change in the position of the open space, proposed to the south of the sports pitches but this does not represent a material change.

Green Infrastructure Parameters

- 3.1.3 The Proposed Development is broadly in line with the Green Infrastructure Parameters Plan. A slightly longer section of hedgerow than appears on the GI Parameters Plan is proposed for removal, but this does not represent a material change.

3.2 Secondary Mitigation: Landscape Strategy

- 3.2.1 The residual landscape and visual effects outlined in the ES Chapter accounted for the maturation of the strategic mitigation as set out in ES Figure 13.12: Landscape Strategy Plan. The Landscape Strategy identified principles, the following of which are relevant to the Site:

'1. Retention of existing boundary vegetation to filter views and provide a sensitive transition to the development edge;

...

3. Retain and enhance existing internal native hedgerow planting and enhance with additional characteristic species rich hedgerow plants and additional tree planting to soften views;

...

8. Retention of existing mature landscape framework and Green Infrastructure;

...

17. Retention and incorporation of mature tree planting into landscape buffer with proposed enhancements to understorey planting;

...

21. Proposed building heights and parameters of heights across site addressing visual situation, with lower development proposed at visually sensitive edges along Burnetts Lane and in response to the heritage and historic context of the site at Chalcroft and at the Grade II Listed Fir Tree Farm.'

- 3.2.2 The Reserved Matters proposals as set out in the site plan (OHH-RFT-00-ZZ-DR-A-0102_S0_P19_Site Plan – 2FE) and landscape proposals (332613072-OHH-ZZ-00-DR-L-000001 RevB Landscape and Public Realm) incorporate the secondary mitigation including planting along the eastern edge of the Site, tree planting along the western edge to provide increased green infrastructure to the edge of the solar farm and linear shrub planting to the east of the sports pitches within the southern part of the Site to provide an ecological corridor (this was indicated as a hedge within the Outline Landscape Strategy but would deliver the same landscape and visual mitigation outcome assumed in the ES). Additional mitigation is proposed in the form of a bund with acoustic fencing to the east of the sports pitches which will also form a partial visual barrier between the rear of properties along Burnetts Lane and the sports pitches.

3.2.3 Lighting Strategy

- 3.2.4 The Proposed Development is in line with the Lighting Strategy considered within the Outline LVIA ES Chapter and LVIA appendix which allowed for the inclusion of potential flood lighting and high levels of lighting associated with the form sports provision adjacent to the proposed school.

4 Assessment of Significant Likely Effects

4.1 Landscape effects

- 4.1.1 During construction the landscape effects of the Wider OPA proposals were assessed within the ES chapter to have temporary **moderate adverse** effects on the landscape receptors Horton Heath Undulating Farmland LCA, Chalcroft LLCA and site wide features, unchanged with mitigation. The residual effects on landscape character during the Construction Phase for this RM parcel are consistent with the findings of the Wider OPA ES LVIA chapter.
- 4.1.2 At Year 1 of operations, effects of the Wider OPA proposals on Horton Heath Undulating Farmland LCA were judged to be **moderate adverse** and effects on Chalcroft LLCA and site

wide features were found to be **minor adverse**. The effects on the landscape receptors of these RM proposals at Year 1 of operations are commensurate with this assessment.

- 4.1.3 At Year 15 of operations, when proposed mitigation planting has matured, the residual landscape effects of the RM proposals are consistent with the findings of the Outline LVIA ES Chapter. There will continue to be a **moderate to minor adverse** landscape effect on Eastleigh Horton Heath Undulating Farmland and **minor beneficial** effects on Chalcroft LLCA and landscape features within the area due to the introduction of public open space and the introduction of hedgerow and tree planting, characteristic features of the locality.

4.2 Visual effects

- 4.2.1 The temporary **moderate adverse** visual effects of the RM proposals during Construction would also be commensurate with those identified in the wider OPA ES chapter, of temporary moderate adverse for users of PRoW Fair Oak and Horton Heath 085/702/1 and Fair Oak and Horton Heath 085/703/2; **moderate to major adverse** from the eastern edge of Horton Heath and **moderate adverse** for transient users of Burnetts Lane, Blind Lane and Fir Tree Lane.
- 4.2.2 Recreational users of PRoW 'F2' (PRoW Fair Oak and Horton Heath 085/702/1), were assessed as having **moderate adverse** visual effects on views from the introduction of the Wider OPA proposals at Year 1, remaining unchanged at Year 15. **Site Context photographs 4 and 5** are representative of the views experienced by these visual receptors. The RM proposals would result in the introduction of built form, the school, sports pitches, and associated parking into the Site, adjacent to the footpath. Views of the development will be seen in the context of the existing framework of mature trees, hedgerows and views of existing built form on the edge of Horton Heath. Given the noticeable change in existing views and the permanent nature of the change, there will be a medium magnitude of change for these users at Year 1, leading to **moderate adverse** visual effects, concurrent with the findings of the Wider OPA ES chapter. By Year 15, following the maturation of the proposed planting along the western edge of the development, views will be softened and filtered, leading to an unchanged magnitude of change and no greater than **moderate adverse** visual effects as assessed for the Wider OPA.
- 4.2.3 Recreational users of PRoW 'F3' (Fair Oak and Horton Heath 085/703/2) were identified as experiencing **moderate adverse** visual effects through the introduction of the Wider OPA proposals into views, seen in the context of the Phase 1 proposals, reducing to **minor adverse** effects at Year 15 as planting matures. **Site Context photograph 8** is representative of the views of recreational users of this PRoW. The change in existing views resulting from the RM proposals will be limited from this footpath resulting in no greater than a medium magnitude of change and **moderate adverse** visual effects for these users at Year 1, reducing to less than **minor adverse** visual effects at Year 15 as planting in the strategic green space near to the footpath matures. By Year 15 the RM proposals will be seen within the context of residential development within 'The Upper Acre' parcel.
- 4.2.4 The residents overlooking the eastern edge of the site were assessed within the wider OPA ES chapter as experiencing a high magnitude of change and **moderate-major adverse** visual effects at Year 1 as a result of the proposals, medium magnitude of change at Year 15 but with unchanged **moderate-major** visual effects, judged to be significant. **Site Context photograph 12** is representative of the views experienced by these residents, although taken from the publicly accessible Burnetts Lane to the east of the dwellings. At Year 1, the magnitude of change in existing views resulting from the RM proposals will be no greater than as assessed in the ES chapter of **moderate-major**. Bunds and planting along the eastern edge of the Proposed Development will filter and soften views of the built development resulting in a reduction of the **moderate-major** effects at Year 15.
- 4.2.5 Transient users of Burnetts Lane were assessed within the ES Chapter as experiencing a high magnitude of change at Year 1 as a result of the introduction of the Wider OPA proposals resulting in **moderate-major adverse** visual effects. This was assessed as reducing to a

medium magnitude of change at Year 15 as vegetation matures, resulting in **moderate adverse** visual effects on this visual receptor. **Site Context photographs 9 and 12** are representative of the views experienced by these transient users. The RM proposals will result in a lesser magnitude of change and subsequent visual effects as the Site is behind residential properties along Burnetts Lane and at a middle distance from the southern part of the lane where there are more open views across the Wider OPA.

- 4.2.6 Transient users of Blind Lane were assessed within the ES chapter as experiencing a medium magnitude of change and **moderate adverse** visual effects at Year 1, remaining unchanged at Year 15 due to proximity of the proposals to the junction with Burnetts Lane. The RM proposals will be visible from Blind Lane, at a middle distance and in the context of existing residential development along Burnetts Lane, and an existing backdrop of mature vegetation. This will lead to no more than a medium magnitude of change and **moderate adverse** visual effects at Year 1. At Year 15, these will reduce due to the maturation of proposed planting along the southern edge of the RM Proposed Development.
- 4.2.7 Transient users of Fir Tree Lane were assessed within the ES chapter as experiencing a medium magnitude of change at Year 1, resulting in **moderate adverse** visual effects, remaining unchanged at Year 15. **Site Context photograph 6** is representative of the views experienced by these visual receptors. For these users the RM proposals will result in the introduction of built form into views, seen above and filtered by existing vegetation, resulting in no greater than a medium magnitude of change and **moderate adverse** visual effects at Year 1. Characteristic planting around the school will not yet be mature. The use of muted brick colour, roof articulation, and detailing of the school building will aid its integration with the surrounding landscape. Views of the central, taller part of the building and entranceway from this location will provide a focal point that will aid legibility. At Year 15, with the maturation of planting within the Site the magnitude of change will reduce further, resulting in a magnitude of change no greater than that identified within the ES chapter and subsequent **moderate adverse** visual effects.
- 4.2.8 Additional viewpoints were taken as part of this Compliance Statement to assess the RM proposals at a finer grain than was possible within the Wider OPA ES LVIA. **Site Context Photographs 1, 2 and 3** are representative of the views experienced by recreational users of PRoW Fair Oak and Horton Heath 085/701/2. The proposals will result in a pronounced change in the existing view and a large magnitude of change, through the introduction of built form and infrastructure into the view, close to the footpath. However, they will be seen in the context of existing built form on the eastern edge of Horton Heath and in the case of **Site Context Photograph 1**, views will be filtered by existing vegetation. This will result in a **moderate-major adverse** visual effect (significant) at Year 1. At Year 15, as the introduced planting matures, the magnitude of change will reduce to medium-large leading to **moderate adverse** visual effects. This is significant, although as would be expected as the RM proposals are in line with the Wider OPA parameters and these viewpoints are from a PRoW immediately adjacent to the Site.
- 4.2.9 **Site Context Photograph 7** is representative of the views experienced by recreational users of PRoW Fair Oak and Horton Heath 085/701/1. From this footpath, the change in the view resulting from the Proposed Development would result in a noticeable to pronounced alteration to the composition of the view, introducing partial views of built form into what is currently a predominantly vegetated and semi-rural scene, albeit heavily influenced by the presence of the solar farm. However, articulation of the roofscape, architectural detailing within the building, the use of muted brick colour and the substantial framework of existing mature vegetation will aid the integration of the built form into the landscape. Concurrently the prominent central, taller part of the school building will form a focal point, enhancing visual legibility, providing a clearly recognisable built form and discernible point of reference within the view. The Proposed Development would result in a medium to large magnitude of change and **moderate-major adverse** visual effects at Year 1. At Year 15, once the proposed vegetation has matured, the magnitude of change will reduce to medium leading to **moderate adverse** visual effects. This is significant, although as would be expected as the RM

proposals are in line with the Wider OPA parameters and these viewpoints are from a PRoW near to the Site.

- 4.2.10 **Site Context Photograph 10** is representative of the views experienced by transient users of Chalcroft Way. Users of Chalcroft Way will experience intermittent views of the Proposed Development when travelling the route. Existing vegetation and built form obscures the view intermittently. From this location the proposed buildings and associated infrastructure will be seen within the context of existing green infrastructure and existing built form along Burnetts Lane, within Horton Heath and within the context of the road, Burnetts Lane roundabout and the Phase 1 development. It is also set within a wooded backdrop. The introduction of the proposals into the view would lead to a permanent limited to noticeable change in the existing view. At Year 1 the magnitude of change will be low-medium and subsequent significance of effect will be **minor**. At Year 15, the proposed vegetation within the Site will have matured, softening the built form and reducing the magnitude of change to low and significance of visual effect to **negligible adverse**.
- 4.2.11 **Site Context Photograph 13** is representative of the views experienced by recreational users of PRoW Durley 069/16/1 within East Horton Golf Course. From this location only a small upper part of the building will be visible within the view, set within the existing network of mature vegetation. Coalescence of vegetation between the viewpoint and the Site means that the upper part of the building appears to be within a woodland. The viewpoint location is within a golf course, which is semi-rural in character and there is other built development including farmsteads along Durley and Knowle Road and the eastern edge of Horton Heath visible within the view. At Year 1 the proposals will result in a barely perceptible change in the view, albeit permanent. The magnitude of change will be very small leading to a **negligible adverse** significance of visual effect that will remain unchanged at Year 15.

5 Conclusions

- 5.1.1 The Proposed Development is a phase of the One Horton Heath redevelopment scheme to the west of Horton Heath. Outline planning permission for OHH was granted on 27 October 2025 under application reference O/20/89498 (excluding the link road and Phase 1, referred to as the 'Wider OPA'). The RM submission is pursuant to Condition 4 of the Outline planning permission. The proposals constituted EIA development and included an ES LVIA Chapter.
- 5.1.2 There have been no changes to the landscape baseline since the ES LVIA Chapter and subsequent Addendum 1 and 3 were published. The only change to the visual baseline is the removal of a small section of vegetation to the north of the Site to allow for the construction of the SID Road. Visual receptors from the ES Chapter relevant to the RM Site were assessed as were some additional viewpoints to allow a finer grain assessment of the RM proposals. The RM proposals are in line with the Building Heights, Land Use and Green Infrastructure Parameters Plans (Primary Mitigation) and do not materially differ from the Landscape Strategy (Secondary Mitigation) submitted as part of the Wider OPA.
- 5.1.3 Landscape effects of the RM proposals at Construction Phase, Year 1 and Year 15 were found to be concurrent with the findings of the ES Chapter. Where visual receptors from the ES Chapter were relevant to the RM Site and were assessed, the visual effects of the RM proposals on these receptors were found to be consistent and no greater than, the findings of the ES Chapter. Out of the four additional visual receptors assessed for this Compliance Statement, two were found to have significant visual effects of **moderate-major** at Year 1, reducing to **moderate** at Year 15. Although significant visual residual effects remain, these are from PRoW near to the Site and are to be anticipated.
- 5.1.4 The RM Proposals do not diverge from the parameters and landscape strategy set out within the approved Wider OPA. The identification of significant visual effects as part of this LVIA Compliance Statement is not unexpected, noting that the principle and parameters of development have been established through the approved outline planning permission.

