



the environmental
dimension partnership

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client
Bloor Homes Limited
project title
Land south of Mortimers Lane, Fair Oak
drawing title
Illustrative Landscape Strategy

Appendix EDP 2

EDP LVIA Assessment Methodology

INTRODUCTION

- A2.1 This section provides a methodology for landscape and visual impact assessment as used by EDP.

METHODOLOGY

- A2.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013);
- An Approach to Landscape Character Assessment (Natural England 2014); and
- Landscape Institute Technical Guidance Note (TNG) 06/19 Visual Representation of Development Proposals (17 September 2019).

- A2.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.

- A2.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary and is based on clearly defined terms.

Landscape Assessment

- A2.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.

- A2.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

Visual Assessment

- A2.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses, and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

Identifying Landscape and Visual Receptors

A2.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

A2.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area that contains the proposed development;
- The 'non-host' landscape character areas surrounding the host character area and may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

A2.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

Assessment of Landscape and Visual Effects

A2.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors,

the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and
- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

- A2.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.
- A2.13 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*⁹. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.
- A2.14 A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.
- A2.15 With reference to Box 5.1 within GLVIA3 (Page 84), **Table EDP A2.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's 'TGN 02-21: Assessing landscape value outside national designations' may be applied where appropriate. **Table EDP A2.2** provides an indication of the criteria by which the overall susceptibility of the landscape in relation to the type of development proposed.

⁹ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

Table EDP A2.1: Assessment of Landscape Value

Landscape Character Area Value				
Very Low	Low	Medium	High	Very High
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors.	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
Consideration of Other Value Criteria				
Condition/Quality				
A landscape with no or few areas intact and/or in poor condition.	A landscape with few areas that are intact and/or in a reasonable condition.	A landscape with some areas that are intact and/or in reasonable condition.	A landscape with many areas that are intact and/or in a reasonable condition.	A landscape with most areas intact and/or in good condition.
Scenic Quality				
A landscape of little or no aesthetic appeal.	A landscape of low aesthetic appeal.	A landscape of some aesthetic appeal.	A landscape of high aesthetic appeal.	A landscape of very high aesthetic appeal.
Rarity and Representativeness				
A landscape that does not contain rare landscape types or features.	A landscape that contains few distinct landscape types or features.	A landscape that contains distinct but not rare landscape types or features.	A landscape that contains one or more rare landscape types or features.	A landscape that is abundant in rare landscape types or features.
Conservation Interests				
A landscape with no or very limited cultural, geological and/or nature conservation content.	A landscape with limited cultural, geological and/or nature conservation content.	A landscape with some cultural, geological and/or nature conservation content.	A landscape with rich cultural, geological and/or nature conservation content.	A landscape with abundant cultural, geological and/or nature conservation content.

Landscape Character Area Value				
Recreation Value				
A landscape with no or very limited contribution to recreational experience.	A landscape with no or limited contribution to recreational experience.	A landscape that provides some contribution to recreational experience.	A landscape that provides a good contribution to recreational experience.	A distinct landscape that forms a strong contribution to recreational experience.
Perceptual Aspects				
A landscape with prominent detractors, probably part of the key characteristics.	A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt.	A landscape with few detractors that also retains some perceptual values.	A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape.	A wild, tranquil or unspoilt landscape without noticeable detractors.
Cultural Associations				
A landscape without recorded associations.	A landscape with few recorded associations.	A landscape with some and/or moderately valued associations.	A landscape with numerous and/or highly valued associations.	A landscape of rich and/or very highly valued associations.
Overall Judgement of Landscape Value				
Very Low value – receptor largely reflects very low value criteria above.	Low value – receptor largely reflects low value criteria above.	Medium value – receptor largely reflects medium value criteria above.	High value – receptor largely reflects high value criteria above.	Very High value – receptor largely reflects very high value criteria above.

Table EDP A2.2: Assessment of Landscape Susceptibility

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/textured or a simple but distinctive landscape and/or with high value features intact.
Visual Susceptibility to Change to the Proposed Development				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Experiential Susceptibility to Change to the Proposed Development				
A landscape with prominent visual and/or aural intrusion and close relationship with large scale built development/infrastructure. A landscape that contains many light sources and essentially suffers from widespread light pollution.	A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large scale built development/- infrastructure. A landscape that contains frequent light sources and suffers from light pollution.	A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/ infrastructure may be present. A landscape that contains some light sources.	A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/- infrastructure may be present. A landscape that contains few light sources.	A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion. A landscape that contains very few light sources and provides dark skies.
Overall Judgement of Susceptibility to Change to the Proposed Development				
Very Low susceptibility – receptor largely reflects very low criteria above.	Low susceptibility – receptor largely reflects low criteria above.	Medium value – receptor largely reflects medium criteria above.	High susceptibility – receptor largely reflects high criteria above.	Very High susceptibility – receptor largely reflects very high criteria above.

A2.16 **Table EDP A2.3** provides an indication of the criteria by which the overall sensitivity of the landscape resource is judged within this assessment and considers both value and susceptibility independently.

Table EDP A2.3: Assessment of Landscape Sensitivity

		Susceptibility of Landscape Receptor				
		Very High	High	Medium	Low	Very Low
Receptor Value	Very High	Very High	Very High/High	High	High/Medium	Medium
	High	Very High/High	High	High/Medium	Medium	Medium/Low
	Medium	High	High/Medium	Medium	Medium/Low	Low
	Low	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	Very Low	Medium	Medium/Low	Low	Low/Very Low	Very Low

A2.17 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.18 **Table EDP A2.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility independently.

Table EDP A2.4: Visual Receptor Sensitivity

Category	Visual Receptor Criteria
Very High	Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g. interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation. Visual receptors with a very high susceptibility to change may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g. National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.
High	View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents. Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focussed on their surroundings and may include those with views from recreational receptors where there is some appreciation of

Category	Visual Receptor Criteria
	the landscape, e.g., golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby, or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A2.19 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA3. However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A2.20 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

Magnitude of Change

A2.21 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. As set out within GLVIA3 (Page 39), the following steps are considered in defining the magnitude of change.

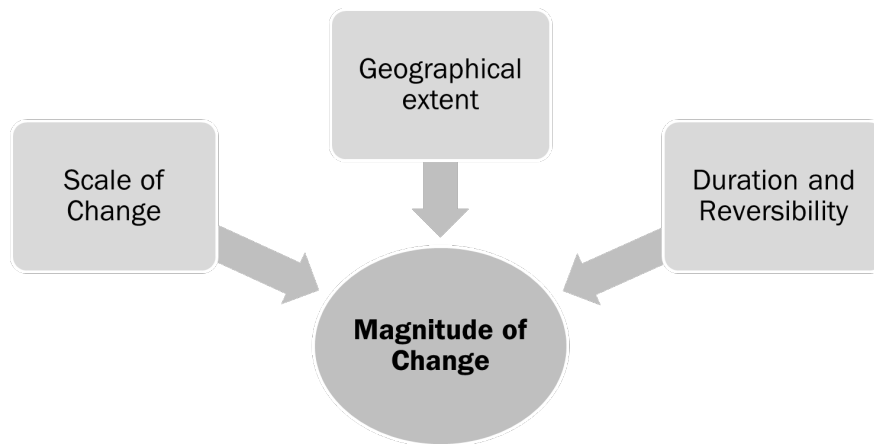


Figure EDP A2.1: Assessing the magnitude of change.

A2.22 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the ZTV and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A2.23 **Table EDP A2.5** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

Table EDP A2.5: Landscape and Visual Receptor Size/Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Large Scale 	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.

Category	Landscape Receptor Criteria	Visual Receptor Criteria
 Small Scale	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.	The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation.

A2.24 **Table EDP A2.6** provides an indication of the criteria by which the geographical extent of the area affected is judged within this assessment.

Table EDP A2.6: Geographical Extent Criteria

	Landscape Receptors	Visual Receptor Criteria
Largest Smallest	Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
	Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
	Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
	Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
	Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A2.25 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

Duration:

- Long-term (15 years+);
- Medium to long-term (10 to 15 years);
- Medium-term (5 to 10 years);

- Short-term (1 year to 5 years); or
- Temporary (less than 12 months).

Reversibility:

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;
- Reversible after decommissioning to a similar original state, e.g. wind energy development; or
- Quickly reversible, e.g. temporary structures.

A2.26 With consideration of the judgements set out above, **Table EDP A2.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/ scale, geographical extent Criteria and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

Table EDP A2.7: The Assessment of the Overall Magnitude of Change

Category	Receptor Criteria
Very High	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies.

Category	Receptor Criteria
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. Effects may be partially reversible to a different state, being experienced in the medium term.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.

Significance of Effect

A2.27 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, which should include a description of:

“The description of the likely significant effects ...should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development”.

A2.28 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.8**.

Table EDP A2.8: Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Very Substantial	Substantial	Major	Major/- Moderate	Moderate
High	Substantial	Major	Major/ Moderate	Moderate	Moderate/- Minor
Medium	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Low	Major/- Moderate	Moderate	Moderate/ Minor	Minor	Minor/- Negligible
Very Low	Moderate	Moderate/ Minor	Minor	Minor/- Negligible	Negligible

A2.29 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

Definition of Effects

A2.30 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

Table EDP A2.9: Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Very Substantial	Typically, the landscape or visual receptor is very highly sensitive with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity.
Substantial	Typically, the landscape or visual receptor has a very high to high sensitivity with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and improve the local visual amenity.

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Major	Typically, the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
Moderate	Typically, the landscape or visual receptor has a medium sensitivity with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published landscape character assessments.
Minor	Typically, the landscape or visual receptor has a low sensitivity with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource or visual amenity.	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published landscape character assessments.
Negligible	Typically, the landscape receptor has a very low sensitivity with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity.	There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.

A2.31 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

A2.32 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects

and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

Appendix EDP 3

Findings of EDP Data Trawl

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



Related local and national strategies/policies (see Appendix B)

Source	Reference/Title
Eastleigh Borough Council	Housing Strategy for Eastleigh 2012-2017
PfSH	Economic Development Strategy 2010 South Hampshire Spatial Position Statement 2016
NPPF	Paragraphs 18-21, 29-41, 47-52 & 69-76

Strategic policy S2, Approach to new development

1. The Council will promote the delivery, over the plan period 2016-2036, of a minimum of:
 - a. 14,580 new dwellings;
 - i. The pattern of delivery is expected to involve:
 - 2,572 dwellings completed 1st April 2016 to 31st March 2019;
 - 7,187 dwellings with planning permission or resolution to grant permission at 1st April 2019;
 - 1,475 allowance for windfall development
 - 732 dwellings on new sites allocated in this plan
 - ii. The Council will ensure a minimum 5 year supply (plus appropriate buffer) of deliverable sites across Eastleigh Borough.
 - iii. The Council will support the provision of an average of 200 (net) new affordable homes per annum as part of the overall net additional homes provided each year (from 2016 to 2036).
 - iv. The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are being met.
 - b. 103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development);
 - c. and related transport infrastructure, open space, sports facilities and other community facilities.
2. The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan.

- 4.11 The development quantum quoted in Strategic Policy S2 are net additions to the existing stock of development and so take account of losses. In terms of housing, the requirement figure includes a 5% buffer for the period 2019-2024 in accordance with paragraph 47 of the NPPF. No other discounts are applied. The pattern of delivery set out in Strategic Policy S2 results in a shortfall of 2,614 dwellings against the target of 14,580. This is primarily due to the deletion, as recommended by the Local Plan Examination Inspector, of the Strategic Growth Option which had been proposed in the submitted version of the plan. Due to the scale of development currently committed and under construction this shortfall occurs in the latter years of the plan period. The Inspector recommended that this shortfall be addressed in an early review of the local plan. See also Strategic Policy S3 below.

Housing

Relevant issues and objectives

Issues (Chapter 2): P1, G1, G6

Objectives (Chapter 3): iv, x, xiii

Related local and national strategies/policies (see Appendix B)

Source	Reference/Title
Eastleigh Borough Council	Emerging Corporate Plan Strategy: Increasing the provision and mix of housing (2017)
	Housing Strategy for Eastleigh 2012-2017
	Retail and Leisure Needs Assessment (Carter Jonas 2017)
PfSH	Economic Development Strategy 2010
	South Hampshire Spatial Position Statement 2016
NPPF	Paragraphs 17, 47-52, 159

Strategic policy S3, Location of new housing

1. **The Borough Council will focus as much new housing development as possible within the existing urban areas, with the remainder on greenfield sites in the form of a number of larger strategic sites, urban extensions and a number of smaller sites to meet more local needs. The Council proposes:**
 - a. **The development of approximately 5,960 dwellings on strategic sites with planning permission at:**
 - i. **South of Chestnut Avenue, Eastleigh at Stoneham Park (1,150 dwellings);**
 - ii. **West of Horton Heath (1,500 dwellings) (HH1);**
 - iii. **West of Woodhouse Lane, Hedge End (605 dwellings) (HE1);**

Related local and national strategies/policies (see Appendix B)

Source	Reference/Title
Eastleigh Borough Council	Biodiversity SPD ²⁵ Biodiversity Action Plan 2012-2022 Draft Health and Wellbeing Strategy (2016) Sports Facility Needs Assessment and Playing Pitch Strategy Update 2017 Open Space Needs Assessment 2017 Play Strategy and Action Plan 2007-2017
PfSH	Green Infrastructure Strategy Solent Disturbance and Mitigation Study
Hampshire County Council	Countryside Access Plan for Hampshire Hamble River Harbour Authority Strategic Vision Strategic Plan and Management Plan Hampshire Integrated Character Assessment 2011
Hampshire Biodiversity Partnership/ Hampshire Biodiversity Information Centre	Hampshire Biodiversity Action Plan Biodiversity Opportunity Areas Countryside Access Plan for Hampshire
Hampshire Wildlife Trust	A Vision for the Forest of Bere 2011
NPPF	Paragraphs 17, 74-75, 109-114, 117-119

Strategic policy S9, Green infrastructure

1. **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:**
 - a. **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);**
 - b. **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);**

- c. **green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;**
- d. **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;**
- e. **green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses (see policy DM1, Chapter 5);**
- f. **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);**
- g. **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**
- h. **opportunities for local food growing including allotments, community orchards and farms (see policies DM32 to DM34, Chapter 5 and detailed proposals in Chapter 6).**

- 4.48 Green infrastructure incorporates spaces and habitat with varying functions which are connected by green and blue links that can be accessed by people and wildlife. Green infrastructure can include accessible countryside and coast, publicly owned land, cemeteries, community allotments and orchards, nature reserves, sustainable urban drainage etc. The aim of green infrastructure is to link these areas for people and wildlife by using linear corridors such as rivers, paths, cycle ways roads, railway, green verges and green links and stepping stones such as green roofs, street trees, pocket parks and village greens.
- 4.49 The term 'multi-functional' refers to the variety of functions that the network can satisfy. These could include providing safe green links between community facilities such as GPs, schools, places of work and local shopping centres, encouraging active lifestyles by providing leisure spaces within walking distance of people's homes, improving physical and mental wellbeing through exercise and physical activity. As well as complying with the Council's policies and strategies, this would also help to meet the vision, strategic aims and objectives of the Hampshire County Council Physical Activity Strategy 2018-21. These could also help with providing opportunities for local food production, flood alleviation, mitigating climate change, safeguarding and linking valued habitats and providing safe routes through the urban environment for biodiversity. The framework of green spaces and other natural features will support the sustainable development of settlements and increase the environmental capacity of the locality and region as a whole.
- 4.50 The plan aims to protect, enhance, expand and connect green infrastructure and biodiversity networks. Given the wide-ranging nature of green infrastructure, its provision is addressed through a range of development management policies which also set out the requirement for a Green Infrastructure Checklist to be completed by developers to demonstrate how their new development delivers improvements to green infrastructure.

Community facilities

Relevant issues and objectives

Issues (Chapter 2): C2, C3, C5

Objectives (Chapter 3): iv, v, viii

Related local and national strategies/policies (see Appendix B)

Source	Reference/Title
PfSH	South Hampshire Spatial Position Statement (June 2016)
Hampshire County Council	Hampshire Strategic Infrastructure Statement (April 2013) Hampshire Schools Place Planning Framework 2017-2021
NPPF	Paragraphs 69-72

- 4.51 Community facilities include a wide variety of uses such as schools, medical facilities, community halls and meeting places, places of worship and cemeteries. They can also include privately owned facilities such as public houses.

Strategic policy S10, Community facilities

1. **The Borough Council will work with Hampshire County Council, the health authorities, emergency services, town and parish Councils, faith groups and voluntary groups to ensure the adequate provision of facilities to serve the Borough's communities. In association with new residential development the Borough Council will seek the provision of:**
 - a. **new schools and enhancements to existing schools as advised by the education authority, including**
 - i. **new primary schools as required for the larger development sites (Chapter 6);**
 - ii. **new secondary schools for the east of the Borough;**
 - b. **new and enhanced medical facilities as advised through engagement with all relevant healthcare service commissioners and providers in the area including an extension to the Stokewood surgery;**
 - c. **cemeteries to meet local needs (see policy DM37, Chapter 5 and detailed proposals in Chapter 6); and**
 - d. **other new and enhanced community infrastructure necessary to ensure the sustainability of the development. This could include new multi-purpose community halls, improvements to existing halls, and, where feasible, local shops.**
- 4.52 The new housing proposed will give rise to a need for new community facilities, including schools, medical facilities and other community infrastructure such as cemeteries.
- 4.53 With regard to schools, the new development proposed will require the provision of additional school places at both primary and secondary levels. The large strategic sites (at Boorley Green; south of Chestnut Avenue, Eastleigh; and west of Horton Heath) are required to include a new primary school. For secondary education, the education authority (Hampshire County Council) is developing a new secondary school at west of Woodhouse Lane, Hedge End to serve the new developments in the east of the Borough. In addition to new schools, there is a programme of expansion to existing schools to increase the number of places available per year group.

Footpaths, cycleways and bridleways

Strategic policy S 12, Strategic footpath, cycleway and bridleway links

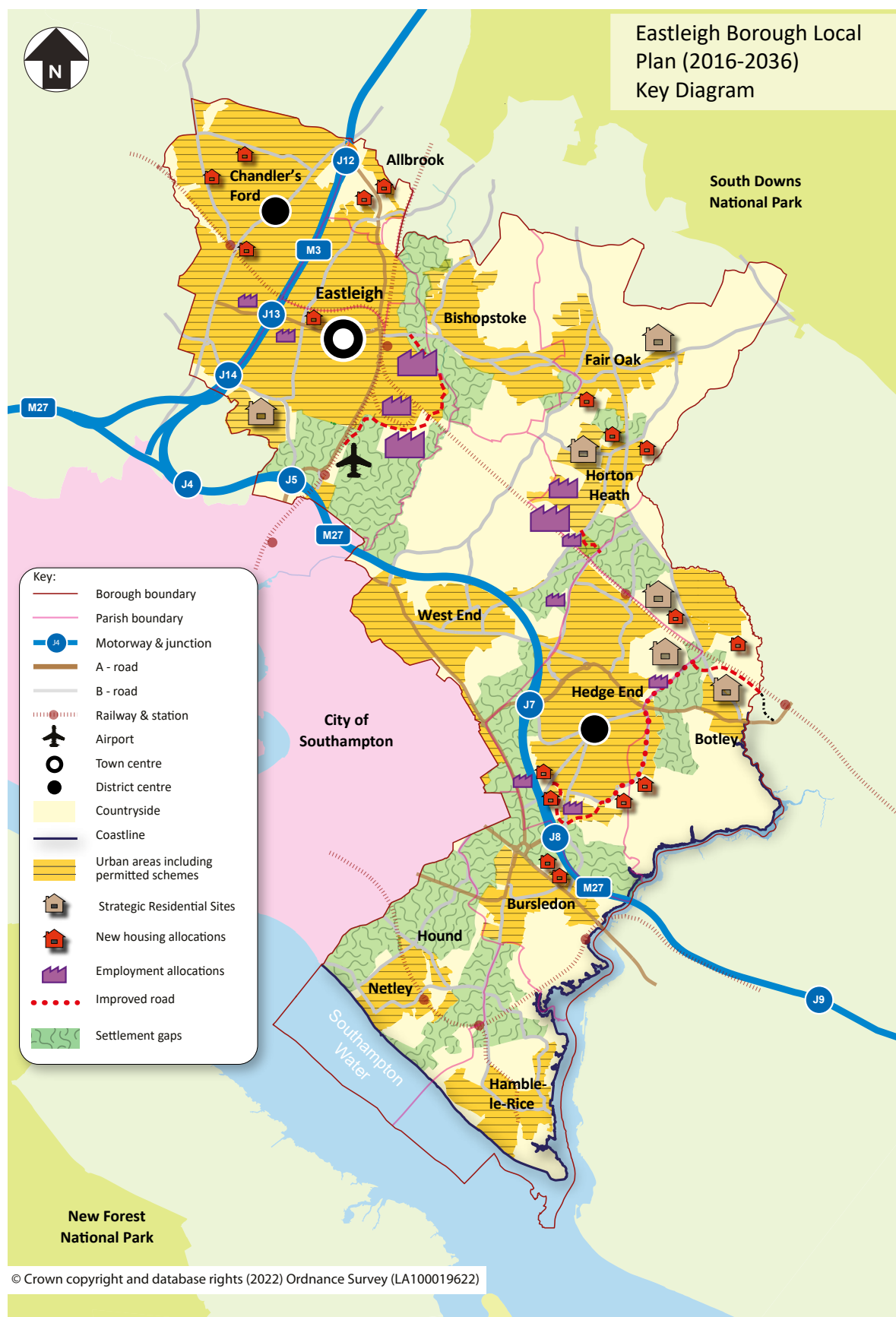
1. The Borough Council in partnership with the highway authority will seek to create new, and improve existing, footpath, cycle and bridleway links throughout the Borough, connecting key destinations including the country parks, increasing access along the coast and to the South Downs National Park and 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:
 - a. Forest Park to Otterbourne via Chandler's Ford;
 - b. Chandler's Ford to Chilworth;
 - c. Lakeside Country Park to Forest Park;
 - d. Eastleigh to Botley via Bishopstoke, Horton Heath and Hedge End;
 - e. Eastleigh to Hedge End parallel to the railway line;
 - f. Eastleigh to Southampton via Stoneham Lane;
 - g. Itchen Navigation to Stoke Park Woods;
 - h. Eastleigh/Bishopstoke to Itchen Valley Country Park and Mansbridge via the Itchen valley;
 - i. Bishopstoke to Fair Oak via Stoke Park Woods and on to the South Downs National Park;
 - j. Itchen Valley Country Park to Manor Farm Country Park;
 - k. Manor Farm Country Park to Forest of Bere via Botley and on to the South Downs National Park including the Botley to Bishop's Waltham Rail Trail;
 - 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.
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.

- 4.71 As part of its cycling and walking strategies (subject to future update), the related work to encourage use of alternative transport modes as part of the climate change strategy, and its contribution to the PfSH Green Infrastructure Strategy, the Borough Council wishes to improve the network of multifunctional non-vehicular routes in the Borough, including footpaths and cycleways. Given the importance of recreational horse-riding in the Borough, bridleways also form an important part of recreational provision, as well as contributing to road safety. (Note, however, that it will not always be possible to upgrade existing footpaths for use as cycleways or bridleways). The PfSH Green Infrastructure Strategy includes proposals for a network of green routes through south Hampshire that serve both recreational and alternative transport purposes. In addition, the Borough Council has had regard to the Hampshire Countryside Access Plan proposals for the Forest of Bere, the Solent and the Test and Itchen areas. The Borough Council will be preparing new walking and cycling strategies in future to provide further detail on the Council's priorities for infrastructure for these modes. Within the Borough, the Council has identified priority routes that:
- link the main urban areas;
 - link the Borough's country parks, to enable longer-distance circular routes;
 - link to strategic areas of green space beyond the Borough's boundaries, in particular the Forest Park in southern Test Valley and the South Downs National Park; and
 - take advantage of the Borough's coastline, including working with partners to ensure that the England Coastal Path follows the most suitable route in the Borough.
- 4.72 The Borough Council will seek to secure these routes by ensuring the provision of new spaces and routes in association with new development, improvements to existing routes and countryside access agreements. The approach will follow a 'link and place' approach, recognising the dual functions of streets and routes as both part of the transport network and as places in their own right and how these roles may vary along a route. Hampshire County Council in its role as highways authority also has a role implementing these footpath and cycleway improvements. In securing these routes, the Council will ensure that they do not have adverse impacts on nature conservation interests, including those on the coast, and wherever possible will ensure that they help to manage recreational pressures on such areas whilst the routes themselves may act as corridors for biodiversity. The Council also wishes to protect this network of routes from development that would harm or disrupt it.
- 4.73 Details of the costs and timing of these proposals will be included in updates to the Council's Infrastructure Delivery Plan. The precise line of a route can be altered as an integral part of the design of development provided its function is still served.

Key diagram

- 4.74 The Key Diagram illustrates the Council's strategy for the location of new development in the Borough, related transport improvements and the protection of the countryside and coast (Figure 3). The Local Plan is also accompanied by a Policies map with an Ordnance Survey map base.

Figure 3: Key Diagram



Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council's SPD and strategies	Supplementary Planning Documents ²⁷ : • Quality Places (2011) • Urban Character Area Appraisals (2005 & 2008) • Environmentally Sustainable Development (2009) • Planning guidance – shopfronts and signs (1996) Public Art Strategy 2015-2019 Equality and Diversity Strategy Accessible Homes Strategy 2008-2011
Eastleigh Borough Council and partners	The Community Safety Partnership Plan 2016-2017 (updated annually)
PfSH	Sustainability policy framework ²⁸ , and Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy ²⁹
NPPF	Paragraphs 56-66

Policy DM1, General criteria for new development

1. **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;**

²⁷ <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

²⁸ <https://www.portsmouth.gov.uk/wp-content/uploads/2020/05/development-and-planning-developing-push-sustainability-policy-framework.pdf>

²⁹ <https://www.push.gov.uk/work/cultural-creative-industries-and-the-built-environment/outcomes/>

- 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.**

- 5.3 Other policies of this Local Plan address the principles of sustainable construction and layout and impacts on local communities (DM2), internal space standards for residential development (DM32), pollution (DM8), and access and parking (DM13 and DM14).
- 5.4 The Borough Council is strongly committed to promoting good design in all new developments and to improving the quality of public spaces. As well as making sure that so far as possible new developments fit in with their surroundings, good design includes meeting the needs of occupiers and users of the spaces and buildings including those with disabilities, and must make provision for adequate living space (DM30). It also includes creating places where people feel safe, opportunities for anti-social and criminal behaviour are limited and there is access to green space to encourage play and exercise. Green infrastructure and other building design measures can also help to limit the heating effects that can arise through the concentration of buildings and vehicular activities in urban areas (known as the 'heat island effect') – such measures are referred to as 'urban cooling'. The Borough Council's Supplementary Planning Documents 'Quality Places'³⁰ and 'Character Area Appraisals'³¹ provides more detailed information on the principles of design and layout.
- 5.5 New development will be assessed to consider its impact on residential amenity. This covers the amenity of existing residents living at or near the development and also the amenity of new residents. Residential amenity covers a variety of issues including overlooking, loss of daylight, loss of outlook, noise, fumes and dust and the impact of floodlighting and security lighting. It includes the design of garden space and parking arrangements in addition to building design.
- 5.6 All major development proposals should be accompanied by a Planning Statement which should explain the basis for the design of the scheme, including how it accords with this Local Plan, the supplementary planning documents and other documents as referenced in these, and with the National Planning Policy Framework.

³⁰ <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

³¹ <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

- 5.7 The Planning Statement should also explain and justify the removal of site assets such as landscape features and propose suitable mitigation for their loss. In the case of trees, a new Trees SPD will set out the detailed requirements for trees within development sites, which should be retained wherever possible. Where this is not possible, it will provide guidance on the suitable mitigation required. Where trees may be adversely affected by the proposed development, the Council will require the applicant to submit a tree survey in accordance with the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – recommendations' and an Arboricultural Impact Assessment and method statement. The Council may make a Tree Preservation Order covering trees on the site to prevent the loss of trees during the planning process. Trees having a high arboricultural or landscape value should not be removed unless:
- the benefits of the development clearly outweigh the value of the tree;
 - the loss of the tree is unavoidable; and
 - suitable new trees can be planted to replace any tree removed.
- 5.8 All developments that will lead to the loss of any green space or habitat should be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP), informed by a Phase 1 Extended Habitat Survey and any other up to date species specific survey as agreed with the Local Planning Authority. The BMEP must include details of the biodiversity features affected as well as details of proposed mitigation and enhancement measures. Pre-application engagement with the Council and Natural England is encouraged.
- 5.9 Green infrastructure should be integrated into the design of new development as part of the overall design of the landscape and external environment, and the developer should submit a Green Infrastructure Checklist to demonstrate that a net overall increase will be achieved which can be attributed to the development scheme (strategic policy S9). Native planting should be used to form the structural landscape of new development schemes connecting with adjoining green infrastructure. Where public rights of way run through a development site, they should be retained within an attractive setting, and contributions sought to enhance the local public right of way network.
- 5.10 The Borough Council achieves very high rates of recycling of domestic refuse, and wishes to ensure that this success is continued. Developers should make provision for the storage of waste and recyclable materials as part of the design of external space in accordance with the Council's Quality Places SPD.
- 5.11 In addition, the Borough Council is pursuing measures relating to:
- Community safety, through working with other organisations and authorities on the Community Safety Partnership Plan³². This takes as its starting point the Crime and Disorder Act 1998, which requires local authorities to do all they can to prevent crime and disorder in their area.
 - Provision for disabled people, through its Equality and Diversity Strategy³³ and Accessible Homes Strategy³⁴. Most provisions for disabled people are dealt with under the Building Regulations, which are separate from planning legislation. However, developers should be aware of these requirements throughout the design process.

32 The Community Safety Partnership Plan is on Eastleigh Borough Council's website

33 The Council's work on equality and diversity can be seen at: <https://www.eastleigh.gov.uk/council/general-public-information/council-strategies-and-policies/equality-and-diversity>

34 <https://www.eastleigh.gov.uk/housing/our-housing-strategies-policies-and-plans>

- The provision of public art through its Public Art Strategy³⁵. This aims to support PfSH cultural initiatives by promoting the highest standards of design for new development with integrated public art which in turn provides opportunities for community engagement and creative industries to participate in the economic growth of the area.
- The Council's strategies for these matters should be taken into account when preparing development proposals.

Climate change

Relevant issues and objectives

Issues (Chapter 2): P7, G8-G10

Objectives (Chapter 3): iii, vi

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council	Environmentally Sustainable Development SPD
	Climate Change Strategy
	Joint Municipal Waste Strategy (with HCC)
PfSH	Climate change strategy
	Integrated Water Management Strategy
	Strategic Flood Risk Assessment
	North Solent Shoreline Management Plan Client Steering Group
Hampshire County Council	Preliminary Flood Risk Assessment 2011-2017
	Eastleigh Borough Surface Water Management Plan 2013 (produced jointly with Eastleigh Borough Council)
	Local Flood Risk Management Strategy
	Hampshire Minerals and Waste Plan 2013
Environment Agency	South East River Basin Management Plan South East Hampshire Catchment Flood Management Plan
	Test and Itchen Catchment Flood
	Management Plan
NPPF	Paragraphs 17, 93-108

- 5.12 Climate change is likely to affect the Borough in a number of ways. This section looks at means of managing development in order to help to address some of the causes of climate change such as carbon-dioxide emissions, and its effects including both flooding and water shortage. It also looks at how development might adapt to the unavoidable effects of climate change. Eastleigh Borough Council Climate Change Strategy provides more information about the implications of climate change for the Borough.
- 5.13 Since the publication of the 2011-2029 Local Plan, the Code for Sustainable Homes was withdrawn and policy DM2 sets out the Council's approach to securing environmentally sustainable residential development in the Borough. As Eastleigh borough is in an area of serious water stress as justified in the background paper³⁶, this includes a requirement to apply higher water standards. Reduced water consumption can contribute to achieving nutrient neutrality or similar.

Policy DM2, Environmentally sustainable development

1. The Borough Council requires that:

- a. all new build residential development (C3 Use Class only) must achieve at the time a Reserved Matters or Full Planning Application is submitted:
 - i. a 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to 'zero carbon homes'; and
 - ii. a predicted mains water consumption of no more than 110 litres/person/day.
- b. all other development that is above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) must achieve BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'passivhaus' certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council.
- c. all other larger developments above 10,000 sq.m of floorspace should also seek to fund post occupancy evaluation (POE) in addition to the above.

2. In addition to the above, all development above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) and external spaces within the curtilage serving developments of this size should where practical and viable:

- a. incorporate energy-efficient passive design principles, the best use of natural daylight and natural ventilation systems wherever possible;
- b. connect to any existing near or adjacent low carbon local energy network unless this is proved unviable;
- c. use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible;

- 5.73 Habitats and features that are important for wildlife but outside designated nature conservation sites are also necessary to maintain the biodiversity of the Borough. The revised Eastleigh Borough Biodiversity Action Plan (July 2012⁴⁵) sets out ways in which the Borough's biodiversity can be conserved and enhanced, and defines Priority Biodiversity Areas and Priority Biodiversity Links. These are areas with the greatest concentrations of priority habitats and species or potential to enhance or restore priority habitats and links where there is opportunity to enhance, restore or create areas, corridors or stepping stones of habitat to facilitate the movement of priority species.
- 5.74 There are ten priority biodiversity areas in the Borough at: Flexford and Hocombe, Chilworth, Allbrook, Lakeside and Fleming Park, Itchen Valley, Wyvern, Stoke Park, Moorgreen, Netley and Bursledon Commons, Solent Coast, Hamble Estuary and Ford Lake. Priority biodiversity links have been defined at the Hampshire Corporate Business Park (Chandler's Ford), Monks Brook, the M3 and M27 corridors, all the rail corridors, Bowlake (Bishopstoke), Knowle Park (Fair Oak), Chalcroft (Horton Heath), Moorgreen Stream (West End), Cricket Ground (adjoining the Ageas Bowl), Wildern (Hedge End), Marks Farm (Botley), Old Netley, Tickleford Gully (Netley), and Hamble Airfield.
- 5.75 The local ecological network comprises the international, national and locally designated sites of importance for biodiversity, land functionally linked to these designations, local nature reserves, ancient woodland and veteran trees, protected and notable species and their habitats, sites identified for habitat restoration and/or the creation of compensatory measures for the adverse effects on biodiversity, appropriate buffer zones, and wildlife corridors that connect the above features (for example important hedgerows and watercourses). Planning applications should be supported by an adequate and proportionate assessment of their effect on the network, and by mitigation or compensation and biodiversity net gain proposals as required.
- 5.76 In accordance with the Biodiversity Action Plan 2012-2022 and the NPPF, the Council will through the planning process (including financial contributions through CIL or other mechanisms) secure the enhancement of existing and the creation of new areas of nature conservation value- for example as part of landscape schemes, environmental improvements and countryside management schemes associated with new development. Such enhancement and creation of biodiversity interest will be sought particularly within the Eastleigh Biodiversity Priority Areas and Priority Links. The Council will also have regard to opportunities to manage wetland habitats in ways that assist delivery of the Environment Agency's River Basin Management Plan⁴⁶.
- 5.77 All applications affecting greenfield sites or known biodiversity interests should be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP), agreed by the Council Ecologist at an early stage in the planning process. This will demonstrate how the proposal delivers a net gain in biodiversity.
- 5.78 Other policies in this Local Plan, for example those seeking to limit the use of the private car, and those relating to climate change and sustainable drainage will also assist with the mitigation of impacts on biodiversity interests.

Policy DM12, Heritage Assets

1. **Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be**

⁴⁵ The revised Eastleigh Biodiversity Action Plan updated in July 2012 can be seen at: www.eastleigh.gov.uk/biodiversity

⁴⁶ <https://www.gov.uk/government/collections/river-basin-management-plans-2015#south-east-river-basin-district-rbmp:-2015>

accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.

- a. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:
 - i. if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains;
and
 - ii. prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;
 - b. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);
 - c. Where necessary, it secures the long-term future maintenance and management of the asset;
 - d. Where possible, it enables public enjoyment and interpretation of the asset; and
 - e. A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.
2. In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.
 3. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

5.79 Local authorities are required by the Planning (Listed Buildings and Conservation Areas) Act 1990 to give specific protection to buildings and areas of special architectural or historic interest. This includes identification of those parts of the Borough that should be included in conservation areas. All the conservation areas have conservation area appraisals and most have been updated in recent years including reviews of their boundaries as Supplementary Planning Documents. Designation of conservation areas means that the Borough Council values and is committed to protecting the character of the areas, and is also looking for ways in which they might be improved. It seeks to ensure development makes a positive contribution to local character and distinctiveness, not to prevent development. When dealing with proposals for development in these areas, particular attention will be paid to the details of design, to ensure that the character of these areas is as a minimum sustained, and where possible enhanced. In the case of commercial premises in conservation areas, the Council will seek to achieve a high standard of shopfront design and

signage related sympathetically to the character of the building and the surrounding areas, avoiding proliferation of signs.

- 5.80 For development in conservation areas outline applications will not normally be acceptable. The Council will normally require detailed plans showing elevations, materials and relationship to the neighbouring buildings and spaces including trees and other landscape features. Those seeking to develop within conservation areas should have regard to the Council's Conservation Area Appraisals Supplementary Planning Documents'⁴⁷
- 5.81 The Borough contains 184 buildings nationally listed as being of special architectural or historic interest, of which 9 are Grade II* listed and the rest are Grade II (there are no Grade I listed buildings). The Council has a statutory duty to protect these from the adverse impacts of development and from demolition and will continue to work with owners and agencies to seek to find viable uses for heritage assets that may be at risk. Many of these buildings also contribute to local character and identity. The policy is designed to avoid damage to or loss of such buildings and their immediate surroundings.
- 5.82 The Council has also identified buildings suitable for inclusion on a local list of buildings important for local heritage reasons. The Council maintains records of listed building quality and condition, and is identifying and listing buildings of local heritage value. They are buildings that contribute to local identity and reflect locally significant parts of the Borough's history. Although they have no statutory protection, the Council is keen to conserve these buildings for these reasons.
- 5.83 In addition to buildings, there are parts of the Borough's countryside that are of historic value, in particular parks and gardens. These again represent the history of the Borough and contribute to its character and identity, and wherever possible, they are to be protected from the adverse impacts of development. The Council works with other bodies including Hampshire County Council, the Hampshire Gardens Trust, Historic England and local interest groups in the identification and conservation of these and other heritage assets. In cases where the character of a local historic landscape has already been eroded to a significant extent, development may be permitted that affects the landscape providing it is sympathetic to the remaining character of the area and the development includes a legal agreement to secure the long term management and enhancement of the remaining historic landscape asset. In this context, 'eroded to a significant extent' means that features that were characteristic of the historic landscape have been lost.
- 5.84 Scheduled Monuments are protected by The Ancient Monuments and Archaeological Areas Act 1979. These are only one type of archaeological site. The Borough contains a variety of archaeological sites including some of more recent origins such as the Itchen Navigation, remains of the old water meadows in the Itchen valley, and old green lanes. All these archaeological remains are by their nature finite resources, and vulnerable to damage and destruction. The policy seeks to protect them so far as possible from the adverse effects of development.
- 5.85 It is obviously preferable that heritage assets are used for the purpose for which they were originally intended. However, given the age of some of them this may not always be possible, and the policy allows for alternative uses that do not damage their character and would contribute to maintaining their heritage value.
- 5.86 In some cases, development that would not normally be allowed may be justified as an exception to policy on the grounds that it provides the resources to secure the future of the heritage asset ('enabling development'). The Council

47 <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

will wish to be sure that applicants have explored all possible uses for the asset that are allowable under policy before making an exception, where necessary via a marketing exercise. The optimum use will be assessed in the context of the conservation of the asset rather than maximising financial gain. The applicant may be required to enter into a legal agreement securing the future of the asset and its historic features.

- 5.87 The value of heritage assets is enhanced if they can be enjoyed and understood by visitors. Such activity can also contribute to the local economy. Policy DM 12 therefore enables the provision of facilities for interpretation provided these do not have adverse impacts on the heritage asset or other interests.

Transport

- 5.88 Transport infrastructure includes:

- Roads and motorways
- Public transport facilities including rail facilities and bus routes
- Footpaths, cycleways and bridleways
- Vehicle parking

Southampton Airport also forms part of the Borough's transport infrastructure

(see Policy E9, Chapter 6, section 6.4).

Relevant issues and objectives

Issues (Chapter 2): G11-17

Objectives (Chapter 3): i, v, xi, xiii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council	Cycling Strategy
	Walking Strategy
	'Residential Parking Standards' SPD ⁴⁸
	Revised Parking Standards SPD

48 <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

Source	Reference/title
Hampshire County Council/ Transport for South Hampshire and Isle of Wight	Local Transport Plan 2011 – 2031 (HCC, 2011) Local Transport Plan – Strategy for South Hampshire (Solent Transport 2011) Transport Delivery Plan 2012-2026 (Solent Transport 2013) Public Transport Delivery Plan 2014-2036 (Solent Transport) Eastleigh Borough Transport Statement (HCC 2012) Eastleigh Strategy Transport Study Interim Report – Issues and Options (HCC 2015)
Solent LEP	Solent Strategic Transport Investment Plan (2016)
Highways England	Roads Investment Strategy 1 (2015)
Transport operators	Southampton Airport Ltd – Southampton Airport Masterplan 2006 and Southampton Airport surface access strategy Network Rail Wessex Route Study (2015)
NPPF	Paragraphs 17, 29-41

- 5.89 The Borough includes two motorways and other main roads, several main line railways with eight stations serving the Borough, a reasonably comprehensive bus network and an airport. It therefore has a wide range of access opportunities, but also suffers problems of peak hour congestion on the motorways and many of its roads.
- 5.90 The Borough Council seeks to support Hampshire County Council's Local Transport Plan and address local issues of road congestion and related air quality issues by:
- Seeking to manage and reduce car use by maximising density, locating new development close to the facilities it needs (or by providing critical community infrastructure such as schools within major new developments in order to contain some trips within sites), improvement of public transport services, infrastructure and associated factors such as multi-operator ticketing to help drive up usage, development of high quality cycling and walking networks, and encouraging the roll-out of communications technology to enable more flexible working (see also policy DM9 Public utilities and communications);
 - Continuing to pursue its strategies to improve public transport and pedestrian and cycle routes in the Borough, in particular improved pedestrian and cycle links to the town centre, district centres, local centres and other key destinations such as rail stations and schools. See also strategic policy S12, Strategic footpath, cycleway and bridleway links;
 - Seeking investment in improvements to transport systems, including road and junction improvements, public transport and footpaths, cycleways and bridleways from a variety of sources and partners including developers, central government, Solent LEP and other funders as opportunities arise. This includes activities such as lobbying funders/decision makers and participating in and financially supporting external funding bids where appropriate;

- Safeguarding routes for potential transport improvements, including road, rail, bus, cycleway, footpath and bridleway infrastructure;
- Having regard to the requirements of rail and bus operators;
- Ensuring the provision of parking including opportunities for park and ride to meet the needs of the Borough's residents and employers, and to facilitate access to the Borough's public transport facilities;
- Providing encouragement and support to enable individuals and organisations to plan their travel requirements through measures such as Travel Plans, provision of travel information, and implementation of 'soft measures' intended to promote modal shift and manage travel demand; and
- Ensuring that comprehensive and up-to-date information is provided regarding prevailing conditions on the transport network using all available technologies.

Policy DM13, General development criteria - transport

1. **All new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. Access arrangements to the highway network must:**
 - a. meet national and local guidance and standards with all highway improvements meeting the standard required to be adopted by the Highway Authority;
 - b. not cause or increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network; and
 - c. be provided without unacceptable environmental impact.
2. **All new development will be assessed to establish whether it should contribute to off-site improvements to transport infrastructure in accordance with Hampshire County Council's Transport Contributions Policy, to the extent that these are necessitated by the development and proportionate to the scale of development.**
3. **Development proposals that will generate vehicle movements likely to have an adverse impact on traffic conditions beyond the immediate vicinity of the development site must be subject to Transport Assessment and will be required to incorporate and implement mitigation measures such as:**
 - a. provision of/contribution towards on and off-site highway improvements such as junction improvements and potentially new road links
 - b. on-site pedestrian, cycle and public transport infrastructure
 - c. contributions towards relevant off-site sustainable transport infrastructure, public rights of way and service improvements where appropriate
 - d. on-site measures aimed at increasing uptake of non-car travel options (e.g. Travel Plans⁴⁹) to reduce car use.
4. **New development intended to serve or accommodate large numbers of people will only be permitted in locations that as well as having adequate road access, or will have as a result of the**

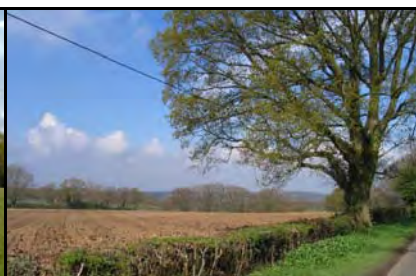
2E: FOREST OF BERE WEST



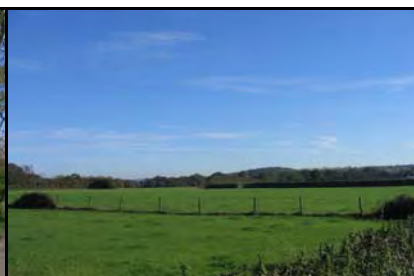
Assart Landscape of the core Forest of Bere typical of the Lowland Mosaic Medium Scale Wooded landscape – Biddenfield Lane



Remnant open commons- popular locally accessible landscapes - Shedfield Common.



Low hedges with mature often -ancient isolated oak Lowland Mosaic Small Scale Wooded – nr Durley.



Lowland Mosaic Open (Hamble Valley in background) – Boorley Green.



Botley Wood © P&K Larcombe



Late 19th early 20th century ribbon development and infilling on former commons – Shedfield.



Significant areas of rural urban fringe from mid-late 20thC expansion - Hedge End ©Google Earth