



**Land south of
Mortimers Lane, Fair
Oak**

**Landscape and Visual
Appraisal**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Bloor Homes Limited

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Plan EDP 1: Site Location and Site Boundary (edp7852_d001d 02 December 2024 DJo/WGa)
Plan EDP 2: Site Character and Context (edp7852_d005d 02 December 2024 DJo/WGa)
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Section 1

Introduction, Purpose and Methodology

INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Bloor Homes Limited ('the applicant') to undertake a Landscape and Visual Appraisal (LVA) of proposed residential development at Land south of Mortimers Lane, Fair Oak (hereafter referred to as 'the site'). The site falls within Eastleigh Borough Council (EBC) Local Planning Authority (LPA) area, extends to 11.05 hectares (ha), and is briefly described in **Section 2** of this LVA. Full site details are given in the Design and Access Statement (DAS) accompanying the planning application.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute¹ specialising in the assessment of the effects of proposed development on the landscape.

THE SITE AND THE PROPOSED DEVELOPMENT

- 1.3 **Plan EDP 1** illustrates the location of the site's boundaries and the study area for the LVA. The site is located approximately 10km to the north-east of Southampton, Hampshire, and is within EBC LPA.
- 1.4 The site's character and local context is illustrated on the aerial photograph contained as **Plan EDP 2**.
- 1.5 The site lies on the eastern edge of Fair Oak and is formed of two fields currently used for pastoral grazing. The site is defined by Mortimers Lane to the north, existing residential development to the west and field boundaries defined by a mixture of fences and vegetation to the east and south. The land to the east is used as a golf course, to the south of the site lies a remediated landfill site and 'under construction' office blocks, and as mentioned above, land to the west is developed for housing and land to the north of Mortimers Lane is undeveloped agricultural land.
- 1.6 The proposed outline application is for up to: *"Outline application for up to 245 dwellings (Use Class C3), up to 350sqm multi-functional hub with associated open space, infrastructure, and vehicular access off Mortimers Lane, Fair Oak; All matters reserved except for vehicular access off Mortimers Lane and pedestrian / cycle connections to the site boundary."* The proposals are illustrated on the Illustrative Landscape Strategy at **Appendix EDP 1**.

¹ LI Practice Number 1010

PURPOSE AND STRUCTURE OF THIS LVA

- 1.7 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.
- 1.8 In undertaking the assessment described in this LVA, EDP has:
- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 2**;
 - Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 3**;
 - Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 4**). The establishment of baseline landscape and visual conditions, when evaluated against the proposed development, allow the identification and evaluation of landscape effects later in the LVA at **Section 6**;
 - Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 5**);
 - In **Section 6**, assessed the landscape and visual effects in accordance with the approach described below;
 - Reached overall conclusions in **Section 7**; and
 - Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible).

METHODOLOGY ADOPTED FOR THE ASSESSMENT

- 1.9 The proposed development assessed by this LVA is not subject to an Environmental Impact Assessment (EIA). This LVA has, therefore, been undertaken in accordance with the principles embodied in *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (LI/IEMA, 2013) (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.
- 1.10 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as National Landscape (NL), conservation areas and parks and gardens listed on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England' (RPG).

- 1.11 **Consultation:** Bloor Homes have engaged in the formal pre-application advice service with Officers as part of the preparation of this planning application.
- 1.12 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints and drone imagery. The field assessment was undertaken by a qualified landscape architect in clear weather conditions in April 2023.
- 1.13 **Acknowledgement of any Shortcomings:** During the site visit to capture winter photography, access to **Photoviewpoint EDP 12** was not possible as a result of Public Right of Way (PRoW) Footpath HP/026/1/1 being closed-off due to construction activities for new residential built form. **Photoviewpoint EDP 12** shows the lack of access.
- 1.14 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise, or compensate for landscape effects. Such measures are summarised in **Section 5**.
- 1.15 **Assessment Methodology:** Predicted effects on the landscape resource arising from the proposed development (as detailed in **Section 6** of this LVA) have been determined in accordance with the principles embedded within published best practice guidance insofar as the assessment adopts the following well-established, structured approach:
- Likely effects on landscape character and visual amenity are dealt with separately;
 - The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and significance which is contained as **Appendix EDP 2**. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm;
 - As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation; and
 - Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

STUDY AREA

- 1.16 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:
- First, a broad 'study area' was adopted, based mainly on desk-based study, allowing the geographical scope of the assessment to be defined based on the likely extent of views to/from the site, extent of landscape effects and the site's environmental planning context;

- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 2km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**; and
- The LPA's landscape officer was consulted on the extent of these study areas as part of the pre-app process.

Section 2

Findings of EDP Data Trawl and Policy Review

- 2.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 3** and summarised in this section.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

- 2.2 The following documents are relevant and will be discussed as appropriate later in this report:

- National Planning Policy Framework (NPPF) 2023;
- Eastleigh Borough Local Plan (2016-2036) – Adopted April 2022²;
- National Character Area (NCA) Profile: 128 South Hampshire Lowland;
- Hampshire Integrated Character Assessment: Landscape Character Area (LCA) Forest of Bere West (2e)³;
- Landscape Character Assessment for Eastleigh Borough: Area 7 Bishopstoke – Fair Oak Woodland and Farmland⁴;
- Landscape Character Assessment for Eastleigh Borough: Area 8 Knowle Hill Farmland and Woodland⁵;
- Hampshire Integrated Character Assessment: Landscape Character Type (LCT) Lowland Mosaic Small Scale⁶; and
- Trees and Development Supplementary Planning Document – Adopted April 2022⁷.

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

- 2.3 Landscape-related designations and policy considerations within 2km of the site are shown on **Plan EDP 3**. In summary, the site does not lie within or adjacent to a nationally or locally designated landscape. The South Downs National Park lies 1.5km north-east of the site.

² eastleigh.gov.uk/media/11806/to-be-published-final-local-plan-april-2022-v4.pdf

³ WESTERN WEALD FARMLAND AND HEATH MOSAIC (hants.gov.uk)

⁴ area-7-bishopstoke-fair-oak-woodland-and-farmland.pdf (eastleigh.gov.uk)

⁵ area-8-knowle-hill-farmland-and-woodland.pdf (eastleigh.gov.uk)

⁶ LANDSCAPE CHARACTER TYPE: (hants.gov.uk)

⁷ adopted-trees-and-development-spd-april-22.pdf (eastleigh.gov.uk)

Heritage Matters

- 2.4 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Archaeology and Heritage Assessment (prepared by EDP, report reference: edp7852_r006).
- 2.5 Within the wider study area, the following heritage assets are components of the contemporary landscape:
- Park Pale at Marwell Scheduled Monument is located c.1.7km north of the site and Scheduled Monument Moated Site at Marwell Manor is located 1.8km;
 - Three Grade II listed buildings, as part of Mortimers Farm, lie c.140m north-east of the site and two Grade II listed buildings, as part of East Horton Farm, lie c.200m south of the site; and
 - Within the 2km study area there are a number of individual or coupled Grade II listed buildings and one Grade II*.

Ecology Matters

- 2.6 A separate Ecology Appraisal (prepared by EDP, report reference: edp7852_r011) considers the ecological assets on the site and within the study area. The following matters are relevant to the scope of this LVA:
- A number of priority habitats have been identified within the study area, the majority of which are in the form of deciduous woodland (the closest being 120m west), and some of which are ancient woodland (the closest area of ancient woodland being 430m north and 450m south of the site); and
 - A Local Wildlife Site (LWS) is located along the southern boundary, with a pond present.

Arboricultural Matters

- 2.7 A separate Arboricultural Baseline Note (prepared by EDP, report reference: edp7852_r001) considers the arboricultural assets on the site and within the study area. The following matter is relevant to the scope of this LVA:
- No Tree Preservation Orders (TPOs) are located within or along the site's boundary.

Public Access and Rights of Way

- 2.8 A review of the definitive map reveals the following PRoW and open access land within the study area, these are summarised below.

North:

- To the north of Mortimers Lane Footpath HP/085/18/1 and HP/085/19/4 run north to meet footpath HP/08519/3 which separates to form footpath HP/085/19/2 and HP/085/21/1;
- Footpath HP/085/21/1 travels north-east to meet Bridleway HP/085/23/1 which follows the boundary of Park Hills Wood north and west. It continues to travel west to meet Bridleway HP/085/23/2 which crosses the B3354 connecting into north Fair Oak;
- Past the 2km line to the north-east, Footpath HP/185/35b/1 extends north from Footpath HP/235/22/1 and Winchester Road, connecting to Footpath HP/185/35a/2 which runs west along the edge of Sladford's Copse leading to the PRoW surrounding Marwell Zoo;
- To the north of Marwell Zoo, there is a dense collection of bridleways and footpaths, many of which dissect or extend from Bridleway HP/054/18/3. This network connects to Colden Common, Hensting and Owslebury; and
- To the north-west of the site, and west of Colden Common, there are a number of PRoW which ultimately travel south into Stoke Park Woods. A nodal point for these PRoW before travelling south includes Footpath HP/054/22/2, which is located south of Colden Common.

East:

- To the east of the site lies Footpath HP/085/17/1 which runs from Mortimers Lane, through East Horton Golf Course to terminate at Alma Lane;
- Further east along Mortimers Lane lies Footpath HP/085/22/1 which travels south-east across the agricultural fields to meet Alma Lane. East of Alma Lane, Footpath HP/235/21/2 continues on to Scivier's Lane and Restricted Byway HP/235/26/1; and
- Within 3km of the site there are a number of PRoW that connect with Bishop's Waltham and lower Upham, Footpath HP/022/39/1 connects between the two networks, running parallel with Winchester Road.

South:

- To the south within 1km of the site, PRoW are limited. Footpath HP/069/17/3 runs through the south of East Horton Golf Course, before connecting to Footpath HP/069/17/1 and HP/069/14/1, both then travel through Greenwood connecting to smaller settlements in the area, such as Durely and Wintershill;
- Footpath HP/069/24/1 and Footpath HP/069/26/1 connects Durley to Newtown and Bishop's Waltham to the east of the site; and

- To the south of the site, towards Hedge End, West End and Botley, lies Boorley Green. PRow provision is limited due to the built-up nature of the area. Footpath HP/026/1/1 connects Boorley Green to Hedge End Station.

West:

- To the west of the site, PRow provision is limited due to the presence of built form making up Fair Oak. There are a number of PRow that connect Fair Oak and Horton Heath, forming a number of circular routes, including Footpath HP/262/744/4 and HP/085/10/4; and
- Further west is the Itchen Way, a promoted route that runs along the boundary of Eastleigh and follows the River Itchen through Hampshire.

Adopted Local Plan (Published)

- 2.9 The adopted Eastleigh Borough Local Plan (adopted April 2022) includes over-arching general development policies, to which the development proposals will be tested. Policies that are specific to the site in landscape and visual terms are (extracts contained within **Appendix EDP 3**).

Strategic Policy S2: Approach to New Development

- 2.10 Within the housing trajectory, shown at paragraph 4.14 of the Local Plan, there is an overall shortfall in provision of housing allocations required between 2016 and 2036.

Strategic Policy S9: Green Infrastructure

- 2.11 The Borough Council aim to protect, enhance, expand and connect green infrastructure and biodiversity networks.

Strategic Policy S12: Strategic Footpath, Cycleway and Bridleway Links

- 2.12 The Borough Council “will seek to create new, and improve existing, footpath, cycle and bridleway links throughout the borough, connecting key destinations”.

Development Management Policy 1: General Criteria for New Development

- 2.13 All new development should:
- “Not have an unacceptable impact on [...] the character and appearance of [...] the countryside;*
 - Take full and proper account of the context of the site including the character, appearance and land uses; and*
 - Protect and enhance public rights of way.”*

Development Management Policy 11: Nature Conservation

“Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI) [...], unless it can be demonstrated that:

- i. There are no alternative solutions;*
- ii. The adverse effects are unavoidable;*
- iii. Measures are taken to mitigate or compensate for the adverse effects;*
- iv. There is overall biodiversity net gain; and*
- v. Where the above can't be achieved the development must clearly outweigh the adverse effects.”*

Trees and Development Supplementary Planning Document – Adopted April 2022

- 2.14 Eastleigh Borough Council have produced a Supplementary Planning Document (SPD) to outline the approach to trees in relation to development.
- 2.15 This outlines advice in relation to existing trees, including space, building within Root Protection Areas (RPAs), underground service and highway related points as well as incorporating new trees into development.

Point 34: Landscape Design

“high quality landscape design must not be solely focused on tree replacement planting, it must include additional trees, other plantings, recreational spaces and public art.”

“Applicants should consider a diverse range of native and appropriate non-native tree species.[...] Major development applications must demonstrate how provenance and biosecurity have influenced sourcing of stock.”

Section 3

Existing (Baseline) Conditions: Landscape Character

- 3.1 This section provides an assessment of the ‘baseline’ (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself, which is included in this section.

NATIONAL CHARACTER ASSESSMENT

- 3.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England⁸. The site and its surroundings fall within NCA 128: South Hampshire Lowland. Its character is described as a “*low-lying plain*” that is “*dominated by [...] Southampton and its adjoining towns and suburbs.*” Within the NCA, “*18 percent of the land cover [...] is woodland, of which almost half is ancient woodland, a legacy of the Forest of Bere.*” The NCA is home to several rivers including the Itchen.
- 3.3 While the NCA is broadly representative of the wider landscape, the focus of this assessment will be on more specific and detailed local landscape character assessments described below.

LOCAL LANDSCAPE CHARACTER ASSESSMENTS

Hampshire Integrated Character Assessment: LCA Forest of Bere West (2e)

- 3.4 According to the Hampshire Integrated Character Assessment, the site falls within the Forest of Bere West LCA (2e).

⁸ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

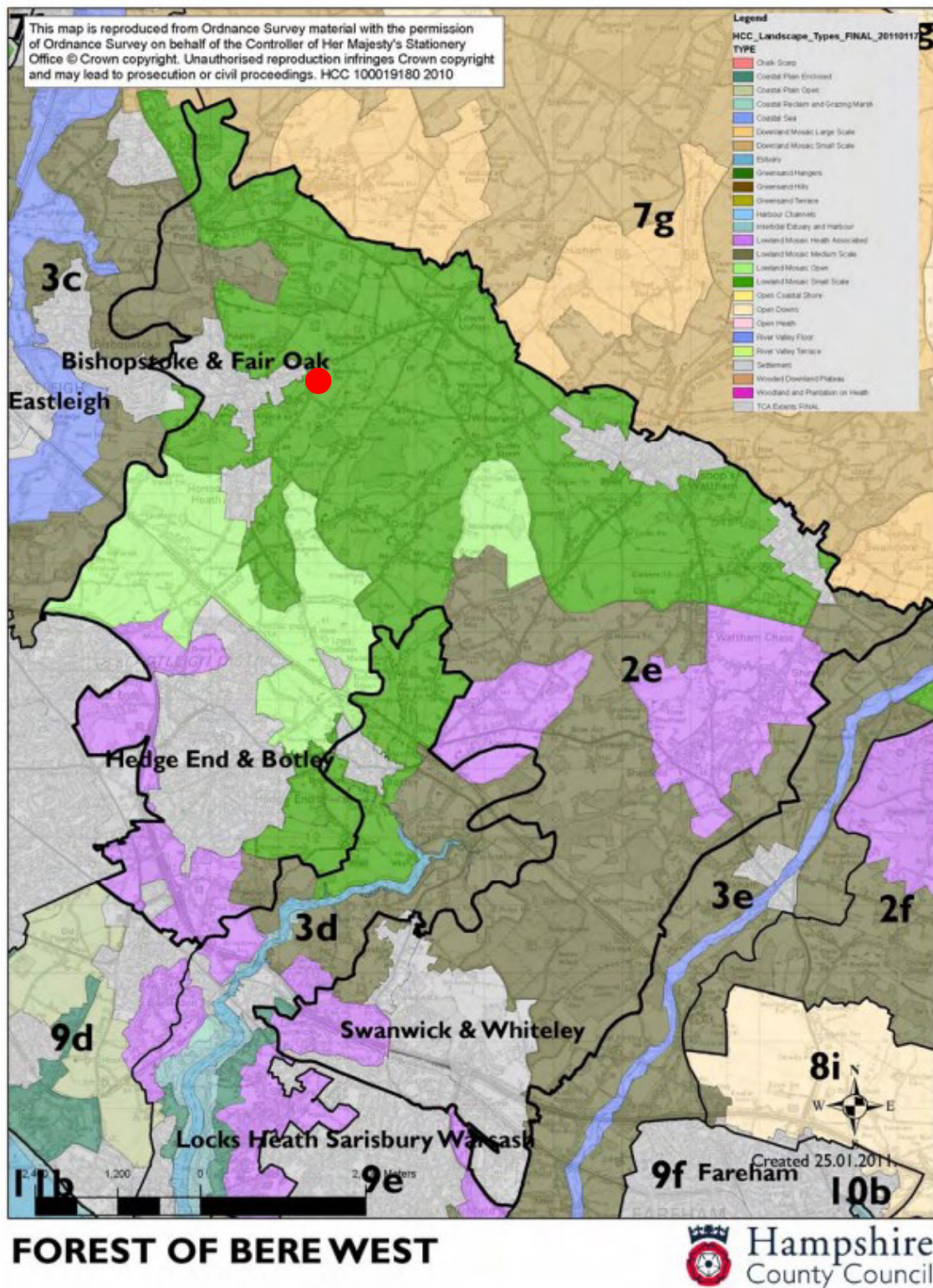


Image EDP 3.1: Extract from Hampshire Integrated Character Assessment. Site Location added by EDP indicated with a red dot.

3.5 Key characteristics of this LCA relevant to the site and its context are listed below:

- “A low-lying landscape with shallow undulations”;
- “Locally accessible woodland areas”;

- *“Hedgerows often low, but with individual spreading mature oaks”;*
- *“Extensive c.20th development, including urban expansion and infilling of common-edge specimens”;*
- *“Rich biodiversity, including woodland, heathland, grassland”;*
- *“Land use is very mixed, with relatively high proportion of pasture”;*
- *“Urban fringe uses are more pervasive [...] and typically include golf courses [...] horse paddocks [...] and scattered housing in medium sized plots”;* and
- *“Views are predominantly short and often with a wooded backdrop”.*

3.6 A number of forces of change are outlined within the landscape assessment, those relevant include:

- *“New large scale urban extensions”;* and
- *“Farm conversion to residential”.*

Landscape Assessment for Eastleigh Borough

Area 7 Bishopstoke – Fair Oak Woodland and Farmland

3.7 The Landscape Character Assessment for Eastleigh Borough places part of the north-west field parcel of the site within Area 7. The rest of the site falls within Area 8; this is explored further below.

Area 7: Bishopstoke- Fair Oak Woodland and Farmland



Image EDP 3.2: Eastleigh Landscape Character Assessment. Area 7. Site indicated with red dot added by EDP.

3.8 Key characteristics of this LCA are listed below, with those relevant to the site and its context underlined:

- *“Undulating ridge”;*
- *“Frequent woodland blocks”;*
- *“Rectilinear pattern of small fields with good hedgerow trees”;*
- *“Small copses add to wooded character”;*
- *“Views across rural landscape from the northern edge and to the south from woodland clearings”;*
- *“Prominent roadside residential development”; and*
- *“Distinct sub-area with a very strong hedgerow pattern to north east.”*

3.9 The Landscape Character Assessment explores character and visual sensitivity. Much of the character and visual sensitivity is irrelevant to the site due to the small amount that falls within the area. Much of the development within the area is shielded by *“undulating landform, good vegetation cover.”* The significant woodland elements within the area can be *“seen from some distance away.”*

Area 8 Knowle Hill Farmland and Woodland

3.10 According to the Landscape Character Assessment for Eastleigh Borough, the majority of the site falls within Area 8.

Area 8: Knowle Hill Farmland and Woodland



Image EDP 3.3: Eastleigh Landscape Character Assessment. Area 7. Site indicated with red dot added by EDP.

3.11 Key characteristics of this LCA are listed below, with those relevant to the site and its context underlined:

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

3.12 The Landscape Character Assessment explores character and visual sensitivity. The landscape of this area is described as having *“varied landform and vegetation structure and is attractive without being of particular distinctiveness.”* Much of the land within the area is publicly accessible, leading to a good amenity value. In terms of visual sensitivity, the *“mosaic of developed land, woodland and mixture of field enclosure types limits invisibility.”* The intervisibility is further reduced by undulating landform and prominent woodland.

Hampshire Integrated Character Assessment: Lowland Mosaic Small Scale LCT

3.13 The Hampshire Integrated Character Assessment places the site within the Lowland Mosaic Small Scale LCT.

3.14 Key characteristics of the LCT are listed below, with those relevant to the site and its context underlined:

- *“Low lying silty clay, but not sandy soils, that are seasonally wet and waterlogged in parts but also with better drained areas;*
- *The soils support predominantly permanent pasture land use;*
- *Less marginal farmed area than the lowland mosaic medium scale and lowland mosaic heath associated types;*
- *Often small enclosure, small area of woodland undulating topography which produces the sense of a small scale landscape;*
- *Associated mostly with small chalk fed streams apart from where they border the New Forest perambulation where they are more acidic;*
- *Generally, high to very high density of dispersed small farmsteads and hamlets and associated with nucleated spring line settlements in the south and north Hampshire lowlands;*
- *Small semi natural and ancient woodland copses and hedges of varying character;*
- *Frequently a high density of public rights of way and winding lanes;*

- *Varying periods and types of enclosure but generally small scale but has some of the earliest enclosures out of all the lowland mosaic types – perhaps indicating less marginal and richer soils; and*
- *Particular association with hamlets and villages of medieval and Saxon origin often associated with wood and wood clearance.”*

REVIEW OF SITE CIRCUMSTANCES AGAINST PUBLISHED DOCUMENTATION

- 3.15 A site visit took place in April 2023 in clear weather conditions. The visit was complemented by a review of aerial photography, mapping, and field assessments from publicly accessible locations (e.g. from local roads and PRoW).
- 3.16 The following is an evaluation of the site’s character and context which is illustrated on **Plan EDP 2**. The photoviewpoints at the rear of this report illustrate the character of the landscape across the site and its wider context.

Physical Landscape

- 3.17 The site gently falls from the north-western corner (60m above Ordnance Datum (aOD)) down to the south-eastern corner (43m aOD).



Image EDP 3.4: View looking north-west from south-east corner of site.

- 3.18 The site contains no areas of permanent standing water. There are two permanent ponds located adjacent to the site boundary.

- 3.19 Within the wider landscape context, the land is typical of the published landscape character description with references made towards copses and the “*wooded character*” of the area.

Landscape Fabric and Habitats

- 3.20 The site extends to approximately 11ha and is comprised of two field parcels which are currently used as pasture. This is in keeping with the published character assessments, with it being noted that a “*relatively high proportion of pasture*” makes up land use.
- 3.21 The site is bounded by existing residential development along the western boundary, Mortimers Lane forms part of the northern boundary with the rest being defined by existing field boundary vegetation. The eastern and southern boundaries are defined by existing vegetation, with East Horton Golf Course located east of the site boundary. However, along the southern boundary vegetation is sparse, as shown in **Image EDP 3.5**, and some of the boundary is defined with a post and wire fence.



Image EDP 3.5: View looking south towards the boundary of the site.

- 3.22 The site is generally featureless, however, a post and wire fence runs east to west through the middle of the site as shown in **Image EDP 3.6**, running in parallel to the existing field boundaries shown to the right of the frame.



Image EDP 3.6: View looking west along fenced boundary.

The Site's Visual and Sensory Character

- 3.23 There is limited visual connectivity between the site and the adjacent landscape context due to intervening built form and well-established vegetation along field boundaries.
- 3.24 The northern boundary is well-defined by established vegetation along Mortimers Lane, which is made up of a hedgerow and mature hedgerow trees, however, the hedgerow is relatively low, allowing close-ranging views of the site. Further north of Mortimers Lane visual connectivity is limited due to the layering of field boundary vegetation.
- 3.25 To the south, views extend beyond part of the south boundary due to poor-quality and low boundary vegetation, however, views only extend to Durley Copse and the two field parcels beyond the site due to the rising topography. Immediately adjacent to the southern site boundary are office blocks 'under construction'.
- 3.26 To the west, where the settlement edge of Fair Oak lies, the boundary is made up of several different treatments including hedgerows, trees and post and wire fencing. Views do not extend past the existing built form.
- 3.27 The majority of the eastern boundary hosts a well-established vegetated boundary, limiting visual connectivity beyond the site's boundary. The northern portion of the eastern boundary contains mature trees, however, there is now lower vegetation, allowing glimpsed views. The eastern boundary of the northern field parcel is only defined by a wooden post and wire

fence allowing views to extend west to the built form of Mortimers Farm, shown in **Image EDP 3.7**.



Image EDP 3.7: View looking east towards Mortimers Farm.

- 3.28 Whilst the site is currently pastureland, man-made influences are prominent characteristics of the site's context. There are uninterrupted views of residential development along the majority of the site's western boundary with only singular mature trees breaking up the view (shown in **Image EDP 3.6**).
- 3.29 Overhead wires run diagonally across the south-eastern portion of the site, with associated pylons being visible resulting in an urbanising impact on the site. Along the southern boundary, paraphernalia associated with industrial activity is clearly visible due to the low height of vegetation along part of the boundary (shown in **Images EDP 3.8 and 3.9**).



Image EDP 3.8: View looking south, with overhead wires and pylons visible.



Image EDP 3.9: View looking south towards industrial paraphernalia adjacent to the site's boundary.

Historic and Cultural Connections

- 3.30 A review of historical mapping shows that field patterns and sizes have remained predominantly the same, however, land use within the adjacent context has changed, in particular the loss of the majority of Fair Oak Park, as a result of residential development.

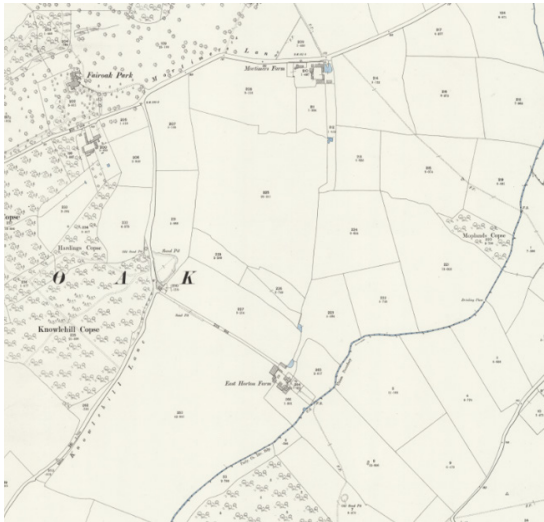


Image EDP 3.10: OS Historic Map 1892 – 1914.



Image EDP 3.11: OS Historic Map 1945 – 1965.

- 3.31 As per published character assessments, a “*varied pattern of field sizes*” has remained, as have the small “*woodland copses*” and “*dispersed small farmsteads*.”

Cultural and Recreation

- 3.32 No PRoW run through the site, however, within the field parcel to the east of Mortimers Farm a PRoW is present connecting to East Horton Golf Course. The golf club lies to the east and south-east of the site, offering recreational opportunities in the local area.
- 3.33 To the west of the site lie Knowle Hill Conservation Site and Knowle Park. Knowle Park was developed for the purpose of recreation and allotments with established footpaths. Knowle Hill Conservation Site includes public footpaths to allow the local community to enjoy the area without disturbing the natural habitat.

LANDSCAPE CHARACTER SENSITIVITY

- 3.34 The sensitivity of landscape character is based on a consideration of its inherent value and its susceptibility to the proposed development. The susceptibility of the landscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the proposed development.
- 3.35 The sensitivity of the site itself, the site context, and published host and non-host LCAs is judged below, based on the consideration of landscape value and the susceptibility of the landscape resource.
- 3.36 GLVIA3 and the 2021 LI Technical Guidance Note (TGN) 02-21 assist in delivering a framework for an objective landscape assessment of value. The criteria defined within TGN 02-21 is reproduced in **Table EDP 3.1**, with EDP’s observations alongside, based on published material and from EDP’s field assessment. For each of the nine criteria, the site and local area is judged on the basis of a range from ‘very low’ through to ‘very high’ in terms of the performance against these criteria.

Table EDP 3.1: Consideration of Landscape Value

GLVIA/TGN Factor	The Site and its Context
Natural Heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	Medium. The site or immediate context contains no sensitive features of natural heritage importance, a local wildlife site is located adjacent to the site's southern boundary.
Cultural Heritage: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	Medium. As confirmed within the Archaeological and Heritage Appraisal (report reference: edp7852_r006) there is no reason to believe that the site contains archaeological remains of sufficient significance. However, the site forms an element of the setting of Mortimers Farm that makes a 'small' contribution to the significance, with that contribution focused on the northern field.
Landscape Condition: Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.	Medium/High. The site comprises pastureland, with good-quality and well-established boundary along the north, east, south-east and along internal boundaries. The western boundary hosts a number of moderate quality trees, however, the south-western boundary has a number of poor-quality trees and groups. All boundary vegetation retains the historic field patterns.
Associations: Landscape which is connected with notable people, events and the arts.	Very Low. There are no known associations relating to the site.
Distinctiveness: Landscape that has a strong sense of identity.	Low. The site is largely consistent with published documents, beyond being an open area of pastureland in close proximity to a settlement, the site has no particularly strong sense of identity or distinctiveness.
Recreational: Landscape offering recreational opportunities where experience of landscape is important.	Low. The site has no PRoW running through the site itself and not accessible by the public, and there is a limited number within the immediate local context, however, these do continue to connect to the further PRoW network. Therefore, the contribution to the recreation experience of the local area is limited.
Perceptual (Scenic): Landscape that appeals to the senses, primarily the visual sense.	Medium. Whilst the site comprises of pastureland with aesthetic appeal, representative of the local landscape character, its perceptual appeal is diminished by the strong presence of the urban edge of Fair Oak, the visibility of industrial activity to the south and the presence of overhead wires and pylons.
Perceptual (Wildness and Tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.	Low. The site does not offer any sense of remoteness due to the reasons set out above.

GLVIA/TGN Factor	The Site and its Context
Functional: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	Medium. The site is currently used for grazing of livestock and is typical of the local character area. The site is not accessible to the public and has no recreational purpose. The presence of well-treed boundaries through the site, as well as along the peripheries (majority of which are in fair to good condition), contributes to the Green Infrastructure network of the local area.

INTERIM CONCLUSIONS: LANDSCAPE CHARACTER

Overall Sensitivity of the Site and Local Context

- 3.37 Having assessed the site in accordance with TGN 02-21 above, the overall value of the site and its immediate context is considered to be **medium**. The site offers some scenic perceptual value as well as offering a landscape in good condition, that is largely representative of the published landscape character documents. The site forms an element of the context of Mortimers Farm, introducing cultural heritage value to the site. However, the site is not subject to public access and does not offer any sense of remoteness due to the close proximity of built form, which also detracts from any sense of distinctiveness or individual identity.
- 3.38 The site and its immediate context is considered to have a **medium** susceptibility to change. Whilst the site has some intact landscape pattern in good condition, there is a low degree of complexity due to its open nature and limited number of features. The site does benefit from visual containment to the east, however, there is visual intrusion and a strong relationship with the built form to the west and south.
- 3.39 Considering the above, the site and its immediate context is considered to have a **medium** sensitivity.

Overall Sensitivity of the Forest of Bere West LCA

- 3.40 As set out above, the Forest of Bere West LCA includes a number of key characteristics relevant to the site and its surrounding context; of most note is the rich biodiversity, including woodland, and land use with high proportions of pasture and land being utilised for golf courses. The LCA is influenced by the urban character of residential development making up the eastern edge of Fair Oak detracting from its tranquillity, therefore gives rise to a **medium** landscape value. The LCA is deemed to have **medium** susceptibility to change due to having a landscape with intact patterns of mostly reasonable condition and being a partially enclosed landscape with a relationship with built development. Therefore the 'Forest of Bere West' LCA is considered to have an overall **medium** sensitivity.

Overall Sensitivity of Area 7: Bishopstoke – Fair Oak Woodland and Farmland

- 3.41 As set out above, Area 7 includes a number of key characteristics relevant to the site and its surrounding context; of most note are the frequent woodland blocks which add to the

wooded character. Therefore, gives rise to a **medium** landscape value. Much of the development within the area is shielded by “*undulating landform, good vegetation cover*” resulting in a **medium** susceptibility. Therefore, Area 7 is considered to have an overall **medium** sensitivity.

Overall Sensitivity of Area 8: Knowle Hill Farmland and Woodland

- 3.42 As set out above, Area 8 contains representative characteristics of the character area. These include the varied pattern of field sizes, clusters of buildings and urban influence to the west. Due to being undesignated with some distinctive landscape characteristics, it is considered to have a **medium** landscape value. Intervisibility is reduced due to surrounding undulating landform and the presence of woodland, this combined with the relationship with built form to the west results in a **medium** susceptibility. Therefore, Area 8 is considered to have an overall **medium** sensitivity.

Overall Sensitivity of Lowland Mosaic Small Scale LCT

- 3.43 As set out above, Lowland Mosaic Small Scale LCT includes a number of characteristics relevant to the site such as the land use, presence of PRoW and woodland blocks. The LCT is deemed to have a **medium** landscape value due to the presence of some landscape detractors, the contribution to recreational experiences in the area, and the presence of landscape elements of good condition. Due to the influence of built form and some visual connection with the wider landscape, the LCT is deemed to have **medium** susceptibility, resulting in an overall **medium** sensitivity.
- 3.44 The landscape character receptors to be assessed within this LVA have been summarised here for convenience.

Table EDP 3.2: Landscape Character Receptor Summary

Receptor	Value	Susceptibility	Overall Sensitivity
The Site and its Context	Medium	Medium	Medium
Forest of Bere West LCA	Medium	Medium	Medium
Area 7: Bishopstoke – Fair Oak Woodland and Farmland	Medium	Medium	Medium
Area 8: Knowle Hill Farmland and Woodland	Medium	Medium	Medium
Lowland Mosaic Small Scale LCT	Medium	Medium	Medium

Section 4

Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

- 4.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution, and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 4.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 6**. An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps described in turn below.

STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

- 4.3 The starting point for an assessment of visual amenity is a computer-generated ‘Zone of Theoretical Visibility’ (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.
- 4.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, ‘field-tested’ Zone of Primary Visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken by a qualified landscape architect on 25 April 2023 in clear weather conditions, and therefore confidently predicts the extent of wintertime views of the proposed development.
- 4.5 Beyond the ZPV lies a zone of visibility that is less open, being either partly screened or filtered. Views from within this zone would include the proposed development– it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.
- 4.6 **Plan EDP 4** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends as follows:
- To the north, close-range views extend to the north of Mortimers Lane. Despite the presence of roadside vegetation along Mortimers Lane (the northern boundary), views are still afforded due to the hedgerow being maintained at a relatively low level, however, intermittent mature trees break up the view. Further north of Mortimers Lane visual connectivity with the site is limited due to the layering of intervening field boundary vegetation;
 - To the east, close-range glimpsed views of the north of the site are afforded from the PRoW within the field parcel to the east of Mortimers Farm due to the absence of

understorey planting, the presence of mature trees, however, break up the view. Views of the south of the site from the east are limited at worst due to the presence of dense site boundary and intervening vegetation;

- To the south, views of the site are predominantly limited to the site boundary due to the dense vegetation in the south-east corner, however, views are afforded from the field parcel to the south beyond the site boundary, though this is not publicly accessible. Views from Knowle Lane (south approach) are restricted by roadside vegetation and existing built form, including the office blocks 'under construction'; and
- To the west, views of the site are entirely obscured by existing residential built form off Knowle Lane. Views are limited to residential receptors fronting onto the site and the associated access road.

STEP TWO: DEFINING RECEPTOR GROUPS

- 4.7 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups. The below photoviewpoints are contained at **Appendix EDP 4**.

Rights of Way Users

- 4.8 As outlined in **Section 2**, there are several PRoW within the study area. Users of PRoW are generally considered to have high sensitivity.

North

- 4.9 To the north of Mortimers Lane, Footpath HP/085/18/1 and HP/085/19/4 run north to meet Footpath HP/085/19/3 which separates to form Footpath HP/085/19/2 and HP/085/21/1.
- 4.10 Footpath HP/085/21/1 (as shown in **Photoviewpoint EDP 1**) travels north-east to meet Bridleway HP/085/23/1 (as shown in **Photoviewpoint EDP 8**) which follows the boundary of Park Hills Wood north and west. It continues to travel west to meet Bridleway HP/085/23/2 which crosses the B3354 connecting into north Fair Oak. Views of the site from these PRoW are obscured by the field boundary vegetation between the location and the site.
- 4.11 Past the 2km line to the north-east, Footpath HP/185/35b/1 (as shown in **Photoviewpoint EDP 9**) extends north from Footpath HP/235/22/1 and Winchester Road, connecting to Footpath HP/185/35a/2 which runs west along the edge of Sladford's Copse leading to the PRoW surrounding Marwell Zoo. Views of the site from this location are intercepted by copses of woodland and field boundary vegetation, this combined with the distance results in the site being obscured entirely.
- 4.12 To the north of Marwell Zoo, there is a dense collection of bridleways and footpaths, many of which dissect or extend from Bridleway HP/054/18/3 (as shown in **Photoviewpoint EDP 16**). This network connects to Colden Common, Hensting and

Owslebury. This PRoW network is surrounded by woodland blocks, obscuring all views of the site from this location.

- 4.13 To the north-west of the site, and west of Colden Common, there are a number of PRoW which ultimately travel south into Stoke Park Woods. A nodal point for these PRoW before travelling south include Footpath HP/054/22/2 located south of Colden Common (as shown in **Photoviewpoint EDP 15**). Views from this location are obscured by a combination of high PRoW boundary vegetation, intervening built form and distance from the site.

East

- 4.14 To the east of the site lies Footpath HP/085/17/1 which runs from Mortimers Lane, through East Horton Golf Course to terminate at Alma Lane. As shown in **Photoviewpoint EDP 2**, views of the site from the meeting point of the PRoW and Mortimers Lane are obscured by the built form of Mortimers Farm and vegetation along the south of Mortimers Lane. Glimpsed views of the site are afforded (as shown in **Photoviewpoint EDP 14**) due to the lack of understorey vegetation along field boundaries. Mature trees are located along the boundaries which break up the views towards the site. The view already experiences urban influences in the form of Mortimers Farm, including all agricultural related paraphernalia, and residential built form along Knowle Lane. Further along the PRoW, views of the site become obscured by the boundary vegetation of the field parcels the east of the site and tree planting within the East Horton Golf Course (as shown in **Photoviewpoint EDP 3**).
- 4.15 Further east along Mortimers Lane lies Footpath HP/085/22/1 which travels south-east across the agricultural fields to meet Alma Lane. East of Alma Lane, Footpath HP/235/21/2 continues on to Scivier's Lane and Restricted Byway HP/235/26/1. As shown in **Photoviewpoint EDP 7**, views of the site are not afforded due to local topography and layering of vegetated boundaries.
- 4.16 Within 3km of the site there are a number of PRoW that connect with Bishop's Waltham and lower Upham, Footpath HP/022/39/1 connects between the two networks, running parallel with Winchester Road. **Photoviewpoint EDP 10** shows there are no opportunities for views of the site from this location due to intervening woodland blocks.

South

- 4.17 To the south within 1km of the site, PRoW are limited. Footpath HP/069/17/3 runs through the south of East Horton Golf Course, before connecting to Footpath HP/069/17/1 and HP/069/14/1, which both travel through Greenwood connecting to smaller settlements in the area such as Durely and Wintershill. As shown in **Photoviewpoint EDP 6**, long-range views of the site are afforded. Despite intervening vegetation, parts of the site have uninterrupted views. The residential development of Pembers Hill forms a prominent backdrop to the view.
- 4.18 Footpath HP/069/24/1 and Footpath HP/069/26/1 connects Durley to Newtown and Bishop's Waltham to the east of the site. Due to distance and intervening vegetation, views of the site are not afforded, as shown in **Photoviewpoint EDP 11**.
- 4.19 To the south of the site, towards Hedge End, West End and Botley, lies Boorley Green. PRoW provision is limited due to the built-up nature of the area. Footpath HP/026/1/1 connects

Boorley Green to Hedge End Station with intervening built form present along much of the route.

West

- 4.20 To the west of the site, PRow provision is limited due to the presence of built form making up Fair Oak. There are a number of PRow that connect Fair Oak and Horton Heath, forming a number of circular routes, including Footpath HP/262/744/4 and HP/085/10/4.
- 4.21 Further west is Itchen Way, a promoted route that runs along the boundary of Eastleigh and follows the River Itchen through Hampshire. No views are afforded of the site from this location due to the distance and intervening built form and vegetation as shown in **Photoviewpoint EDP 13**.

Road Users

- 4.22 Road users are typically moving to or from a specific location. Within the context of the site, these receptors would not be travelling on roads to experience a view, therefore the road users are considered to have low sensitivity.

Mortimers Lane

- 4.23 Mortimers Lane lies along the site's northern boundary. As shown in **Photoviewpoint EDP 2**, views are limited by the vegetation along the south of Mortimers Lane.

Pembers Hill Drive

- 4.24 Pembers Hill Drive lies along the site's western boundary as part of recent residential development in the area. As shown in **Photoviewpoint EDP 4**, there are open views of the entire site, with sporadic boundary trees offering small breaks in the view.

Knowle Lane

- 4.25 Knowle Lane offers a southerly approach to the eastern edge of Fair Oak. As shown in **Photoviewpoint EDP 5**, views from this location are limited due to fencing and roadside vegetation as well as intermittent built form.

Residential Dwellings/Groups

- 4.26 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below.

Residents along Pembers Hill Drive

- 4.27 Along the site's western boundary there are approximately 22 dwellings which front onto the site, with only the access road separating the dwellings from the site. The boundary treatment along the site's boundary comprises of a post and wire fence with intermittent mature trees allowing mostly unfiltered views across the site.

Residents within Residential Development to North-west of the Site (including Pembers Farm Avenue and Gore Copse Drive)

- 4.28 To the north-west of the site (and north of Mortimers Lane) lies new residential development. Mortimers Lane hosts mature roadside vegetation reducing the likelihood of views from these residential properties.

Mortimers Farm

- 4.29 Mortimers Farm lies to the east of the site's boundary. With post and wires fences defining the sites boundary, unobstructed views of the site are afforded.

East Horton Golf Course

- 4.30 East Horton Golf Course lies directly adjacent to the eastern boundary of the site. The boundary between the site and the golf course is made up of established screening vegetation, limiting views available.
- 4.31 Receptors outside of 2km (represented by **Photoviewpoints EDP 9, 10, 11, 12, 13, 15 and 16**) have been excluded from the assessment of the construction and operational effects due to intervening vegetation, intervening built form and distance. Effects of the proposed scheme would barely be perceived, if at all, from outside 2km.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

- 4.32 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst-case' scenario, and in selecting these viewpoints. This selection of viewpoints was proposed for agreement with the LPAs landscape architect as part of the pre-application process. In selecting these viewpoints EDP has sought to include:
- A range of viewpoints from all points of the compass, north, south, east and west;
 - A range of viewpoints from distances at close quarters to the site boundary and up to distant viewpoints at 4km; and
 - Viewpoints from all the above receptor groups.
- 4.33 The representation of views is supported by 16 Photoviewpoints (PVPs), the number and location of which has not been agreed with the LPA. Their location is illustrated on **Plan EDP 4**. Photographs from the selected viewpoints are contained in **Appendix EDP 4**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.

Table EDP 4.1: Summary of Representative PVPs

PVP Number	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1	Along Footpath HP/085/21/1	450793, 119269	480m; north-east	PRoW Users; High sensitivity
2	Meeting point of Footpath HP/085/17/1 and Mortimers Lane	450864, 118976	180m; north-east	PRoW Users: High Sensitivity
3	Along Footpath HP/085/17/1 within East Horton Golf Course	451326, 118623	500m; east	PRoW Users; High Sensitivity
4	Along Pembers Hill Drive	450555, 118820	0m; west	Road Users; Medium/Low sensitivity
5	Along Knowle Lane	450415, 118368	360; south-west	Road Users; Low sensitivity
6	Along HP/069/17/3	451097, 117812	630m; south-east	PRoW Users: High Sensitivity
7	Along PRoW Footpath HP/235/21/2	451896, 119163	1.1km; north-east	PRoW Users: High Sensitivity
8	Along Bridleway HP/085/23/1	451190, 120213	1.4km; north-east	PRoW Users: High Sensitivity
9	Along Footpath HP/185/35b/1	451982, 121139	2.6km; north-east	PRoW Users: High Sensitivity
10	Along Footpath HP/022/39/1	453854, 118748	3km; east	PRoW Users: High Sensitivity
11	Along HP/069/24/1	452770, 117174	2.3km; south-east	PRoW Users: High Sensitivity
12	No Access	No Access	No Access	PRoW Users: High Sensitivity
13	Along Itchen Way Promoted Route	446882, 118050	3.8km; west	PRoW Users: High Sensitivity
14	Along Footpath HP/085/17/1, within field parcel adjacent to site	450985, 118888	240m; east	PRoW Users: High Sensitivity
15	Along HP/054/22/2	448400, 121179	3.1km; north-west	PRoW Users: High Sensitivity
16	Along HP/054/18/3	450096, 122153	3.2km; north	PRoW Users: High Sensitivity

Section 5

The Proposed Development and Mitigation

- 5.1 Having defined the baseline conditions in the previous two sections, this report now reviews the proposed development and (in the next section) undertakes an assessment of the likely effects in landscape terms.

THE PROPOSED DEVELOPMENT

- 5.2 The proposed development is illustrated on the Landscape Masterplan as contained in **Appendix EDP 1**. The DAS supporting this application will provide full details of the development proposals.

- 5.3 The Overall Landscape Strategy includes:

- Existing vegetation has been retained where possible;
- Open space has been positioned strategically throughout the site to break-up built form and provide a buffer to the surrounding landscape context;
- Permeability of the site has increased, offering further recreational opportunities to the local area alongside the provision of a community barn;
- Streets are to include tree planting, offering 'green fingers' throughout the site; and
- Sustainable urban Drainage System (SuDS) features included within open space to manage water on-site.

PROPOSED LANDSCAPE MITIGATION

- 5.4 Measures have been embedded within the overall illustrative design to aim to avoid, mitigate and compensate impacts as a result of the proposed development:

- Development is set back in the north-eastern corner to provide an appropriate offset from Mortimers Farm;
- Existing vegetation, both internal and periphery, retained where possible;
- Planting throughout the scheme to mitigate the minimal amount of loss; and
- Native hedgerow with tree planting to boundary of development along edge of track to retain rural character and provide visual separation from Mortimers Farm.

PROPOSED LANDSCAPE ENHANCEMENT

- 5.5 Elements have been included to provide enhancements to the site and the local context; these are as follows:
- Increased recreation opportunities as a result of the network of footpaths being provided around the development, includes both formal and informal. Natural play trails will be included along routes;
 - Central Public Open Space (POS) space providing open space for informal recreation as well as the inclusion of children's play facilities;
 - Open space provided at site entrance to provide a transition zone to the new development; and
 - SuDS features provided to manage water on-site, these include planting to maximise biodiversity opportunities and habitat diversification.
- 5.6 The Illustrative Landscape Strategy appended to this report, demonstrates a scheme with approximately 40% green infrastructure. Much of this green space is located around the wooded edges of the site forming a naturalistic landscape designed with a biodiversity focus. Internally, green corridors and community greens provide a range of community and recreational facilities including footpaths, nature trails, play spaces. New habitats to be created include wildflower grasslands, scrub and woodland. New wetland features will also be introduced, with ecologically beneficial sustainable drainage features also contributing to biodiversity enhancement through the site. These measures, in combination with site and surrounding context demonstrate a scheme with limited zone of visual influence.

Section 6

Assessment of Effects

INTRODUCTION

- 6.1 In this section, the predicted effects on landscape character and visual amenity are assessed. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2**, as a guide, but is moderated where appropriate with professional judgement. Professional judgment is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

CONSTRUCTION EFFECTS

- 6.2 Construction activities, movement of site traffic, lighting, noise and sounds will be ever-present during the construction process. This is not unusual and will be carefully controlled by a conditioned construction method statement. Recommendations for protection of retained trees and hedgerows, in accordance with relevant British Standards such as BS 5837, will ensure that the rooting areas of trees and hedgerows are not adversely affected by the construction process.

Predicted Effects on the Character of the Site and its Context

- 6.3 The construction of the proposed scheme would fundamentally alter the land use from agricultural to residential. Construction works would lead to the inevitable loss or partial loss of the landscape fabric of the site. Construction works would require lighting as well as the erection of fencing, presence of material stockpiles and movement of materials to/from the site. Therefore, the magnitude of change is deemed to be **very high**, on both the site itself and immediate context.
- 6.4 Construction activities would not benefit from mitigation integrated into the proposed masterplan. Therefore, when combined with the medium sensitivity of the site, it will result in a **major, adverse, temporary** level of effect.

Predicted effects on Published Landscape Character

- 6.5 As discussed above, there will be an unavoidable wholesale change to the site's landscape character. Effects would marginally extend beyond the site boundary to the wider landscape context, principally in relation to visibility of construction activities, lighting, noise and movement of materials to/from the site, which extends beyond the site boundary. Generally, construction activities would only be perceived by resident in close proximity, users of Mortimer's Lane and users of East Horton Gold Course. Construction activities would not benefit from mitigation integrated within the proposed masterplan. Therefore, the magnitude of change is considered to be **high** for Forest of Bere West LCA, Area 8: Knowle Hill Farmland and Woodland and LCT Lowland Mosaic Small Scale, this combined with a medium sensitivity, results in a **major/moderate, adverse, temporary** level of effect which

reduces quickly away from the site boundary. For Area 7 Bishopstoke – Fair Oak Woodland and Farmland the magnitude of change is considered to be **medium** due to the small proportion of the site that falls within this area, this combined with the medium sensitivity, results in a **moderate, adverse, temporary** level of effect, which dissipate quickly away from the site.

Predicted effects on Visual Amenity

Public Right of Way Users

North

- 6.6 Views from the north (**Photoviewpoints EDP 1** and **8**) are obscured by existing field boundary vegetation and intervening copses. Therefore, there is **no effect** for PRoW Users to the north of the site.

East

- 6.7 To the north- east of the site, views from the meeting point of Footpath HP/085/17/1 and Mortimer's Lane (**Photoviewpoint EDP 2**) are obscured by the built form of Mortimers Farm and the vegetation present along the south of Mortimers Lane. Taller construction elements may be seen from this location above the existing built form, therefore the magnitude of change is considered to be **low**, this combined with the high sensitivity results in a **moderate, adverse, temporary** level of effect.
- 6.8 Glimpsed views from the east of the site from Footpath HP/085/17/1 are afforded due to the lack of understorey vegetation along the field boundary of the site (as shown in **Photoviewpoint EDP 14**). Mature trees are located along the boundary which serve to break up the views towards the site, however, both low level and taller construction elements would be visible and clearly recognisable during the construction phase. Therefore, the magnitude of change is deemed to be **medium**, combined with a high sensitivity result in a **major/moderate, adverse, temporary** level of effect.
- 6.9 Further to the east of the site, along Footpath HP/085/17/1 within East Horton Golf Course (represented by **Photoviewpoint EDP 3**), view become obscured by boundary vegetation and tree planting within East Horton Golf Course. Therefore, there is **no effect** of the PRoW Users from this location.
- 6.10 Further east along Mortimers Lane lies Footpath HP/085/22/1, as shown in **Photoviewpoint EDP 7**, views of the site are not afforded due to local topography and layered boundary vegetation. Therefore, there is **no effect** on PRoW User from this location.

South

- 6.11 To the south of the site along Footpath HP/069/17/3, long-range views of the site are afforded. Despite the presence of intervening vegetation, parts of the site have uninterrupted views as shown in **Photoviewpoint EDP 6**. The magnitude of change is considered to be **low** due to the proposed development forming a minor constituent within the view, with residential development along Pembers Drive forms an identifiable feature in the backdrop to the view. This combined with the high sensitivity results in a **moderate, adverse, temporary** level of effect.

Road Users

Mortimers Lane

- 6.12 Mortimers Lane lies to the north of the site. As shown in **Photoviewpoint EDP 2**, established vegetation along the Lane limits views into the site and much of the site development sits back from Mortimers Lane, however, construction elements would be visible to the receptor and be new and recognisable, therefore it is considered that the magnitude of change is **medium**. This combined with the low sensitivity results in **moderate/minor, adverse, temporary** level of effect.

Pembers Hill Drive

- 6.13 Pembers Hill Drive lies along the site's western boundary. As shown in **Photoviewpoint EDP 4**, there are open views with sporadic boundary trees. The magnitude of change is deemed to be **high** as the proposed development would fundamentally alter the view. When combined with the medium/low sensitivity, it results in a **major to major/moderate, adverse, temporary** level of effect at worst.

Knowle Lane

- 6.14 Knowle lane offers a southerly approach to Fair Oak. As shown in **Photoviewpoint EDP 5**, existing vegetation and built form limit views of the site. Therefore, there is **no effect** on Road Users from this location.

Residential Dwellings/Groups

Residents along Pembers Hill Drive

- 6.15 Along the site's western boundary there are approximately 22 dwellings which front onto the site, with only the access road and post and wire fence separating the dwellings from the site. There are open views across the site, with only sporadic trees to break up views. The magnitude of change is considered to be **high** as the view will be fundamentally altered by the introduction of the proposal. This combined with the high sensitivity results in a **major, adverse, temporary** level of change.

Residents within Residential Development to North-west of the Site (including Pembers Farm Avenue and Gore Copse Drive)

- 6.16 To the north-west of the site lies new residential development. Mortimers Lane hosts mature roadside vegetation reducing the likelihood of views being available, however, taller construction elements may be seen from this location, therefore the magnitude of change is deemed to be **low**. This combined with the high sensitivity results in a **moderate, adverse, temporary** level of effect.

Mortimers Farm

- 6.17 Mortimers Farm lies to the east of the site's boundary. The magnitude of change is deemed to be medium due to the introduction of the proposal being clearly noticeable. This combined with a high sensitivity results in **major/moderate, adverse, temporary** level of effect.

Other Receptors

East Horton Golf Course

- 6.18 East Horton Golf Course lies directly adjacent to the eastern boundary of the site. The boundary between the site and the golf course is made up of established screening vegetation, limiting views available towards the site, therefore the magnitude of change is deemed to be **very low**. This combined with a medium sensitivity results in a **minor, adverse, temporary** level of effect.

OPERATIONAL EFFECTS (YEAR 1 AND YEAR 15)

Predicted Effects on the Character of the Site and its Context

- 6.19 The proposed development would replace all existing pasture land with new residential development. The masterplan has been developed to retain existing features within the site such as the field boundary vegetation. The proposed masterplan integrates green corridors and buffers and considered design of new POS. Ensuring physical and perceptual links with the site's context.
- 6.20 However, despite the introduction of the proposed scheme would result in the partial loss of on-site landscape fabric and a wholesale change from the baseline, resulting in a fundamental change to the character of the site itself. At Year 1 the site and proposed development would not benefit from the softening effects of the mitigation proposed within the masterplan. Therefore, the magnitude of change is deemed to be **very high**, this combined with the medium sensitivity results in a **major, adverse, temporary** level of effect.
- 6.21 At Year 15, the site and the integrated landscape mitigation will have matured, softening the proposed scheme aiding in the integration of it into the wider context. This brings about some beneficial effects to the scheme. Therefore, the magnitude of change is deemed to reduce slightly to **high**, this combined with the medium sensitivity would result in a **major/moderate, adverse, permanent** level of effect.

Predicted effects on Published Landscape Character

- 6.22 As per the above, there will be an unavoidable wholesale change to the character across the site. The direct physical effects would be contained to the site boundary, however, the perceptual change would extend beyond the site boundary, principally in relation to the visual changes. The site benefits from a tight visual envelope and the proposed scheme would not be out of character with the existing built form and road infrastructure already present. Therefore, the magnitude of change is deemed to be **high** for Forest of Bere West LCA, Area 8: Knowle Hill Farmland and Woodland and LCT Lowland Mosaic Small Scale, this combined with a medium sensitivity, results in a **major/moderate, adverse, temporary** level of effect.
- 6.23 For Area 7 Bishopstoke – Fair Oak Woodland and Farmland the magnitude of change is considered to be **medium** due to the small proportion of the site that falls within this area, this combined with the medium sensitivity, results in a **moderate, adverse, temporary** level of effect localised to the site and its immediate environs.

- 6.24 At year 15, the landscape mitigation measures would have matured, these in combination with the existing established vegetation would soften the limited views from the wider landscape context, limiting the urbanising effect on the local landscape character. Therefore, the magnitude of change is deemed to be medium for Forest of Bere West LCA, Area 8: Knowle Hill Farmland and Woodland and LCT Lowland Mosaic Small Scale, this combined with a medium sensitivity, results in a moderate, adverse, permanent level of effect that dissipates quickly in the wider landscape.
- 6.25 For Area 7 Bishopstoke – Fair Oak Woodland and Farmland, the magnitude of change is considered to be **low** due to the small proportion of the site that falls within the area, this combined with the medium sensitivity results in **moderate/minor, adverse, permanent** level of effect that dissipates quickly in the wider landscape.

Predicted effects on Visual Amenity

Public Right of Way Users

North

- 6.26 Views from the north (**Photoviewpoints EDP 1** and **8**) are obscured by existing field boundary vegetation and intervening copses. Therefore, there is **no effect** for PRoW Users to the north of the site.

East

- 6.27 To the north-east of the site, views from the meeting point of Footpath HP/085/17/1 and Mortimers Lane (**Photoviewpoint EDP 2**) are obscured by the built form of Mortimers Farm and vegetation lining Mortimers Lane. Rooftops within the development may be seen however, if views are available, they will be barely discernible. Therefore, the magnitude of change is considered to be **very low**, this combined with the high sensitivity results in a **moderate/minor, adverse, temporary** level of effect.
- 6.28 At year 15, the landscape mitigation within the scheme would have matured, reducing the overall magnitude of change from this receptor. Therefore, the level of effect would reduce to **negligible, adverse** and **permanent**.
- 6.29 Glimpsed views from the east of the site from Footpath HP/085/17/1 are afforded due to the lack of understorey vegetation along the field boundary of the site (as shown in **Photoviewpoint EDP 14**). Mature trees are located along the boundary which serve to break up the views towards the site, however, the proposed development would form a new and recognisable element within the view but would not necessarily conflict with the surrounding context due to the presences of existing residential built form and the built form of Mortimers Farm being present within the view. Therefore, the magnitude of change is considered to be **medium**. This combined with the high sensitivity results in a **major/moderate, adverse, temporary** level of effect.
- 6.30 At Year 15, the landscape mitigation would have matured, of particular note the landscape measures implemented along the eastern boundary. This will aid in reducing the visual connection with the development from the PRoW to the east. Therefore, the magnitude of change is deemed to reduce to **low** due the development becoming a minor constitute of

the view. This combined with the high sensitivity results in a **moderate, adverse, permanent** level of effect.

- 6.31 Further to the east of the site, along Footpath HP/085/17/1 within East Horton Golf Course (represented by **Photoviewpoint EDP 3**), view become obscured by boundary vegetation and tree planting within East Horton Golf Course. Therefore, there is **no effect** of the PRow Users from this location.
- 6.32 Further east along Mortimers Lane lies Footpath HP/085/22/1, as shown in **Photoviewpoint EDP 7**, views of the site are not afforded due to local topography and layered boundary vegetation. Therefore, there is **no effect** on PRow Users from this location.

South

- 6.33 To the south of the site along Footpath HP/069/17/3, long-range views of the site are afforded as shown in **Photoviewpoint EDP 6**. The proposed development is at a sufficient distance to form a minor constitute of the view and will sit against existing residential development resulting in a **low** magnitude of change. This, combined with a high sensitivity, results in a **moderate, adverse, temporary** level of effect.
- 6.34 At Year 15, landscape proposals as part of the development would have matured serving to break up the residential form resulting in it becoming barely noticeable within views from this location. Therefore, the magnitude of change is considered to reduce to **very low**, this combined with the high sensitivity results in **moderate/minor, adverse, permanent** level of effect.

Road Users

Mortimers Lane

- 6.35 Mortimers Lane sits north of the site, as shown in **Photoviewpoint EDP 2**, mature vegetation lines the Lane, limiting views into the site. Development is set back from Mortimers Lane, however, it would still be recognisable to the receptor. Therefore, the magnitude of change is considered to be **medium**. This, combined with the low sensitivity, results in a **moderate/minor, adverse** and **temporary** level of effect at Year 1, reducing to a **minor, adverse, permanent** level of effect by Year 15 due to maturation of landscape mitigation.

Pemblers Hill Drive

- 6.36 Pemblers Hill Drive sits along the western site boundary, as shown in **Photoviewpoint EDP 4**, there are open views into the site. The introduction of the scheme would be clearly noticed and fundamentally alter the view from this location. Therefore, the magnitude of change is deemed to be **high**, this combined with the medium/low sensitivity results in a **major/moderate, adverse** and **temporary** level of effect, reducing to **moderate, adverse, permanent** level of effect by Year 15 due to the establishment of the implemented landscape scheme, particularly along the western boundary.

Knowle Lane

- 6.37 Knowle lane offers a southerly approach to Fair Oak. As shown in **Photoviewpoint EDP 5**, existing vegetation and built form limit views of the site. Therefore, there is **no effect** on Road Users from this location.

Residential Dwellings/Groups

Residents along Pembers Hill Drive

- 6.38 Residential Dwellings along Pembers Hill Drive front onto the site's western boundary, with only the access road and post and wire fencing separating them from the site. Therefore, there are open views across the site resulting in the proposed development being clearly noticeable and fundamentally altering the view, therefore the magnitude of change is considered to be **high** at Year 1. This combined with the high sensitivity results in a **major, adverse and temporary** level of effect reducing to **major/moderate, adverse, permanent** level of effect by Year 15, as landscape mitigation will have matured serving to filter the views.

Residents within Residential Development to North-west of the Site (including Pembers Farm Avenue and Gore Copse Drive)

- 6.39 To the north-west of the site lies new residential development. Mortimers Lane is located between the new residential development and the proposed scheme, therefore the mature vegetation along Mortimers Lane, reduces the likelihood of views being available. Therefore, the magnitude of change is considered to be **low** at Year 1. This combined with the high sensitivity results in a moderate, adverse and temporary level of effect, reducing to **very low** by Year 15. Therefore, when combined with the high sensitivity, the overall level of effect is deemed to be **moderate/minor, adverse, permanent** level of effect.

Mortimers Farm

- 6.40 Mortimers Farm lies to the east of the site's boundary. The proposal has been designed to be set back from Mortimers Farm to provide it with the appropriate offset, however, the proposal will still form a clearly noticeable elements within the views and therefore is deemed to have a **medium** magnitude of change at Year 1. This combined with the high sensitivity results in a major/moderate, adverse and temporary level of effect, reducing to **low** as landscape mitigation matures. Therefore, when combined with the high sensitivity, the overall level of effect is deemed to be **moderate, adverse, permanent** level of effect.

Other Receptors

East Horton Golf Course

- 6.41 East Horton Golf Course lies directly adjacent to the eastern boundary of the site. The boundary between the site and the golf course is made up of established screening vegetation, limiting views available towards the site, therefore the magnitude of change is deemed to be very low. This, combined with a medium sensitivity, results in a minor, adverse and temporary level of effect at Year 1, reducing to **minor/negligible, adverse, permanent** level of effect by Year 15 due to establishment of landscape mitigation proposed within the scheme.

Section 7 Conclusions

- 7.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.
- 7.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2, 3 and 4**). In **Section 5**, the proposed development is described with any proposed mitigation. **Section 6** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 2** coupled with professional judgement.
- 7.3 The following effects are likely:
- As a result of the proposed development, there would be an inevitable change to the land use, from open pasture land to residential. However, the proposal has been developed to retained and enhance existing features such as the boundary vegetation encompassing the site with vegetation removal limited to areas where access is required. The proposed development would result in a major/moderate, adverse, permanent level of effect on the character of the site in the long term;
 - It is anticipated that any landscape and visual effects resulting from the proposed development would be contained to the site itself and to close proximity of the site. It is largely contained to: Residential properties along Pembers Drive to the west, Mortimers Lane to the north, PRoW in adjacent field to the east and PRoW within 1km to the south;
 - Changes to visual amenity as a result of the proposed development would be experienced by the following receptors:
 - PRoW users within the field adjacent to the east of the site;
 - Receptors travelling along Mortimers Lane within close proximity to the site boundary;
 - Receptors travelling along and residential receptors along Pembers Drive;
 - Mortimers Lane Farm; and
 - PRoW users within 1km to the south.
- 7.4 Beyond the ZPV (shown on **Plan EDP 4**), change to the visual amenity of receptors as a result of the proposed development would be limited. This is due to the layering of existing vegetation and intervening built form.

- 7.5 Overall, it is considered that the landscape strategy plan (**Appendix EDP 1**) informed by the framework masterplan for the site has been sensitively designed to reduce the impact in the surrounding landscape context. On-site opportunities and constraints, as well as matters relating to landscape character and visual amenity have been considered to ensure that the scale, form, positioning and appearance of the proposed development is in keeping with the local context.
- 7.6 The proposed development would fundamentally change the land use of the site; however, it would not be discordant with the local context of residential development. The location of built form allows for existing boundary vegetation to be retained as well as the creation of new landscaping and recreational value to the site. While it is noticeable from certain close-range viewpoint locations, it is generally considered to be visually contained, having limited effect on the surrounding context.
- 7.7 Whilst the proposed development will certainly yield change to the agricultural character of the site itself, this appraisal finds no reason why the change of land use should be found to be so harmful as to be unacceptable in terms of the effects on the landscape character and visual amenity.

Appendix EDP 1
Illustrative Landscape Strategy
(edp7852_d038a 30 October 2024 NWa/WGa)