

EAST HORTON GOLF CLUB IMPROVEMENTS

LANDSCAPE & VISUAL IMPACT APPRAISAL

FEBRUARY 2025 | DD678_LVIA | FINAL





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(NOTE: each Viewpoint panorama is presented as an 820X250mm image which can be printed on two facing A3 pages (suitable for short edge binding). For example, the full panorama for Viewpoint 1 is presented on two A3 Figures - **VP01a** showing its left side and **VP01b** showing its right side). A digital copy of combined 820X250mm panorama images (without the double A3 pages split) can be provided on request.

1 Introduction

Outline

- 1.1 Deacon Design Ltd has been commissioned by East Horton Golf Club to undertake a Landscape and Visual Impact Appraisal (LVIA) of the proposed improvements to the golf course, to accompany a hybrid planning application for the Site.

Proposed development

- 1.2 The location and context of the Site are shown in Figure PL01.
- 1.3 The Phase 1 (**Greenland Course**) of the proposed development comprises:
- Closure and re-planting of 1st Fairway;
 - New 1st Tee Box and new 1st Fairway along existing Driving Range;
 - Improved 18th Green;
 - Closure of existing Driving Range; reprofiling to create a swale and landform; replanting – all to create a new Garden, walkway and wildlife areas along with an attractive edge to the new 1st Fairway;
 - Accessibility improvements; and
 - Alleviation of waterlogging and poor drainage.
- 1.4 As part of the Phase 1 works no demolition, new buildings or new water crossings are proposed, nor any works within the flood zone will be undertaken. A full planning permission is sought for the Phase 1.
- 1.5 The Phase 2 (**Parkland Course**) of the proposed development comprises:
- Closure of holes 14, 15 and 18;
 - Reprofiling and landscaping to create a new 300 yard driving range;
 - Creating of swales and drainage to reduce waterlogging and improve drainage; and
 - Construction of a new Driving Range building.
- 1.6 As part of the Phase 2 works no demolition or new water crossings proposed, nor any works within the flood zone will be undertaken. An outline planning is sought and specifically outline details only for the new building.

2 LVIA Methodology

Guidance and approach

- 2.1 The LVIA follows the methodology of the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management and Assessment in 2013. Whilst the GLVIA3 provides the general principles of the assessment of landscape and visual effects, the detailed assessment criteria are prepared by an assessor and are tailored to the development' nature and type.
- 2.2 A glossary of LVIA terms is provided in **Appendix 1**.
- 2.3 The detailed methodology used in this LVIA, including the criteria for assessing the sensitivity and magnitude of landscape and visual impacts and the significance of effects, is provided in **Appendix 2**.
- 2.4 In accordance with the GLVIA3, the LVIA focuses only on those effects which are material for the planning application. As such, areas of the surrounding landscape which may provide views of the Site or the proposed development but are located too far away to receive any substantial change in views are normally discounted and not assessed in the LVIA. However, due to the proximity of the South Downs National Park (SDNP) to the site, illustrative viewpoints from key locations within the SDNP may be provided even for areas of no potential visibility of the site.

LVIA Process

- 2.5 In the LVIA, the overall approach to the identification and assessment of landscape and visual effects is set out as follows:
 - Determine the scope of the assessment;
 - Collate baseline information for landscape and visual receptors, including completing desk study research and undertaking field-based survey work;
 - Review the proposed development and identify the likely impacts of the proposed development (enabling specific judgments to be made on sensitivity of landscape and visual receptors);
 - Establish the sensitivity of landscape and visual receptors (balancing judgments on susceptibility and value);
 - Determine the magnitude of impacts (balancing judgments on size/scale, duration and reversibility); and
 - The appraisal of landscape and visual effects through a balanced approach and clear description of judgments on sensitivity and magnitude.

Site Visits

- 2.6 Site visits focusing on the LVIA issues were undertaken on 17 May and 29 June 2024 when all baseline views were recorded in good weather conditions with excellent visibility. An additional site visit was undertaken on 12 February 2025 to reassess the key viewpoints in winter conditions and to take surveyed photography for the selected wireframe montages.

Scope of the Assessment and Study Area

- 2.7 The preliminary study area was initially set at approximately 3km from the Site in all directions and then refined using a desktop viewshed analysis tool. The analysis was made in Google Earth Pro, which uses LiDAR data to illustrate theoretical visibility by taking account of a digital surface model including screening factors, such as vegetation and built form. The result of this preliminary viewshed analysis are shown in Figures **PL04a** for Phase 1 and **PL04b** for Phase 2. They are based on a target points placed on the most elevated and visible part of each the Site (the proposed top of the mound in Phase 1 and the easternmost part of the Phase 2 area). The analysis has shown that the Site's visibility will be significantly reduced compared to the original 3km radius.
- 2.8 The study area was then adjusted to exclude extensive areas of landscape to the west and south of the site, which are completely obscured by landform (landfill to the west of the site and local ridges) and woodland areas. The study areas was also slightly extended to the north-east, to include the south-facing slopes of the SDNP around Upham.
- 2.9 Finally, the study area was refined following a visual survey, which confirmed that the Site's actual visibility in the surrounding landscape is very low. It was concluded that whilst the area where material landscape and visual effects would occur would be much smaller than the preliminary study area. The area where the proposed development is likely to be visible from has been defined as:
- Local landscape up to approximately 1km from the East Horton Farmhouse; and
 - south-facing slopes of the SDNP around Upham
- 2.10 However, the contextual study area includes some areas of no potential visibility to allow thorough analysis of the Site's context (landscape character, designations etc) and is defined by mapping extents in Figure **PL02**.

Assumptions and Limitations

- 2.11 Whilst the exact phasing timetable is not known at this stage, it is unlikely that the entire proposed development would be constructed at the same time. However, for the purpose of this appraisal and due to uncertainty regarding the exact timeline of the construction, it is assumed that the construction would take up to 2 years (very short-term).
- 2.12 The assessment of operational effects is undertaken with the assumption that all proposed landscaping has established and begun to mature and all proposed development on Site is operational.

Wireframe Views

- 2.13 Wireframe montages were prepared in line with the Landscape Institute's Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals.
- 2.14 The montages were prepared to represent the scale, form and extent of the proposed landform and building at Phase 2 site and are classified as a **Photowire Survey Visualisation Type 4**.
- 2.15 Baseline photography for the visualisations was taken on 12 February 2025 with 50mm focal length and a full frame DSLR Canon 6d mounted on a tripod with a level head. The camera lens level was set at 1.5m above ground.
- 2.16 The camera locations and reference points were surveyed by a GNSS surveyor with high-level accuracy. Survey-verified reference points were aligned with 3d model points to ensure that overlay of the proposals onto the baseline photography is accurate.
- 2.17 For each Type 4 Photowire Survey Visualisation three images were prepared: a single image baseline photograph, an overlay of a semi-transparent 3d model onto the baseline photograph with reference points and a landform model with an outline of a proposed building to represent its outer maximum limits in terms of height and horizontal extents. The images are presented in Appendix 5.
- 2.18 The GNSS survey data and the 3d model of the proposed landform / building can be supplied on request.

3 Landscape Planning Context

Introduction

- 3.1 The Site is located entirely within the existing boundaries of the East Horton Golf Club, which falls within the administrative boundaries of two local planning authorities:
- Eastleigh Borough Council (EBC) and;
 - Winchester City Council (WCC).
- 3.2 Eastleigh Borough covers most of the Phase 1 area, as well as the settlements of Fair Oak and Horton Heath and the adjacent countryside, to the west of the Site. Winchester District covers most of the Phase 2 area, the National Park and countryside to the east of the Site (see Figure **PL01**). The sole access, car park, clubhouse and all facilities are located within Eastleigh Borough Council.
- 3.3 Landscape and other relevant designations relevant to this appraisal are discussed in the landscape baseline.
- 3.4 The proposed development including built environment and landscape proposals should be prepared in line with the relevant planning policy. The following legislation, planning policy and guidance provide the legislative and planning framework for the proposed development within the Site, where there is relevance to landscape and visual matters.

National Planning Policy

National Planning Policy Framework

- 3.5 The National Planning Policy Framework (NPPF) was revised in December 2024 and it sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 3.6 The most relevant sections of the NPPF are:
- Section 12: Achieving well-designed places;
 - Section 15: Conserving and enhancing the natural environment; and
 - Section 16: Conserving and enhancing the historic environment.
- 3.7 The NPPF policies are analysed in detail in the Planning Statement.

National Planning Policy Guidance

- 3.8 The revised National Planning Policy Guidance (NPPG) supports the NPPF and the key section relevant to the LVIA is Landscape. This section sets out the importance of strategic policies for the conservation and enhancement of landscapes and the need to identify special characteristics of local landscapes supported by proportionate evidence. Where

appropriate, landscape character appraisals can be prepared to complement Natural England's National Character Area profiles and a Landscape and Visual Impact Appraisal can be used to demonstrate the likely effects of a proposed development on the landscape.

Local Planning

3.9 The Site is subject to policies within:

- Eastleigh Borough Local Plan 2016-2036;
- The Winchester District Local Plan Part 1 - Joint Core Strategy; and
- Winchester District Local Plan Part 2 – Development Management and Site Allocations.

Eastleigh Borough Local Plan 2016-2036

3.10 The Eastleigh Borough Local Plan 2016-2036 was adopted on 25 April 2022. It sets out the policies and plans to guide future development to 2036. It will be used to determine planning applications in the Borough and replaces the 'saved' policies in the Adopted Local Plan 2001-2011.

3.11 The summary of key policies within the Local Plan relevant to the landscape and visual considerations in this LVIA are set out below.

3.12 Strategic policy S5, New development in the countryside – this policy states that a new development should '*avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area*'¹.

3.13 Strategic policy S9, Green infrastructure – the policy sets out the EBC requirements for Green Infrastructure (GI) provision for new development and across the Borough in general:

'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);

¹ Eastleigh Borough Local Plan (EBLP) 2016-2036, p. 16

- 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).²*

3.14 Policy DM1, General criteria for new development – this policy sets out general criteria for new development including³:

- No unacceptable impact on residential amenities of both new and existing residents, the character and appearance of urban areas, the countryside and the coast, biodiversity and/or significance of heritage assets.
- Making efficient use of the site, maximising opportunities to increase density and having regard to potential development opportunities on adjoining land.
- Taking full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood.
- Not involving the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area.
- Include a landscape scheme covering the design and layout of external space.
- Protecting and enhancing public rights of way and providing fully connected green infrastructure.
- Providing satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement.

3.15 Policy DM11, Nature conservation – this policy sets out EBC requirements regarding nature conservation. Since no national designations are located within the study area, only the General Approach and relevant sections related to Local Designations are quoted.

'General Approach

² EBLP, pp. 47-48

³ Edited from EBLP, pp. 59-60

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:

a. protect, conserve and enhance all:

i. international, national and local nature conservation designations; and

ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;

and facilitate their adaptation to climate change wherever possible;

b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);

c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and

d. contribute to major elements of the PFSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).

National and Local Designations

4. 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), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:

a. there are no alternative solutions;

b. the adverse effects are unavoidable;

c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;

d. there is an overall biodiversity net gain; and

e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.’⁴

⁴ Edited from EBLP, pp. 78-80

The Winchester District Local Plan Part 1 - Joint Core Strategy

- 3.16 The Winchester District Local Plan Part 1 - Joint Core Strategy covers Winchester District but does not include the area that lies in the South Downs National Park (SDNP). The area covered by the SDNP now has its own adopted Local Plan.
- 3.17 The Local Plan Part 1 adopted in March 2013 is the long term strategic plan for development within Winchester District, and includes the strategic vision, objectives and the key policies needed to achieve sustainable development in Winchester District to 2031. It identifies the amount of development, broad locations for change, growth and protection, including allocating strategic sites.
- 3.18 The summary of key policies within the Local Plan relevant to the landscape and visual considerations in this LVIA are set out below.
- 3.19 Policy CP7 – Open Space, Sport and Recreation – policy seeking to improve open space provision;
- 3.20 Policy CP15 – Green Infrastructure – this policy seeks to improve Green Infrastructure network;
- 3.21 Policy CP20 – Heritage and Landscape Character – this policy aims to conserve and enhance the historic environment through, inter alia, protecting the District’s distinctive landscape.

Winchester District Local Plan Part 2 – Development Management and Site Allocations

- 3.22 LPP2 allocates land to help deliver the development strategy for new housing, economic growth and diversification set out in Local Plan Part 1 and will guide future planning decisions in Winchester District (excluding that part of Winchester District with the South Downs National Park). The Council adopted the Plan on 5th April 2017.
- 3.23 Policy DM23 – Rural Character – According to the Policy, developments in rural areas need to take account of their location and, if the principle of the development is acceptable, they should consider the impact on the rural character, including impacts from visual intrusion, physical effects on the landscape and effects on the tranquillity of the area.

Winchester District Local Plan 2020 – 2040 (Emerging)

- 3.24 The Local Development Scheme (LDS) sets out the council's programme for the production of planning policy documents that form the Winchester Local Plan. Originally produced in 2005, the LDS has been revised on a regular basis to reflect the council's evolving strategic planning programme, as well as new government legislation and regulations.
- 3.25 The latest LDS was approved by the council's Cabinet (Local Plan) Committee on 10th August 2023 and was brought into effect immediately.
- 3.26 The Local Plan sets out how the WCC intend to accommodate the growth needed for in the district, outside the South Downs National Park, for the period up to 2040.

- 3.27 The adoption of the Local Plan is currently planned for Q3 2025.

Supplementary Planning Documents (SPD)

EBC - Trees and Development SPD

- 3.28 This SPD adopted in April 2022 was developed to outline EBC's approach to trees in relation to development. Its aim is to ensure that trees are fully considered as part of the planning process, so that the multiple benefits of trees can be experienced by the Borough of Eastleigh, and by existing and future residents.

EBC - Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath

- 3.29 This SPD was prepared in 2008 by Roger Evans Associated for the EBC. The purpose of this document is to provide guidance to development control staff and prospective planning applicants to ensure that new development in Eastleigh Borough is appropriate to its surroundings and helps to retain the character that gives each area its identity. Whilst the Site is not located in any of the character area appraisals, the document provides useful contextual information on the identity and urban fabric of Horton Heath.

EBC - Quality Places SPD

- 3.30 This SPD adopted in November 2011 was designed to provide guidance on the Council's expectations for the design of new development (both residential and non-residential) in the borough.

WCC - Landscape Character Assessment SPD 2022

- 3.31 The relevant parts of this document are discussed in the landscape baseline section.

Neighbourhood Planning

- 3.32 There are no Neighbourhood Plans relevant to the Site and the proposed development.

4 Landscape Baseline

Introduction

- 4.1 This section of the LVIA establishes the landscape baseline for the proposed development.
- 4.2 The GLVIA3 recommends that LVIAs are 'proportionate' and focus on those impacts that are likely to be material in planning terms.
- 4.3 During our initial research and following field work we have found that most of the landscape within the study area will not be directly or indirectly impacted upon by the proposed development. Therefore, a further 'sifting' of landscape receptors that have the potential to be affected by the development was necessary.
- 4.4 Landscape receptors that will not be impacted by the proposed development or are likely to experience a barely perceptible impact will not be brought forward to the appraisal of sensitivity or significance of effects.
- 4.5 The landscape baseline section is structured as follows:
- Analysis of landscape and other designations that may have impact on the value of the landscape;
 - Analysis of Landscape Character Areas and/or Types with reference to existing landscape character appraisal studies;
 - Description of the landscape within the Site;
 - Appraisal of the sensitivity of landscape receptors that have the potential to be affected by the proposed development and will be brought forward to the appraisal stage.

Designations

- 4.6 All landscape, heritage, nature conservation and other designations relevant to landscape and visual considerations are set out below.
- 4.7 It is not the objective of this LVIA to specifically assess the effects on the setting of Listed Buildings, ecological and/or heritage assets, as this is undertaken in separate reports.
- 4.8 Nonetheless, the presence of these designations/features can add to the value of the landscape as well as having value in their own right. This baseline appraisal seeks to obtain an understanding of heritage features only insofar as they contribute, or give an insight into, the character and value of the landscape of the Site and its context.

Landscape designations

- 4.9 The key landscape designation is South Downs National Park, which is located to the north-east of the Site. Whilst no part of the Site is located within the National Park boundaries and the proposed development will cause no direct (physical) impact on this nationally

designated landscape, views in and out of South Downs are an important consideration in this appraisal.

- 4.10 There are no other landscape designations within the Site or the study area.

Heritage designations

- 4.11 Whilst there are many heritage assets within the wider study area, including several Listed Buildings, often in clusters within settlement (such as Upham) and Scheduled Monuments along Portsmouth Road, approximately 2.5 km to the north of the Site, most of those heritage assets are outside the visual envelope.
- 4.12 The following Listed Buildings (all being Grade II) are located within 1km radius of the Site:

- East Horton Farmhouse (listing ref. 1204057);
- Barn to the south of East Horton Farmhouse (listing ref. 1322702);
- Greenwood Farmhouse (listing ref. 1301923);
- Mortimer's Farmhouse (listing ref. 1281407);
- Granary to the west of Mortimer's Farmhouse (listing ref. 1204077); and
- Barn to south west of Mortimer's Farmhouse (listing ref. 1111950).

Nature conservation designations

- 4.13 The Site is not covered by any nature conservation designation, however, it is adjacent to an area of Ancient Woodland (Durley Copse) – immediately south of the Phase 1 area.

Other Designations

- 4.14 There is a well-developed network of Public Rights of Way (PRoW) within the study area.
- 4.15 There are no PRoW present within the Site, however, two public footpaths cross the existing golf course (no 085 17/1 to the north-east of the Site and 069 17/1 to the south west of the Site) and provide limited views of the Site.
- 4.16 Two important long-distance paths are present amongst the PRoW – Monarch's Way and Allan King Way. Both of those routes cross the South Downs National Park and provide extensive views to the south of the National Park.

Existing Landscape Character Appraisals

Introduction

- 4.17 This section is illustrated by Figure PL03.
- 4.18 The LVIA draws information on landscape character predominantly from field appraisal but also existing landscape character appraisal studies. The following documents have been considered:

- National Character Area Profiles;
 - Hampshire County Integrated Character Assessment (2012);
 - South Downs Landscape Character Assessment (2020);
 - Landscape Character Assessment for Eastleigh Borough (2011); and
 - Winchester District Landscape Character Assessment (2022).
- 4.19 The NCA Profiles are undertaken at the national level and provide guidance for communities regarding landscape character to help inform decision-making. They are integrated studies providing information on a broad range of factors.
- 4.20 Due to the large scale of the NCAs and the local context of the proposed development, the information on NCAs is mainly contextual. For this reason, the LVIA focuses on the local landscape character appraisals which provide far greater level of detail and are more relevant in relation to the scale of the proposed development.

National Character Areas

- 4.21 The Site is entirely located within the **National Character Area (NCA) 128 South Hampshire Lowlands**. The NCA 125 South Downs is located to the north of the Site.
- 4.22 The key characteristics of the NCA 128 are as follows:
- *Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.*
 - *Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole, Atlantic salmon, brown trout and the endangered, native whiteclawed crayfish.*
 - *Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland (...), the remnants of the Royal Hunting Forest of Bere.*
 - *Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.*
 - *An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.*
 - *In parts, a very urban NCA (...). The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.*
 - *Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA'.⁵*

⁵ Natural England, 2014, National Character Area Profile: 128. South Hampshire Lowlands, p. 6

- 4.23 The four statements of Environmental Opportunity for NCA 128 in the National Character Area Profile are as follows:
- *‘SEO 1: Promote creative and effective sustainable development – including a well-connected network of high-quality greenspace in and around Southampton, Romsey, Eastleigh and Havant – which benefits local businesses and communities, protects local distinctiveness, encourages public understanding and enjoyment of the natural environment, and helps to mitigate the impacts of climate change.*
 - *SEO 2: Conserve, manage and enhance the semi-natural habitats of the river valleys, their estuaries and intertidal areas along the coast, to maintain water availability and flow, reduce flooding downstream, improve water quality, and enhance their biodiversity and landscape benefits.*
 - *SEO 3: Protect, manage and enhance the area’s historic well-wooded character – including its ancient semi-natural woodlands, wood pasture and hedgerows – to increase biomass provision, link and strengthen habitats for wildlife, and improve recreational opportunities.*
 - *SEO 4: Conserve, manage, link and enhance the traditional mosaic of seminatural grassland habitats – including chalk grassland, watermeadows and unimproved grassland – for the benefits they provide in protecting and regulating soils and water, climate change adaptation as well as recreational opportunities and improved biodiversity.’⁶*

Reginal and County Character

- 4.24 The Site is located within Area 2e Forest of Bare West, as described in The Hampshire County Integrated Landscape Character Assessment 2012.
- 4.25 The key characteristics of **Area 2e Forest of Bare West** are:
- *‘A low lying landscape with shallow undulations, predominantly south sloping;*
 - *Varied geology with permanently saturated heavy clays in the central and southern parts and locally higher sandy outcrops which are more undulating resulting in agriculturally poor soils – conversely rich alluvial especially around tributaries of the Hamble are very high grade;*
 - *Locally popular accessible woodland areas;*
 - *Permanent pasture, plantation woodland and small holdings with secluded, heavily wooded, often ancient origin but replanted, away from the major towns;*
 - *This area is strongly associated with the Royal Forest of Bere, a hunting reserve that retains wooded and to a lesser extent, open commons, assart field and woodland patterns;*
 - *Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oak with no ‘understory’ hedge and occasionally isolated field specimens.*

⁶ Natural England, 2014, National Character Area Profile: 128. South Hampshire Lowlands, p. 4

- *Extensive C.20th development, including urban expansion and infilling of common-edge settlements;*
 - *Historically, mixed settlement pattern of very low density, tending towards nucleation along streams and around heath scattered throughout the area;*
 - *Rich biodiversity, including woodland, heathland, grassland and wetland sites.*⁷
- 4.26 The north-eastern part of the study area (north of B2177 Winchester Road and broadly within the SDNP) is covered by two landscape character assessment studies:
- The Hampshire County Integrated Landscape Character Assessment 2012; and
 - The South Downs Landscape Character Assessment (2020).
- 4.27 They cover a similar area and whilst it slightly overlaps with the Area 2e Forest of Bare West, described above, the study is more recent and therefore seems more appropriate to use as a source of information on landscape character.
- 4.28 The Site is located within the SDNP character area **D1a South Winchester Downland Mosaic, which has the following** integrated key characteristics:
- *'Large scale rolling landform characteristic of the chalk dipslope, dissected by dry valleys, with a localised secondary escarpment running between Twyford and Droxford;*
 - *Secondary escarpment supports chalk grassland and woodland e.g. Galley Down Wood SSSI;*
 - *A prominent open ridge follows the line of the Meon anticline rising to 201m at Beacon Hill, from where there are panoramic views;*
 - *Surface clay capping along the bottom of the dipslope results in a more enclosed landscape along the dipslope.*
 - *A large area of early assarted enclosures with thick hedgerows and large areas of woodland creates a small scale secluded landscape across the central part of the character area;*
 - *Predominantly arable farming with some pasture, stud and pig farms;*
 - *A strong pattern of woodland cover, including ancient woodland of national importance, wood pasture on Kilmeston Down, and hedgerows providing a sense of enclosure;*
 - *Occasional areas of unimproved chalk grassland and associated woody scrub, including juniper scrub which is of particular biodiversity interest;*
 - *Iron Age hillforts on the most prominent hills. Panoramic views from these hills have attracted the attention of visitors since the seventeenth century and inspired literary comment;*
 - *Other historic monuments include an enclosure in Preshaw Woods and round barrow cemetery on Beacon Hill;*

⁷ HCC, 2012, Hampshire County Integrated Character Assessment, Area 2e Forest of Bare West, pp. 3-4

- *A low density of dispersed settlement across the downland with nucleated villages on the dipslope of the downland e.g. Owlesbury and Upham, linked by a network of sinuous rural roads;*
- *A number of minor designed landscapes at Longwood Park, Marwell House, Belmore House, Upham House, Preshaw House, Hazel Holt, Park House and Hill Place (all on Hampshire County Council's register);*
- *The downs contain a well-established network of public rights of way and a strong hierarchical network of roads;*
- *A landscape with a generally strong rural, secluded character, although notable recreational uses include Marwell Zoological Park (a former medieval deer park) and a golf course on Corhampton Down;*
- *Panoramic views across downland, in particular from Beacon Hill across the Meon Valley to Winchester Hill and from the dipslope towards the south coast and the Isle of Wight.*⁸

Local character

- 4.29 On the local level, the Site and the study area (up to 1km from the Site) fall within three landscape character areas identified within Landscape Character Assessment of Eastleigh Borough 2011 and The Winchester District Character Assessment 2022:
- Area 7: Bishopstoke - Fair Oak Woodland and Farmland;
 - Area 8 Knowle Hill Farmland and Woodland;
 - Area 23: Durley Claylands.
- 4.30 These are the most relevant character areas that, together, provide a good description of the characteristics of the local landscape (up to 1km of the Site).
- 4.31 The key characteristics of **Area 7 Bishopstoke - Fair Oak Woodland and Farmland LCA** are as follows:
- *'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;*
 - *Distinct sub-area with a very strong hedgerow pattern to the north east.*⁹
- 4.32 The key characteristics of **Area 8: Knowle Hill Farmland and Woodland LCA** are as follows:
- *'Enclosed undulating valley landform and ridge;*

⁸ LUC, 2011, South Downs Integrated Landscape Character Assessment (Updated 2011), pp. 143-144

⁹ EBC, 2011, Landscape Character Assessment for Eastleigh Borough, p. 89

- *Varied pattern of field sizes and cultivation;*
- *Clusters of buildings and small fields along lanes;*
- *Views across valley to wooded horizons north and east;*
- *Urban influence in the western edge.*¹⁰

4.33 The key characteristics of **Area 23: Durley Claylands** are as follows:

- *'Relatively low lying, gently undulating landscape with a geology ranging from a narrow strip of Reading Beds and wider strip of London Clay in the north around Colden Common, Lower Upham, Durley Street and Bishop's Waltham to the mixed clays, sands and loams of Lower Bagshot Sand and Bracklesham Beds around Durley and Durley Mill;*
- *Land in northern part of character area drains into the Itchen, whilst that to the south drains into the Hamble;*
- *Numerous ponds (including Fishers Pond), streams, springs, wells and associated wetland habitats and mills, particularly relating to the Hamble which originates in the area;*
- *Varied landscape of arable and pasture agriculture, copses (including ancient woodland) and scattered settlement, historically resulting from the clearance of the Forest of Bere woodland;*
- *Small irregular fields associated with informal and piecemeal enclosure cover much of the area, although fields with more regular boundaries associated with the 18th and 19th century parliamentary enclosure acts are found around Lower Upham and Colden Common;*
- *Strong hedgerow and woodland network dominated by oak, ash, hawthorn, hazel, and field maple. Woodland generally assarted;*
- *River associated species along the River Hamble, including the flower-rich wet meadows fen at Bishop's Waltham Moors;*
- *Long views from elevated positions across farmland, together with shorter views enclosed by woodland and strong hedgerows boundaries;*
- *Numerous ancient narrow winding lanes, except in areas of parliamentary enclosure where the roads are straight with wide verges and clipped hedges with standard oaks;*
- *Historic parkland including park pale associated with Marwell Manor and park lug associated with Bishop's Waltham Palace;*
- *Numerous scattered farms and dwellings centred around Durley, together with the nucleated claychalk spring-line settlements of Colden Common and Bishop's Waltham. Traditional construction and building materials include timber frame with brick infill, red brick, vitrified brick, painted brick, clay tiles. Thatch is relatively rare;*

¹⁰ EBC, 2011, Landscape Character Assessment for Eastleigh Borough, p. 96

- *Buildings of contrasting ages, from the historic cores of Bishop's Waltham and Durley, to the high proportion of 19th and 20th century buildings in Durley Street, Colden Common and the outskirts of Bishop's Waltham.*¹¹

Site-Specific Landscape

- 4.34 In 2017, Deacon Design prepared a Landscape and Visual Baseline Report (LVBR) for the Fair Oak North development – a strategic site that was considered for a development of circa 6 thousand homes.
- 4.35 The report included a detailed assessment of landscape character for various areas of the strategic site, including Land South of Mortimer's Lane, which was assessed in terms of its physical, experiential, biodiversity/habitat and cultural heritage criteria (Area E in the LVBR). This Area E covered the golf course area and was bounded by existing woodland areas to the south and east of Phase 1 and Phase 2 sites, the landfill area to the west of Phase 1 and extended north up to Mortimer's Lane.
- 4.36 The results of this assessment were reviewed, updated and are presented below.

Land South of Mortimer's Lane

- 4.37 Physical criteria:
- Currently forms part of Horton Heath Golf Club along with a number of field parcels used for grazing in the northern areas of the site adjacent to Mortimer's Farm;
 - Since 2017, a new residential development has been constructed immediately west of Mortimer's Farm, as an extension of Fair Oak to the east.
 - Mature trees are present through the landscape of the site, largely limited to individual trees between the golf fairways (remnant hedgerows) and along watercourses;
 - Large woodland blocks are present close to the site boundary, particularly on the higher ground to the south of the site;
 - A Public Right of Way runs through the centre of the site from north-west to south-east;
 - Adjacent to the sites south-western boundary are a number of industrial units and landfill;
 - Within the site, topography is subtle with levels varying between 50m and 40m AOD;
 - Land within the site falls gently towards a tributary of the River Hamble to the south;
 - On the southern side of a watercourse, land can be seen rising back up to approximately 50m AOD, further exaggerated by the position of woodland blocks on the high ground.
- 4.38 Experiential criteria:

¹¹ WCC, 2004, Winchester District Landscape Character Assessment, p. 162

- A number of engineered forms are present including access roads, overhead utility cables and man-made landforms within the golf course. However, this is combined with the retention of mature landscape features throughout the site, including rural features within the field parcels in the northern areas, providing a legible connection to the wider landscape;
- The gentle topography within the site limits visual connections to the wider landscape, with longer views only possible toward the north-east in the vicinity of the South Downs National Park;
- The resultant shortening of views limits the character of the site to its immediate recreational setting;
- The landscape is busy with regular visitors to the golf course throughout the day, including a number of vehicular movements accessing the site from Mortimer's Lane;
- A Public Right of Way passes across the site transitioning from the recreational uses of the golf course to the rural setting and listed buildings at Mortimer's Farm.

4.39 Biodiversity & Habitat criteria:

- BAP Habitats (Woodlands) within the southern areas of the site and to the west;
- Mature oaks;
- Large mature native hedgerows.

4.40 Cultural Heritage criteria:

- A review of the First Edition OS 1871, shows that although the site is now used as a golf course, there has been little change to the overall structure of the landscape within the site over the last 140 years due to the retention of mature tree cover;
- There has been a reduction in woodland cover outside the site, namely the removal of Strouds Wood to the south-east of the site.

Assessment of Landscape Value

- 4.41 The assessment of landscape value is made with reference to the criteria set out in the Appendix 2 Methodology, paragraph 1.14-1.17.

Landscape features within the Application Site

- 4.42 Landscape features within the Phase 1 and Phase 2 sites are of local value and include predominantly grassland on sloping or rolling topography. Phase 1 contains trees which are valuable features within the golf course and both sites are bounded by woodlands and tree/shrub planting. All those features are within a golf course landscape, which is a landscape feature on its own, and has a high degree of landscape management. The overall, average value of those features is assessed as medium (locally important with a mix of less valuable grassland and more valuable mature trees).

Local landscape character

- 4.43 The local landscape outside the urban boundaries of Fair Oak and Horton Heath, up to approximately 2 km from the site, including parts of LCA 7 Bishopstoke - Fair Oak Woodland and Farmland, LCA 8: Knowle Hill Farmland and Woodland (both in Eastleigh Borough) and LCA 23: Durley Claylands (Winchester District), is assessed as having a medium value overall, as whilst it contains areas of higher value, such as designated Stoke Park Woods and other distinctive features, most of this landscape is undesignated countryside with some distinctive characteristics but also some landscape detractors.

Landscape character of the South Downs National Park

- 4.44 The landscape value of the SDNP, including the LCA D1: South Winchester Downland Mosaic, is assessed as high, as it is a nationally designated landscape with strong and distinctive landscape characteristics. This overall high value includes views from long distance paths running through the National Park, such as Monarch's Way or Allan King Way, both within the study area.

5 Visual Baseline

Introduction

- 5.1 The visual baseline seeks to establish the extent of the Site's visual envelope and to identify the visual receptors (groups of people) that may be affected by the proposed development. It analyses the nature of existing views experienced by visual receptors, the location from which they experience views and their value.

Viewshed Analysis and Visual Survey

- 5.2 As discussed in Section 2 of the report, initial desktop viewshed analysis in Google Earth Pro was used to establish the likely visibility of the proposed development in the surrounding landscape and set the initial study area.
- 5.3 The analysis was prepared with LiDAR data to illustrate theoretical visibility by taking account of a digital surface model including screening factors, such as vegetation and built form.
- 5.4 The results of this preliminary viewshed analysis are shown in Figures **PL04a** for Phase 1 and **PL04b** for Phase 2. They were based on a target points placed on the most elevated and visible parts of each Site (the proposed top of the mound in Phase 1 and the easternmost part of the Phase 2 area).
- 5.5 This initial study area was refined following a visual survey, which confirmed that the Site's actual visibility in the surrounding landscape is very low and limited mainly to the existing golf course itself. It was concluded that whilst the area where material landscape and visual effects would occur would be much smaller than the preliminary study area. The areas where the proposed development is likely to be visible from are:
- Most of the East Horton Golf Course area;
 - A very small area of private farmland approximately 250m to the south-west of the Phase 1 site;
 - Parts of local landscape up to approximately 750m to the north (up to Mortimer's Lane) and north-east (up to Durley Hall Lane) from the East Horton Farmhouse; and
 - South-facing slopes of the SDNP west of Upham.
- 5.6 Due to combination of topography, significant amount of vegetation (woodlands surrounding the site) and small scale of the development within the existing golf course, it was concluded that the preparation of a Zone of Theoretical Visibility (ZTV) using only contour data (bare earth scenario) will not be necessary to assess the visibility of the Site (visual envelope) and the initially prepared viewshed analysis and the subsequent visual survey will suffice.

- 5.7 Site visits focusing on the LVIA issues were undertaken on 17 May and 29 June 2024 when all baseline views were recorded in good weather conditions with very good visibility. Both site visits were undertaken in 'summer' conditions, when visibility is reduced due to leaf cover. An additional site visit was undertaken on 12 February 2025 to reassess the key viewpoints in winter conditions.
- 5.8 Several representative and illustrative viewpoints have been selected to aid the appraisal of landscape and visual effects.
- 5.9 The viewpoints have generally been selected to be representative of the visual receptors within the study area and locations in the general vicinity of the viewpoint from which clear views of the proposed development may be obtained. The viewpoints therefore generally represent specific locations from which the maximum effect on landscape and visual receptors will be experienced. However, due to the very limited visibility of the Site, several viewpoints have been chosen to illustrate the restricted nature of visibility towards the Site (or no visibility in some cases), especially for the most sensitive receptors/locations around the site, such as along public footpaths in the South Downs National Park.
- 5.10 Based on the foregoing broad visual appraisal, 24 viewpoints have been selected which will be used to aid the appraisal. All viewpoints were taken from public vantage points.

Visibility

- 5.11 The Site is visible primarily from the East Horton Golf Course itself and external views of the Site (outside the golf course boundary) are limited to the viewpoints within Eastleigh Borough. Whilst viewpoints within Winchester District were considered in the LVIA and added to the baseline for illustrative purpose, they do not provide any material views of the site and the proposed development would be well-screened by existing landscape features.
- 5.12 The Phase 1 is more contained in its context than Phase 2 area, which is located on higher topography.
- 5.13 Viewpoints 2 to 4 focus on Phase 1 site and are located close to its boundary – they illustrate that whilst the Phase 1 site is well visible along its edge, the landfill to the north-west and woodland to the south (Durley Copse) provide very good screening from these directions. This Site can be seen only from the adjacent golf course grounds and it is completely obscured by landform and vegetation from all other areas outside the golf course, except a few private agricultural fields to the west (no public viewpoints were identified).
- 5.14 Viewpoints 5 to 7 illustrate views from the golf course towards the Phase 2 area, which is screened by boundary vegetation along its south-western edge. Similarly, views from the public footpath no 069 17/1 running to the south of Phase 2 site and then across Greenwood are mostly obscured by topography and vegetation (see Viewpoint 8) and glimpses of the upper part of the Phase 2 site are only possible near the footpath access gate into the golf course, near Greenwood Lane at Viewpoint 9. Viewpoint 10 illustrates a

typical view from Greenwood Lane adjacent to the site, which is obscured by mature roadside vegetation and a small embankment.

- 5.15 Views from local roads and footpaths to the east of the site (Greenwood Ln near residential properties, Durley Hall Ln, PRoW no. 69 or 85) are very well screened by vegetation on field boundaries, which is illustrated by Viewpoints 11 to 13.
- 5.16 Viewpoints 15 and 20 illustrate views from a public footpath to the east of Mortimers Farm and Mortimer's Lane itself, respectively. Views of the Phase 1 are screened from both locations by vegetation on field boundaries and along Mortimer's Lane.
- 5.17 Viewpoints 14, 16, 17 and 18 illustrate sequential views from the internal golf course access track towards the Phase 2 site. Whilst at Viewpoint 14 the site is mostly obscured, it gradually opens as viewers move closer to its boundary to become well visible at Viewpoint 17 which faces its slope raising up to Greenwood. Viewpoint 1 shows views from the golf course car park – whilst the Phase 2 site can be glimpsed above existing hedgerows and parked cars, the Phase 1 site is completely screened.
- 5.18 Viewpoints 21 to 24 illustrate views from the South Downs National Park. Whilst the Site is completely screened from Viewpoints 21, 23 and 24 due to intervening vegetation, Viewpoint 23 located on Monarch's Way near Roughay Farm provides a glimpse of the uppermost part of the Phase 2 slope, adjacent to Greenwood Lane. The lower part of the slope, where the proposed driving range canopy is located, is completely obscured by intervening vegetation, even in winter views.

Visual Receptor Groups

- 5.19 As part of the wider visual survey, it was found that, due to the topography of the area and other screening factors (predominantly vegetation around the Site), material changes in views of the development beyond the local landscape up to 1km from the site are highly unlikely. The appraisal therefore focuses on likely effects rather than unnecessarily assessing all visual receptors in the local area. However, due to the importance of the Monarch's Way within the SDNP, users of this path are considered in the appraisal of effects, despite unlikely impact on their visual amenity.
- 5.20 For the purpose of the baseline study, the following receptors were included as they were considered likely to be materially affected by the proposed development:
- Visitors to the East Horton Golf Course;
 - Local residents (Pember's Hill, Greenwood Lane, East Horton Farmhouse);
 - Users of local PRoW up to 1km from the site;
 - Users of PRoW within the SDNP;
 - Motorists and cyclists on local roads – Mortimer's Lane, Durley Hall Lane and Greenwood Lane;
 - People at their place of work (East Horton Golf Course, Roughay Farm).

Value of assessed views

- 5.21 With reference to the criteria for the assessment of value (see Appendix 2 Methodology, paragraph 1.33-1.34), most local views identified in the study area have been assessed as having medium to high value, as they are not in a designated landscape, nor have outstanding condition or scenic quality to justify the highest value rating but views from within the golf course are locally valued. Views from the South Downs National Park have been attributed high value due to their scenic qualities, long distance footpaths recognised as recreational destinations and their location in a nationally designated landscape.

6 Proposed Development and Mitigation Measures

- 6.1 This section outlines the proposed development and identifies the appropriate additional mitigation measures aimed at preventing, reducing or off-setting potential adverse impacts.

Primary vs additional mitigation

- 6.2 The proposed development has been designed in an iterative process and the location, footprint and height of the proposals, including predominantly landform changes, reflect the initial discussions about the project's landscape and visual impact and the need for its adjustments to prevent, reduce or off-set those potential impacts. This is called primary (embedded) mitigation which is described in detail in the Design and Access Statement.
- 6.3 In addition to the primary mitigation (overall development design), additional mitigation measures can be proposed to further prevent, reduce or off-set the potential landscape and visual impacts. These may include, for example, additional boundary planting which is not necessary from the planning or design perspective but can help mitigate potential adverse visual impact on certain visual receptors identified in the baseline.

Proposed Development

- 6.4 The Phase 1 (**Greenland Course**) of the proposed development comprises:
- Closure and re-planting of 1st Fairway;
 - New 1st Tee Box and new 1st Fairway along existing Driving Range;
 - Improved 18th Green;
 - Closure of existing Driving Range; reprofiling to create a swale and landform; replanting – all to create a new Garden, walkway and wildlife areas along with an attractive edge to the new 1st Fairway;
 - Accessibility improvements; and
 - Alleviation of waterlogging and poor drainage.
- 6.5 As part of the Phase 1 works no demolition, new buildings or new water crossings are proposed, nor any works within the flood zone will be undertaken. A full planning permission is sought for the Phase 1.
- 6.6 The Phase 2 (**Parkland Course**) of the proposed development comprises:
- Closure of holes 14, 15 and 18;
 - Reprofiling and landscaping to create a new 300 yard driving range;
 - Creating of swales and drainage to reduce waterlogging and improve drainage; and
 - Construction of a new Driving Range building.

- 6.7 As part of the Phase 2 works no demolition or new water crossings proposed, nor any works within the flood zone will be undertaken. An outline planning is sought and specifically outline details only for the new building.
- 6.8 The proposed golf course improvements were designed during several internal workshops and meetings, taking account of site constraints and opportunities and comments from golf course architects, engineers, drainage specialists, ecologists, landscape architects and others.
- 6.9 To address those constraints, we have established several principles and primary mitigation measures that guided the development's final design. They included:
- Protection of boundary vegetation along both phases of the development, in particular along Phase 2 – to minimise the potential visual impact of the proposed new landform on the surrounding landscape. This important principle / mitigation measure guided the creation of the proposed landform to avoid encroachment onto the existing Root Protection Areas of field boundary vegetation.
 - Minimising potential landform changes to the uppermost part of the slope within the Phase 2 to avoid impact on views from the South Downs National Park and views from the east-facing valley slopes immediately to the west of the site.
 - Planting additional woodlands, as well as individual trees and shrubs along the proposed boundaries of Phase 1 and 2, and within most of Phase 1 area, to create a pleasant recreational landscape and absorb the proposed landform into the surrounding landscape.
- 6.10 The final design, including the proposed landform and planting are shown on Landscape Masterplan (see Appendix 3).

Mitigation of Construction Impacts

- 6.11 In addition to the primary mitigation measures, the following additional mitigation measures are proposed during construction of the scheme:
- Where possible, recycling as much soil on Site as possible to minimise the impact associated with construction vehicle traffic, including the movement of lorries in and out of the Site;
 - Where possible, retaining and securing topsoil excavated during construction to re-use it during Site restoration (subject to its quality – to be confirmed during further Site investigations);
 - Where possible, stockpiling of materials would be kept in visually discreet locations, such as areas screened by existing vegetation or built form, to minimise their impact on visual amenity;
 - To safeguard the existing retained vegetation, tree protection zones would be created and fenced off to ensure that development would not encroach onto the root protection areas. Existing trees and hedges would be protected in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

Mitigation of Operational Impacts

- 6.12 All proposed landscape and visual mitigation measures are considered to be primary mitigation, as they are embedded in the design proposal. The proposed landscape strategy has been carefully designed to reflect the character of the Site but also its surroundings, presence of vegetation and location on the edge of an existing settlement. This primary mitigation also takes account of ecological and arboricultural input.
- 6.13 For all design details please see the Design and Access Statement and development parameter plans, as well as Landscape Masterplan (see Appendix 3) and Landscape Sections (see Appendix 4).

7 Assessment of Landscape Effects

- 7.1 This section of the report assesses landscape effects after implementation of all mitigation measures.

Sensitivity of Landscape Receptors

Landscape susceptibility to change

- 7.2 The susceptibility to change of landscape features within the site is assessed as low, as the proposed development type (landform, planting, driving range building) are completely in line with the existing character of East Horton Golf Course and this proposed type of improvements is already present in this landscape. The golf course has high capacity to accommodate the proposed improvements (both in terms of type and quantum) without undue consequences for the maintenance of the baseline situation.
- 7.3 The susceptibility to change of the local landscape character (including parts of LCA 7 Bishopstoke - Fair Oak Woodland and Farmland, LCA 8: Knowle Hill Farmland and Woodland and LCA 23: Durley Claylands) due to the proposed development is assessed as low, as the proposed improvements are proposed within the limits of the existing golf course, which is a landscape feature in its own character. The proposed improvements are in line with the existing character of the golf course (undulating landform with a mix of parkland and natural planting set in a wooded landscape) and therefore the local landscape character has high capacity to accommodate the proposed improvements without undue consequences for the maintenance of the baseline situation.
- 7.4 The susceptibility to change of the South Downs National Park's landscape character is assessed as low due to no potential for any physical impact on this nationally important landscape and the nature of the proposals being in line with the character of views southwards experienced from the edge of the SDNP (predominantly wooded on rolling/undulating topography). The nature of the proposed improvements (predominantly localised landform modelling, planting, and one driving range building replacement) is unlikely to cause undue consequences for the maintenance of the baseline situation (views and visual experience from the edge of the SDNP).

Sensitivity of landscape receptors

- 7.5 Table 1 summarises the relevant landscape receptors within and around the Site that have the potential to be materially affected by the proposed development. Their overall sensitivity to the proposed development has been evaluated using a guiding table A-3 from the detailed method statement (presented in Appendix 2). The overall sensitivity has been determined by combining receptors' value and susceptibility.

Table 1 Landscape receptors and sensitivity

Receptor	Sensitivity
Landscape features within the Application Site	Low
Local Landscape character	Low
Landscape character of the South Downs National Park	Medium

Construction Effects

Landscape features within the Application Site

- 7.6 During construction, the main change to the baseline would be related to the proposed earthworks and landform modelling, which will temporarily disturb landscape within the northern part of Phase 1 (existing driving range to be removed) and Phase 2 (proposed driving range). Vehicle movements, the removal of topsoil and its stockpiling for later use and bringing fill material to the Site will cause physical impact on Site features but, at the same time, the visibility of this change will be limited to its immediate environs, predominantly within the golf course itself.
- 7.7 The proposed driving range building within the Phase 2 site will also have a localised impact during its construction, however, this impact will be very short term and the scale of the proposed building will be limited (see Appendix 5 for wireline views). The building is likely to be erected relatively quickly (within a few months), once the proposed landform modelling is complete.
- 7.8 Whilst several trees within the Phase 2 would be removed to facilitate the new driving range, a large number of trees and woodland areas would be planted within both phases, which would compensate for this loss and provide significant additional planting.
- 7.9 The temporary construction impact, however, would be perceptible at the removal/planting phase. The boundary features along both phases would be protected in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction.
- 7.10 The magnitude of construction impact on landscape features within the Application Site is assessed as medium (due to major, yet temporary and very short-term loss of landscape elements and alteration to perceptual aspects that affect a limited number of key characteristics in the immediate site setting) and the construction effect is assessed as minor adverse (temporary, very short-term).

Local landscape character

- 7.11 During construction, changes to the local landscape character, including parts of LCA 7 Bishopstoke - Fair Oak Woodland and Farmland, LCA 8: Knowle Hill Farmland and Woodland and LCA 23: Durley Claylands, would be limited to a very small geographical area, entirely within the East Horton Golf Course. The physical impact on the existing landscape features, as discussed above, would be limited to less valuable features and the

key landscape components, such as boundary vegetation and adjacent woodlands, would be protected during construction.

- 7.12 Nevertheless, there would be an impact on the perceptual aspects of the local landscape character during the construction phase, however, this impact would be barely perceptible outside the golf course and would not change the overall characteristics of the local landscape (neither of the 3 key LCA would be significantly affected).
- 7.13 The nature of the scheme (predominantly earthworks, planting, and the construction of a replacement building for the driving range) within the existing golf course, and line with the landscape character of this landscape feature, combined with the very low visibility of the Site outside the golf course, would give rise to barely perceptible impact on the wide landscape character.
- 7.14 The magnitude of construction impact on the local landscape character, including parts of LCA 7 Bishopstoke - Fair Oak Woodland and Farmland, LCA 8: Knowle Hill Farmland and Woodland and LCA 23: Durley Claylands, is therefore assessed as low and the construction effect is assessed as minor/negligible adverse (temporary, very short-term).

Landscape character of the South Downs National Park

- 7.15 During construction, the proposed scheme would not affect the physical landscape of the SDNP and the only impact would be associated with the potential change in views from the National Park. This visual change, however, would be barely perceptible or non-existent due to the combination of distance from the Site (despite elevation of some viewpoints), the nature of the works and the location of the scheme on lower topography, generously screened by existing vegetation, which is also effective in winter months.
- 7.16 The upper part of the Phase 2 slope (which is the only part of the Site that can be glimpsed from the SDNP) would be largely untouched during the construction, and the proposed driving range building would be located below the existing vegetation line and therefore completely screened. Even if a glimpse of this building would be possible in certain conditions, the impact would not be perceptible and would not affect the character of the view in any material way.
- 7.17 The magnitude of construction impact on the character of the SDNP will be negligible and the construction effect is assessed as negligible adverse (temporary, very short-term).

Operational Effects

Landscape features within the Application Site

- 7.18 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the Site's landscape features will be impacted by changes to landform, vegetation and built form.
- 7.19 The proposed, remodelled landform will be grassed, and it will blend into the surrounding golf course, which is already characterised by varied and man-made topography. The

proposed slopes have been modelled to allow for their planting, which – in the long term – will help absorb the new landform into its surroundings.

- 7.20 Whilst the removal of a group of trees in the central part of Phase 2 will be perceptible, this will be compensated by a significant amount of new tree planting proposed either as woodland clusters within the upper part of Phase 2 and along the northern and southern edges of Phase 1. This new tree planting will help absorb the new landform into the golf course landscape and overall, will have a positive effect on the amenity within the golf course. Tree and shrub planting is also proposed immediately to the north of the new driving range building, which will partially screen it from the access track within the golf course and soften the appearance of its facade and the proposed slope.
- 7.21 In terms of man-made features, there will be a replacement of the existing driving range building with a building at the northern end of the Phase 2 (proposed driving range) but the visibility of this building will be limited to its immediate environs. Whilst it is proposed as a new feature, its presence will be in line with the character of a typical golf course and therefore is not considered as inappropriate in its context. Whilst its location and parameters are in outline, the building provides an opportunity for creating an interesting and modern addition to the golf course, strengthening both its character and amenity.
- 7.22 Overall, during the operational phase there will be a net gain of landscape features which will add value to the golf course's physical landscape resource.
- 7.23 The magnitude of operational impact on landscape features within the Application Site will be low (due to changes in landform and distribution of vegetation within the site, with a significant increase in tree and amenity planting) and the significance of operational effect is assessed as minor/negligible beneficial (permanent, long-term).

Local landscape character

- 7.24 Once the proposed development is operational and the proposed landscaping has established and begun to mature, changes to the local landscape character, including parts of LCA 7 Bishopstoke - Fair Oak Woodland and Farmland, LCA 8: Knowle Hill Farmland and Woodland and LCA 23: Durley Claylands, would be limited to a very small geographical area.
- 7.25 The physical impact on the local landscape would be experienced entirely within the East Horton Golf Course, which should be treated as a landscape feature with its own character. The net gain in planting will help increase the density of tree cover in some views and the proposed planting would add value to the golf course's landscape.
- 7.26 There would be a barely perceptible impact on the perceptual aspects of the local landscape character outside the existing golf course. This would be due to potential glimpses of the proposed driving range building, which will be, however, very well screened in the local landscape, and its presence will have a neutral effect on the key characteristics of the 3 local LCA.

- 7.27 The nature of the proposed improvements is compatible with the landscape character of golf course, which is characterised by man-made topography and features, amenity planting and gold course buildings. Whilst the proposed planting would undoubtedly have a positive impact on the local landscape character, the nature of the change related to the new driving range landform and the new building is slightly adverse. With the driving range building being the most visible element of the proposed scheme, the overall nature of operational impact is therefore assessed as adverse.
- 7.28 The magnitude of operational impact on the local landscape character, including parts of LCA 7 Bishopstoke - Fair Oak Woodland and Farmland, LCA 8: Knowle Hill Farmland and Woodland and LCA 23: Durley Claylands is assessed as very low and the significance of operational effect is assessed as minor/negligible adverse (permanent, long-term).

Landscape character of the South Downs National Park

- 7.29 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the proposed golf course improvement will have no perceptible effect on the views from the South Downs National Park.
- 7.30 The proposed driving range building will be located below the existing tree cover and will be completely screened by vegetation, and partially by landform, like all existing golf course buildings.
- 7.31 The only potential addition to the views will be planting on the upper slope of the Phase 2, which will have a positive (yet barely perceptible) impact in its current wooded context.
- 7.32 The magnitude of operational impact on the character of the South Downs National Park will be negligible and the significance of operational effect is assessed as negligible beneficial (permanent, long-term).

8 Assessment of Visual Effects

- 8.1 This section of the report assesses landscape effects after implementation of all mitigation measures.

Sensitivity of Visual Receptors

Susceptibility to change

- 8.2 Due to differing responses to changes in views and visual amenity depending on the context and purpose for being in a particular place, the susceptibility of each receptor group is assessed separately.
- 8.3 The assessment of susceptibility of visual receptors to the proposed development takes account of the nature of the proposed development (existing golf course improvements comprising predominantly landform remodelling and planting, replacement of a golf course building).
- 8.4 Visitors to the East Horton Golf Course have a strong relationship with their surroundings and their attention is focussed on views and visual amenity but also golf activities themselves. At the same time, their expectations regarding visual amenity are generally in line with the nature of the proposed scheme (golf course improvements comprising predominantly landform changes, planting and new golf infrastructure). Their overall susceptibility to changes in views across the golf course as a result of the proposals is assessed as medium.
- 8.5 Local residents at the edge of Pember's Hill development, along Greenwood Lane and at East Horton Farmhouse have some relationship with the surrounding landscape due to their location and their attention is partially focussed on the views and visual amenity around their properties. The overall susceptibility of local residents to changes in views across the Site as a result of the proposals is assessed as medium.
- 8.6 Users of local PRow have generally a strong relationship with their surroundings and their attention is well focussed on views and visual amenity, particularly in case of recreational walkers who enjoy views at a walking pace. Their overall susceptibility to change in views is assessed as high.
- 8.7 Users of designated long distance paths in the SDNP have a very strong relationship with their surroundings and their attention is well focussed on the views and visual amenity, particularly in case of recreational walkers who enjoy views at a walking pace. Their overall susceptibility to change in views is assessed as high.
- 8.8 Users of local roads, motorists and cyclists, have low susceptibility to change in views as their views have transient nature and their activity (driving at speed) which does not allow for full appreciation of the surrounding landscape.

- 8.9 Whilst people at their place of work are usually assessed as having low susceptibility, the susceptibility of golf course employees is assessed as medium due to the place and nature of their work, strongly associated with the surrounding woodland.

Sensitivity of visual receptors

- 8.10 Table 3 summarises the relevant visual receptors within the detailed study area that have the potential to be materially affected by the proposed development.

Table 2 Visual receptors and sensitivity

Receptor	Viewpoints	Sensitivity
Visitors to the East Horton Golf Course	1-7, 9, 14, 16-18	Medium
Local residents	7, 11, 19, 20	Medium
Users of local PRoW	8, 9, 12-15	High
Users of long-distance PRoW in the SDNP	22-24	Very High
Motorists and cyclists on local roads	10, 11, 20	Low
People at their place of work	1-7, 9, 14, 16-18, 20	Medium

Predicted Visibility and Changes to Views

- 8.11 As described in the baseline sections, most of the landscape around the Site would not receive any material views of the proposed development, neither during the construction, nor during the operation of the scheme.
- 8.12 Only the following publicly accessible areas would receive views of the Site and experience potential changes to visual amenity due to the construction or operation of the proposed development:
- Most of the East Horton Golf Course area (but the visibility would be usually limited to one phase at the time);
 - A very small area of private farmland approximately 250m to the south-west of the Phase 1 site;
 - Parts of local landscape up to approximately 750m to the north (up to Mortimer's Lane) and north-east (up to Durley Hall Lane) from the East Horton Farmhouse; and
 - South-facing slopes of the SDNP west of Upham.

Viewpoints

- 8.13 The proposed golf course improvements would be screened from many viewpoints provided in the baseline section for illustrative purposes, as a representation of the Site's visibility from public vantage points in the surrounding landscape.

- 8.14 The following viewpoint would experience no change or barely perceptible change that would have no material effect on visual amenity.
- Viewpoint 8 – PRoW no 069 17/1, south of the Phase 2 site;
 - Viewpoint 10 – Greenwood Lane in the vicinity of the Phase 2 site;
 - Viewpoint 11 – Greenwood Lane, east of the Phase 2 site near residential properties;
 - Viewpoint 12 – PRoW at Durley Hall Ln;
 - Viewpoint 13 – PRoW 085 17/1;
 - Viewpoint 15 – PRoW 085 17/1 near Mortimers Ln;
 - Viewpoint 20 – Mortimers Ln lay-by;
 - Viewpoint 21 – SDNP PRoW south of Sladford's Copse;
 - Viewpoint 22 – Monarch's Way north of Roughay Farm;
 - Viewpoint 23 – Monarch's Way, Upham;
 - Viewpoint 24 – Monarch's Way, south of Upham.
- 8.15 The only viewpoints that will experience perceptible change are viewpoints 1-7, 9, 14, 16-18 (all located within the existing golf course), as well as viewpoint 19 at Pembers Hill Drive.

Wireframe views

- 8.16 To aid the assessment of effects, 2 wireframe views were prepared from viewpoints 17 and 19 (see Appendix 5), illustrating the extent of the visual change from the most visible part of the access track within the golf course, and from Pembers Hill Drive, to the west of the site.
- 8.17 To ensure montage accuracy, the reference points and camera locations were verified by a professional surveyor which then allowed for accurate overlay of the proposed landform and building outline onto the baseline photograph.
- 8.18 The wirelines provide the extent of the developments outline proposals and their overall form and massing (proposed landform and building outline).
- 8.19 Viewpoint 22 from Monarch's Way in SDNP was initially selected for a wireframe view, however, upon detailed model inspection it was concluded that, even in winter conditions, the building would be entirely screened by existing vegetation. An annotated baseline winter view has been provided alongside wireframes from VP 17 and 19.

Changes in views

- 8.20 The proposed golf course improvements would be very well screened from the surrounding landscape and their visibility would be primarily restricted to the East Horton Golf Course itself.
- 8.21 Generally, works within the Phase 1 site would be more contained than those at Phase 2 site, which is located on higher topography and also includes the proposed driving range

- building on a remodelled slope with proposed tree and shrub planting and a footpath for golf course users.
- 8.22 Viewpoint 1 located on the golf course car park would provide partial views of activities within the Phase 2 (Phase 1 would not be visible from this location), both during construction and operation of the scheme. The remodelled drive range slope with additional planting and the proposed building would be visible. Once the development is complete, the building would be a visible, yet appropriate addition in its current context. It would be softened by the tree planting proposed on the north-facing slope of the remodelled driving range.
- 8.23 Viewpoints 2 to 4 would provide views of the Phase 1 site which whose northern part would be transformed into an amenity / even area with undulating, varied landform with woodland and shrub planting. An additional area of planting would be also visible along the southern boundary of the Phase 1 site. Viewpoints 1 to 4 would experience an increase in visual amenity as a result of a significant amount of tree planting and amenity spaces, including recreational, formal footpaths. The proposed tree planting would help soften views of the existing landfill site on the adjacent parcel.
- 8.24 Viewpoints 5 to 7 would experience very little change and mainly during the construction phase. View of the completed landform within the Phase 2 site would be screened by boundary vegetation along its south-western edge, which is to be retained, protected during the construction phase and enhanced. Whilst the proposed building may be glimpsed above the existing tree and shrub planting, this would not significantly affect the visual amenity at these viewpoints.
- 8.25 Views from the public footpath no 069 17/1 running to the south of Phase 2 site and then across Greenwood would be mostly obscured by topography and vegetation and glimpses of the upper part of the Phase 2 site would be possible only near the footpath access gate into the golf course, near Greenwood Lane at Viewpoint 9. These views, however, would only experience an addition of tree planting, as the landform in the upper part of the slope is not to be changed and this part of the Phase 2 site would contain mainly proposed woodland areas.
- 8.26 Views from local roads and footpaths to the east of the site (Greenwood Ln near residential properties, Durley Hall Ln, PRoW no. 69 or 85) will be very well screened by vegetation on field boundaries, which is illustrated by Viewpoints 11 to 13.
- 8.27 Viewpoints 14, 16, 17 and 18 illustrate sequential views from the internal golf course access track towards the Phase 2 site and whilst at Viewpoint 14 the Phase 2 site would be mostly obscured, it would then gradually open up as viewers move closer to its boundary to become well visible at Viewpoint 17 which faces its slope raising up to Greenwood. At this viewpoint, almost the entire remodelled driving range landform and the proposed building would be visible, set within the proposed landscape framework comprising tree planting and shrubs.

- 8.28 Viewpoint 19 shows a glimpse of the Phase 2 site and it would experience a very small visual change during both construction and operation of the scheme due to partial views of the proposed landform and a glimpse of the proposed building through existing vegetation.
- 8.29 Viewpoints 21 to 24 from the South Downs National Park, including long distance Monarch's Way, would not experience any material change in views. The only potential glimpse of the Phase 2 site from Monarch's Way at Viewpoint 23 near Roughay Farm would provide a glimpse of the uppermost part of the Phase 2 slope, which is proposed as woodland. The lower part of the slope, including the proposed driving range building would be completely obscured by intervening vegetation.

Visual Effects on Receptor Groups

- 8.30 Following the appraisal of visual baseline, the following receptor groups represented by 24 viewpoints in total have been brought forward to the appraisal of visual effects:
- Visitors to the East Horton Golf Course;
 - Local residents;
 - Users of local PRoW;
 - Users of long-distance PRoW in the SDNP;
 - Motorists and cyclists on local roads; and
 - People at their place of work.
- 8.31 There are no other receptors that could be materially affected by the proposed development.
- 8.32 The appraisal of visual effects on visual receptor groups is presented below.

Visitors / workers at the East Horton Golf Course

- 8.33 Both receptor groups – visitors to the golf course and workers – have been assigned the same sensitivity rating (medium) and receive the same views, therefore, the significance of visual impact on those two receptor groups will be the same.
- 8.34 These receptor groups, represented by several viewpoints (1-7, 9, 14, 16-18) will be impacted by the proposals due to their access to the entire golf course, which provides key views towards the Site.
- 8.35 The Phase 1 works will be experienced predominantly in the immediate vicinity of this part of the Site, as it is very well screened by woodland, shrubs and buildings to the east of this area. The impacts due to Phase 2 will be experienced predominantly from the access road and the open golf course grounds adjacent to the bottom of the proposed slope, near the proposed driving range building.
- 8.36 The magnitude of construction impact on visitors to the East Horton Golf Course is assessed as medium due to a limited geographical area of impact and the small scale and

duration of the temporary impact. The overall construction effect is assessed as moderate/minor adverse (temporary, very short-term).

- 8.37 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as low, and the overall significance of effect on visual amenity is assessed as minor beneficial (permanent, long-term). This assigned level of impact is due to a very small geographical area where visual impacts would occur, the small scale of the changes in view across the golf course and the significant area of planting that would be appropriate in its context and would – in time - enhance the visual amenity within the golf course.

Local residents

- 8.38 Most of the local residents would not experience any change to their amenity due to the proposals. There are only a few properties (within and adjacent to the golf course) and a small cluster of buildings at Pembers Hill Drive that would experience very limited views of the proposals.
- 8.39 The magnitude of construction impact on local residents is assessed as low due to a very limited geographical area of impact and the small scale and duration of the temporary impact. The overall construction effect is assessed as minor adverse (temporary, very short-term).
- 8.40 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as very low, and the overall significance of effect is assessed as minor / negligible adverse (permanent, long-term). This assigned level of impact is due to a very small geographical area where visual impacts would occur, the small scale of the changes in view across the golf course and the significant area of planting that would be appropriate in its context and would – in time - enhance the visual amenity within the golf course and soften the impact of the proposed building.

Users of local PRoW

- 8.41 The magnitude of construction impact on users of local PRoW is assessed as very low due to a very limited geographical area (only a few short sections of local footpaths would provide limited glimpses of the construction site) and the small scale and duration of the temporary impact. The overall construction effect is assessed as minor adverse (temporary, very short-term).
- 8.42 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as negligible, and the overall significance of effect is assessed as negligible beneficial (permanent, long-term). This is due to a very limited geographical area, few receptors affected, and the small scale of the changes in views. Upon completion, users of local PRoW would experience mainly views of the proposed landscaping, which would enhance amenity in their views.

Users of long-distance PRoW in the SDNP

- 8.43 The magnitude of construction impact on users of PRoW is assessed as negligible due to a very limited geographical area (only a short section, approximately a few hundred metres, of one long distance footpath) and the negligible scale (barely perceptible) and duration of the temporary impact. The overall construction effect is assessed as minor / negligible adverse (temporary, very short-term).
- 8.44 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as negligible, and the overall significance of effect is assessed as negligible beneficial (permanent, long-term). This is due to a very limited geographical area, few receptors affected, the negligible changes in views. Upon completion, users of long-distance footpaths within the SDNP would experience only views of the proposed vegetation on top of the Phase 2 slope, which would enhance (in principle) amenity of their views.

Motorists and cyclists on local roads

- 8.45 The magnitude of construction impact on users of PRoW is assessed as very low due to a very limited geographical area and the small scale and duration of the temporary impact. The overall construction effect is assessed as negligible adverse (temporary, very short-term).
- 8.46 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as very low, and the overall significance of effect is assessed as negligible beneficial (permanent, long-term). This is due to a very limited geographical area, few receptors affected, and very small scale of the changes in views. Upon completion, road users would experience mainly views of the proposed landscaping, which would enhance amenity in their views.

9 Summary and Conclusions

- 9.1 This Landscape and Visual Impact Appraisal considers the effects of the proposed development on physical landscape features and elements, landscape character and effects on views and visual amenity.
- 9.2 The visibility of the Site in the surrounding landscape is heavily limited by landform and woodland areas, which wrap around the Site and provide effective screening from almost all directions.
- 9.3 The Site is visible primarily from the East Horton Golf Course itself and external views of the Site (outside the golf course boundary) are limited to the viewpoints within Eastleigh Borough, including glimpses of the Site from an edge of a new development along Pembers Hill Drive and private views from a very small area of farmland approximately 250m to the south-west of the Phase 1 site. Whilst there are small areas of the local landscape up to approximately 750m to the north (up to Mortimer's Lane) and north-east (up to Durley Hall Lane) from the East Horton Farmhouse which would experience views of the Site, those views are very limited and would should not be a material consideration in terms of the impact on the amenity of the local area or its character.
- 9.4 Whilst viewpoints within Winchester District were considered in the LVIA and added to the baseline for illustrative purpose, the do not provide any material views of the Site.
- 9.5 This small geographical area of Site's visibility (predominantly within the golf course itself), natural screening factors and the nature of the proposals in line with the golf course character and function will result in a very limited level of landscape and visual effects due to the proposed development.
- 9.6 The summary of key landscape and visual effects is provided below.

Landscape Effects

- 9.7 Whilst all construction effects would be adverse in nature, their level would be relatively low due to their temporary character and very short-term duration. Construction activities would, however, result in a temporary loss of landscape within Phase 1 and 2 sites, causing up to minor adverse effects on landscape features within the site, as well as minor / negligible adverse construction effects on the landscape character.
- 9.8 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the Site's landscape features will be impacted by changes to landform, vegetation and built form.
- 9.9 The proposed, remodelled landform will be grassed, and it will blend into the surrounding golf course, which is already characterised by varied and man-made topography. The proposed slopes have been modelled to allow for their planting, which – in the long term – will help absorb the new landform into its surroundings.

- 9.10 Overall, during the operational phase there will be a net gain of landscape features which will add value to the golf course's landscape and the effect on landscape features is assessed as minor/negligible beneficial.
- 9.11 The nature of the proposed improvements is compatible with the landscape character of golf course, which is characterised by man-made topography and features, amenity planting and golf course buildings. Whilst the proposed planting would undoubtedly have a positive impact on the local landscape character, the nature of the change related to the new driving range landform and the new building is adverse. With the driving range building being the most visible element of the proposed scheme, the overall nature and level of operational impact on landscape character is therefore assessed as minor/negligible adverse.
- 9.12 The only potential addition to views from the SDNP will be planting on the upper slope of the Phase 2, which will have a positive (yet barely perceptible) impact in its current wooded context. The operational impact on the character of the South Downs National Park has been therefore assessed as negligible beneficial.

Visual Effects

- 9.13 The highest level of visual effects would be experienced by the visitors to the East Horton Golf Course and workers at the golf course – up to moderate / minor adverse during construction and minor beneficial once the proposed development is operational and the proposed landscaping has established and begun to mature.
- 9.14 This assessed level and beneficial nature of operational impact are due to a very small geographical area where visual impacts would occur, the small scale of the changes in view across the golf course and the significant area of planting that would be appropriate in its context and would – in time - enhance the visual amenity within the golf course.
- 9.15 Whilst the proposed building would be visible from its immediate environs, it would also be an appropriate addition in its current context and would be softened by the tree planting proposed on the north-facing slope of the remodelled driving range.
- 9.16 Most of the local residents would not experience any change to their amenity due to the proposals. There are only a few properties (within and adjacent to the golf course) and a small cluster of buildings at Pembers Hill Drive that would experience very limited views of the proposals. The overall construction effect on local residents is assessed as minor adverse and once the proposed development is operational and the proposed landscaping has established and begun to mature, the overall significance of effect on local residents is assessed as minor / negligible adverse.
- 9.17 The construction effects on users of local PRoW, users of long-distance paths within the SDNP and users of local roads would be not higher than minor adverse, whilst the operational impacts on those visual receptor groups would be beneficial with negligible (barely perceptible) significance.

10 References

- Eastleigh Borough Council, Eastleigh Adopted Local Plan 2001-2011
- Eastleigh Borough Council, Eastleigh Borough Local Plan (EBLP) 2016-2036
- Eastleigh Borough Council, Trees and Development SPD
- Eastleigh Borough Council, Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath
- Eastleigh Borough Council, Quality Places SPD
- Eastleigh Borough Council, December, 2011, Landscape Character Assessment for Eastleigh Borough
- Hampshire County Integrated Character Assessment, 2012, Forest of Bare West
- Landscape Institute and Institute of Environmental Management and Appraisal (2013) Guidelines for Landscape and Visual Impact Appraisal 3rd Edition
- National Planning Policy Framework, 2024
- National Planning Policy Guidance (NPPG)
- Natural England, 2014, National Character Area Profile 128
- Natural England, 2014, An Approach to Landscape Character Appraisal
- Winchester District Landscape Character Assessment

Supporting Figures

PL01	Site Location
PL02	Landscape Planning Context
PL03	Landscape Character
PL04a	Viewshed Analysis (Phase 1)
PL04b	Viewshed Analysis (Phase 2)
PL05a	Viewpoint Locations (Local Area)
PL05b	Viewpoint Locations (SDNP)

Viewpoint Sheets

VP01 – VP24 Viewpoints 1 – 24

(NOTE: each Viewpoint panorama is presented as an 820X250mm image which can be printed on two facing A3 pages (suitable for short edge binding). For example, the full panorama for Viewpoint 1 is presented on two A3 Figures - **VP01a** showing its left side and **VP01b** showing its left side). A digital copy of combined 820X250mm panorama images (without the double A3 pages split) can be provided on request.

Appendix 1

Glossary of LVIA Terms

Appendix 1 Glossary of LVIA Terms

Source: GLVIA3, pp. 155-159

Access land	Land where the public have access either by legal right or by informal agreement.
Baseline studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced
Competent authority	The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
'Do nothing' situation	Continued change or evolution in the landscape in the absence of the proposed development.
Ecosystem services	The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (www.unep.org/maweb/en/index.aspx) grouped ecosystem services into four broad categories: 1. supporting services, such as nutrient cycling, oxygen production and soil formation - these underpin the provision of the other 'service' categories; 2. provisioning services, such as food, fibre, fuel and water; 3. regulating services, such as climate regulation, water purification and flood protection; 4. cultural services, such as education, recreation, and aesthetic value.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Environmental Impact Assessment (EIA)	The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.

Heritage	The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Historic Landscape Characterisation (HLC) and Historic Land-use Assessment (HLA)	Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place
Land cover	The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Types (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.
Landscape classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Receptors	See Landscape receptors and Visual receptors.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Seascape	Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Strategic Environmental Assessment (SEA)	The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Time depth	Historical layering - the idea of landscape as a 'palimpsest', a much written-over manuscript.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

Appendix 2

LVIA Methodology

Appendix 2 LVIA Methodology

Introduction

- 1.1 This Landscape and Visual Impact Appraisal (LVIA) aims to determine the likely effects of the proposed development on the existing landscape and visual receptors within the study area.
- 1.2 The LVIA assesses the effects on:
- Landscape as a resource (including its character and physical landscape elements/features); and
 - Views and visual amenity experienced by visual receptors (people).

Guidance and Approach

Guidance

- 1.3 This assessment methodology for assessing landscape and visual effects is based on the following best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment 3rd Edition, Landscape Institute and Institute of Environmental Management and Assessment, 2013;
 - Landscape Character Assessment Guidance for England and Scotland, Countryside Agency, 2002;
 - An Approach to Landscape Character Assessment, Natural England, 2014;
 - Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals, Landscape Institute, 2019;
 - GLVIA3 Statement of Clarification 1/13, Landscape Institute, 2013.
- 1.4 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.

Approach

- 1.5 The following approach is used to assess landscape and visual effects:
- Determine the scope of the assessment;
 - Collate landscape and visual baseline information;
 - Describe and review the proposed development and the likely impacts associated with it and identify mitigation measures to prevent, reduce or, if possible, offset (for example by planting outside the site) the likely adverse impacts;
 - Assess the sensitivity of the receptors likely to be affected by the proposed development by judging value and susceptibility;

- Assess the magnitude of change for these receptors by combining judgements on scale/size of impact, its duration and reversibility;
- Assess the overall degree of significance of effects by combining judgements on receptor sensitivity and magnitude of impact.

Determining the Scope and Baseline

Study Area

- 1.6 The study area should be proportional to the scale and nature of the proposed development.
- 1.7 For landscape effects it includes the site itself and the full extent of the wider landscape around it, which the development may influence in a significant manner (directly or indirectly). For visual effects, the study area is typically associated with the extent of the potential visibility of the proposed development.
- 1.8 The study area is determined in 2 stages:
 - Preliminary study area is identified at the scoping stage. It can be based on the extent of Landscape Character Areas likely to be significantly affected by the proposed development, a Zone of Theoretical Visibility (ZTV) analysis or an analysis of the site context through desk study and field work.
 - A preliminary study area is then refined during field work and takes account of the assessor's experience, including the actual site visibility, the scale and nature of the proposed development), and the likelihood of significant landscape and visual effects in the wider landscape.

Baseline information

- 1.9 Baseline information is collated using desk study and field survey.
- 1.10 Desk study uses all available studies and materials (i.e. Ordnance Survey maps, existing landscape character assessments, planning policy documents or local guidance) that enable the identification of key baseline information, including potential landscape and visual receptors likely to be affected by the proposed development.
- 1.11 Detailed field survey of the site and its context is carried out in order to review/refine the information collated during the desk study, identify the key landscape and visual receptors that may be affected by the proposed development and attribute value to the landscape receptors.
- 1.12 Site photographs are taken using a full frame digital single lens reflex (DSLR) camera with 50mm lens and viewpoint photographs conform to the Landscape Institute's TGN 6/19 guidance for Type 1 visualisations (Annotated Viewpoint Photograph).

Assessment of Landscape Effects

- 1.13 Sensitivity of landscape receptors is assessed by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape. Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types. Therefore, in LVIA, sensitivity is specific to the particular project or development that is being proposed and to the location in question.

Landscape value

- 1.14 The description of value of the potentially affected landscape receptors (areas of landscape, or individual elements, features or perceptual aspects) is undertaken as part of the baseline study.
- 1.15 A review of designations is a starting point in understanding the landscape value but other factors will be also taken account of, especially if existing studies on value of the landscape in question are not available or are limited. These factors include (see Box 5.1, page 84 of the GLVIA3):
- Landscape quality (condition);
 - Scenic quality;
 - Rarity;
 - Representativeness;
 - Conservation interests;
 - Recreation value;
 - Perceptual aspects;
 - Associations.
- 1.16 Table A-1 provides indicative criteria for determining the value of landscape receptors.

Table A-1 Determining landscape value

Value	Criteria
High	Predominantly nationally/Internationally designated/valued landscape. All or most criteria indicating higher landscape value are met including good condition and scenic quality; rare elements of features, strong/distinctive/important landscape characteristics; high nature conservation and/or heritage interest, high recreation value and perceptual qualities/tranquillity, historic associations. No detracting features. In some cases, landscapes designated on the local and community levels or undesignated landscapes which are of exceptional quality and meet all of most of the above criteria can also be determined as having high value.

Value	Criteria
Medium	Landscapes designated on the county or local (e.g. Areas of High Landscape Value, Regional Scenic Areas) which meet some of the criteria outlined in paragraph 1.16. For example, high nature conservation and/or heritage interest, high recreation value and perceptual qualities/tranquillity, historic associations, but lack of rare elements of features or important landscape characteristics. Some detracting features. In some cases, a part of internationally or nationally designated landscapes can be also attributed locally medium value if the only some of the criteria are met, for example if a part of such landscape is in very poor condition and is not representative of the wider character. Undesignated landscapes can also be attributed medium value if most of the criteria outlined in paragraph 1.16 are met.
Low	Predominantly undesignated landscape. Few criteria outlined in paragraph 1.16 are met. For example, landscape is in poor condition and of average or poor scenic quality; no rare elements of features, weak landscape characteristics; limited nature conservation and/or heritage interest, average or low recreation value and few perceptual qualities/ low tranquillity, no historic associations. Many detracting features. In some cases, locally designated landscape can also be attributed low value if its condition is very poor and it is not representative of the wider character, or it does not meet most of the criteria outlined in paragraph 1.16.

- 1.17 The final judgement on landscape value is guided by the criteria outlined in the Table A-1 and should be supported by a clear and transparent justification.

Susceptibility to change

- 1.18 Susceptibility of landscape receptors is assessed as high, medium or low and is based on the combination of a range of factors (based on GLVIA3, para 5.40 to 5.43):
- Landscape capacity;
 - Nature of the development (or presence of similar developments and the degree of contribution to existing landscape character);
 - Nature of landscape components (whether that can be easily substituted or not).
- 1.19 The guiding criteria for assessing landscape susceptibility to change/development proposed are provided in the Table A-2.

Table A-2 Susceptibility of landscape receptors to change/development

Susceptibility	Criteria
High	Low capacity of the receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.

Susceptibility	Criteria
	The proposed development type is not present within the landscape and its addition would be out of character. Components of the landscape cannot be easily substituted.
Medium	Average capacity of the receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. The proposed development type has some presence within the surrounding landscape. Components of the landscape can be easily substituted.
Low	High capacity of the receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. The proposed development type is present within the landscape and its addition would be completely in line with the existing character. Components of the landscape can be easily substituted or their substitution is highly desirable (components with negative contribution to character).

Sensitivity of landscape receptors

- 1.20 Once the landscape value and receptors' susceptibility to the type of change or development proposed have been determined, the overall sensitivity of the landscape receptors can be evaluated. Table A-3 contains a guide to combining value and susceptibility in order to determine the overall sensitivity.

Table A-3 Matrix for assessing sensitivity of landscape receptors

Value	Susceptibility		
	High	Medium	Low
High	Very high	High	Medium
Medium	High	Medium	Low
Low	Medium	Low	Very low

- 1.21 Table A-4 summarises landscape sensitivity levels used in the assessment of landscape effects.

Table A-4 Landscape sensitivity definitions

Item	Description
Very high	Landscape receptor of high value and high susceptibility to change / proposed development.

Item	Description
	Typical examples include nationally/internationally designated landscapes or locally designated landscapes of exceptional quality with low capacity for the type of development proposed.
High	Landscape receptor of high value and medium susceptibility to change / proposed development or medium value and high susceptibility to change / proposed development. Typical examples include valuable landscapes (such as nationally/internationally designated landscapes or locally designated landscapes of exceptional quality) with some capacity for the type of development proposed or landscapes of average value with low capacity for the type of development proposed.
Medium	Landscape receptor of medium value and medium capacity for the type of development proposed. Landscape receptor of high / low value but low / high capacity for the type of development proposed, respectively. Examples include a variety of landscapes, such as locally designated landscapes of medium value with some capacity for the type of development proposed; nationally and internationally designated landscapes with high capacity for the type of development proposed or landscapes of low value with limited susceptibility to change.
Low	Landscape receptor of medium value and low susceptibility to change / proposed development of low value and medium susceptibility to change / proposed development. Typical examples include locally designated landscapes or undesignated landscapes with some value and high capacity for the type of development proposed or undesignated landscapes of low value with medium capacity for the type of development proposed.
Very low	Landscape receptor of low value and low susceptibility to change / proposed development. Typical examples include undesignated landscapes of low quality with high capacity for the type of development proposed.

Magnitude of landscape effects

- 1.22 Once the sensitivity of landscape receptor is established, the magnitude of change to landscape receptor is determined according to the following key criteria:
- Size or scale of impact;
 - Geographical extent of the area over which the landscape effects will occur;
 - Duration and the reversibility of the impact.
- 1.23 In assessing the size or scale of impact the judgements are made based on the:
- The extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape;

- The degree to which aesthetic and perceptual aspects of the landscape are altered;
 - Whether the effect changes the key characteristics of this landscape, which are critical to its distinctive character.
- 1.24 Size and scale of impact are described as total/major, large, medium, small, negligible (very low).
- 1.25 The geographical extent of impact refers to the geographical area over which the landscape effects will be felt. It can be perceived at site level, immediate setting of the site, local/community level, landscape type or area level, large scale (several landscape types or areas), regional scale.
- 1.26 The duration and reversibility of effects are separate but interlinked terms which are considered in assessing the magnitude of landscape effects. For the purpose of this LVIA, the duration of effects is described as:
- Very long term (more than 20 years);
 - Long term (10 to 20 years);
 - Medium term (5 to 10 years);
 - Short term (2 to 5 years);
 - Very short term (up to 2 years).
- 1.27 Each landscape effect is also assessed based on its reversibility. For example, housing developments are considered as irreversible, but wind farm or solar farm developments have usually a limited life and the changes to the landscape are reversible following their decommissioning.
- 1.28 The assessment of magnitude of landscape effects takes account of all three groups of criteria (and their sub criteria) and is based on a professional judgement, guided by the examples of the application of the criteria provided in Table A-5. Due to the complexity of the criteria used in the assessment of magnitude it is impossible to provide precise definitions of each degree of magnitude. Instead, typical examples are provided of how the criteria are applied at each level of magnitude.

Table A-5 Magnitude of landscape effects

Magnitude	Application of criteria – typical examples
Very High	Total/major or very large loss or addition of landscape elements and/or alteration to perceptual aspects that have crucial contribution to key characteristics on a very large/regional scale.
High	Large loss or addition of landscape elements and/or alteration to perceptual aspects that contribute to key characteristics on a landscape area/type level or large scale (several landscape areas/types). OR Total/major loss or addition of landscape elements on a local/community level or a medium loss of landscape features on a large scale.

Magnitude	Application of criteria – typical examples
Medium	Medium loss or addition of landscape elements and/or alteration to perceptual aspects that affect a limited number of key characteristics over a local/community or landscape area/type level. OR Total/major loss or addition of landscape elements and/or alteration to perceptual aspects that affect a limited number of key characteristics in the immediate site setting. OR Small loss or addition of landscape elements and/or alteration to perceptual aspects that affect a limited number of key characteristics on a very large/regional scale.
Low	Small loss or addition of landscape elements and/or alteration to perceptual aspects that have limited contribution to key characteristics on an immediate site setting or site level. OR Very small loss or addition of landscape elements on a local/community level or landscape type/area level.
Negligible	Negligible (very low) loss or addition of landscape elements and/or alteration to perceptual aspects that have limited contribution to key characteristics within the site, its immediate setting or a landscape character area/type.

Assessment of Visual Effects

- 1.29 Visual receptors are individuals and/or defined groups of people who have the potential to be affected by a proposal. The assessment of visual effects looks at the sensitivity of visual receptors to change in the landscape or townscape caused by the proposed development type.
- 1.30 Sensitivity of visual receptors is a function of the value attached to views and the susceptibility of visual receptors (people) to change in views.

Susceptibility of visual receptors

- 1.31 People generally have differing responses to changes in views and visual amenity depending on the context (location, time of day, season, degree of exposure to views) and purpose for being in a particular place. The susceptibility of visual receptors therefore depends on:
- The occupation or activity of people experiencing the view at particular locations; and
 - The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations.

- 1.32 The susceptibility of visual receptors is described as high, medium or low. Table A-6 provides criteria and examples of visual susceptibility levels.

Table A-6 Susceptibility of visual receptors to change/development

Susceptibility	Criteria and examples
High	The occupation/activity of visual receptors has strong relationship with the experience of the surroundings. The attention of viewers is well focussed on the views and visual amenity. Examples: Views from open and elevated positions, views from rights of way, where landscape is the primary focus of the receptor, views from designated viewpoints where viewer's full attention is on views and visual amenity
Medium	The occupation/activity of visual receptors has some relationship with the experience of the surroundings. The attention of viewers is partially focussed on the views and visual amenity. Examples: Views from rights of way (or roads, other footpaths, public areas), where receptors' are only partially focussed on the landscape, receptors' activity does not allow for full appreciation of the landscape or is primarily directed elsewhere (travelling at speed, poor condition of a footpath, etc).
Low	The occupation/activity of visual receptors has very little or no relationship with the experience of the surroundings. The attention of viewers is barely focussed or not focussed at all on the views and visual amenity. Examples: Transient views, views from enclosed locations where wider landscape is a secondary focus, receptors' activity/occupation does not allow for appreciation of the landscape, people at their place of work etc.

Value of views

- 1.33 As part of the overall assessment of visual sensitivity, the LVIA makes judgements about the value of views. It takes account of:
- Recognition of value attached to particular views, for example in relation to heritage assets, or through planning designations.
 - Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, presence of interpretation boards, or references in literature.
- 1.34 Value of views is described as high, medium or low. For example, views of high value are likely to be from designated landscapes (such as National Parks, Areas of Outstanding Natural Value or Countryside Parks) where the condition or scenic quality of the view is higher and where distinctive elements or features form a prominent part of a

view. Views of lower value are likely to be from an undesignated area of landscapes in poor condition where the scenic quality of the view is low, detracting features are present in the view and only limited value can be attached to it by visitors.

Sensitivity of visual receptors

- 1.35 The assessment of visual sensitivity takes account of susceptibility of visual receptors and the value attached to their views.
- 1.36 Once the value attached to views and visual receptors' susceptibility have been determined, the overall sensitivity of the visual receptors can be evaluated. Table A-7 contains a guide to combining value and susceptibility in order to determine the overall visual sensitivity.

Table A-7 Matrix for assessing sensitivity of visual receptors

Value	Susceptibility		
	High	Medium	Low
High	Very high	High	Medium
Medium	High	Medium	Low
Low	Medium	Low	Very low

- 1.37 Table A-8 summarises visual sensitivity criteria used in the assessment of effects on visual receptors.

Table A-8 Sensitivity of visual receptors

Sensitivity	Descriptions and Examples
Very High	Views of high value appreciated by visual receptors with high susceptibility. Examples: - Visitors to promoted viewpoints (often with interpretation boards) within highly valued, designated landscapes; - Visitors to recreational hilltops and peaks or walkers on important public footpaths within highly valued, designated landscapes.
High	Views of high value appreciated by medium susceptibility receptors. OR Views of medium value appreciated by high susceptibility receptors. Examples: - Occupiers of residential properties; - People engaged in outdoor recreation whose attention is likely to be focussed on the landscape, such as golf, fishing; - Themed rights of way with a local association; - Panoramic viewpoints marked on OS maps;

Sensitivity	Descriptions and Examples
	- People travelling through landscape on roads, rail or other transport passing through promoted or designated scenic areas.
Medium	Visual receptors with medium susceptibility experiencing views of medium value. OR Highly susceptible receptors experiencing views of low or no value. OR Receptors with low susceptibility experiencing views of high value. Examples: - Residential locations with lower susceptibility; - General users of local PRoV and other recreational, undesignated routes with views of some local value; - Visitors to local viewpoints and resting places; - People travelling through undesignated, general landscape on roads, rail or other transport.
Low	Views of medium value experienced by low susceptibility receptors. OR Views of low value appreciated by medium susceptibility receptors. Examples: - Major road routes where receptors have low susceptibility due to travelling at speed, busy major roads; - Receptor at a place of work where visual surroundings have limited relevance; - People engaged in outdoor sport and recreation not especially influenced by an appreciation of the wider landscape e.g. pitch sports or play areas;
Very Low	Views of low value experienced by visual receptors with low susceptibility. Examples: - Users of more transitory routes such as cycle routes on roads with no scenic value; - Users of the local road network and major highways in unattractive, undesignated landscapes with many detractors; - People at their place of work but visual surroundings very limited relevance; - Users of indoor or sporting recreational facilities.

Magnitude of visual effects

1.38 Once the sensitivity of visual receptors is established, the magnitude of change is determined according to the following key criteria:

- Size or scale of impact;
- Geographical extent;
- Duration and the reversibility of the impact.

1.39 In assessing the size or scale of impact the judgements are made based on the:

- The scale of the change in view as a result of loss/addition of features and changes in their composition, including the proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features with the remaining characteristics of the view in terms of form, scale and mass, line, height, colour and texture;
 - The nature of the view of the proposed development in terms of the relative amount of time it will be experienced and whether views will be full, partial or glimpses.
- 1.40 Size and scale of impact are described as total/major, large, medium, small, negligible (very low).
- 1.41 The geographical extent of impact depends on the location of viewpoints and may reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 1.42 The geographical extent is described as extensive, large, medium, limited, barely perceptible.
- 1.43 The duration and reversibility of effects are separate but interlinked terms which are considered in assessing the magnitude of visual effects. For the purpose of this LVIA, the duration of effects is described as (same as for landscape effects):
- Very long term (more than 20 years);
 - Long term (10 to 20 years);
 - Medium term (5 to 10 years);
 - Short term (2 to 5 years);
 - Very short term (up to 2 years).
- 1.44 As with landscape effects, each visual effect is also assessed based on its reversibility.
- 1.45 The assessment of magnitude of visual effects takes account of all three groups of criteria (and their sub criteria) and is based on a professional judgement, guided by the examples of the application of the criteria provided in Table A-9. Due to the complexity of the criteria used in the assessment of magnitude it is impossible to provide precise definitions of each degree of magnitude. Instead, typical examples are provided of how the criteria are applied at each level of magnitude.

Table A-9 Magnitude of Visual Effects

Magnitude	Application of criteria – typical examples
Very high	Total/major or large change in the view as a result of loss or addition of landscape features within the view, change in composition, high contrast with the existing features. Typically applied to a full view, where changes are well visible. Extensive geographical extent in relation to the angle, distance and proportion of the view that is affected.

Magnitude	Application of criteria – typical examples
	Long to very long term duration with irreversible changes to the view.
High	Large change in the view as a result of loss or addition of landscape features within the view, change in composition, high contrast with the existing features with large extent in relation to the angle, distance and proportion of the view that is affected. Duration is typically long to very-long term and the effect is irreversible.
Medium	A partial (medium) change in the view as a result of loss or addition of landscape features within the view, change in composition, limited contrast with the existing features. Medium extent in relation to the angle, distance and proportion of the view that is affected. Duration may vary. Effect can be reversible or not.
Low	A small change in the view as a result of loss or addition of landscape features within the view, change in composition, very limited contrast with the existing features. Limited extent in relation to the angle, distance and proportion of the view that is affected. Duration may vary. Effect can be reversible or not.
Negligible	Negligible change in the view as a result of loss or addition of landscape features within the view, change in composition, barely perceptible contrast with the existing features. Barely perceptible extent in relation to the angle, distance and proportion of the view that is affected. Duration may vary. Effect can be reversible or not.

Significance of Effects

- 1.46 The significance of effects is determined by assessing the sensitivity of the landscape and visual receptors to change / proposed development, against the magnitude of change predicted upon them. In line with the current guidance, the assessment is made using professional judgement, as landscape and visual effects often cannot be quantified and over-reliance on matrices is discouraged.
- 1.47 However, the use of a significance matrix (see Table A-10) provides a useful guide for the initial appraisal of the significance level based of the assessed sensitivity and magnitude and the results are then refined using professional judgement with a clear and transparent justification.
- 1.48 Effects can be positive, adverse or neutral (when no change arises).
- 1.49 Effects are assessed during the construction and operational phase of the development with the assumption that all proposed landscape mitigation has established and begun to mature.
- 1.50 Table A-10 provides a significance matrix used as a guide in the final assessment of the significance of landscape and visual effects, which is carried out using professional judgement.

Table A-10 Significance Matrix

Overall Sensitivity	Overall Magnitude				
	Very High	High	Medium	Low	Very Low
Very High	Major	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible

- 1.51 Table A-11 provides definitions of landscape and visual effects. In Landscape and Visual Impact Assessments forming a part of an Environmental Impact Assessment (EIA), all effects above moderate level are assessed as 'significant'

Table A-11 Definitions of landscape and visual effects

Item	Description
Major	Fundamental changes resulting in a complete or near complete variance with the landscape resource or visual amenity.
Moderate	A material but non-fundamental change to the landscape resource or visual amenity.
Minor	A slight but non-material change to the landscape resource or visual amenity.
Negligible	A detectable but non-material change to the landscape resource of visual amenity or a non-detectable change to the landscape resource or visual amenity.

Non-EIA appraisals

- 1.52 Standalone LVIA reports which do not form part of an Environmental Impact Assessment follow the same principles and methodology as LVIA reports prepared for EIA purposes.
- 1.53 However, in a standalone LVIA effects are not assessed as 'significant' or 'not significant', which is in line with Landscape Institute's GLVIA3 Statement of Clarification 1/13. In such standalone LVIA, which are typically called 'appraisals', only a degree/level of effect is provided according to the table A-11, above.

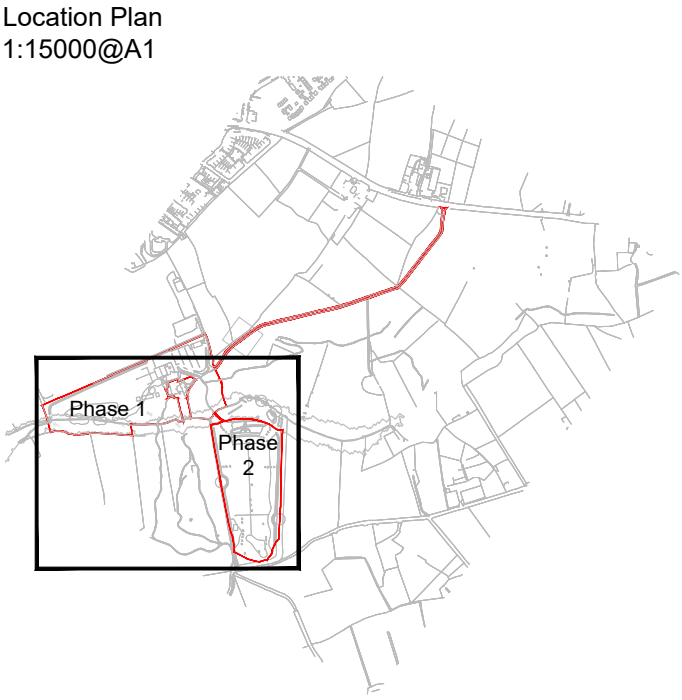
Appendix 3

Landscape Masterplan



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 3. All given dimensions in mm.

NOTE: Red line boundary is not final. The plan will be amended following confirmation of the boundary line.



FINAL

26.02.25	OD	Adjusted Phase 1 Redline Boundary	C	PD
25.02.25	PD	Amended Planning Typologies following ecology input	B	PD
19.02.25	OD	Rotated 1st Tee Box to suit fairway	A	PD

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PROJECT NUMBER: DD678	PLOT DATE: 06.02.25
DRAWING SCALE: 1:1000	APPROVED BY: PD
PAPER SIZE: A1	DRAWN BY: OD
DRAWING TITLE: Landscape Masterplan	
-	
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Appendix 4

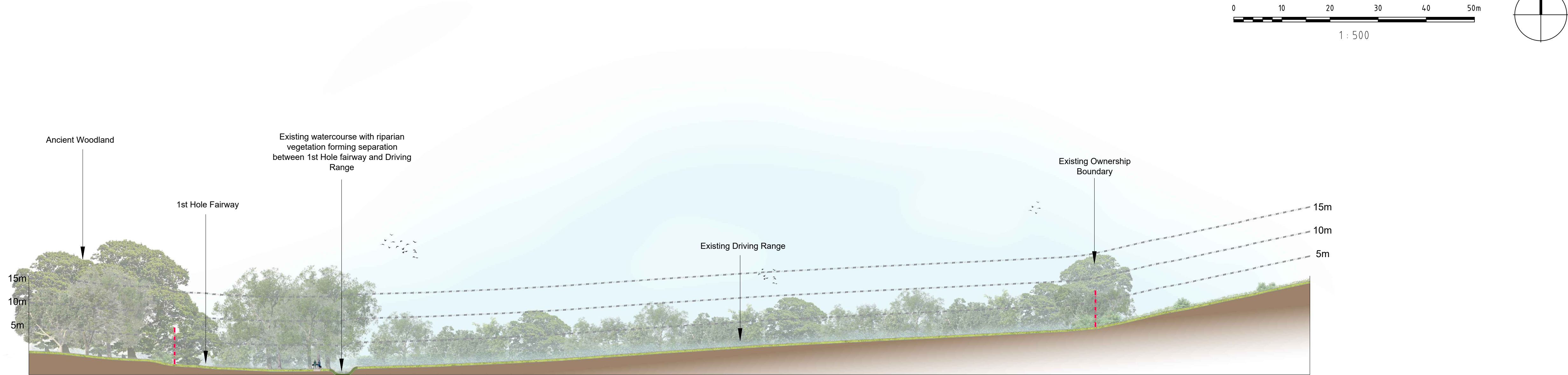
Landscape Sections

01

L02

Phase 1 - Existing Landscape Section Elevation A-A'

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Ancient Woodland



1st Hole Fairway



Existing watercourse



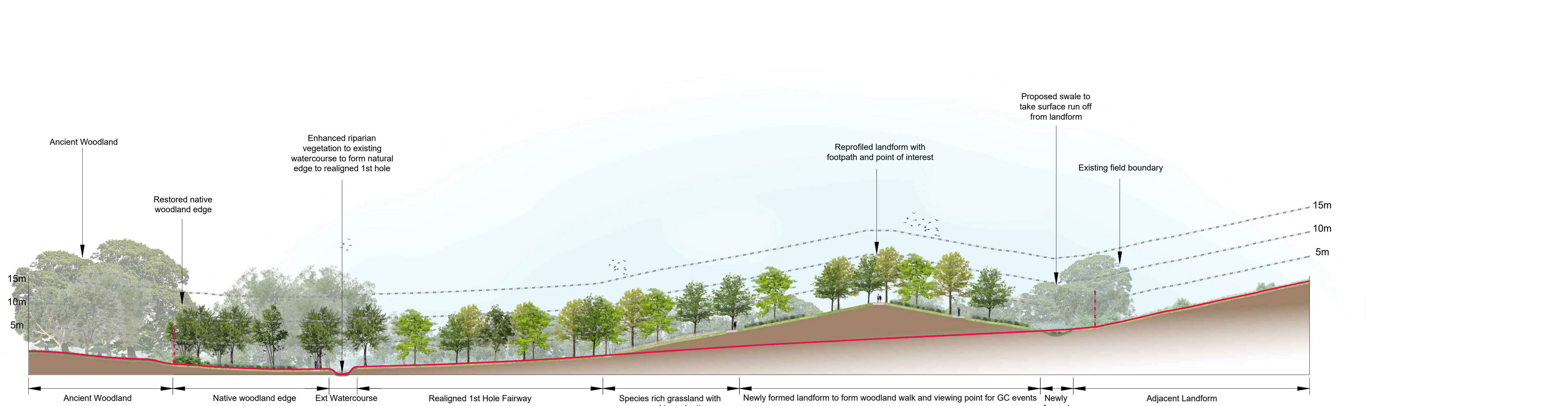
Existing Driving Range looking towards ancient woodland with northern boundary vegetation shown to the right

02

L02

Phase 1 - Proposed Landscape Section Elevation A-A'

1:500@A1



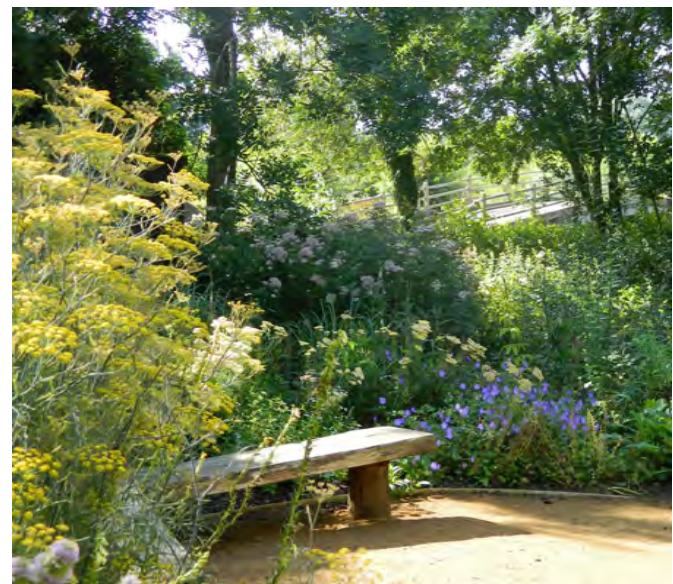
Ancient Woodland



Newly formed swale



Woodland understorey planting



Point of Interest



View of Golf Course

NOTES:

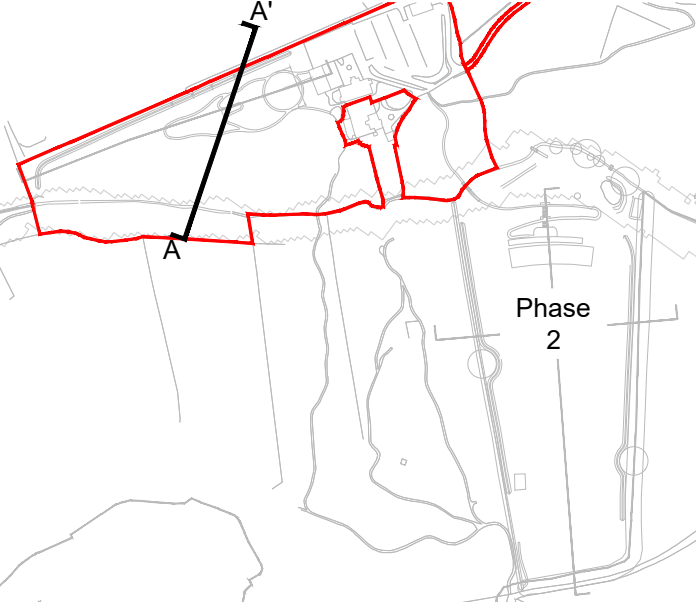
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Existing landform profile to proposed section lines

Contours @ 5m intervals

Site Boundary

Location Plan
Not to scale



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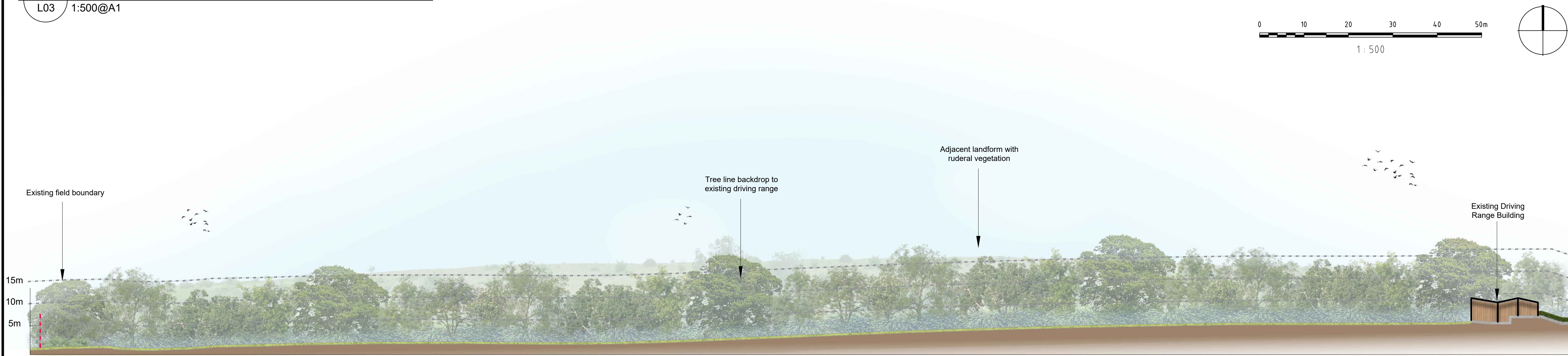
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Phase 1 - Landscape Section Elevations 1 of 2
Section A-A'

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DD678L02

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01 Phase 1 - Existing Landscape Section Elevation B-B'
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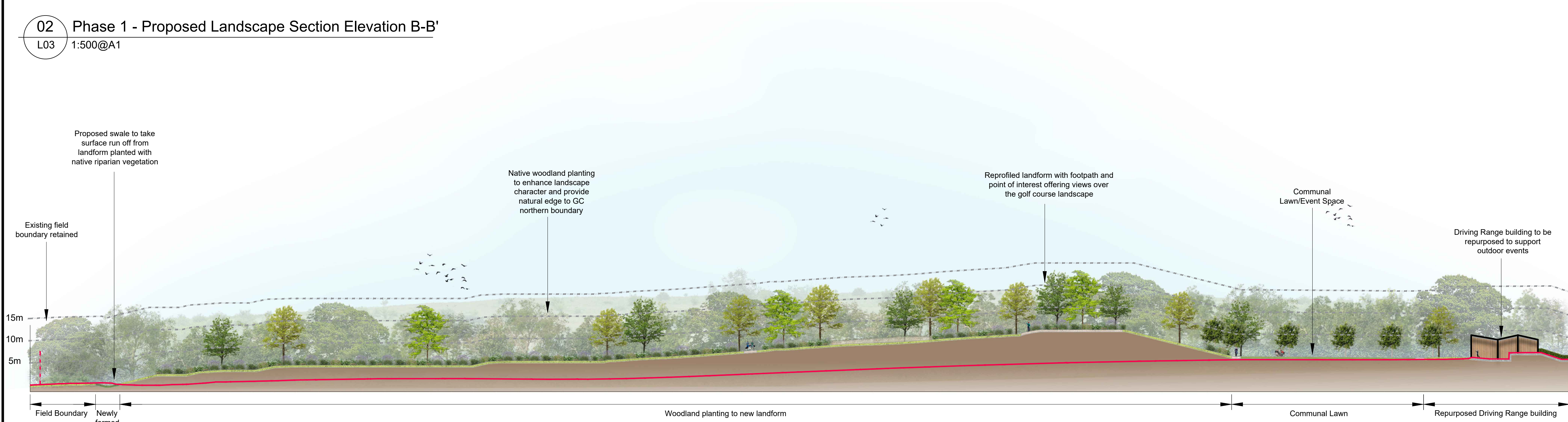


Existing Driving Range



Existing Driving Range Building

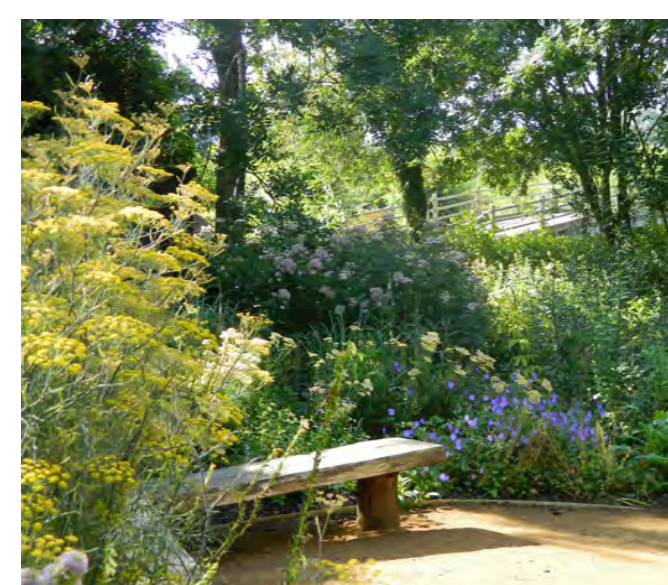
02 Phase 1 - Proposed Landscape Section Elevation B-B'
L03 1:500@A1



Newly formed swale



Proposed Native woodland planting



Point of Interest



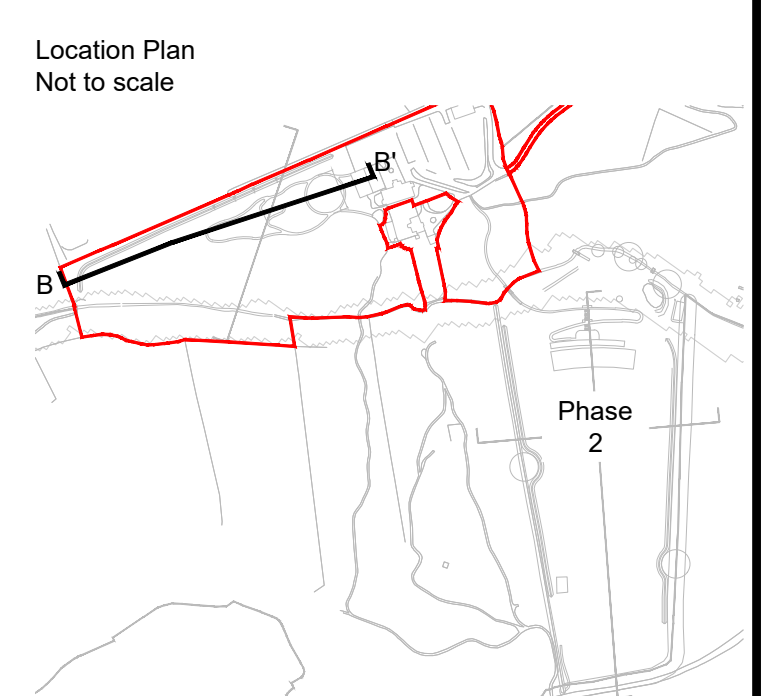
View of Golf Course



Communal Lawn/ Event Space

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- Existing landform profile to proposed section lines
- Contours @ 5m intervals
- Site Boundary



Location Plan
Not to scale

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Section B-B'

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DD678L03

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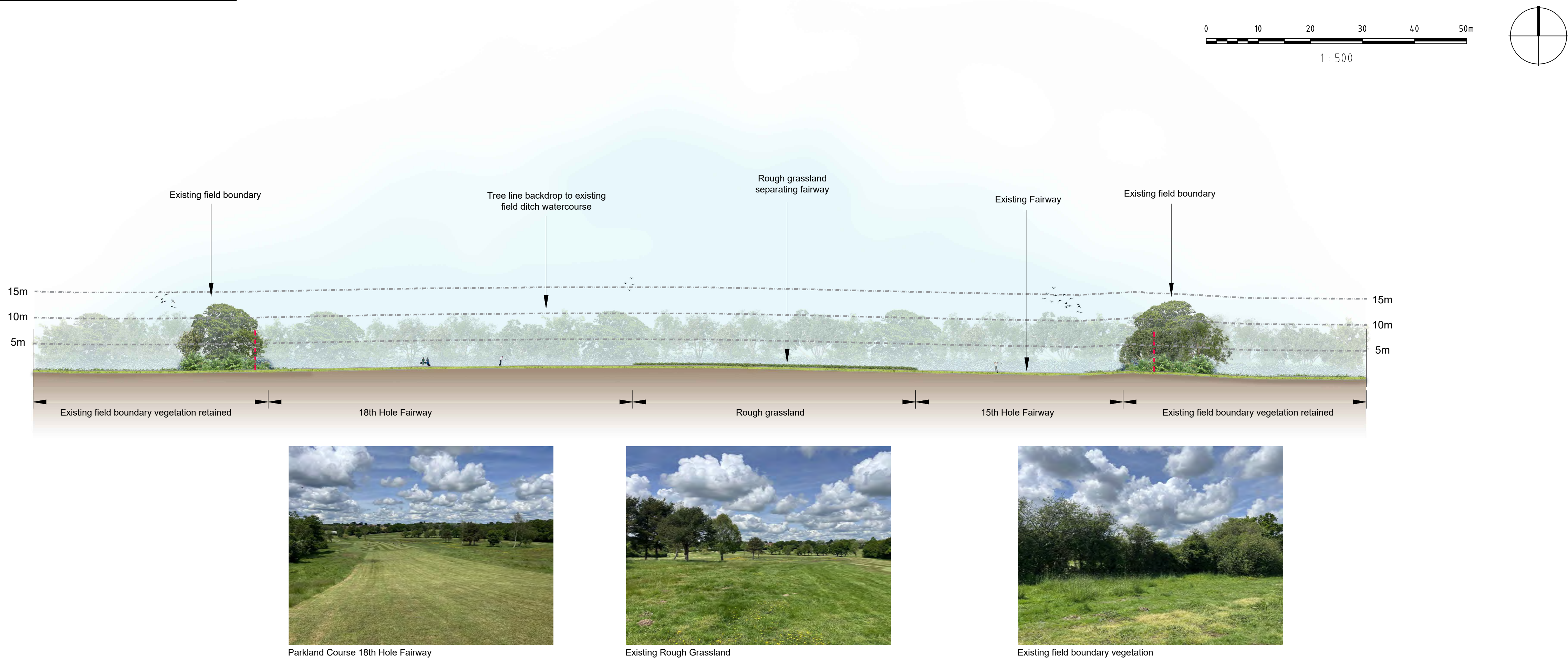
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01

L04

Phase 2 - Existing Landscape Section Elevation A-A'

1:500@A1



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 3. All given dimensions in mm.

Existing landform profile to proposed section lines

Contours @ 5m intervals

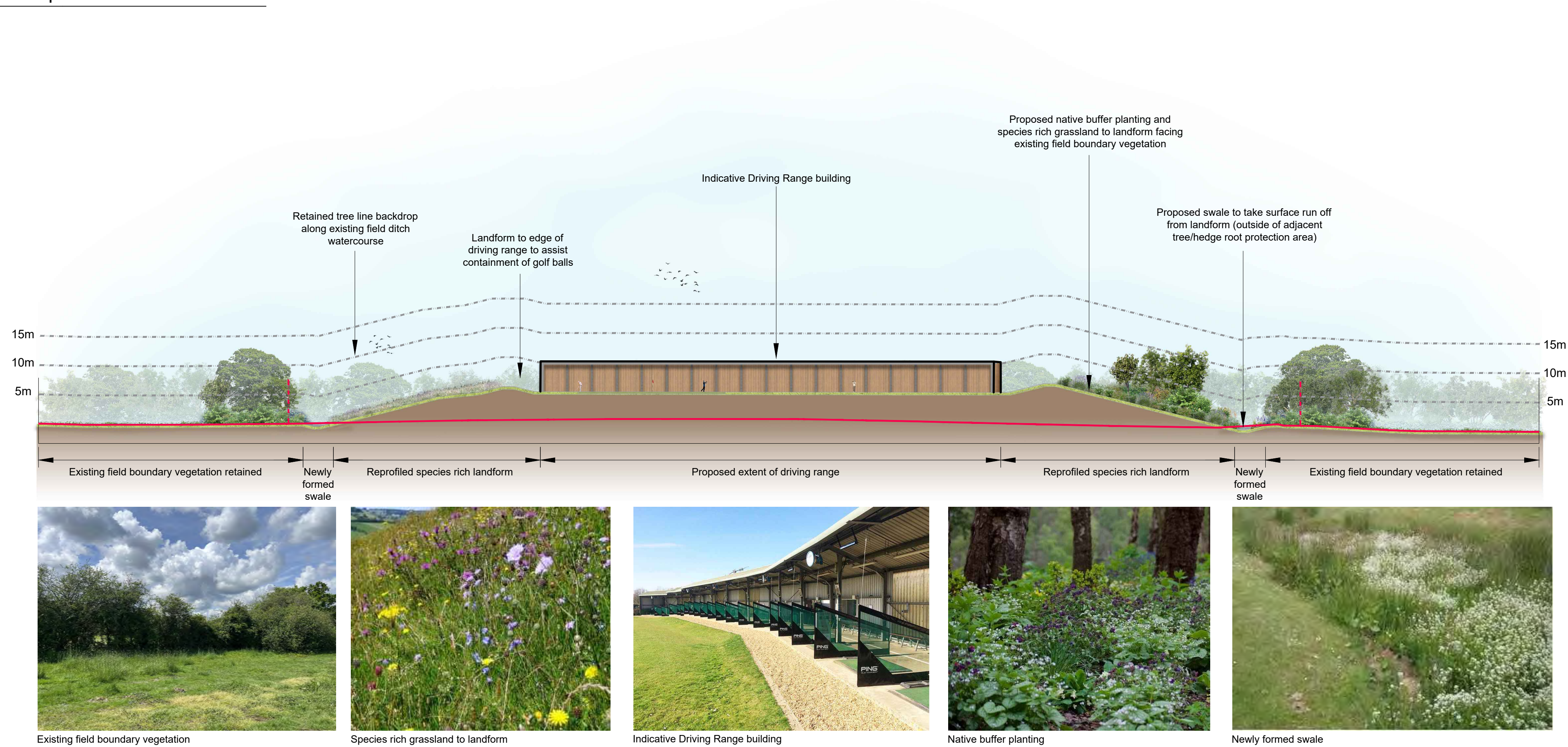
Site Boundary

02

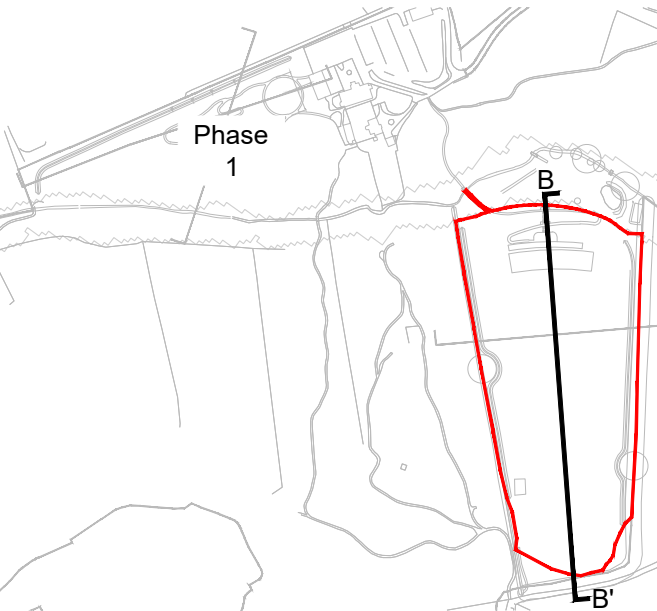
L04

Phase 2 - Proposed Landscape Section Elevation A-A'

1:500@A1



Location Plan
Not to scale



FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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DRAWING STATUS
FOR PLANNING



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PROJECT TITLE:
East Horton Golf Club

PROJECT NUMBER:
DD678

PLOT DATE:
13.02.25

DRAWING SCALE:
1:500

APPROVED BY:
PD

PAPER SIZE:
A1

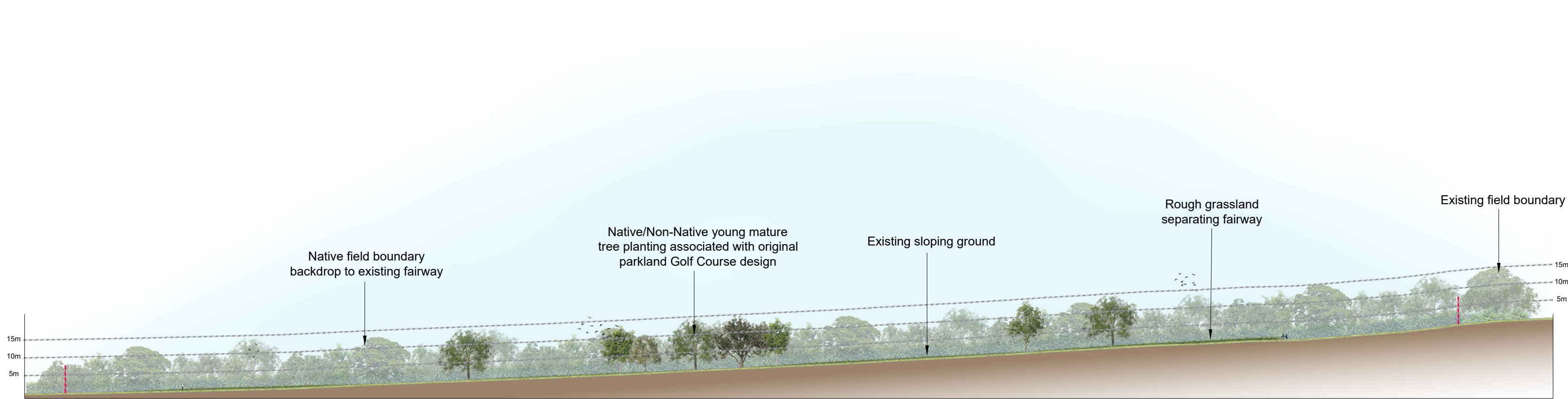
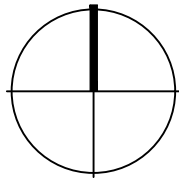
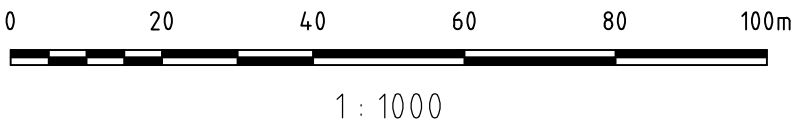
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OD

DRAWING TITLE:
Phase 2 - Landscape Section Elevations 1 of 2
Section A-A'

DRAWING NUMBER:
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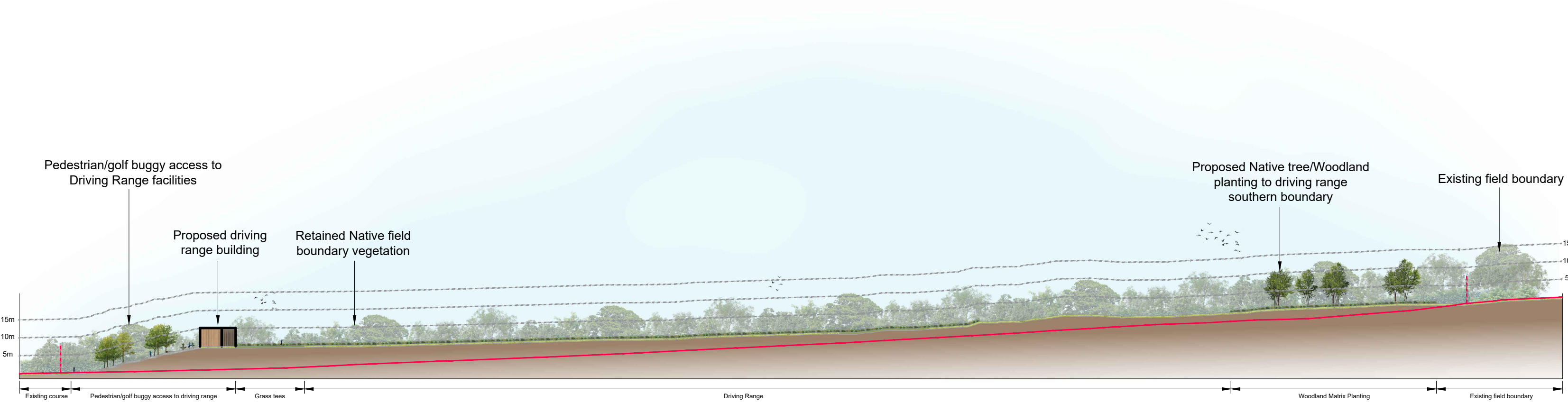
Existing Fairway



Existing Rough Grassland



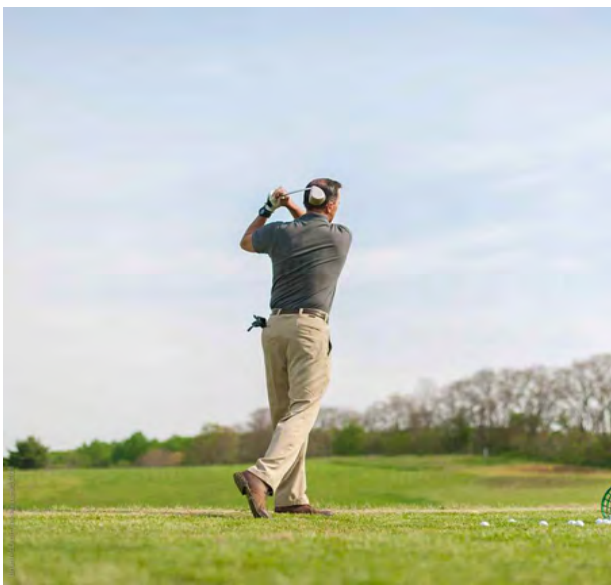
Existing field boundary vegetation



Stepped access to driving range building



Indicative Driving Range building



Grassed tees to driving range



Existing field boundary

NOTES:

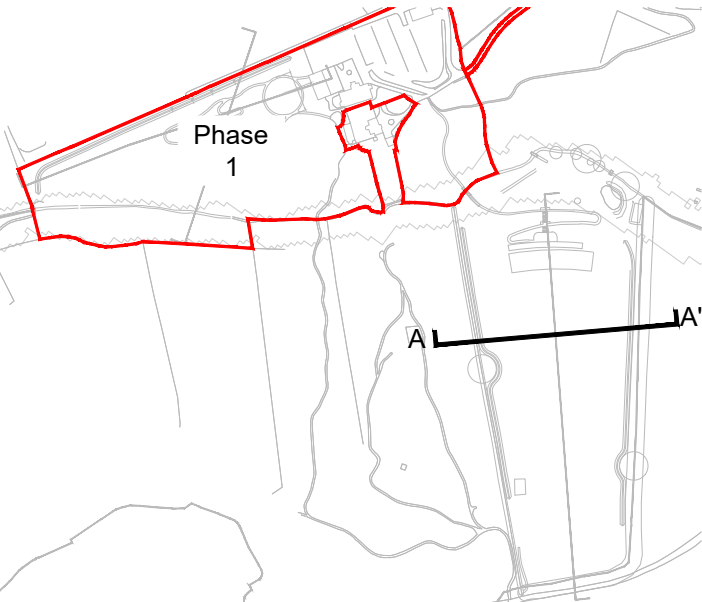
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.
3. All given dimensions in mm.

Existing landform profile to proposed section lines

Contours @ 5m intervals

Site Boundary

Location Plan
Not to scale



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East Horton Golf Club	
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PROJECT NUMBER:	PLOT DATE:
DD678	13.02.25
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1:1000	PD
PAPER SIZE:	DRAWN BY:
A1	OD
DRAWING TITLE:	
Phase 2 - Landscape Section Elevations 2 of 2 Section B-B'	
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