Land south of Mortimers Lane, Fair Oak
Landscape and Visual Addendum
edp7852_r026a

QA: WGa/NPR_FJe/NHa_080725

1 INTRODUCTION

1.1 The Environmental Dimension Partnership Ltd (EDP) was commissioned by Bloor Homes Limited to undertake a Landscape and Visual Appraisal (LVA; report reference: edp7852_r007, dated December 2024) for the proposed development of a residential scheme at Land South of Mortimers Lane, Fair Oak (hereafter referred to as 'the Site').

1.2 The planning application details are:

- Application No: O/24/98619;
- Location: Land south of Mortimers Lane, Fair Oak; and
- Proposal: The development proposals are for an outline application for up to 245 dwellings (Use Class C3), up to 350sqm multi-functional space, mobility infrastructure (Use Class Sui Generis), with associated open space, landscaping, infrastructure and vehicular access off Mortimers Lane, Fair Oak. All matters reserved except for vehicular access off Mortimers Lane and pedestrian/cycle connections to the Site boundary.

1.3 This Addendum considers the inclusion of the previously proposed offsite s278 works for pedestrian cycle enhancements. These proposals are shown at **Appendix EDP 1** of this note.

1.4 To accommodate these works within the redline, it has been extended to include the highways extent as shown at **Appendix EDP 1**, which illustrates an extension of approximately 200m to the west along Mortimers Lane to the junction with Knowle Lane, and approximately 150m to the east to Mortimers Farm.

1.5 This Addendum has been drafted in response to the above matters and should be read in conjunction with the previously submitted LVA (report reference: edp7852_r007), the updated Ecology Appraisal (edp7852_r011) and the Arboricultural Impact Assessment (Highways Access) (report reference: edp7852_r020).

2 BASELINE CONDITIONS

2.1 The Landscape Character Assessment for Eastleigh Borough Council (EBC) places the redline extension entirely within the Area 7 Bishopstoke – Fair Oak Woodland and Farmland.

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

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

2.3 **Appendix EDP 2** illustrates the character and context of the redline extension which, whilst predominantly highway, also includes grass verges, sections of ditch and vegetation. Further details of the vegetation within and adjacent to the redline extension can be found within the updated Arboricultural Baseline Note (report reference: edp7852_r001).

2.4 The submitted LVA was supported by 16 Photoviewpoints (PVPs). Their location is illustrated on Plan EDP 4 of the submitted LVA (report reference: edp7852_r007). Photographs from the selected viewpoints are contained in Appendix EDP 4 of the submitted LVA (report reference: edp7852_r007). Following post-submission comments and an on-site meeting with EBC, an additional viewpoint (17) was added at the Site access point.

2.5 To aid consideration of the highways works, an additional eight Photoviewpoints (PVPs) have been captured. Their location is illustrated at **Appendix EDP 2** of this Addendum. Photography from these selected viewpoints is contained in **Appendix EDP 3** of this Addendum.

Table EDP 2.1: Summary of Additional Representative PVPs

PVP Number	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
18	View from Mortimers Lane looking south-east	450394, 118867	0m; south-east	Road Users; Low sensitivity
19	View from Mortimers Lane looking south-east	450473, 118911	0m; south-east	Road Users; Low sensitivity
20	View from Mortimers Lane looking south-east	450492, 118922	0m; east	Road Users; Low sensitivity

PVP Number	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
21	View from Mortimers Lane looking south	450591, 118959	0m; south	Road Users; Low sensitivity
22	View from Mortimers Lane looking west	450796, 118974	5m; west	Road Users; Low sensitivity
23	View from Mortimers Lane looking south-west	450769, 118974	0m; south-west	Road Users; Low sensitivity
24	View from Mortimers Lane looking south-west	450734, 118975	0m; south-west	Road Users; Low sensitivity PRoW Users; High sensitivity
25	View from Mortimers Lane looking south	450665, 118971	0m; south	Road Users; Low sensitivity

3 ADDITIONAL EFFECTS

3.1 Section 6 of the submitted LVA (report reference: edp7852_r007) provides an assessment of effects of the development proposals. This section considers the additional effect of the inclusion of the highways works presented at **Appendix EDP 1** of this Addendum.

3.2 Construction and early operational activities, movement of Site traffic, lighting, noise and sounds will be ever-present during the construction process for these works. This is not unusual and will be carefully controlled by a conditioned Construction Method Statement. Recommendations for protection of retained trees and hedgerows, in accordance with relevant British Standards such as *BS 5837*, have been submitted (report reference: edp7852_r020) to ensure that the rooting areas of trees and hedgerows are not adversely affected by the construction process.

3.3 As illustrated on the Tree Protection Plan (TPP) (drawing reference: edp7852_d041) appended to the Highways AIA (report reference: edp7852_r020), construction works would lead to the loss and partial loss of some landscape fabric aligning the highway. Construction works would require lighting as well as the erection of fencing, presence of material stockpiles and movement of materials to/from the Site. Therefore, the magnitude of change is deemed to be **high**, on the additional Site area itself. Construction activities would not benefit from mitigation integrated into the wider proposed masterplan. Therefore, it will result in a **major**, **adverse**, **temporary** level of effect. This effect would, however, be geographically discrete.

3.4 By Year 15, the Site and additional landscape mitigation will have matured, softening the proposed scheme and aiding its integration into the wider context. This brings about some beneficial effects to the scheme. Therefore, the magnitude of change is deemed to reduce to **medium**; this would result in a **moderate** level of effect.

3.5 Mortimers Lane sits north of the proposed development area. As shown in the accompanying Photoviewpoints (**Appendix EDP 3**), mature vegetation and existing built form lines the Lane, limiting views into the proposed development area of the overall Site.

3.6 Consideration of the visual impact of the residential development is undertaken in Section 6 of the submitted LVA. However, whilst development is set back from Mortimers Lane, it would still be recognisable to many of the receptor locations appended to this Addendum. Therefore, the change to these receptors in the context of this Addendum relates to the creation of formalised pedestrian and cycle access and any associated removal of vegetation, as shown at **Appendix EDP 1** of this Addendum.

3.7 The TPP submitted as part of the highways works indicates the loss or partial loss of several items to the west of the main development site. These works will principally impact Photoviewpoints 18, 19, 20 and 21.

3.8 Receptors at these viewpoints are already largely 'within' the settlement edge, with recent development to their north and south. Whilst the proposed highways works would result in a reduction in the amount of vegetation aligning the southern side of Mortimers Lane, the adjacent built form is already perceived, forming the immediate backdrop to any views.

3.9 The magnitude of change for these receptors, as result of the highways works, is considered to be **medium**. This, combined with the low sensitivity, results in a worst case **moderate**/**minor** level of effect at Year 1, reducing to a **minor** level of effect by Year 15.

4 SUMMARY

4.1 This Addendum considers the landscape and visual implications of the redline extension to include the pedestrian cycle connection shown at **Appendix EDP 1**.

4.2 Changes to visual amenity because of the highways works would principally be experienced by receptors travelling along Mortimers Lane, within close proximity to the extended site boundary.

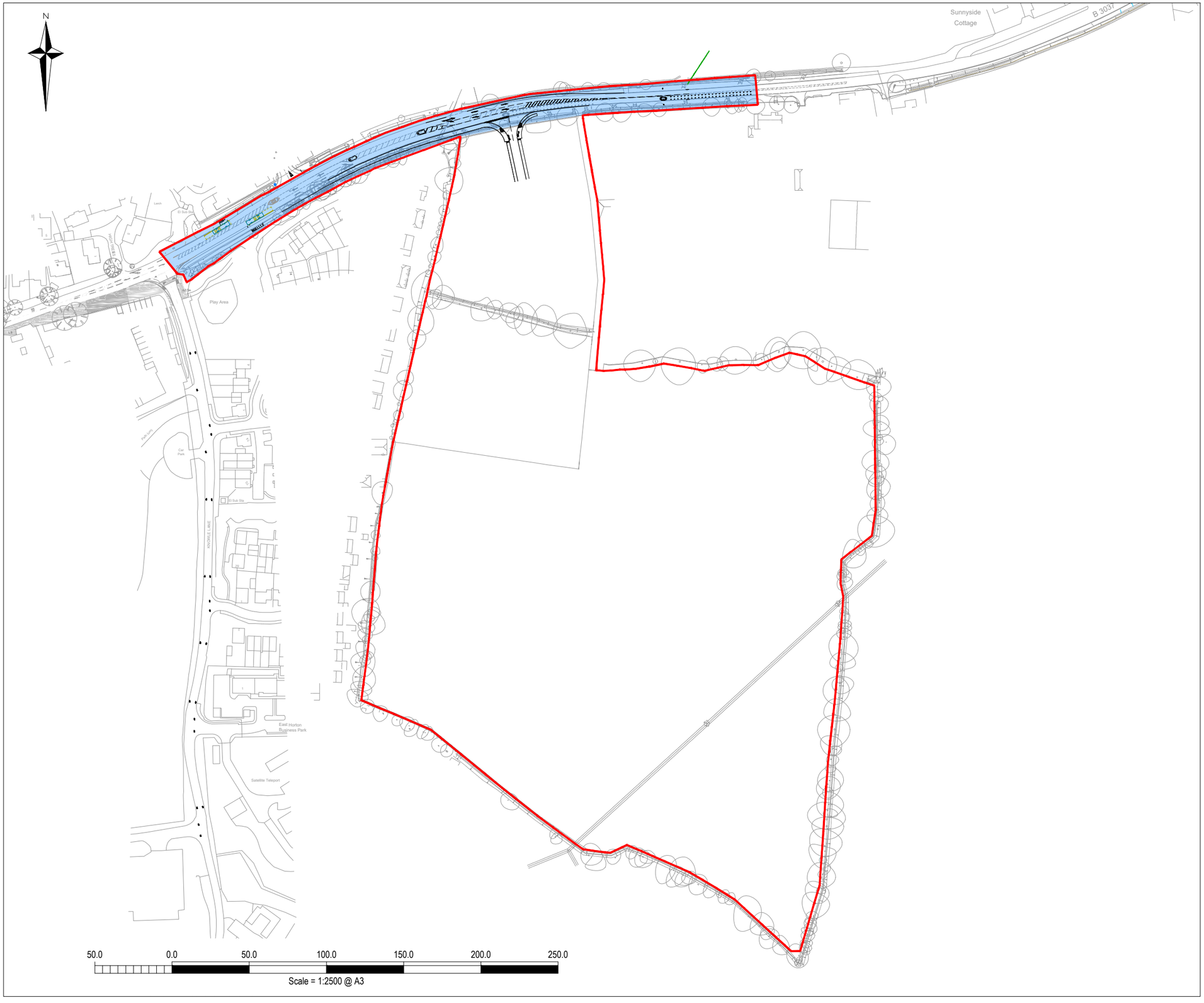
4.3 Beyond this, change to the visual amenity of receptors as a result of the highways works would be extremely limited. This is due to the layering of existing vegetation, intervening built form and the limited nature of the works proposed.

4.4 Overall, it is considered that the wider landscape strategy plan (Appendix EDP 1 of the submitted LVA; report reference: edp7852_r007), informed by the framework masterplan for the Site, has been sensitively designed to reduce the impact in the surrounding landscape context. On-site opportunities and constraints, as well as matters relating to landscape character and visual amenity have been considered to ensure that the scale, form, positioning and appearance of the proposed development is in keeping with the local context.

4.5 The proposed highways works would not fundamentally change the land use of this part of the Site; it would not be discordant with the local context of residential development. Existing boundary vegetation is to be retained as far as possible; furthermore, an appropriately worded condition will allow for the creation of new landscaping and

recreational value to the entire Site. While the change will be noticeable from certain close-range viewpoint locations, it is generally considered to be visually contained, having a limited effect on the surrounding context.

Appendix EDP 1
Highways Works
(Drawing Number: 8230679/6129 Rev A)



NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.
3. All areas within visibility splays are to be offered for adoption.

Source: Site Line's drawing number 01MK001 1 to 6

KEY

- Site boundary - Covering off site highway works and extends to adopted highway boundary
- Highway boundary interpreted from Hampshire CC records (Dated November 2023) based upon OS and is to be confirmed by HCC during detailed design stage

Rev.	Description	Date	By	Chkd
A	Proposed access and highway boundary added.	13/06/25	AH	AJ

Glanville
Survey > Plan > Engineer

Civil Engineering | Highways Engineering
Structural Engineering | Building Surveying
Transport Planning | Geomatics
Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client : Bloor Homes Southern

Project : Land South of Mortimers Lane, Fair Oak, Eastleigh

Title : Red Line Boundary Plan

Engineer : A. Harper
Date : June 2025
Director : A. Jones
Scale : 1:2500 @ A3
Status : PRELIMINARY

Drawing No. 8230679/6129
Rev A

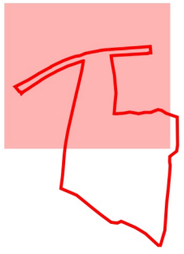
Appendix EDP 2
Additional Viewpoint Locations - Highways Works (edp7852_d044a 08 July 2025 WGa/WEw)



Site Boundary

Additional Viewpoint Locations

Public Right of Way (PRoW)



client

Bloor Homes Limited

project title

Land south of Mortimers Lane, Fair Oak

drawing title

Additional Viewpoint Locations - Highways Works

date	**08 JULY 2025**	drawn by	**WGa**
drawing number	**edp7852_d044a**	checked	**WEw**
scale	**1:1,500 @ A3**	QA	**RBa**

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Appendix EDP 3
Additional Photoviewpoints
(edp7852_d045 08 July 2025 GYo/WGa)



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Grid Coordinates:	**450394, 118867**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**24/06/2025 @ 14:03**	Height of Camera:	**1.6m**	Distance:	**0m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**61m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**08 JULY 2025**
drawing number	**edp7852_d045**
drawn by	**GYo**
checked	**WGa**
QA	**RBa**

client	**Bloor Homes Limited**
project title	**Land south of Mortimers Lane, Fair Oak**
drawing title	**Photoviewpoint EDP 18 Highways Works**

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Photoviewpoint EDP 19: View from Mortimers Lane looking south-east



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Grid Coordinates:	**450473, 118911**	Horizontal Field of View:	**90°**	Direction of View:	**SE**
Date and Time:	**24/06/2025 @ 14:05**	Height of Camera:	**1.6m**	Distance:	**0m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**61m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**08 JULY 2025**
drawing number	**edp7852_d045**
drawn by	**GYo**
checked	**WGa**
QA	**RBa**

client	**Bloor Homes Limited**
project title	**Land south of Mortimers Lane, Fair Oak**
drawing title	**Photoviewpoint EDP 19 Highways Works**

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Photoviewpoint EDP 20: View from Mortimers Lane looking south-east



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Grid Coordinates:	**450492, 118922**	Horizontal Field of View:	**90°**	Direction of View:	**E**
Date and Time:	**24/06/2025 @ 14:06**	Height of Camera:	**1.6m**	Distance:	**0m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**61m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**08 JULY 2025**
drawing number	**edp7852_d045**
drawn by	**GYo**
checked	**WGa**
QA	**RBa**

client	**Bloor Homes Limited**
project title	**Land south of Mortimers Lane, Fair Oak**
drawing title	**Photoviewpoint EDP 20 Highways Works**

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Photoviewpoint EDP 21: View from Mortimers Lane looking south



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Grid Coordinates:	**450591, 118959**	Horizontal Field of View:	**90°**	Direction of View:	**S**
Date and Time:	**24/06/2025 @ 14:07**	Height of Camera:	**1.6m**	Distance:	**0m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**60m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**08 JULY 2025**
drawing number	**edp7852_d045**
drawn by	**GYo**
checked	**WGa**
QA	**RBa**

client	**Bloor Homes Limited**
project title	**Land south of Mortimers Lane, Fair Oak**
drawing title	**Photoviewpoint EDP 21 Highways Works**

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Grid Coordinates:	**450796, 118974**	Horizontal Field of View:	**90°**	Direction of View:	**W**
Date and Time:	**24/06/2025 @ 14:11**	Height of Camera:	**1.6m**	Distance:	**5m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**53m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**08 JULY 2025**
drawing number	**edp7852_d045**
drawn by	**GYo**
checked	**WGa**
QA	**RBa**

client	**Bloor Homes Limited**
project title	**Land south of Mortimers Lane, Fair Oak**
drawing title	**Photoviewpoint EDP 22 Highways Works**

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Photoviewpoint EDP 23: View from Mortimers Lane looking south-west



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Grid Coordinates:	**450769, 118974**	Horizontal Field of View:	**90°**	Direction of View:	**SW**
Date and Time:	**24/06/2025 @ 14:12**	Height of Camera:	**1.6m**	Distance:	**0m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**55m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**08 JULY 2025**
drawing number	**edp7852_d045**
drawn by	**GYo**
checked	**WGa**
QA	**RBa**

client	**Bloor Homes Limited**
project title	**Land south of Mortimers Lane, Fair Oak**
drawing title	**Photoviewpoint EDP 23 Highways Works**

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Grid Coordinates:	**450734, 118975**	Horizontal Field of View:	**90°**	Direction of View:	**SW**
Date and Time:	**24/06/2025 @ 14:13**	Height of Camera:	**1.6m**	Distance:	**0m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**55m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**08 JULY 2025**
drawing number	**edp7852_d045**
drawn by	**GYo**
checked	**WGa**
QA	**RBa**

client	**Bloor Homes Limited**
project title	**Land south of Mortimers Lane, Fair Oak**
drawing title	**Photoviewpoint EDP 24 Highways Works**

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Grid Coordinates:	**450665, 118971**	Horizontal Field of View:	**90°**	Direction of View:	**S**
Date and Time:	**24/06/2025 @ 14:14**	Height of Camera:	**1.6m**	Distance:	**0m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**59m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**08 JULY 2025**
drawing number	**edp7852_d045**
drawn by	**GYo**
checked	**WGa**
QA	**RBa**

client	**Bloor Homes Limited**
project title	**Land south of Mortimers Lane, Fair Oak**
drawing title	**Photoviewpoint EDP 25 Highways Works**

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