

Kings Copse Avenue, Hedge End
Landscape and Visual Evidence and Appraisal
Volume 1 Landscape and Visual Evidence
October 2024



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- Appendix 1: LVE Methodology
- Appendix 2: Landscape Baseline Table

1. Introduction

1.1. Appointment

- 1.1.1. The terra firma Consultancy was appointed in August 2024 to provide landscape architectural services in support of the proposed development of land at Kings Copse Avenue, Hedge End. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, in light of the client brief, comprises:
- Developing an understanding of the site and its setting;
 - Defining what matters most about the landscape and visual aspects;
 - Incorporating these into the best possible development proposals which maximises opportunities and potentials; and
 - Minimises and mitigates harm;
- 1.1.2. For the purposes of the planning process the above work is presented in two volumes:
- **Volume 1 Landscape and Visual Evidence (LVE)** comprises our understanding of the site and its setting and the identification of what is important. This is critical in developing context-appropriate proposals and minimising harm and is the starting point for our work. The design and assessment should not be viewed as a linear process but rather an iterative one, with the identification of potential harm and mitigation informing the design at every stage, along with the work of other disciplines.
 - **Volume 2 Landscape and Visual Impact Appraisal** will comprise the assessment / appraisal section of the final landscape report which will be completed once the final design is confirmed and will be an impartial assessment of the landscape and visual effects of the final proposals.

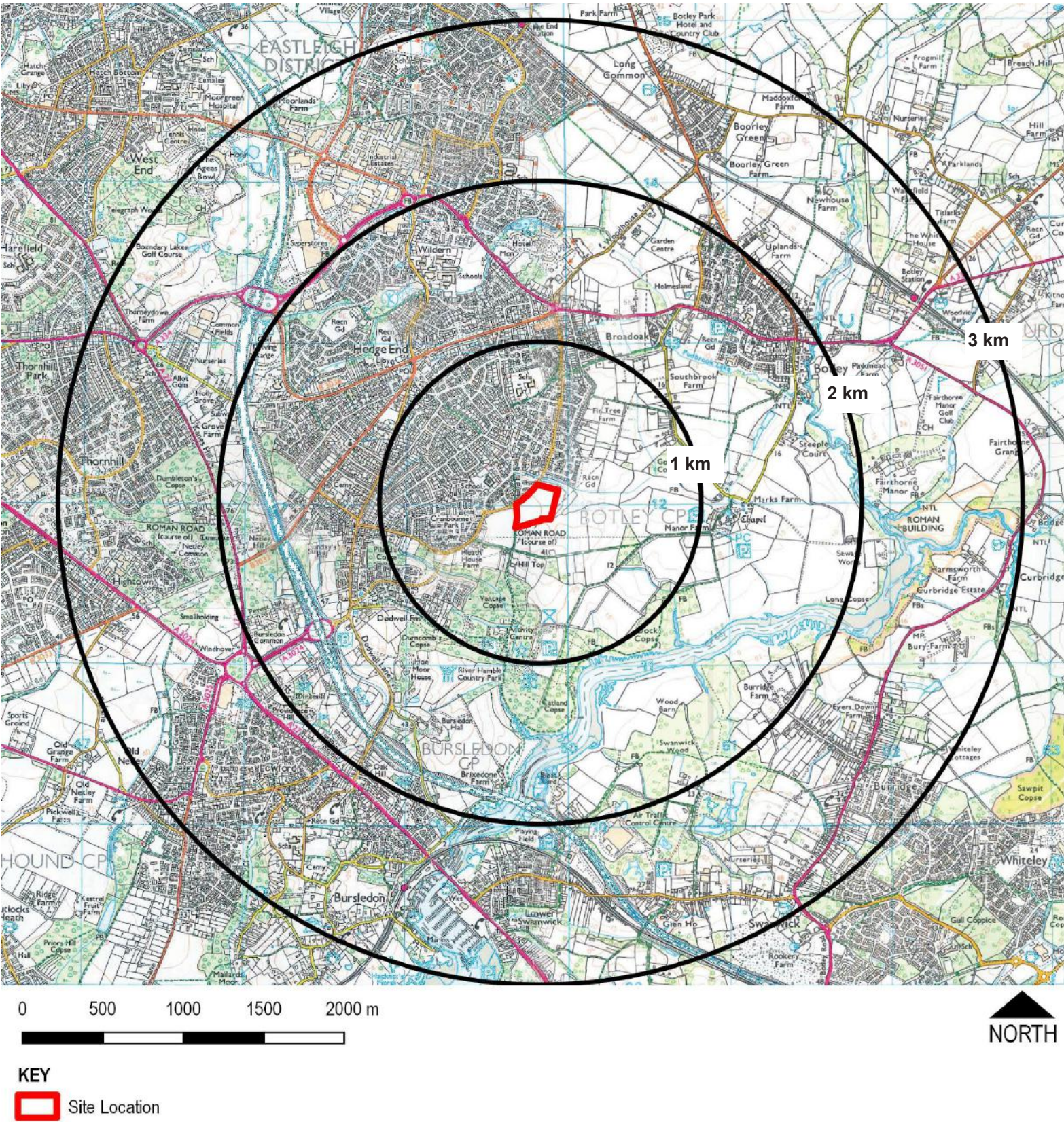
1.2. Report structure

- 1.2.1. Volume 1 is set out as below:
- Introduction; report structure; project brief; site location;
 - Policy framework; planning policies; landscape character assessments; planning evidence;
 - Landscape elements, qualities, functions and character: description and sensitivities;
 - Views: description and sensitivities;
 - Appendix 1: Landscape and Visual Evidence methodology
 - Appendix 2: Landscape Baseline Table

1.3. Project brief

- 1.3.1. The brief for the design team is to produce a detailed planning application for 192 dwellings (102 in houses, along with 90 apartments in 4 blocks) on the site at Kings Copse Avenue, Hedge End. The brief for landscape architectural input is to advise on a landscape led approach to the location and arrangement of development on the site, to assess the impact of 192 dwellings on landscape and views, and to support the pre-application discussions with the local authority.

Figure 1 - Site location



1.4. Site location

- 1.4.1. The site adjoins the southeastern edge of Hedge End, fronting Kings Copse Avenue. Currently an arable field, the site is accessed via a fieldgate located on Tanhouse Lane, a track and bridleway on the western site boundary.
- 1.4.2. Residential development within Hedge End lies to the west and north of the site, with the centre of Hedge End approximately 1.0km to the northwest. The village of Botley lies over 1.5km to the northeast. The River Hamble Country Park adjoins the southeastern site boundary, extending south and east to the River Hamble. The M27 motorway and centre of the city of Southampton are 1.5 and 7.5km to the southwest of the site, respectively. The site lies within Eastleigh Borough and the county of Hampshire.
- 1.4.3. Desktop research was carried out, and the site visited and fieldwork undertaken during October 2024.

2. Policy and guidance framework

2.1. European Landscape Convention (2000) (ELC)

- The ELC sets out in the preamble the need for 'Acknowledging that the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday areas'.
- The implication is that it is not just the designated areas, but the whole landscape that has many values and that all of them are formally recognised, but landscape matters to, and is valued by, people and provides a context for people's lives.
- This implication applies to all landscapes everywhere and in any condition – land, inland water, inter-tidal, marine, natural, rural, urban and peri-urban, outstanding, ordinary and degraded.

2.2. National Planning Policy Framework (NPPF December 2023)

2.2.1. The NPPF confirms that the purpose of planning is to help achieve sustainable development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should take into account the roles and character of different areas and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. Paragraph 180 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- *'protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)'*
- *'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'*
- *'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'*

2.2.2. In paragraph 182 the NPPF states that:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimize adverse impacts on the designated areas'.

2.3. Eastleigh Borough Local Plan 2016 - 2036

2.3.1. 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.

2.3.2. The Local Plan identifies land to the east of Kings Copse Avenue (the site), as a 'Proposed Housing & Residential-Led Mixed Use Development Allocation', see Figures 2 and 3. Policy B03, states that Land east of Kings Copse Avenue and east of Tanhouse Lane, an area of approximately 6.96 ha of land on the eastern side of Kings Copse Avenue and Tanhouse Lane, as defined by the policies map, is allocated for development to include approximately 120 dwellings. The policy states that the proposals should address a number of criteria, including:

- a range of housing types, sizes and tenure;
- the provision of on-site public open space and play areas, to serve the development;
- the provision of vehicular access from Kings Copse Avenue;
- the provision of pedestrian and cycle links both within the site and to connect the site with the surrounding area, including the adjacent Rodaway Pavilion and Football Ground;
- the maintenance and improvement of the Public Rights of Way to the west of the site; 20m buffers off Tanhouse Meadow Sites of Importance for Nature Conservation / Manor Farm Local Nature Reserve to protect the designated sites and the Hedge End stream to the north. All mature hedgerows should be retained and buffered by 5m either side;
- the provision of a landscape setting for the development, including buffer planting on Kings Copse Avenue frontage, and maintaining, reinforcing and buffering existing boundary hedgerows, tree belts and woodland.

2.3.3. Policies within the Eastleigh Borough Local Plan 2016 - 2036 that are of relevance to the site are set out below.

2.3.4. Strategic Policy S1, Delivering sustainable development states that in order to be sustainable, new developments in the Borough should, amongst other criteria:

- *'maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets'; and*
- *'maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development.'*

2.3.5. Strategic Policy S9, Green Infrastructure states that through new development and other initiatives the Borough Council will seek to achieve the provision, retention and / or enhancement of a number of forms of green infrastructure, including:

- *'interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries';*
- *'green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links';*
- *'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'; and*
- *'green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses; and*
- *'connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map'.*

2.3.6. Strategic Policy S12, Strategic footpath, cycleway and bridleway links states that the Borough Council will seek to create new and improve existing footpath, cycle and bridleway links throughout the Borough. It notes that new development should integrate with existing routes and wherever possible maintain, protect and enhance their function.

2.3.7. Policy DM1, General criteria for new development states that all new development should, amongst other criteria:

- *'not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; biodiversity; and heritage assets';*
- *'take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views';*

Figure 2 - Extract from Eastleigh Borough Local Plan 2016 - 2036: (Policy B03) Land east of Kings Copse Avenue and east of Tanhouse Lane



Land east of Kings Copse Avenue and east of Tanhouse Lane

Policy B03, Land east of Kings Copse Avenue and east of Tanhouse Lane

1. An area of approximately 6.96 ha of land on the eastern side of Kings Copse Avenue and Tanhouse Lane, as defined by the policies map, is allocated for development to include approximately 120 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan, and with an approved masterplan for the whole site which addresses the following specific requirements:
 - a. a range of housing types, sizes and tenures;
 - b. the provision of on-site public open space and play areas, to serve the development;
 - c. the provision of vehicular access from Kings Copse Avenue;
 - d. the provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;
 - e. the provision of pedestrian and cycle links both within the site and to connect the site with the surrounding area, including the adjacent Rodaway Pavilion and Football Ground;
 - f. the maintenance and improvement of the Public Rights of Way to the west of the site;
 - g. 20m buffers off Tanhouse Meadow Sites of Importance for Nature Conservation/ Manor Farm Local Nature Reserve to protect the designated sites and the Hedge End stream to the north. All mature hedgerows should be retained and buffered by 5m either side;
 - h. ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2004 S41 lists and that there is a net gain in biodiversity;
 - i. avoiding development on areas of the site at risk of flooding;
 - j. to preserve water quality and flows into the Hedge End Stream details of Sustainable Urban Drainage shall be provided in accordance with policy DM4 as part of any application for outline or full planning permission;
 - k. the provision of a landscape setting for the development, including buffer planting on Kings Copse Avenue frontage, and maintaining, reinforcing and buffering existing boundary hedgerows, tree belts and woodland;
 - l. the provision of good quality landscape setting for the development (including buffer planting on Kings Copse Avenue frontage), and maintaining and reinforcing existing boundary hedgerows, tree belts and woodland;
 - m. a thorough examination of the potential for the relocation of the overhead power line which crosses the site, in order to maximise the site's development potential;
 - n. preservation of the pipeline infrastructure which cross the site;
 - o. ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise and air mitigation measures, in light of the increased road traffic noise impact from Kings Copse Avenue, due to the opening of Pylands

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April 2022

bypass/ Link Road and Botley bypass; and

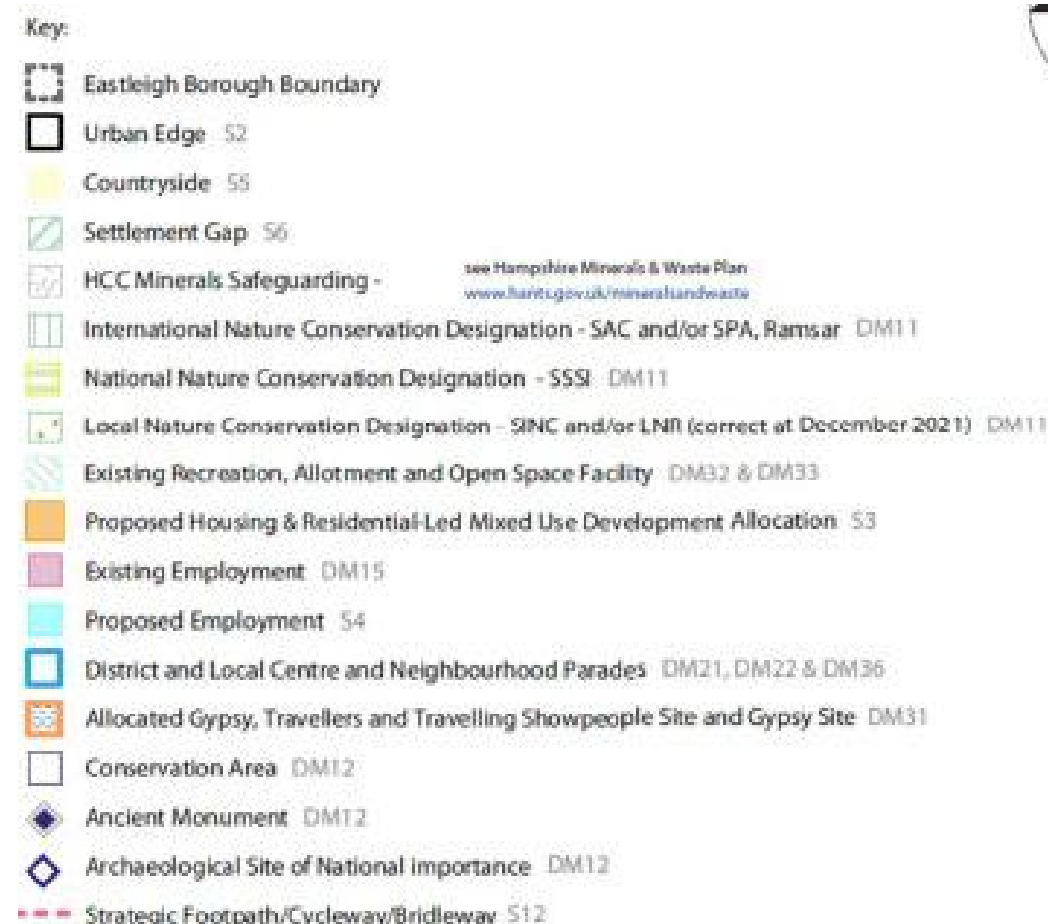
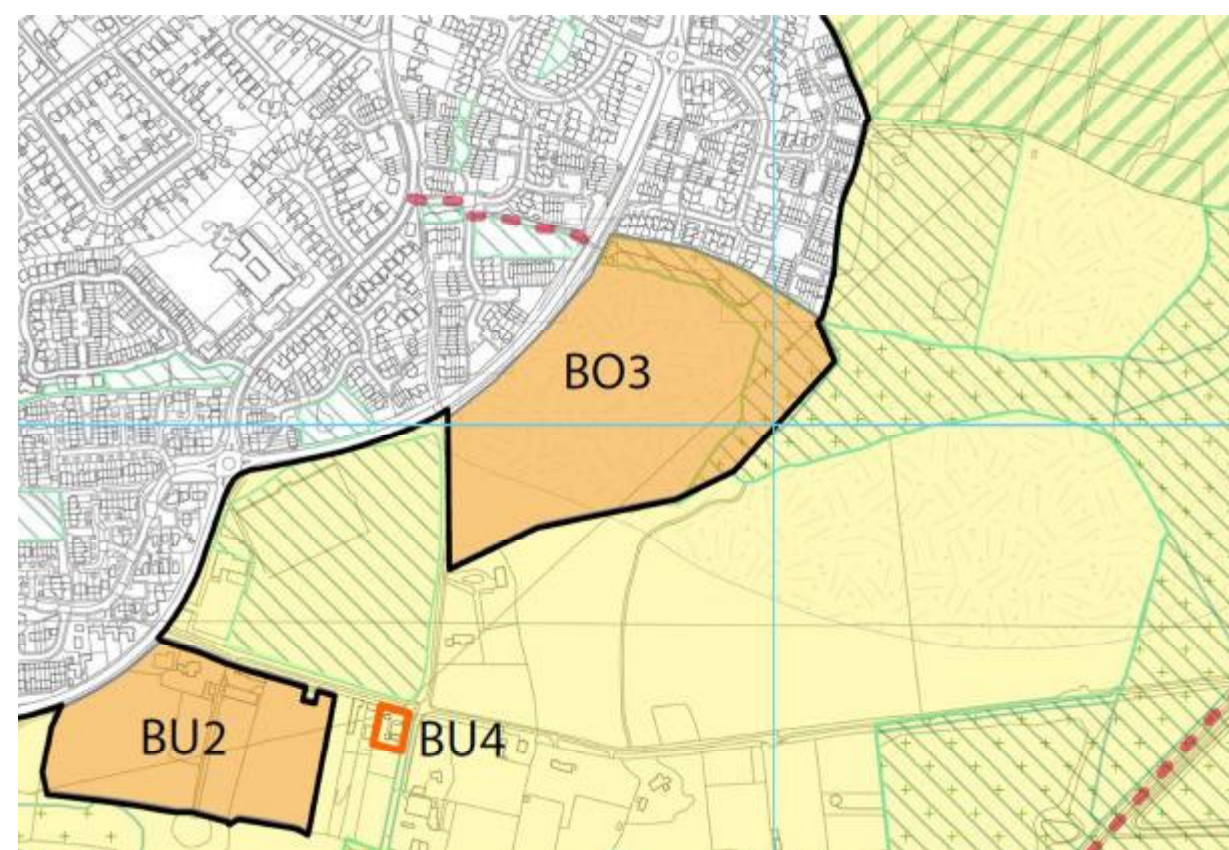
- p. occupation of the development is phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.



- 6.576 The site comprises 6.96ha of land on the eastern side of Kings Copse Avenue and Tanhouse Lane and falls within the River Hamble County Park estate. The site is split into two parcels with the larger open parcel to the south, currently used for agriculture and the smaller northern parcel consisting of mature woodland which is part of the Tanhouse Meadow Site of Importance for Nature Conservation (SINC) and Manor Farm Local Nature Reserve (LNR). The Hedge End Stream is located within this area of woodland. Overhead powerlines cross diagonally through the eastern part of the site. The site boundaries are well defined by mature vegetation apart from the north western boundary which abuts Kings Copse Avenue, where clear views of the site are achieved. The topography of the site falls gently towards the north east. The site as a whole is likely to be able to accommodate approximately 120 dwellings.

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Figure 3 - Extract from Eastleigh Borough Local Plan 2016 - 2036 Policies Map (South)



- 'not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value';
- 'include a landscape scheme covering the design and layout of external space';
- 'protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network';
- 'provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement'.

2.3.8. Policy DM11, Nature conservation states that the Borough Council will work with developers to, amongst other criteria:

- 'protect, conserve and enhance all:
 - international, national and local nature conservation designations; and
 - 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';
- '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'.

2.4. Trees and Development Supplementary Planning Document (SPD), 2022

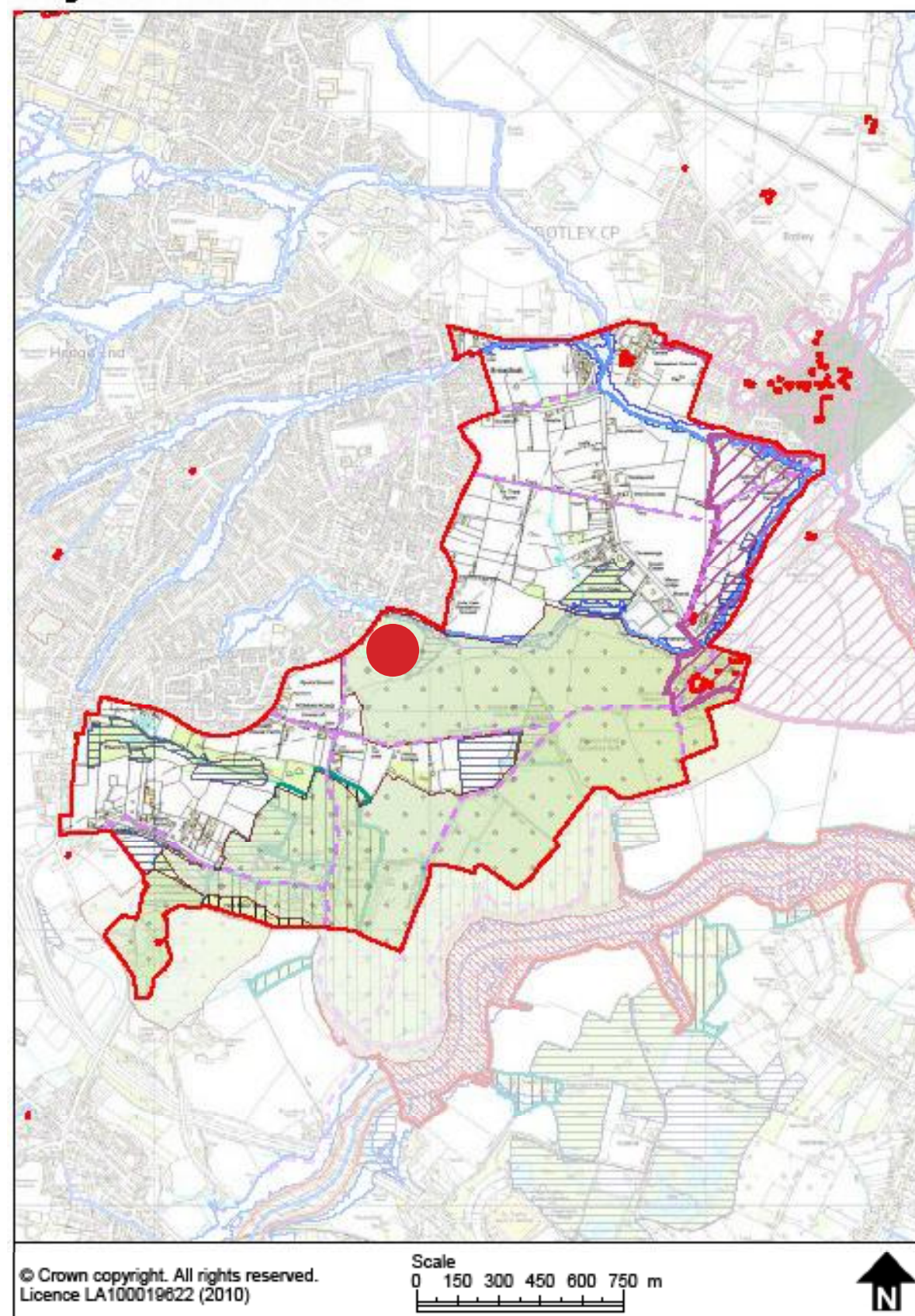
2.4.1. The Trees and Development Supplementary Planning Document (SPD) has been developed to outline Eastleigh Borough Council's approach to trees in relation to development. The aim of the SPD is to ensure that trees are fully considered as part of the planning process, so that the multiple benefits of trees can be experienced by the Borough of Eastleigh, and by existing and future residents. The Trees and Development Supplementary Planning Document provides technical guidance for policy DM1 in the Eastleigh Borough Local Plan.

2.5. Quality Places Supplementary Planning Document (SPD), 2011

2.5.1. The Quality Places SPD is designed to provide guidance on the Council's expectations for the design of new development in the borough. It is the Council's interpretation of the relevant policies in the Council Local Plan, the forthcoming Local Development Framework and in Government Guidance. The guidance in the Quality Places SPD is divided into design themes which contain related design issues, which are referred to as 'key design principles' (KDPs). The document notes that, 'ideally all development should meet all of these principles. A successful response to all of them is likely to lead to a well-designed development.'

Figure 4 - Extract from Landscape Character Assessment for Eastleigh Borough:
Landscape Character Area 12 Farmland and Woodlands (with site location added)

Designations and Constraints



Key for Designation & Constraints:

	Character Area Boundary		Main River
	Area designated Ramsar, SPA* & SSSI Area		Floodzone 2
	SAC - Special Area of Conservation		Floodzone 3
	SSSI - Site of Special Scientific Interest		Right of Way
	SINC - Site of Important Nature Conservation		
	LNR - Local Nature Reserve		
	Historic Parks and Gardens		
	Conservation Area		
	Scheduled Ancient Monument		
	Listed Building		

*SPA - Special Protection Area

Approximate site location

2.6. Landscape character assessment

2.6.1. Relevant published landscape character assessments are listed below. These have been reviewed and the relevant key characteristics and guidelines taken into account in section 3 and the table in Appendix 2. The most detailed of these is the Landscape Character Assessment for Eastleigh Borough, 2011 which has a good level of detail and identifies key issues for each local landscape area. Therefore we have focussed on the Landscape Character Assessment for Eastleigh Borough, adding other aspects from the national and county LCAs as well as our own observations, where they add to our understanding.

- National Character Assessment: NCA 128 South Hampshire Lowlands;
- Hampshire Integrated Character Assessment - Landscape Character Area 2E: Forest of Bere West;
- Landscape Character Assessment for Eastleigh Borough - Local Landscape Character Area 12: Farmlands and Woodlands.

2.7. Design Guidance

2.7.1. National Design Guide (2021):

The National Design Guide supports paragraph 139 of the NPPF which states that ‘development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.’

The NDG sets out the Government’s priorities for well-designed places in the form of ten characteristics to be used to inform development proposals and their assessment by local planning authorities. The most relevant characteristics to LVE are:

2.7.2. Characteristic 1: Context: Enhances the surroundings

2.7.2.1. Para 38 describes this ‘the location of the development and the attributes of its immediate, local and regional surroundings.’ Para 39 states that ‘An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.’

2.7.2.2. Para 40 states that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

2.7.3. Characteristic 2: Identity: Attractive and distinctive

2.7.3.1. Para 50 describes this as ‘the identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.’

2.7.3.2. Para 51 states that Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.

2.7.4. Characteristic 5: Nature: Enhanced and optimised

2.7.4.1. Para 90 describes this as ‘Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.’

2.7.4.2. Para 91 states that well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances

biodiversity;

- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

2.7.5. Landscape Checklist for New Development in Hampshire & Isle of Wight, 2006

2.7.6. The objective of the Landscape Checklist for New Development in Hampshire & Isle of Wight is stated as being to:

- *‘Ensure that developers and their agents are aware of the high importance of the external aspects of development as defined by relevant Local Plan policies and implement the requirements of these policies appropriately.*
- *Ensure that all appropriate information is submitted and clearly presented as part of the planning process, thus avoiding unnecessary and potentially costly delays.*
- *Improve the quality of the environment in areas undergoing change.’*

2.8. Summary

2.8.1. The key implications of the above policies, assessments and guidance have been considered further in relation to landscape and visual aspects in the following sections 4-6.

3. Landscape elements, qualities, functions and character

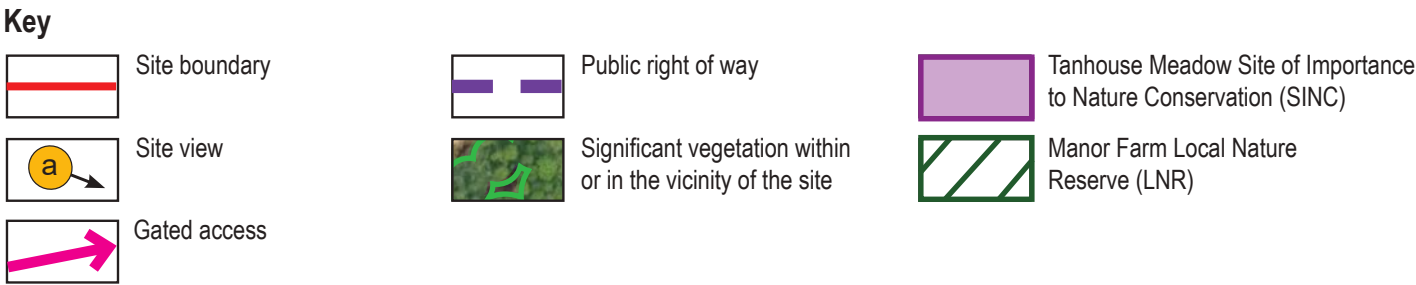
3.1. Methodology

3.1.1. The landscape elements, qualities, functions, and character of the site and its wider area are described in the table set out in Appendix 3 and summarised below. These form the landscape baseline evidence which both informs the development proposals and, where likely to be affected by the development, form the landscape receptors against which the proposals are assessed. The sensitivity of landscape receptors is established by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1.

Figure 5 - Site description



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3.2. General description of existing site and setting

- 3.2.1. The site, adjoining the southeastern side of Kings Copse Avenue, comprises an open field, and a strip of land, forming Tanhouse Meadow SINC, which curls around the northeastern boundary of the site. Hedge End stream runs along the northern site boundary, within the site and Tanhouse Meadow SINC. Mature trees and vegetation surround the SINC, following the northern site boundary and separating the SINC from the field within the site. A fieldgate on Tanhouse Lane, a track and bridleway on the western boundary, provides access to the site. Neither the site or Tanhouse Meadow SINC is publicly accessible.
- 3.2.2. Kings Copse Avenue runs along the western site boundary. Post and wire fencing delineates the boundary, with a number of off-site roadside trees located on the verge. Dense vegetation, including mature oak and ash trees enclose the northwestern corner of the site. Beyond Kings Copse Avenue, residential development on the southeastern edge of Hedge End extends to the northwest.
- 3.2.3. Tanhouse Meadow SINC follows the northern and northeastern boundaries of the site. Vegetation within the SINC adjoins the rear gardens of houses on Ambleside to the north; the corner of Little Hatts Recreation Ground to the northeast and Manor Farm LNR to the east. An underpass provides pedestrian access under Kings Copse Avenue at the northwestern corner of the site, with a footway following the boundary to link with the western end of Ambleside.
- 3.2.4. Mature trees and vegetation on the southern boundary adjoin an area of scrubland within the River Hamble Country Park and Firefly Nursery to the south. A number of properties including Hilltop Cottage, Kings Copse Farm, Oakwood Farm and several horse stables are accessed via Tanhouse Lane where it runs east-west to the south of the site.
- 3.2.5. Tanhouse Lane runs along the western edge of the site with the boundary formed by a dense hedgerow and mature trees. A fieldgate provides access to the site from Tanhouse Lane. Lined by trees and hedgerows on both sides, Tanhouse Lane and bridleway separate the site from the Norman Rodaway Pavilion and Sportsfield to the west. A new residential development is currently under construction to the southeast of the site and sportsfields at Alder Avenue, off Heath House Lane.

Figure 6 - Site photos



Site Photo A1: View looking northeast from the western corner of the site adjacent to the junction of Kings Copse Avenue and Tanhouse Lane



Site Photo A2: View looking southeast from the western corner of the site adjacent to the junction of Kings Copse Avenue and Tanhouse Lane

Figure 7 - Site photos



Site Photo B: View looking northeast from the southwestern corner of the site adjacent to Tanhouse Lane



Site Photo C: View looking west from the northern part of the site adjacent to the SINC on the northern boundary

Figure 8 - Site photos



Site Photo D1: View looking west from the southern site boundary



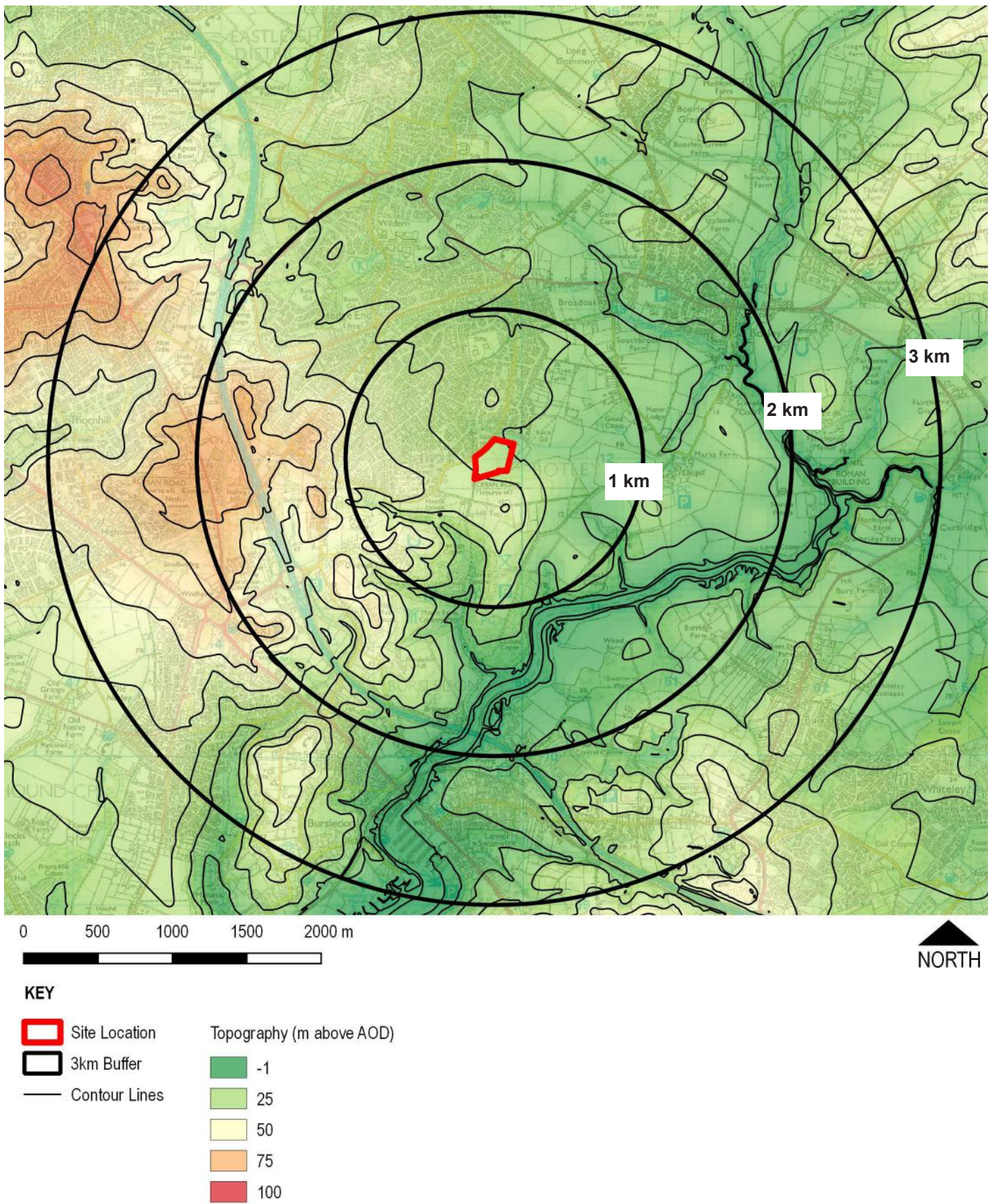
Site Photo D2: View looking north from the southern site boundary

Figure 9 - Site photos



Site Photo E: View looking southwest from the southern corner of the site, adjacent to Kings Copse Avenue

Figure 10 - Topography



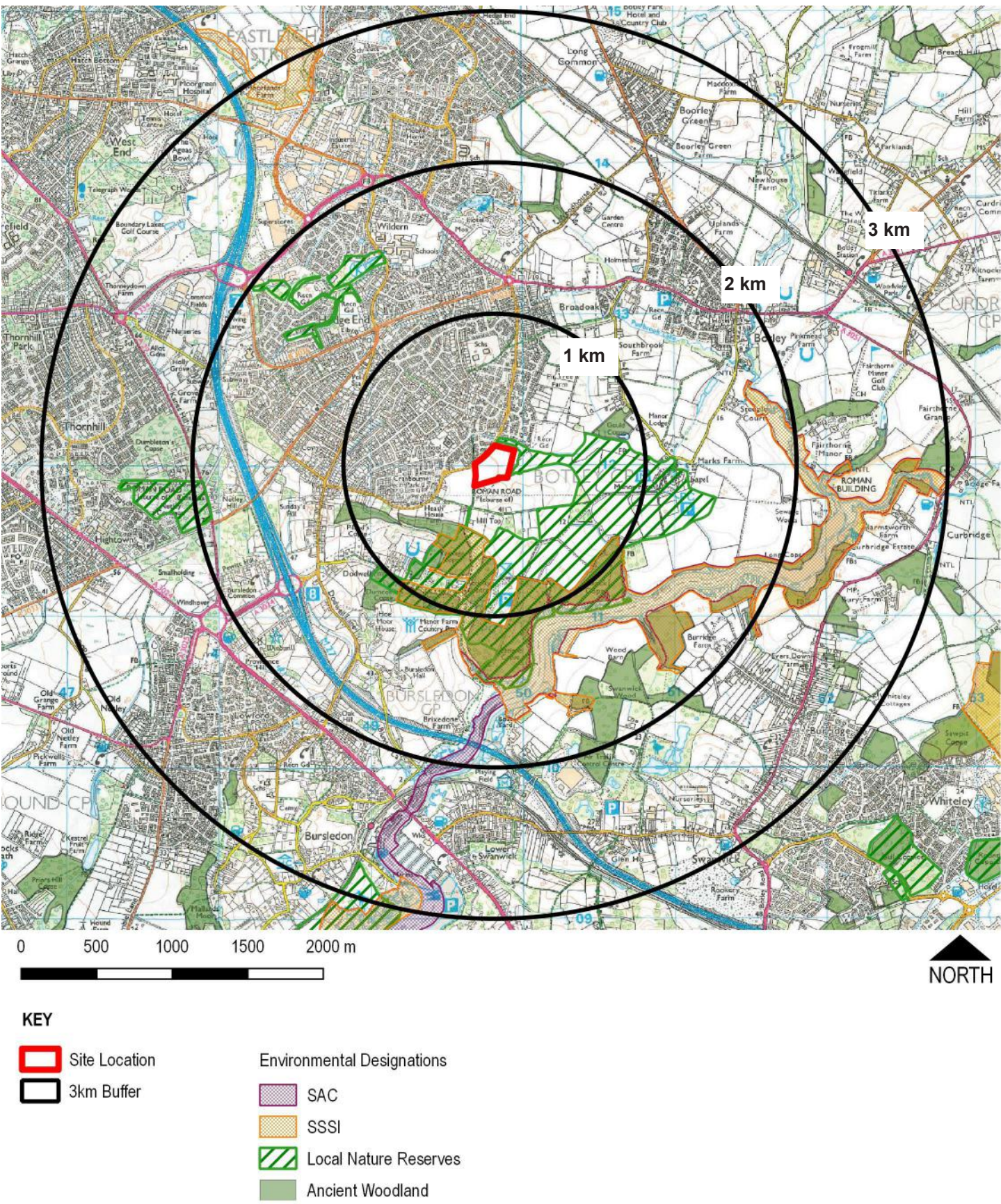
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3.3. Topography and soils

Landscape Sensitivity of the Site (Topography and soils)

- 3.3.1. The site is judged to be of local authority value. The Landscape Character Assessment (LCA) for Eastleigh Borough: Local Landscape Character Area (LLCA) 12: Farmlands and Woodlands notes that Manor Farm is surrounded by a 'rolling landscape that has something of the character of an undulating plateau'. It describes to the west 'the landform breaks up around a valley formed by a small tributary to the River Hamble.' Land within the site falls gently to the northeast and the shallow valley associated with Hedge End stream on the northern boundary. Beyond the southern boundary of the site at approximately 30 metres AOD, land rises across Hill Top on Tanhouse Lane, towards Vantage Copse at 50 metres AOD. The ridge of the South Downs / South Downs Way runs approximately 10km to the northeast of the site, with Southampton Water at the mouth of the River Hamble 6km to the south. The site lies within land to the southeast of Hedge End shown as 'Very Good' to 'Good to Moderate' on the Natural England: London & South East Region Agricultural Land Classification Map.
- 3.3.2. This value judgement is based on the following:
- Gently undulating site, falling to the shallow valley of Hedge End stream on its northern boundary, typical of LLCA 12: Farmlands and Woodlands (LCA for Eastleigh Borough);
 - Land within the site shown as 'Very Good' to 'Good to Moderate' on the Natural England: London & South East Region Agricultural Land Classification Map.
- 3.3.3. The susceptibility of the site to the type of development proposed is medium; the site is able / has some ability to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
- 3.3.4. This susceptibility judgement is based on the following:
- Development would be confined to the southern and western part of the site, with a buffer of open space adjoining Tanhouse Meadow SINC and Hedge End Stream to the north and northeast;
 - Boundary vegetation would be retained and levels in these areas maintained as existing.
- 3.3.5. Combining the local authority value and the medium susceptibility, the site would have a resultant medium sensitivity for soils and topography.

Figure 11 - Environmental Designations



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3.4. Vegetation and nature conservation

Landscape Sensitivity of the Site (Vegetation)

- 3.4.1. The site is judged to be of local authority to community value. Tanhouse Meadow SINC, designated for its grassland habitat, curls within and around the north of the site, forms part of Manor Farm LNR and has a higher value. Manor Farm LNR extends to the River Hamble to the south and Manor Farm to the east (including an area of the Upper Hamble Estuary and Woods SSSI and fringes of the SPA and SAC). The Landscape Character Assessment for Eastleigh Borough notes that LLCA 12 Farmlands and Woodlands 'forms part of the Solent Coast and Hamble Estuary Priority Area. Manor Farm Country Park falls within this priority area and includes Upper Hamble Estuary & Woods SSSI. These woodlands are some of the most ecologically diverse in central southern Britain, harbouring a number of localised species.
- 3.4.2. The site comprises a grassed field, with significant vegetation confined to the boundaries and Tanhouse Meadow SINC, with mature trees and scrubby vegetation, including a number of mature oak trees, following the boundary between the SINC and the remainder of the site. Mature trees and understorey vegetation follows the southern boundary and western site boundary with Tanhouse Lane. Vegetation on the northwestern boundary with Kings Copse Avenue is limited to mature trees and dense understorey vegetation to the north, with limited ruderal growth and off-site trees within the road verge to the south.
- 3.4.3. This value judgement is based on the following:
- Significant vegetation within the site is confined to Tanhouse Meadow SINC and the site's boundaries;
 - Tanhouse Meadow SINC, designated for its grassland habitat, curls within and around the north / northeastern corner of the site, forms part of Manor Farm LNR and has a higher value;
 - Mature trees and dense understorey vegetation: within Tanhouse Meadow SINC; on the northwestern corner of the site; and following the southern and western site boundaries; forms a significant screen to the site and a feature in the surrounding landscape.
- 3.4.4. The susceptibility of the site to the type of development proposed is medium; the site has some ability to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
- 3.4.5. This susceptibility judgement is based on the following:
- Development would not affect the higher value grassland and trees / scrub vegetation within the Tanhouse meadow SINC, which will be retained and protected by a buffer;
 - Development is likely to have a limited impact on surrounding boundary vegetation which will be retained and protected.
- 3.4.6. Combining the local authority to community value and the medium susceptibility, the site would have a resultant medium sensitivity for vegetation.

Figure 12 - Extract from Eastleigh Interactive Map to show Tanhouse Meadow SINC (shaded blue) (with site boundary added)

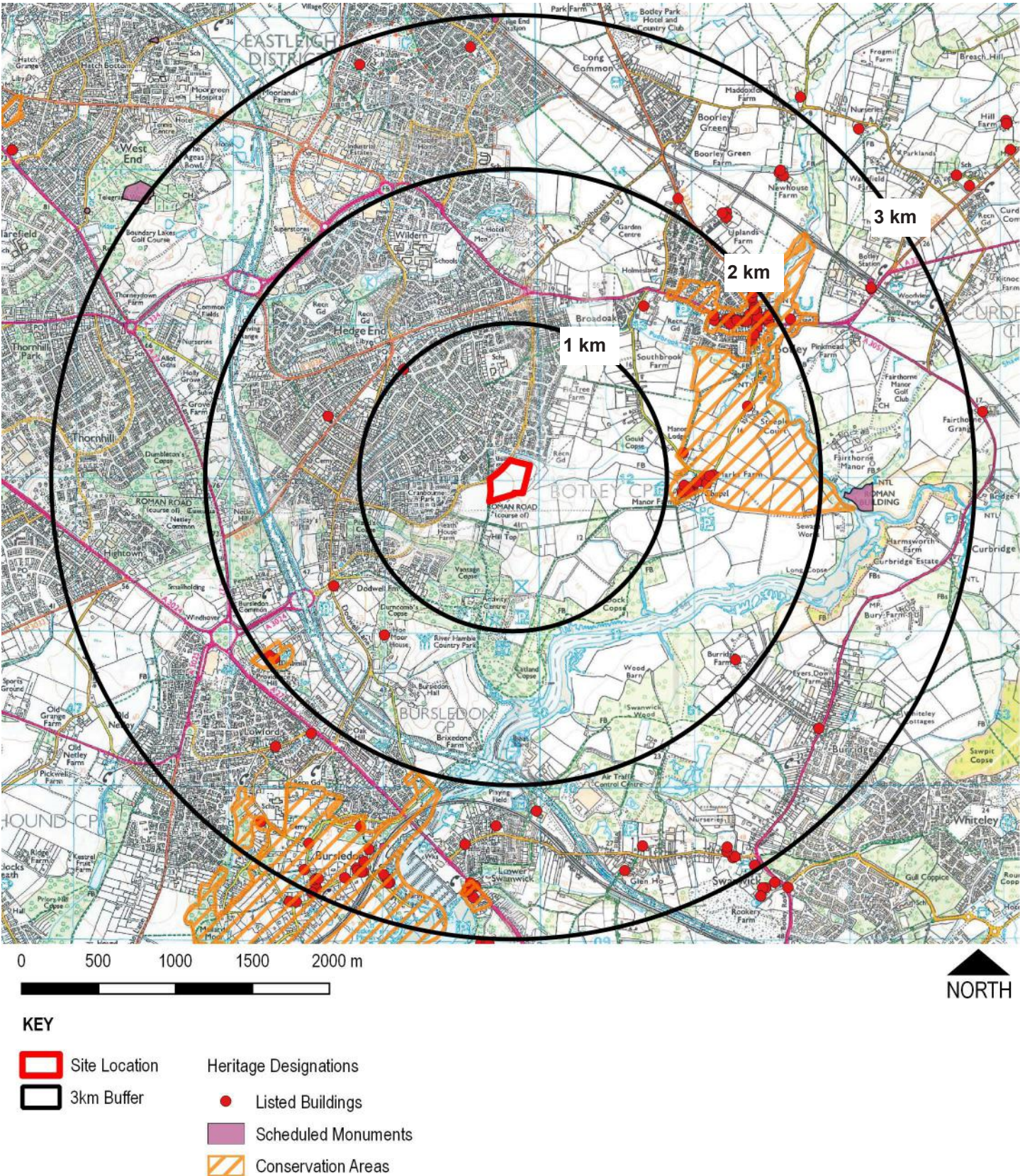


3.5. Hydrology

Landscape Sensitivity of the Site (Hydrology)

- 3.5.1. The site is judged to be of local authority value, with Hedge End stream running along the northern site boundary within Tanhouse Meadow Site of Importance to Nature Conservation (SINC), and Manor Farm Local Nature Reserve (LNR). To the south and east of Hedge End, many small tributaries flow southwards into the River Hamble, which runs less than 1km to the south of the site at its closest.
- 3.5.2. This value judgement is based on the following:
 - Hedge End stream runs along the northern site boundary, within Tanhouse Meadow SINC, and Manor Farm LNR;
 - The undeveloped site provides permeability for surface water drainage.
- 3.5.3. The susceptibility of the site to the type of development proposed is medium; the site has some ability to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
- 3.5.4. This judgement is based on the following:
 - Hedge End stream would be retained and protected with a buffer to Tanhouse Meadow SINC and Manor Farm LNR;
 - Permeability for surface water drainage would be retained in substantial areas within the site, including open space and green corridors;
 - Potential for SuDS features to be incorporated within the development.
- 3.5.5. Combining the local authority value and the medium susceptibility, on balance the site has a medium sensitivity.

Figure 13 - Heritage Designations



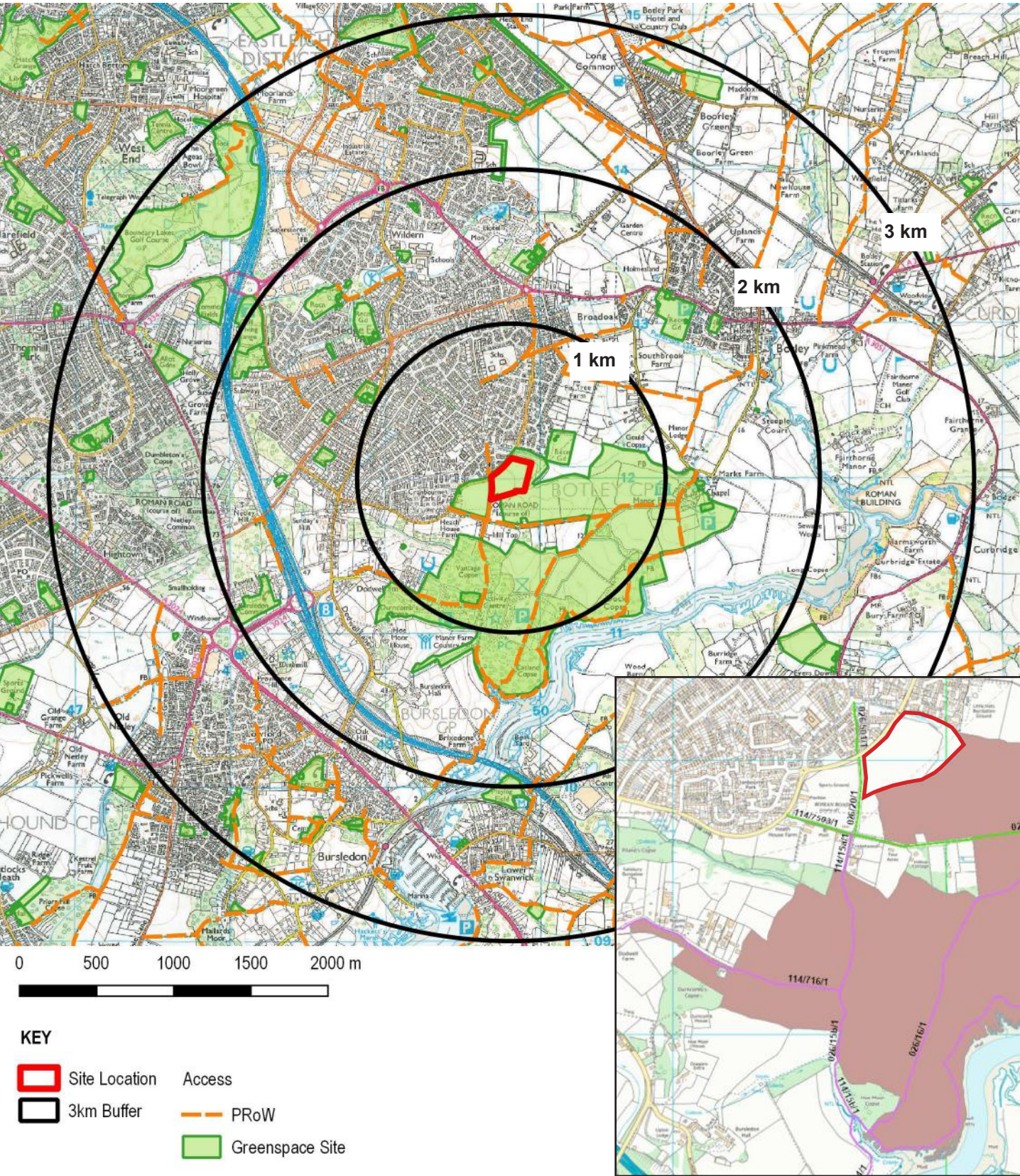
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3.6. Perceptual qualities

Landscape Sensitivity of the Site (Perceptual qualities)

- 3.6.1. The site is judged to be of community value. Although the site has relatively high tranquillity, in particular on its eastern boundary, there are number of detractors, most notably its urban fringe location. The lack of development / activity to the east and southeast of the site and the presence of Tanhouse Meadow SINC, Manor Farm LNR and River Hamble Country Park contribute to the increased tranquillity in the northeastern and eastern parts of the site. Mature trees and vegetation, both within the SINC, and on the site's boundaries provide enclosure, resulting in a sense of separation from development within adjoining Hedge End. There are occasional glimpsed views from elevated locations within the site to a distant wooded horizon to the north. Detractors within the site and immediately surrounding include: views to housing within Hedge End beyond the northwestern boundary and glimpsed to the north on Ambleside; traffic on Kings Copse Avenue; overhead power lines crossing the site; large vehicles / lorries accessing properties on Tanhouse Lane; urban fringe uses in the vicinity including horse stables / paddocks and fly tipping; and general noise and activity associated with the proximity of the settlement edge.
- 3.6.2. Botley / Winchester Road Conservation Area covers the historic core of Botley, extending south to include Church Lane and Manor Farm. Located approximately 1km to the east / southeast of the site it is not considered that there is any intervisibility with the site with intervening mature trees / field boundary vegetation and woodland. There are limited listed buildings in the immediate vicinity of the site. Those closest to the site comprise: a cluster at Manor Farm, including Grade II* St Bartholomew's Church (1.0km from the site); a cluster within Botley, including Grade II All Saints Church (1.75km from the site); and scattered properties within Hedge End and southwest towards the M27, including Hoe Moor House (1.25km from the site). It is not considered there would be any intervisibility between these buildings and the site. Manor Farm Country Park (Upper Hamble Country Park), owned by Hampshire County Council, is listed on the Hampshire Historic Parks and Gardens register.
- 3.6.3. This value judgement is based on the following:
- Relatively high tranquillity, particularly on the site's eastern boundary, despite its urban fringe setting;
 - Enclosure by mature trees and vegetation within Tanhouse Meadow SINC and following many of the site's boundaries;
 - Detractors include: views to housing within Hedge End; traffic on adjoining Kings Copse Avenue; overhead power lines crossing the site; large vehicles / lorries using Tanhouse Lane; urban fringe uses in environs (horse stables, paddocks / fly tipping); general noise and activity due to proximity of the settlement edge;
 - Glimpsed views to distant wooded horizon.
- 3.6.4. The susceptibility of the site to the type of development proposed is medium; the site has some ability to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
- 3.6.5. This susceptibility judgement is based on the following:
- Development would relate to development on the southeastern edge of Hedge End, reflecting the existing activity adjoining Kings Copse Avenue;
 - Existing mature vegetation within the SINC and following site boundaries would be retained and strengthened;
 - Buffer provided adjoining Tanhouse Meadow SINC.
- 3.6.6. Combining the community value and the medium susceptibility, the site would have a resultant medium to high sensitivity for perceptual qualities.

Figure 14 - Access and recreation



3.7. Access and recreation

3.7.1. Landscape Sensitivity of the Site (Access and recreation)

3.7.2. The site and immediate surroundings are judged to be of community value. There is currently no public access to the site, including the Tanhouse Meadow SINC on the northern boundary. Public bridleway number 026/20/1 runs along Tanhouse Lane adjoining the western site boundary, providing links between the southeastern edge of Hedge End and the River Hamble Country Park and Manor Farm to the south and east. A number of public rights of way cross farmland between Hedge End and Botley to the northeast. A network of publicly accessible paths is provided crossing woodland and farmland within the River Hamble Country Park to the south and east of the site. Public open space at the Norman Rodaway Pavilion and Sportsfield adjoins the site to the west of Tanhouse Lane, with Little Hatts Recreation Ground located beyond the northeast corner of the site and the SINC.

3.7.3. This value judgement is based on the following:

- There is currently no public access to the site (including Tanhouse Meadow SINC);
- Public bridleway number 026/20/1 runs along Tanhouse Lane and the western boundary providing links between the southeastern edge of Hedge End and River Hamble Country Park;
- Public open space at Norman Rodaway Pavilion and Sportsfield immediately to the west of the site, with Little Hatts Recreation Ground beyond the northeast corner of the site.

 Approximate site boundary

3.7.4. The susceptibility of the site to the type of development proposed is medium; the site has some ability to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

3.7.5. This susceptibility judgement is based on the following:

- Development would provide an opportunity for public access across the site, and links to the surrounding public right of way network;
- Potential conflict of public access and nature conservation decreased by provision of a buffer adjoining Tanhouse Meadow SINC;
- Development would have limited impact on adjoining bridleway on Tanhouse Lane and public open space at Norman Rodaway Pavilion and Sportsfield and Little Hatts Recreation Ground.

3.7.6. Combining the community value and the medium susceptibility, the site would have a resultant medium to high sensitivity for access and recreation.

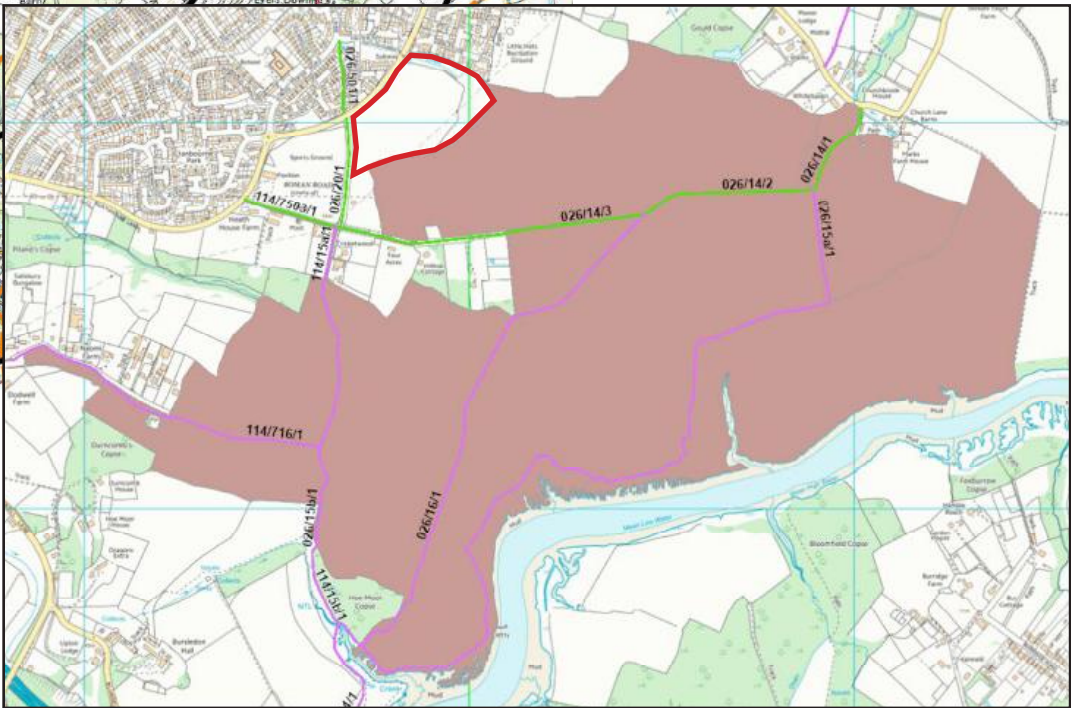
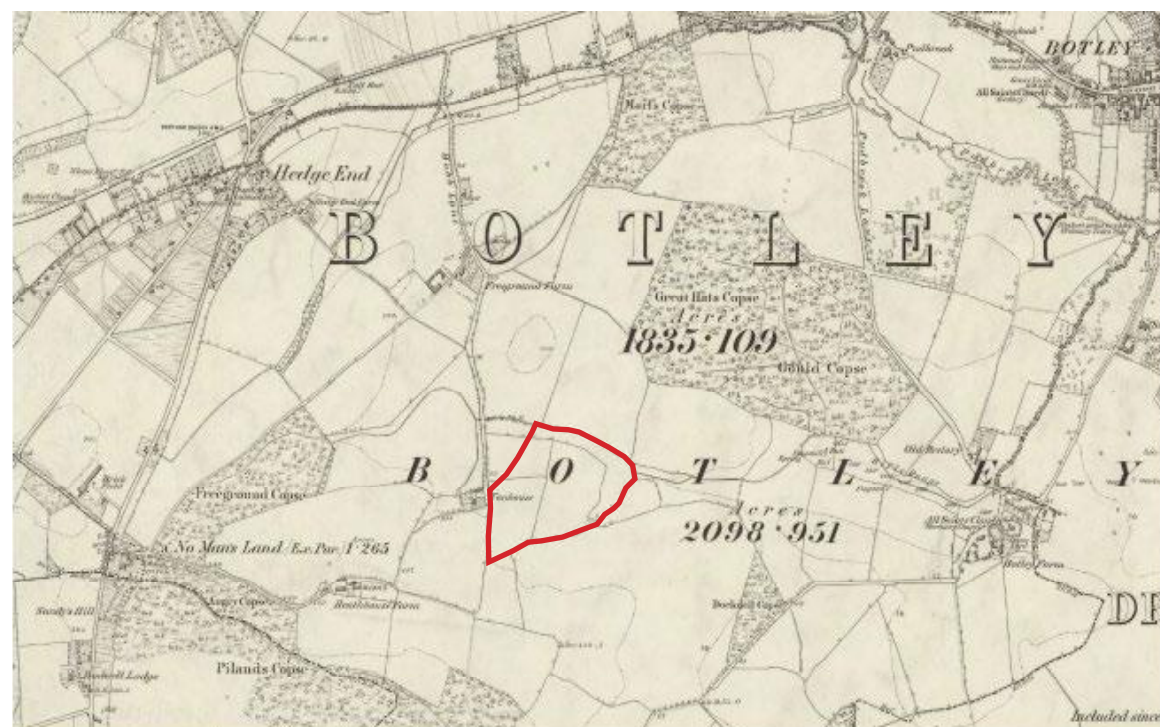


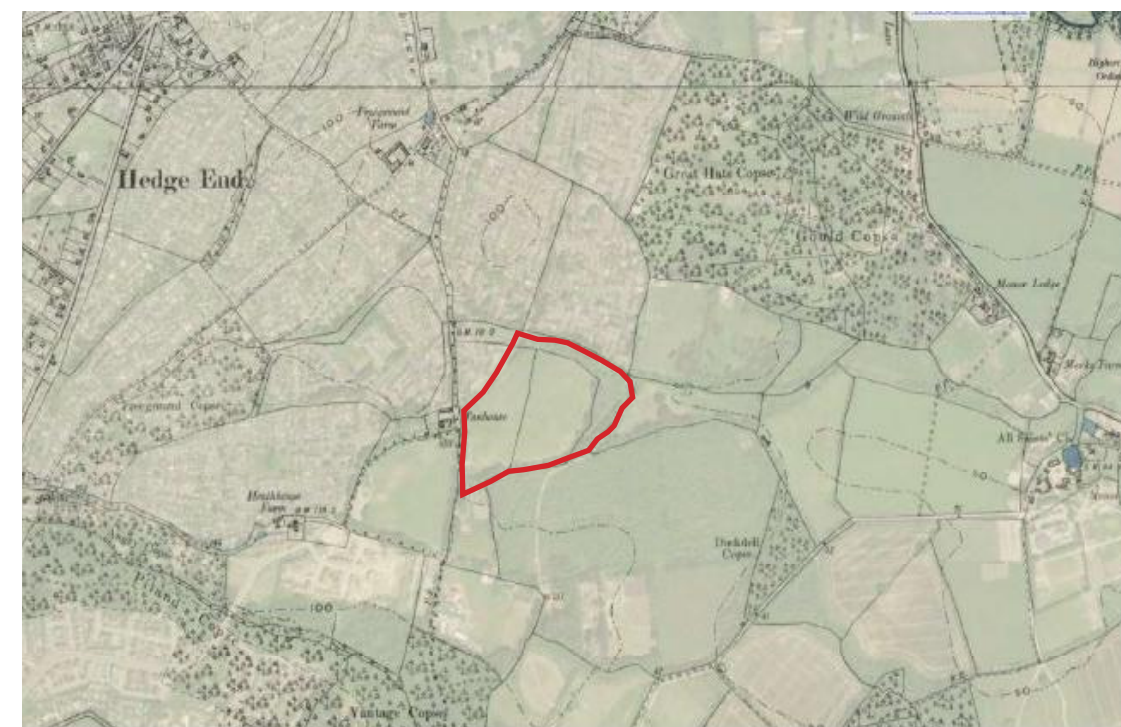
Figure 15 - Extract from Hampshire County Council map of Public Rights of Way to show River Hamble Country Park (with site location added)

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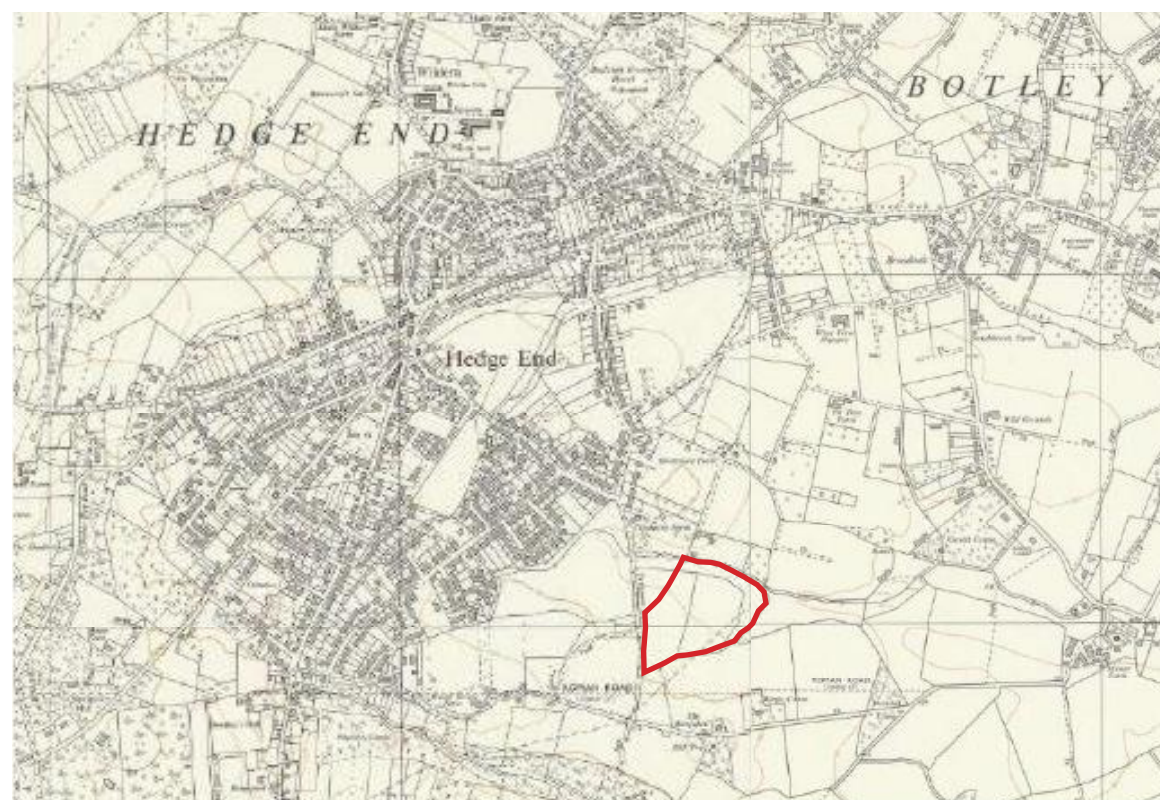
Figure 16 - Historic Maps (with site boundary added)



Hampshire & Isle of Wight Sheet LXVI Surveyed: 1866 to 1868, Published: 1871
'Reproduced with the permission of the National Library of Scotland'



OS Six Inch. 1888 - 1915 (overlaid onto aerial image)
'Reproduced with the permission of the National Library of Scotland'



SU41SE - A: Surveyed / Revised: 1957 to 1967, Published: 1968
SU51SW - A Surveyed / Revised: 1964 to 1968, Published: 1968
'Reproduced with the permission of the National Library of Scotland'

3.8. Pattern of settlement and landscape

Landscape Sensitivity of the Site (Settlement and landscape)

- 3.8.1. The site is judged to be of community to low value, set on the southeastern edge of Hedge End, with its northwestern site boundary fronting Kings Copse Avenue. Residential development adjoins the site to the north and northwest, with sportsfields located to the west. Land within the River Hamble Country Park adjoins the site to the south and east. Recent residential development has been carried out between the southern edge of Hedge End and the M27, at Vantage Copse and Piland's Copse, with housing currently under construction at Alder Avenue, adjoining the southern edge of the Norman Rodaway Sportsfield.
- 3.8.2. Although the site itself has limited historic value, it is set within a pattern of landscape that can be recognised on OS maps dating from the late 1800's. Historic maps at Figure 16 show extensive development was carried out within Hedge End during the 20th century until the present day. OS maps dated 1860 show Hedge End confined to a cluster of buildings around a junction of routes just over 1km to the northwest of the site. By the 1960's development had extended southeastward to within 300 metres of the site. An OS map from the late 19th century overlaid onto a current aerial image shows Kings Copse Avenue cutting across the northwestern corner of the field containing the site. The strip of land now forming Tanhouse Meadow SINC can be seen on the old mapping, as can the existing route of Tanhouse Lane on the western site boundary. Former field boundaries within the existing site have now been lost.
- 3.8.3. This value judgement is based on the following:
 - The site is located on the southeastern edge of Hedge End, where extensive development from the 20th century until the present day has significantly altered the historic landscape pattern;
 - There is limited historical value within the site itself, although the pattern of land forming the Tanhouse Meadow SINC, Tanhouse Lane and a number of the site's boundaries can be identified on historic 1860's OS maps.

3.8.4. The susceptibility of the site to the type of development proposed is low; the site is able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

3.8.5. This susceptibility judgement is based on the following:

- Development would reflect the existing pattern of development on the southeastern edge of Hedge End;
- Development would be contained within existing historic field boundaries surrounding the site, and land within Tanhouse Meadow SINC retained as existing.

3.8.6. Combining the community to low value and the low susceptibility, the site would have a resultant medium to low sensitivity for pattern of landscape and settlement.

3.9. Landscape Character (LLCA 12: Farmlands and Woodlands)

Landscape Sensitivity of the Site (Landscape character: LLCA 12: Farmlands and Woodlands)

3.9.1. The site lies within LLCA 12: Farmlands and Woodlands in the Eastleigh Borough Landscape Character Assessment. The assessment describes Manor Farm as being surrounded by a rolling landscape with the character of an undulating plateau, where the fields are larger, hedgerow trees fewer and land mainly arable. To the west of this it describes a landform broken up by a tributary of the River Hamble, with dense woodland of ancient oak. Areas of market gardening are noted around Botley and Piland's Copse, with the area between Botley and Hedge End described as fragmented into a mix of pony paddocks, copses and disused land. The site, an area of disused farmland on the edge of Hedge End, lies between the open fields surrounding Manor Farm and the fragmented landuse extending north to Botley.

3.9.2. In describing the Landscape Character sensitivity of LLCA 12, the assessment states *'This area is largely undisturbed and rural without major detractors and with strongly contrasting landscape patterns. Its distinctiveness is largely due to the lack of twentieth century influences'*. The site, located on the western edge of the area and adjoining Hedge End, is not considered to be typical of LLCA 12. Although development within Hedge End is located outside of LLCA 12, it adjoins the area, influencing the character of the site. Key issues for LLCA 12 listed in the assessment include: *'Exposed urban edge to Hedge End'*; *'The conflict between priorities of facilitating public access and nature conservation'*.

3.9.3. The site is judged to be of community to low value. This value judgement is based on the following:

- Site has no formal designation;
- Influenced by the urban edge of Hedge End, the site is not considered to be typical of the surrounding landscape of LLCA 12, (described in the assessment as largely undisturbed and rural without major detractors);
- The site has value as open space on the edge of the urban area, encompassing a SINC, and adjoining public open space to the west and northeast, and a public bridleway;
- There is no public access to the site.

Figure 17 - Extract from Eastleigh Borough Landscape Character Assessment (with site location added)

Area 12: Farmland and Woodlands



Site location

3.9.4. The susceptibility of the site to the type of development proposed is medium to low; the site is able to / has some ability to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

3.9.5. This susceptibility judgement is based on the following:

- Development would affect the landscape character of the site, however, this would be limited by its existing proximity to Kings Copse Avenue and the urban edge of Hedge End;
- The site is not considered to be entirely typical of LLCA 12: Farmlands and Woodlands, influenced by the urban edge of Hedge End.

3.9.6. Combining the community to low value and the medium to low susceptibility, the site would have a resultant medium to low sensitivity for landscape character.

3.10. Ecosystem services summary

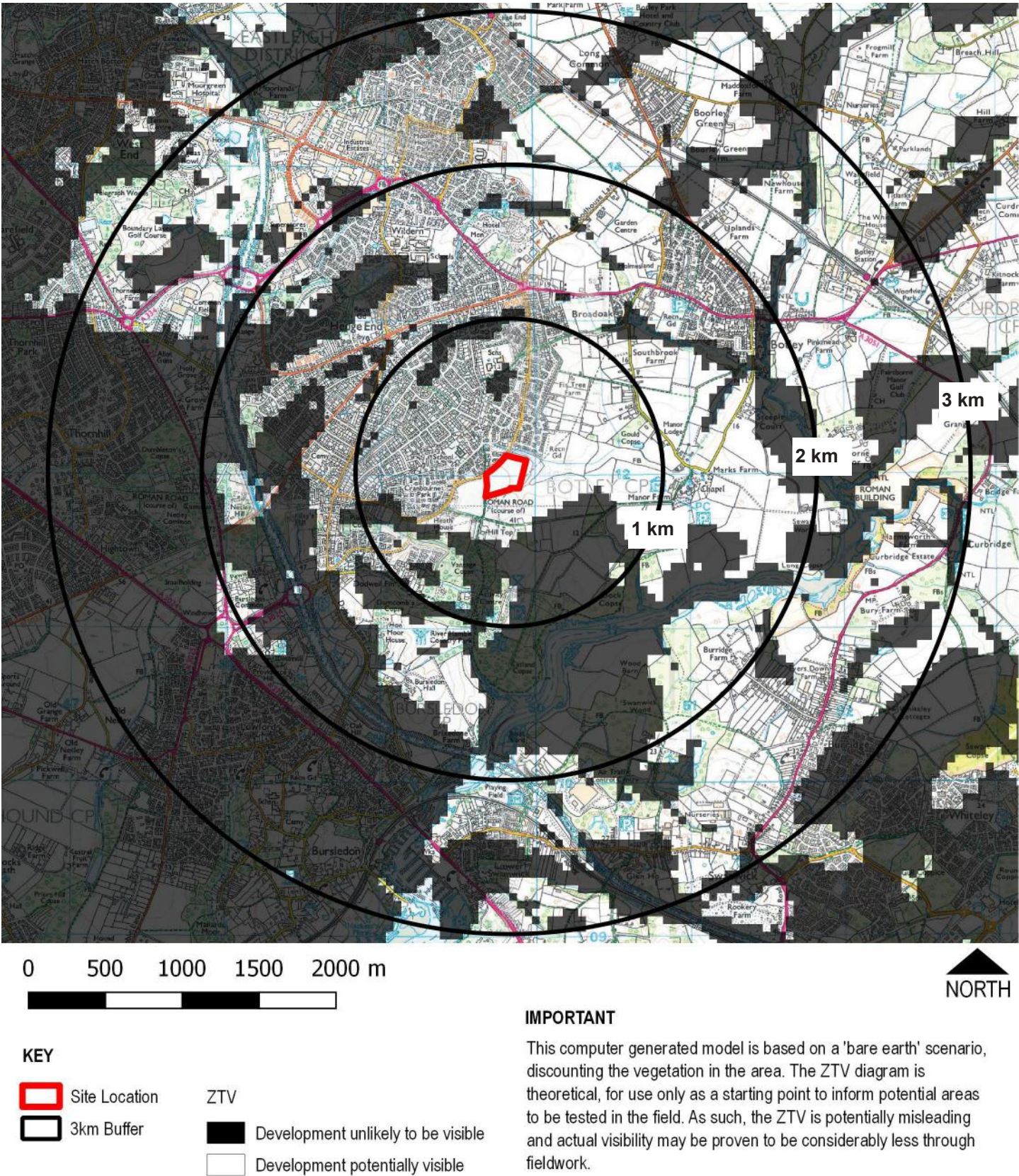
3.10.1. The site provides a contribution to ecosystem services in the following ways:

- Provisioning services: Food production - farmland;
- Supporting services: Biodiversity - Tanhouse Meadow SINC / Manor Farm LNR and associated vegetation, including on the northern and northeastern boundaries; mature trees and dense understorey vegetation in the northwest corner, and on eastern and southern boundaries;
- Regulating services: Water flow – Hedge End stream on northern boundary within Tanhouse Meadow SINC; and relating to air and water quality and erosion, with the presence of vegetation as above;
- Cultural services: Tranquillity - relatively high despite urban fringe setting due to strong enclosure by surrounding mature trees and vegetation within SINC.

Figure 18 - Summary of Landscape Receptor Sensitivity

Landscape receptor	Value	Susceptibility	Sensitivity
Topography and soils	Local authority	Medium	Medium
Vegetation and nature conservation	Local authority	Medium	Medium
Hydrology	Local authority	Medium	Medium
Perceptual qualities	Community	Medium	Medium - High
Access and recreation	Community	Medium	Medium - High
Pattern of settlement and landscape	Community to Low	Low	Medium - Low
LLCA 12: Farmlands and Woodlands	Community to Low	Medium - Low	Medium - Low

Figure 19 - Zone of theoretical visibility (ZTV)



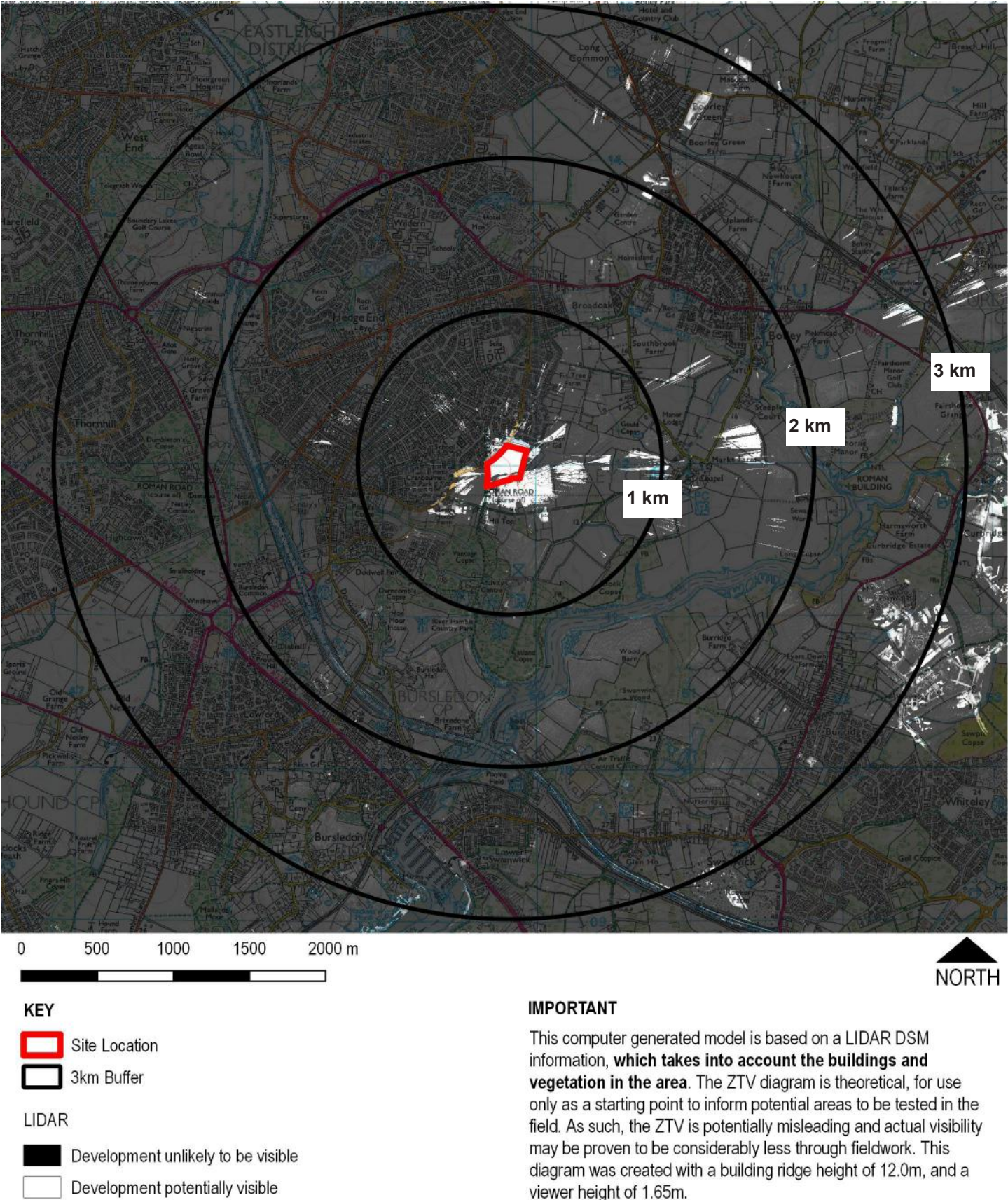
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4. Views

4.1. Methodology

- 4.1.1. The visibility of the site is influenced by the topography of the surrounding area and the presence of features such as buildings and vegetation. The topography of the area is illustrated in Figure 10 and this is the basis for the diagram showing the zone of theoretical visibility (ZTV) Figure 19. The ZTV is used to guide fieldwork, ruling out areas where the likely proposed development would be screened by landform. The visual study zone has been limited to 3 km, beyond which views are unlikely to be affected. Informed by the ZTV and prior to undertaking viewpoint photography in the wider landscape, the site was visited in order to assess what is visible from eye level including likely views from private houses.
- 4.1.2. Figures 21 and 22 indicate the location of photographic viewpoints. Figures 23 to 49 set out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint, type and relative numbers of visual receptors and the visibility of the existing site. Views of a similar nature which are likely to be affected by the development, are grouped together below and an overall assessment of the sensitivity of the view receptors is made by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1. These view receptors form the visual receptors against which the proposals are assessed. The potential visibility of the proposed development and any seasonal changes to that visibility are also described next to each photograph and this informs the emerging development proposals. Viewpoints with no existing or potential view of the site are not considered further.

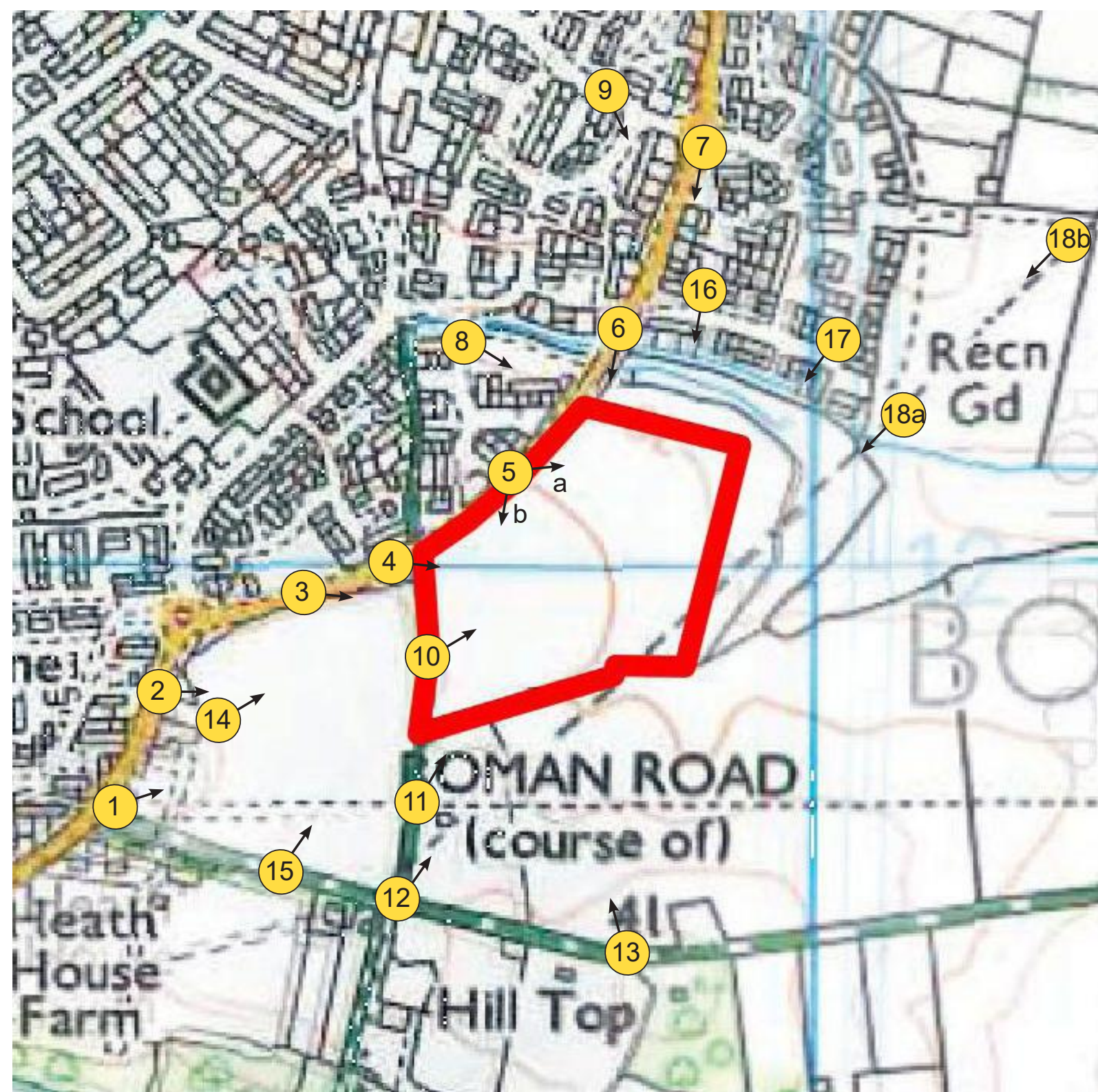
Figure 20 - Zone of theoretical visibility based on LIDAR data (ZTV 2)



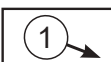
4.2. Methodology for ZTV based on LIDAR data

- 4.2.1. This second diagram showing the zone of theoretical visibility (ZTV) Figure 20, is based on LIDAR data which is a 3D representation of land that includes trees, woodland cover and built form. The visual study zone has been limited to 3km, beyond which views are unlikely to be affected.

Figure 21 - Viewpoint location diagram - Close



Key

-  Site boundary
-  Representative viewpoint with potential view of site or proposed development

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4.3. General description of visibility

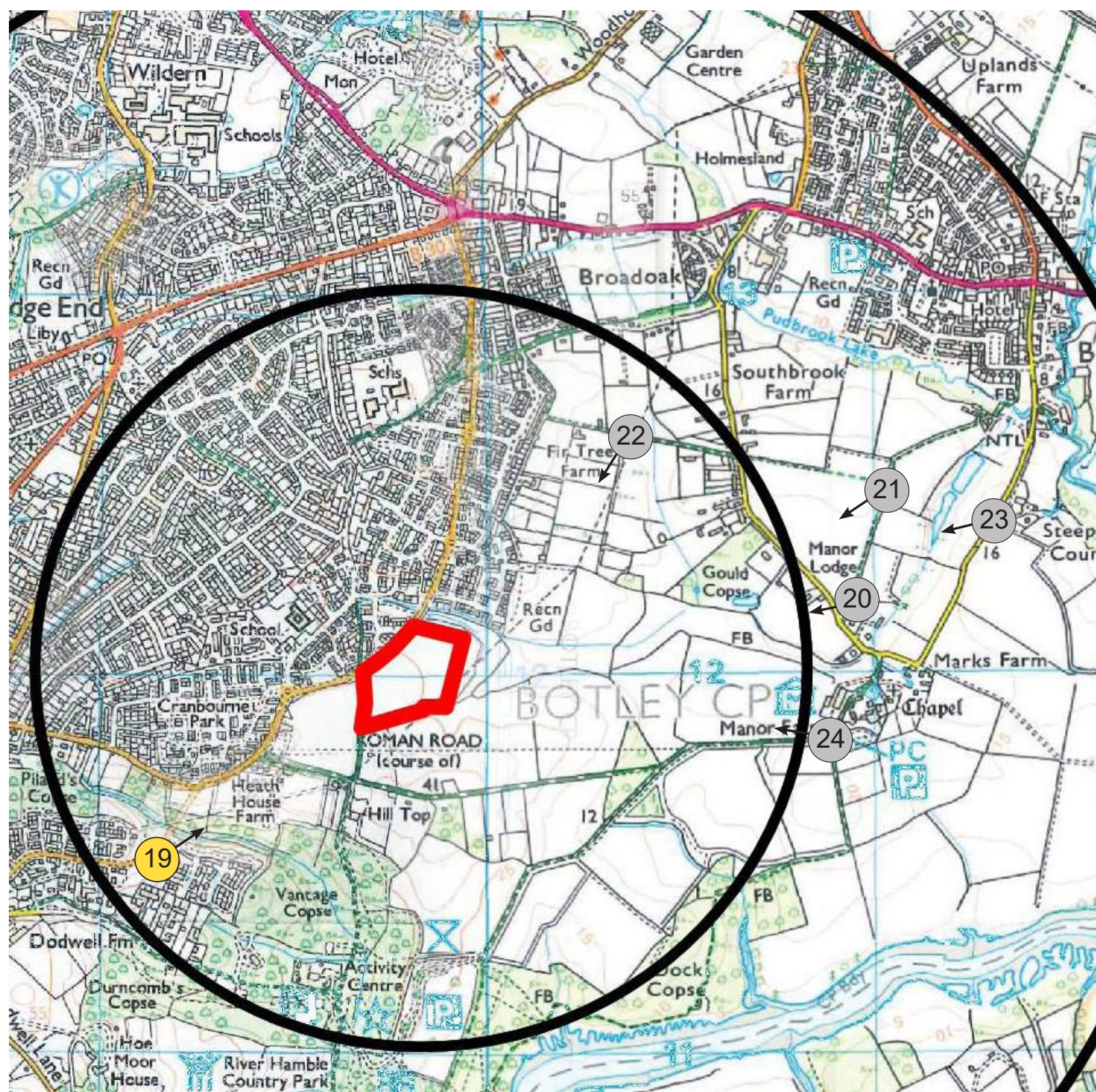
4.3.1. The site is generally well enclosed by mature trees and vegetation on its boundaries. Summer views into the site are largely confined to those gained from Kings Copse Road and adjoining housing to the northwest. Heavily filtered and glimpsed views are possible from Tanhouse Lane and bridleway on the western boundary, with open views available across the fieldgate access to the site. Similar filtered views are possible from the Norman Rodaway Pavilion and Football Sportsfields to the west. Overhead power lines crossing the site allow glimpsed views into the site along a corridor of cleared vegetation from Little Hatts Recreation Ground to the northeast. More distant views to the site are restricted by development within Hedge End, and intervening mature vegetation and woodland. Private views to the site are possible from surrounding residential properties to the northwest of Kings Copse Road, with filtered views from properties on Ambleside to the north, and Firefly Nursery to the south. Most of these views will be more open during winter months.

4.4. Specific viewpoints

4.4.1. Viewpoints represent as wide a range of situations as possible within the area of possible visibility as defined by the ZTV and field-verified, and include identified important views, sequential views along key routes, and views representative of a range of contexts and view receptors, at a range of distances and including key viewpoints. Figures 21 and 22 indicate the location of photographic viewpoints. Figures 23 - 49 set out photographs annotated to describe the distance of the viewpoint from the centre of the site unless otherwise noted, the direction of the view, the nature of the viewpoint, type and relative numbers of visual receptors and the visibility of the existing site. This forms the visual baseline. The potential visibility of the proposed development and any seasonal changes to that visibility are also described next to each photograph and this informs the emerging development proposals.

4.4.2. Generally the visual study zone for lower level development is limited to 3 km as views beyond this are unlikely to be affected.

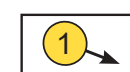
Figure 22 - Viewpoint location diagram - Distant



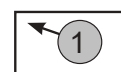
Key



Site boundary



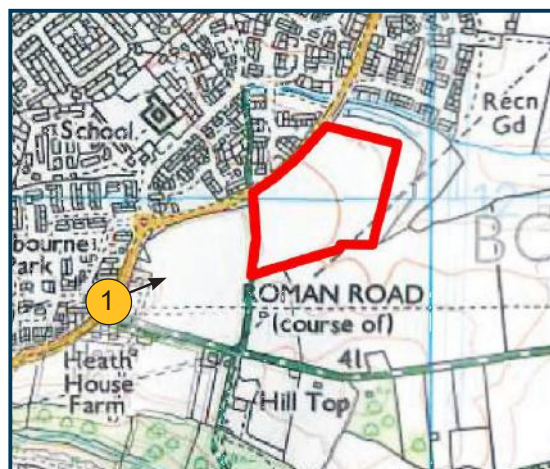
Representative viewpoint with potential view of site or proposed development



Viewpoint with no view of site or proposed development

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Figure 23 - Photographic record of baseline conditions: Representative viewpoint 1



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Viewpoint Data:

- Viewpoint elevation: 35m AOD
- Distance from centre of site: 450m

Description

Looking northeast from Heath House Lane, at the entrance to the Norman Rodaway Pavilion and Football Sportsfield. Views across the sportsfield towards the site are filtered by mature trees on Heath House Lane and lining Tanhouse Lane on the western site boundary, and partially restricted by the Norman Rodaway Pavilion. Occasional glimpses to vegetation on the western boundary of the site are possible during summer months, with views becoming more open in winter. Views across the site to a distant wooded horizon, glimpsed through gaps in the western boundary vegetation.

Detractors

Suburban surroundings on Heath House Lane.

Receptors

The view would be visible to users of Heath House Road, drivers, cyclists and pedestrians on the footway.

Seasonal visibility

Screening from mature trees on Heath House Road and Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Heath House Road have a medium susceptibility to the type of change.

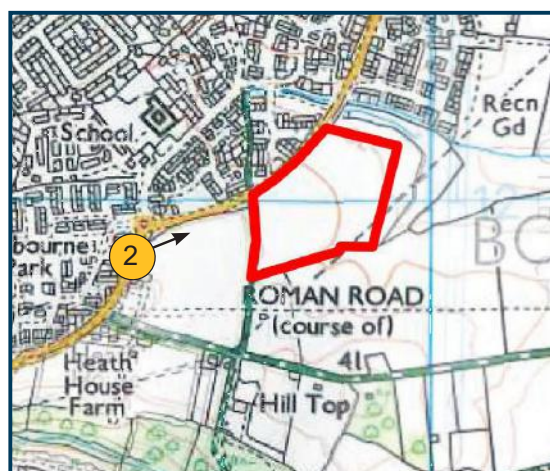
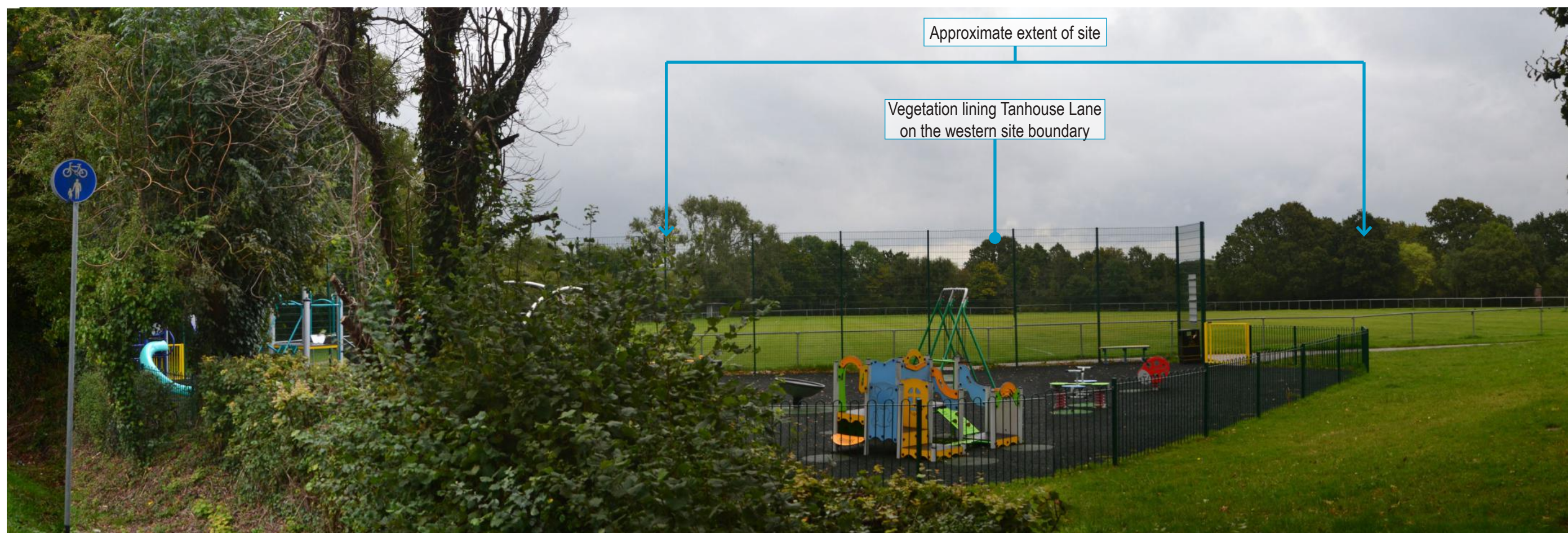
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of the viewer from this viewpoint.

4.5. View from Heath House Road (viewpoints 1 and 2)

- 4.5.1. These views represent a progression along Heath House Lane, where it adjoins the Norman Rodaway Pavilion and Football Sportsfield. Views to mature vegetation on the western site boundary / lining Tanhouse Lane are possible through gaps in the roadside vegetation on Heath House Lane. Heath House Lane has a suburban / urban fringe character, with housing development visible behind boundary walls and mown grass verges to the west and modern sports pavilion, car parking and sportsfield to the east. These views will be more open during winter months, when there may be views into the site.
- 4.5.2. View receptors would be drivers on the road, generally with their attention on the road ahead, but also cyclists and pedestrians (a footway follows this stretch of road), who would be more focussed on their surroundings. These views are not located within a designated landscape and have a low value, a medium susceptibility to the type of change, and an overall medium to low sensitivity.
- 4.5.3. There may be glimpsed views to the proposed development from these locations.

Figure 24 - Photographic record of baseline conditions: Representative viewpoint 2



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Viewpoint Data:

- Viewpoint elevation: 33m AOD
- Distance from centre of site: 400m

Description

Looking northeast from Heath House Lane, adjacent to the Norman Rodaway Pavilion. Occasional views towards the site across the children's playground and sportsfield from Heath House Lane through gaps in the vegetation. Views to the site are filtered by mature trees on Heath House Lane and those lining Tanhouse Lane on the western site boundary. These views will be more open during winter months.

Detractors

Suburban surroundings on Heath House Lane.

Receptors

The view would be visible to users of Heath House Road, drivers, cyclists and pedestrians on the footway.

Seasonal visibility

Screening from mature trees on Heath House Road and Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

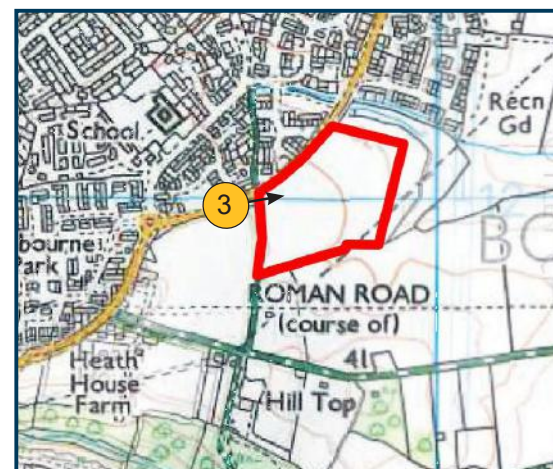
Susceptibility

Viewers using Heath House Road have a medium susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of the viewer from this viewpoint.

Figure 25 - Photographic record of baseline conditions: Representative viewpoint 3



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Viewpoint Data:

- Viewpoint elevation: 30m AOD
- Distance from centre of site: 215m

Description

Looking northeast from grass verge on Kings Copse Avenue. Views to vegetation on the northwestern corner of the site, and filtered views across the site. Much of the site is screened from view by intervening vegetation lining Kings Copse Avenue and Tanhouse Lane. These views will be more open during winter months.

Detractors

Suburban surroundings on Kings Copse Avenue.

Receptors

The view would be visible to users of Kings Copse Avenue, drivers and cyclists. There is no footway in this location.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue and Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Kings Copse Avenue have a medium susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of the viewer from this viewpoint.

4.6. View from Kings Copse Avenue, west and public bridleway number 026/501/1 (viewpoints 3 and 4)

- 4.6.1. These views represent those gained from Kings Copse Avenue to the west of the site and Tanhouse Lane. Views to vegetation at the northwestern corner of the site, with filtered / partial views across the site to vegetation within Tanhouse Meadow SINC and on the northeastern site boundary. Vegetation lining Tanhouse Lane and Kings Copse Avenue restrict views to the northern and southern extent of the site. Views will become more open during winter months. Kings Copse Avenue has a suburban / urban fringe character, with residential housing set behind boundary walls and mown grass verge visible in the foreground.
- 4.6.2. View receptors would be drivers on the road, generally with their attention on the road ahead, but also cyclists who would be more focussed on their surroundings, as well as users of bridleway number 026/501/1 and 026/20/1 as it crosses the road. There is no pedestrian footway on the stretch of Kings Cross Avenue between bus stops located 120m to the west of the site, and 50m to the north of the site. These views are not located within a designated landscape and have a low value, a medium susceptibility to the type of change, and an overall medium to low sensitivity.
- 4.6.3. There will be views to the proposed development from these locations.

Figure 26 - Photographic record of baseline conditions: Representative viewpoint 4



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Viewpoint Data:

- Viewpoint elevation: 29m AOD
- Distance from centre of site: 150m

Description

Looking northeast from grass verge on Kings Copse Avenue, at public bridleway number 026/501/1, opposite Tanhouse Lane. Views to vegetation on the northwestern corner of the site, and along the site boundary following Kings Copse Avenue and Tanhouse Lane. Views across the site are filtered by the gappy line of trees in the foreground, and will be more open during winter months. Mature trees on the northern and eastern site boundaries can be seen across the site from this location. Filtered views across the site.

Detractors

Suburban surroundings on Kings Copse Avenue.

Receptors

The view would be visible to users of Kings Copse Avenue, drivers and cyclists and users of public bridleway number 026/501/1 as it crosses the road. There is no footway on Kings Copse Avenue in this location.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue and Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

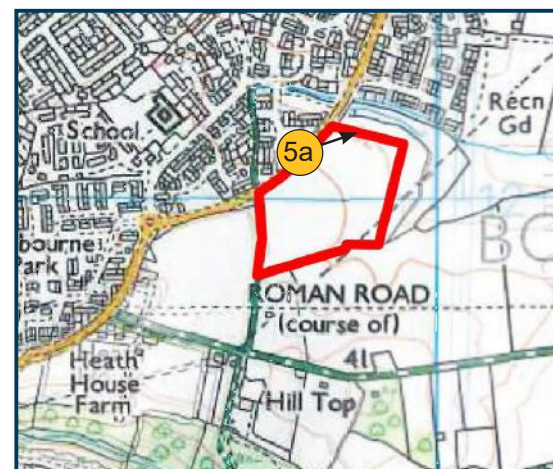
Susceptibility

Viewers using Kings Copse Avenue, and users of public bridleway number 026/501/1 have a medium susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

Figure 27 - Photographic record of baseline conditions: Representative viewpoint 5a



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Viewpoint Data:

- Viewpoint elevation: 22m AOD
- Distance from centre of site: 100m

Description

Looking northeast from grass verge on Kings Copse Avenue. Views to vegetation on the northwestern site boundary, and across the site through gaps in the vegetation to mature trees on the northeastern boundary. Views across the site are filtered by the gappy line of trees / vegetation lining the road, and will be more open during winter months.

Detractors

Suburban surroundings on Kings Copse Avenue / overhead power lines within the site.

Receptors

The view would be visible to users of Kings Copse Avenue, drivers and cyclists. There is no footway on Kings Copse Avenue in this location.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue / the northwestern site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Kings Copse Avenue have a medium susceptibility to the type of change.

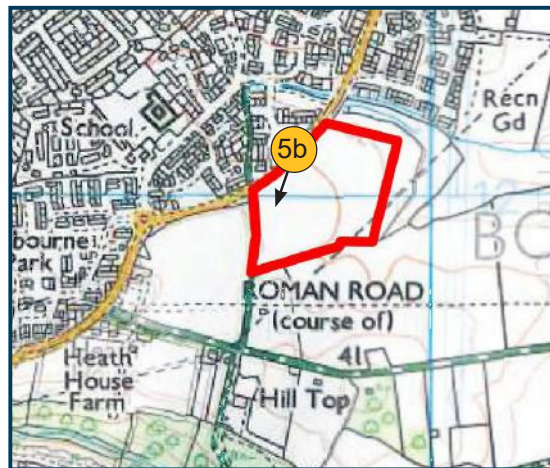
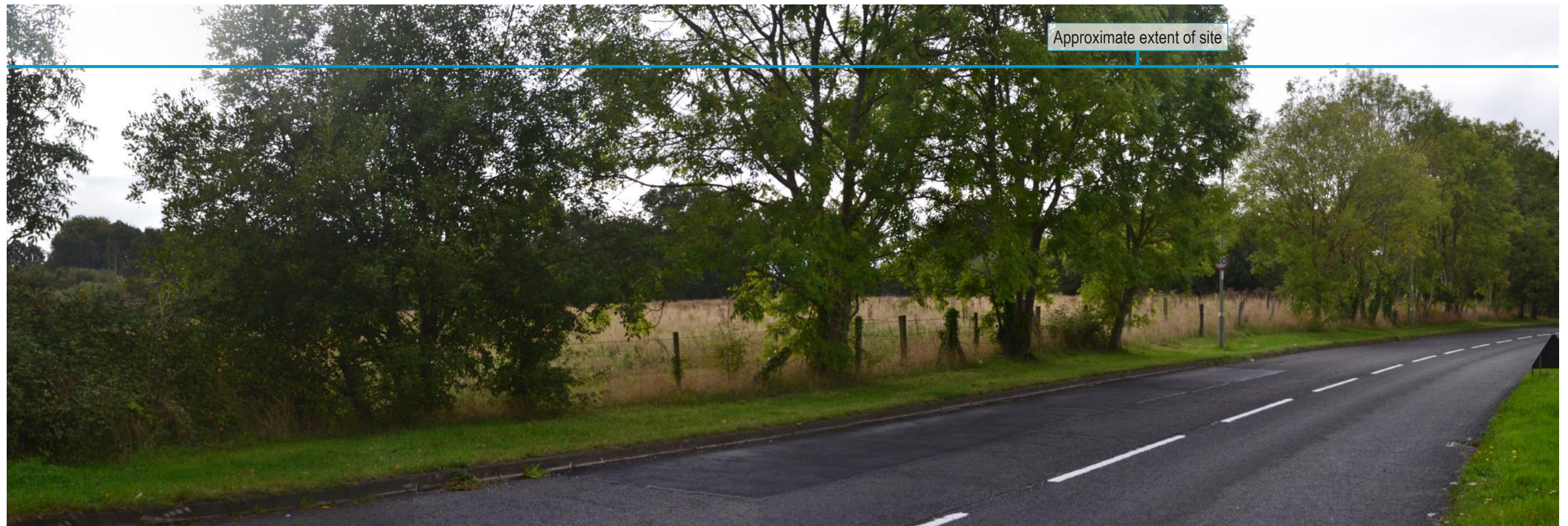
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

4.7. View from Kings Copse Avenue, adjacent to the site (viewpoint 5)

- 4.7.1. These views represent those gained from Kings Copse Avenue as it passes the site. Views across the site are filtered by vegetation on the northwestern site boundary; line of trees on road verge to the south, relatively open to the centre, with dense trees and understorey to the north. Partial / filtered views across the site are contained by mature trees and vegetation on the eastern and southern boundaries, including within Tanhouse Meadow SINC. These views will be more open during winter months.
- 4.7.2. View receptors would be drivers on the road, generally with their attention on the road ahead, but also cyclists who would be more focussed on their surroundings. There is no pedestrian footway on the stretch of Kings Cross Avenue as it passes the site. These views are not located within a designated landscape and have a low value, a medium susceptibility to the type of change, and an overall medium to low sensitivity.
- 4.7.3. There will be views to the proposed development from these locations.

Figure 28 - Photographic record of baseline conditions: Representative viewpoint 5b

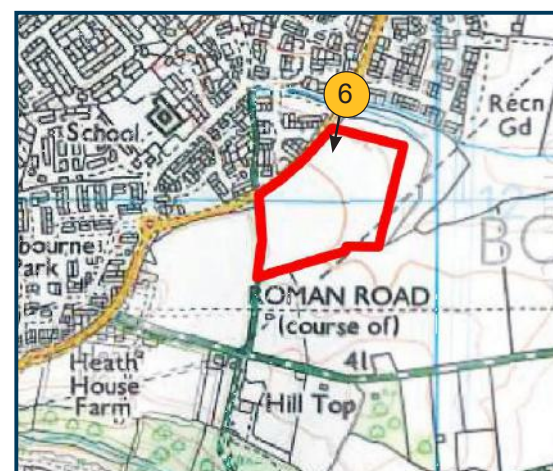


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Description

Looking southwest from grass verge on Kings Copse Avenue. Views to vegetation on the northwestern site boundary, and across the site through gaps in the vegetation to mature trees on the western / southern site boundaries. Views across the site are filtered by the gappy line of trees / vegetation lining the road, and will be more open during winter months.

Figure 29 - Photographic record of baseline conditions: Representative viewpoint 6



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Viewpoint Data:

- Viewpoint elevation: 20m AOD
- Distance from centre of site: 180m

Description

Looking south from bus stop on Kings Copse Avenue. Views to vegetation to the east of Kings Copse Avenue, within Tanhouse Meadow SINC on the northern edge of the site, and along the northwestern boundary on Kings Copse Avenue. Views across the site are restricted / filtered by intervening foreground vegetation during summer months, and will be more open during the winter.

Detractors

Suburban surroundings on Kings Copse Avenue.

Receptors

The view would be visible to users of Kings Copse Avenue, drivers, cyclists and pedestrians. There is a footway on Kings Copse Avenue north of this location.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue / within the northern part of the site and on the northwestern site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Kings Copse Avenue have a medium susceptibility to the type of change.

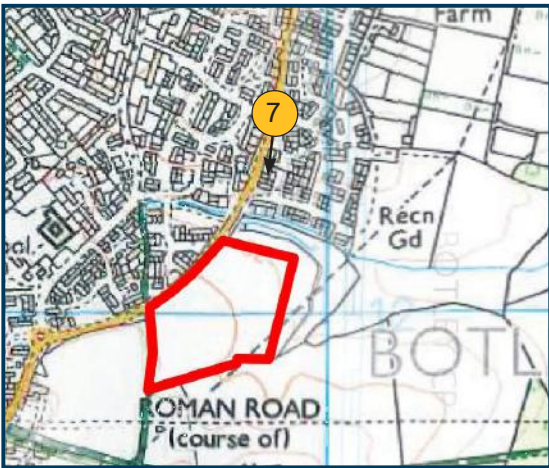
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

4.8. View from Kings Copse Avenue, (north) (viewpoints 6 and 7)

- 4.8.1. These views represent those gained from Kings Copse Avenue to the north of the site. Views into the site from viewpoint 6 are filtered by mature trees and vegetation in the northwestern corner of the site and along the northern frontage of the site with Kings Copse Avenue. Limited views across the site from this location during the summer will become more open during winter months. Further to the north, viewpoint 7 affords more distant views along Kings Copse Avenue towards the site. Restricted by intervening housing and mature roadside trees, views to the site are confined to dense vegetation on the northwestern boundary. Although more open during winter months, any views into the site will be filtered and limited to the northern frontage with Kings Copse Avenue.
- 4.8.2. View receptors would be drivers on the road, generally with their attention on the road ahead, but also cyclists and pedestrians who would be more focussed on their surroundings. These views are not located within a designated landscape and have a low value, a medium susceptibility to the type of change, and an overall medium to low sensitivity.
- 4.8.3. There will be views to the proposed development from viewpoint 6, with possible glimpsed views from viewpoint 7.

Figure 30 - Photographic record of baseline conditions: Representative viewpoint 7



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Viewpoint Data:

- Viewpoint elevation: 25m AOD
- Distance from centre of site: 325m

Description

Looking south from junction of Kings Copse Avenue with Duke Road and Salwey Road. Views along Kings Copse Avenue towards the site are screened by intervening mature trees along Kings Copse Avenue and housing and associated vegetation on Edmunds Close and Ambleside. Views from this location will be more open during the winter.

Detractors

Suburban surroundings on Kings Copse Avenue.

Receptors

The view would be visible to users of Kings Copse Avenue, drivers, cyclists and pedestrians. There is a footway on Kings Copse Avenue at this location.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

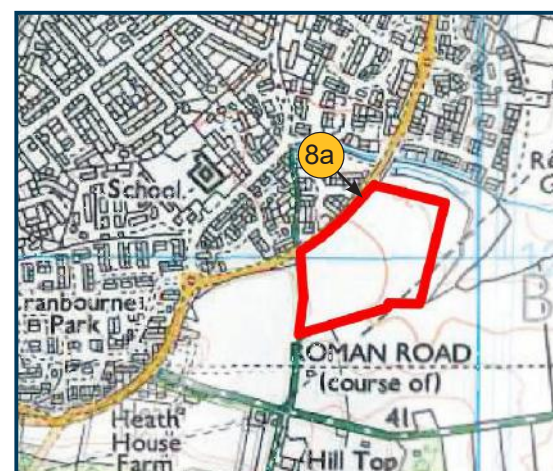
Susceptibility

Viewers using Kings Copse Avenue have a medium susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

Figure 31 - Photographic record of baseline conditions: Representative viewpoint 8a



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Viewpoint Data:

- Viewpoint elevation: 20m AOD
- Distance from centre of site: 200m

Description

Looking southeast towards the site across open space and Kings Copse Avenue, from Ferndale. Views to vegetation within the SINC on the northern edge of the site and mature trees on the northwestern boundary with Kings Copse Avenue. Foreground housing within Ferndale restrict views to much of the central and southern part of the site. Views to the northern part of the site will be more open during winter months.

Detractors

Suburban surroundings.

Receptors

The view would be visible to users of Ferndale, drivers, cyclists and pedestrians.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue / within the northern part of the site and on the northwestern site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Ferndale have a medium susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

4.9. View from Ferndale / residential streets to the northwest of Kings Copse Avenue (viewpoints 8a and 8b)

- 4.9.1. These views represent those gained from residential areas to the northwest of Kings Copse Avenue. Views across the site from residential streets, including Ferndale, are largely restricted by intervening housing. However, gaps in built form allow partial views across Kings Copse Avenue into the site. These views are generally filtered by intervening garden and roadside vegetation, as well as vegetation within Tanhouse Meadow SINC and on the northwestern site boundary. Where restricted by vegetation, these views will be more open during winter months.
- 4.9.2. Views to the site from an underpass and footway providing pedestrian access across Kings Copse Avenue, (between Ferndale and Ambleside at the northwestern corner of the site), are screened by dense trees and understorey vegetation in Tanhouse Meadow SINC.
- 4.9.3. View receptors would be drivers on the residential roads, generally with their attention on the road ahead, but also cyclists and pedestrians who would be more focussed on their surroundings. These views are not located within a designated landscape and have a low value, a medium susceptibility to the type of change, and an overall medium to low sensitivity.
- 4.9.4. There will be views to the proposed development from these locations.

Figure 32 - Photographic record of baseline conditions: Representative viewpoint 8b

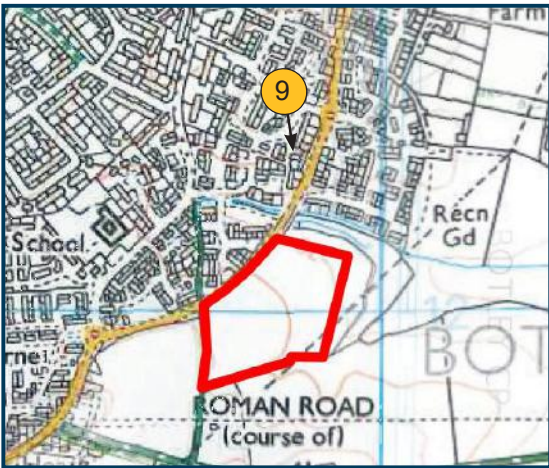


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Description
Looking southeast towards Kings Copse Avenue and the site from Ferndale. Partial views to the northwestern site boundary are restricted by foreground housing on Ferndale and intervening vegetation.

- Viewpoint Data:**
- Viewpoint elevation: 25m AOD
 - Distance from centre of site: 140m

Figure 33 - Photographic record of baseline conditions: Representative viewpoint 9



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Viewpoint Data:

- Viewpoint elevation: 30m AOD
- Distance from centre of site: 350m

Description
Looking south towards the site across foreground housing on Havendale. Glimpsed views into the site between the roofs of foreground housing and elevated woodland on the horizon to the south.

Detractors
Suburban surroundings.

Receptors
The view would be visible to users of Havendale, drivers, cyclists and pedestrians.

Seasonal visibility
-

Value
This view is not located in a designated landscape and has a low value.

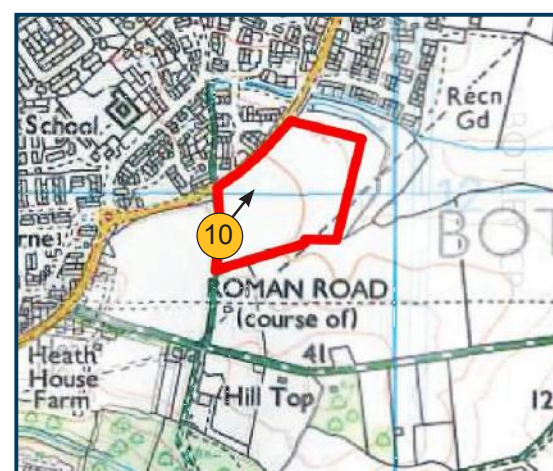
Susceptibility
Viewers using Havendale have a medium susceptibility to the type of change.

View Sensitivity
A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

4.10. View from Havendale / elevated residential streets to the northwest of Kings Copse Avenue (viewpoint 9)

- 4.10.1. This view represents those gained from elevated residential areas to the northwest of the site and Kings Copse Avenue. Views to the site from Havendale are largely restricted by intervening housing and mature trees. However, occasional glimpsed views to land within the site are possible, with a backdrop of mature trees and vegetation on rising ground to the south. Where restricted by vegetation, this view may be more open during winter months.
- 4.10.2. View receptors would be drivers on the residential roads, generally with their attention on the road ahead, but also cyclists and pedestrians who would be more focussed on their surroundings. These views are not located within a designated landscape and have a low value, a medium susceptibility to the type of change, and an overall medium to low sensitivity.
- 4.10.3. There will be glimpsed views to the proposed development from this location.

Figure 34 - Photographic record of baseline conditions: Representative viewpoint 10



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Viewpoint Data:

- Viewpoint elevation: 30m AOD
- Distance from centre of site: 180m

Description

Looking northeast into the site through vegetation on the western boundary from Tanhouse Lane / public bridleway number 026/20/1. Views into the site from Tanhouse Lane / the track adjoining the western boundary are filtered glimpses gained through boundary vegetation, or more open through the fieldgate entrance to the site, illustrated in viewpoint 10. Partial views across the site from this viewpoint to vegetation and houses on Kings Copse Avenue and vegetation on the northern and eastern boundaries will be more open during winter months.

Detractors

Track used by large vehicles accessing commercial premises to the south.

Receptors

The view would be visible to users of Tanhouse Lane and public bridleway number 026/20/1, drivers, cyclists, pedestrians and horse riders.

Seasonal visibility

Screening from mature vegetation on the western boundary with Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Tanhouse Lane / public bridleway number 026/20/1 have a medium to high susceptibility to the type of change.

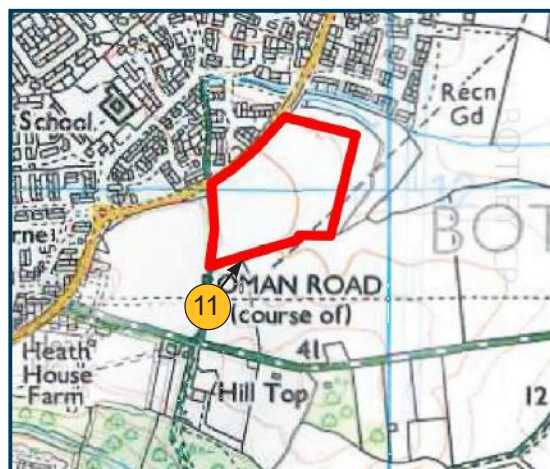
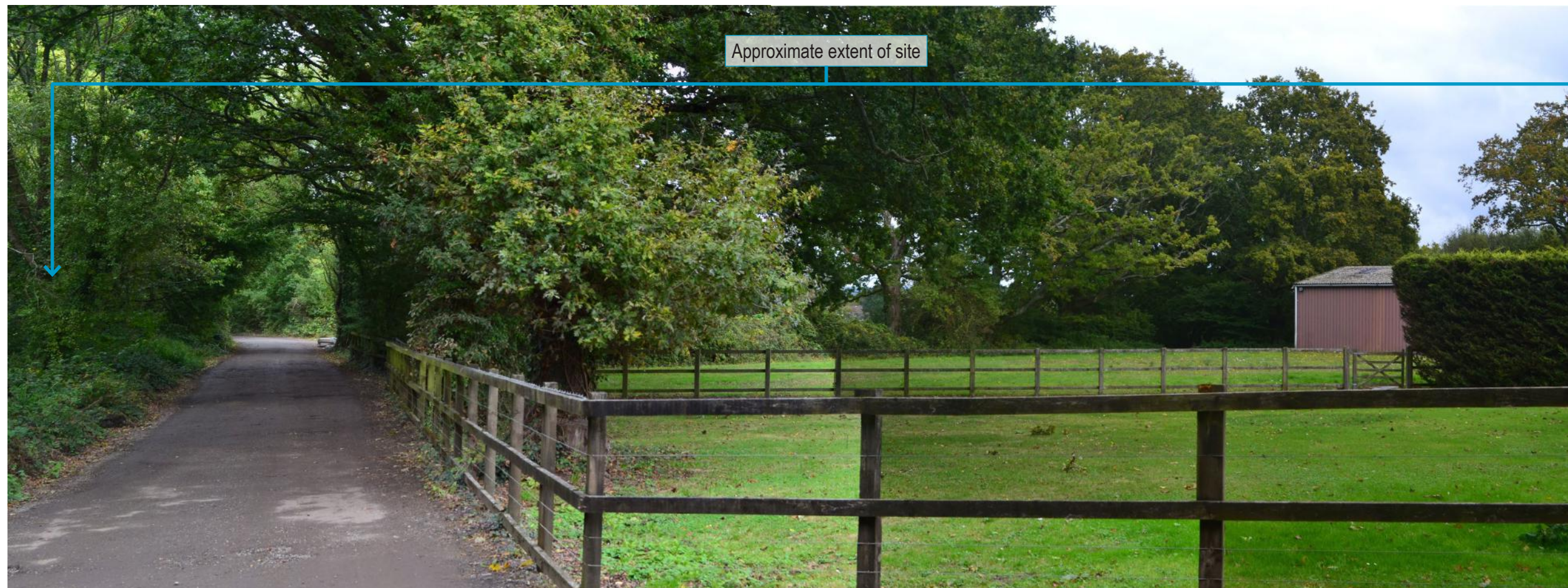
View Sensitivity

A combination of the low value, and medium to high susceptibility gives a medium sensitivity of viewers from this viewpoint.

4.11. View from Tanhouse Lane / public bridleway number 026/20/1, adjoining the site (viewpoint 10)

- 4.11.1. This view represents those gained from Tanhouse Lane / public bridleway number 026/20/1, where it adjoins the western site boundary. Dense hedgerow vegetation and mature trees between the site and Tanhouse Lane generally confine views into the site to occasional filtered glimpses. The fieldgate access illustrated in viewpoint 10 affords open views across the site from this location. Views are possible across the site to the northwestern boundary and housing beyond Kings Copse Avenue, as well as to mature trees and vegetation within Tanhouse Meadow SINC, and following the northern, eastern and southern boundaries. A distant wooded horizon can be seen to the northwest. Views from Tanhouse Lane will be more open during winter months.
- 4.11.2. View receptors would be drivers on Tanhouse Lane, (a private unsealed road accessing a number of properties to the south of the site), generally with their attention on the road ahead, but also users of bridleway 026/20/1, including cyclists, horse riders and pedestrians, who would be more focussed on their surroundings. These views are not located within a designated landscape and have a low value, a medium to high susceptibility to the type of change, and an overall medium sensitivity.
- 4.11.3. There will be views to the proposed development from this location.

Figure 35 - Photographic record of baseline conditions: Representative viewpoint 11



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Viewpoint Data:

- Viewpoint elevation: 32m AOD
- Distance from centre of site: 250m

Description

Looking northeast towards the site from Tanhouse Lane / public bridleway number 026/20/1, at Firefly Nursery. Glimpsed views into the site through gaps in vegetation on the southern boundary. Housing to the west of Kings Copse Avenue can be seen across the site. Mature trees and vegetation lining Tanhouse Lane, within Firefly Nursery and on the southern boundary restrict views into the site. This view will be more open during winter months.

Detractors

Track used by large vehicles accessing commercial premises to the south.

Receptors

The view would be visible to users of Tanhouse Lane and public bridleway number 026/20/1, drivers, cyclists, pedestrians and horse riders.

Seasonal visibility

Screening from mature vegetation lining Tanhouse Lane and on the southern site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Tanhouse Lane / public bridleway number 026/20/1 have a medium to high susceptibility to the type of change.

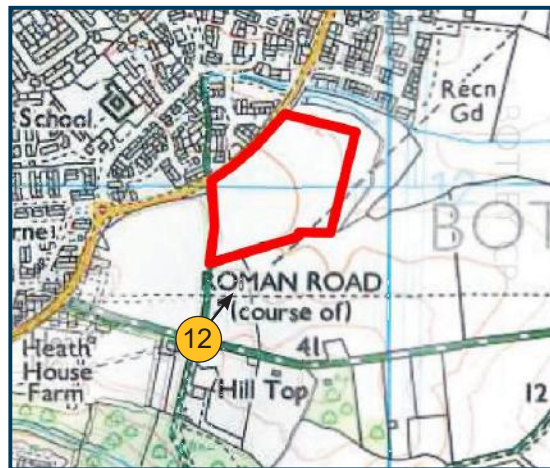
View Sensitivity

A combination of the low value, and medium to high susceptibility gives a medium sensitivity of viewers from this viewpoint.

4.12. View from Tanhouse Lane / public bridleway number 026/20/1 and 026/14/3, (south) (viewpoints 11, 12 and 13)

- 4.12.1. These viewpoints represent those gained from Tanhouse Lane / public bridleway numbers 026/20/1 and 026/14/3 to the south of the site. Views to the site from these locations are largely restricted by intervening mature vegetation. Glimpsed views across the site through mature trees and vegetation to housing beyond Kings Copse Avenue, are possible from viewpoint 11 at Firefly Nursery. Mature vegetation lining Tanhouse Lane, along with dense conifer hedgerows and buildings within the nursery restrict views into the site. Views across the western part of the site will be more open during winter months. Views to the site from viewpoint 12 are increasingly restricted by intervening vegetation along Tanhouse Lane and within Firefly Nursery. Elevated views across the site towards hedge End and a distant wooded horizon beyond are possible from viewpoint 13. However, summer views into the site are restricted by intervening vegetation including foreground scrub within River Hamble Country Park. These views will be more open during winter months.
- 4.12.2. View receptors would be drivers on Tanhouse Lane, (a private unsealed road accessing a number of properties to the south of the site), generally with their attention on the road ahead, but also users of bridleways 026/20/1 and 026/14/3, including cyclists, horse riders and pedestrians, who would be more focussed on their surroundings. Viewpoints 11 and 12 are not located within a designated landscape and have a low value, a medium to high susceptibility to the type of change, and an overall medium sensitivity. Viewpoint 13 is located on the boundary of the River Hamble Country Park and has a local authority value, a medium to high susceptibility and an overall medium to high sensitivity.
- 4.12.3. There will be views to the proposed development from viewpoint 11, with possible glimpsed views from viewpoints 12 and 13.

Figure 36 - Photographic record of baseline conditions: Representative viewpoint 12



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Viewpoint Data:

- Viewpoint elevation: 33m AOD
- Distance from centre of site: 350m

Description

Looking northeast towards the site from Tanhouse Lane / public bridleway number 026/20/1, at the junction with public bridleway number 026/14/3. Views to mature trees on the southern site boundary are partially filtered by intervening vegetation lining Tanhouse Lane and within Firefly Nursery. This view will be more open during winter months.

Detractors

Track used by large vehicles accessing commercial premises / overhead power lines.

Receptors

The view would be visible to users of Tanhouse Lane and public bridleway numbers 026/20/1 and 026/14/3 drivers, cyclists, pedestrians and horse riders.

Seasonal visibility

Screening from intervening mature vegetation including lining Tanhouse Lane and on the southern site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

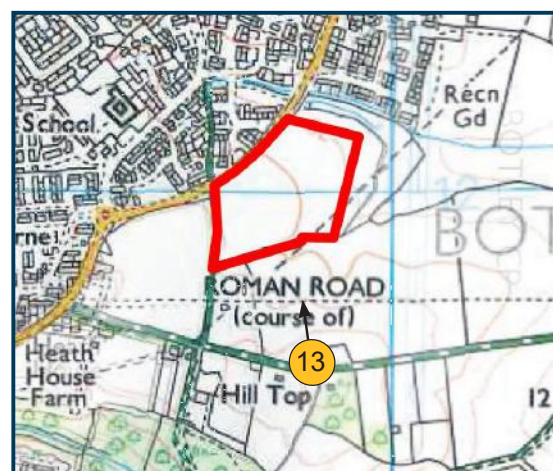
Susceptibility

Viewers using Tanhouse Lane / public bridleway numbers 026/20/1 and 026/14/3 have a medium to high susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium to high susceptibility gives a medium sensitivity of viewers from this viewpoint.

Figure 37 - Photographic record of baseline conditions: Representative viewpoint 13



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Viewpoint Data:

- Viewpoint elevation: 40m AOD
- Distance from centre of site: 350m

Description

Looking northwest towards the site from Tanhouse Lane / public bridleway number 026/14/3, at Hilltop Cottage. Views to mature trees on the southern site boundary are filtered by intervening vegetation to the south of Tanhouse Lane. This view will be more open during winter months.

Detractors

Track used by vehicles accessing farm and stables / overhead power lines.

Receptors

The view would be visible to users of Tanhouse Lane and public bridleway number 026/14/3, drivers, cyclists, pedestrians and horse riders.

Seasonal visibility

Screening from intervening vegetation including on the southern site boundary will decrease during the winter.

Value

This view is located on the boundary of the River Hamble Country Park and has a local authority value.

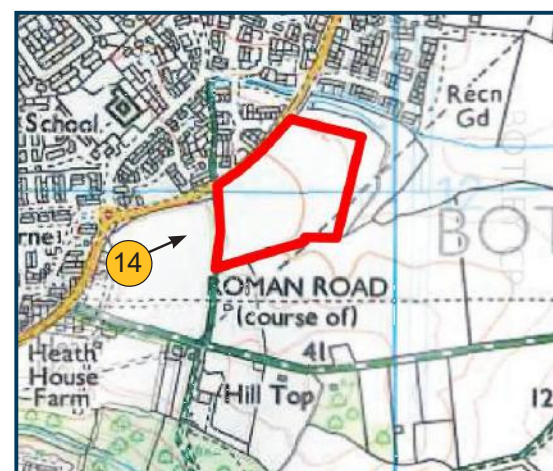
Susceptibility

Viewers using Tanhouse Lane / public bridleway number 026/14/3 have a medium to high susceptibility to the type of change.

View Sensitivity

A combination of the local authority value, and medium to high susceptibility gives a medium to high sensitivity of viewers from this viewpoint.

Figure 38 - Photographic record of baseline conditions: Representative viewpoint 14



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Viewpoint Data:

- Viewpoint elevation: 30m AOD
- Distance from centre of site: 370m

Description

Looking northeast towards the site from a location just to the north of the Norman Rodaway Pavilion. Views to the site across the Norman Rodaway Football Sportsfields are filtered by mature trees and vegetation lining Tanhouse Lane / on the western site boundary. Distant glimpsed views to a wooded horizon are available across the site, through gaps in the boundary vegetation. This view will be more open during winter months.

Detractors

-

Receptors

The view would be visible to users of the Norman Rodaway Pavilion and Football Sportsfield.

Seasonal visibility

Screening from mature vegetation lining Tanhouse Lane / on the western site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using the Norman Rodaway Sportsfields have a low susceptibility, where they are engaged in outdoor sports, and a medium susceptibility to the type of change where they are using the fields for leisure activities / walking.

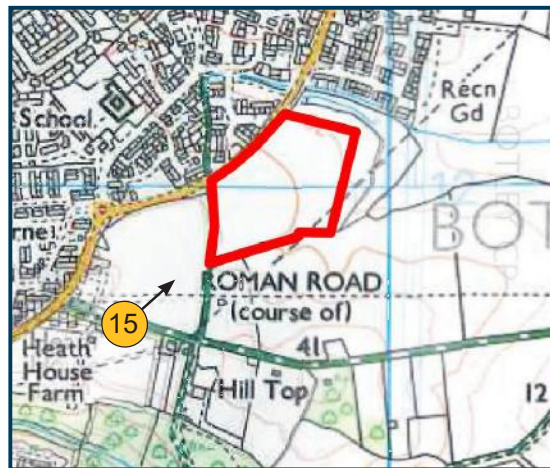
View Sensitivity

A combination of the low value, and low susceptibility gives a low sensitivity for viewers engaged in outdoor sport and a medium to low sensitivity for viewers engaged in leisure activities / walking.

4.13. View from Norman Rodaway Pavilion and Sportsfield / track and public bridleway number 114/7503/1 (viewpoints 14 and 15)

- 4.13.1. These viewpoints represent those gained from the Norman Rodaway Pavilion and Football Sportsfield, and track / public bridleway 114/7503/1 on its southern boundary. Views to the mature trees and hedgerow vegetation lining Tanhouse Lane / on the western site boundary are possible from the pavilion and sportsfields (viewpoint 14). However, during the summer, views into the site are restricted to glimpses through gaps in the vegetation at the site's gated access. Occasional views to a distant wooded horizon to the northeast can be glimpsed through gaps in the vegetation. Similar views from bridleway 114/7503/1 are heavily filtered by mature trees and vegetation on banking between the sportsfield and the public right of way. These views will be more open during winter months.
- 4.13.2. View receptors would be users of the sportsfields and children's play area, who depending on their activity may, or may not be focussed on their surroundings. Visual receptors would also include drivers on the track, (an unsealed road), generally with their attention on the road ahead, but also users of bridleway 114/7503/1, including cyclists, horse riders and pedestrians, who would be more focussed on their surroundings. These viewpoints are not located within a designated landscape and have a low value. Visual receptors have a low susceptibility to the type of change where they are engaged in outdoor sports, and a medium susceptibility where they are using the fields for leisure activities / walking, with an overall low sensitivity for viewers engaged in outdoor sport and a medium to low sensitivity for viewers engaged in leisure activities / walking.
- 4.13.3. There will be views to the proposed development from these viewpoints.

Figure 39 - Photographic record of baseline conditions: Representative viewpoint 15



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Viewpoint Data:

- Viewpoint elevation: 32m AOD
- Distance from centre of site: 400m

Description

Looking northeast towards the site across the Norman Rodaway Sportsfields from public bridleway number 114/7503/1. Views to the site are filtered by mature trees and vegetation lining the bridleway and confined to the western boundary by mature vegetation lining Tanhouse Lane. This view will be more open during winter months. Similar views are available from adjoining new residential development off Alder Avenue.

Detractors

Track used by vehicles accessing properties on Tanhouse Lane. Mast to the south of the track.

Receptors

The view would be visible to users of the track and public bridleway number 114/7503/1, drivers, cyclists, pedestrians and horse riders.

Seasonal visibility

Screening from mature vegetation lining the bridleway and on the western site boundary with Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

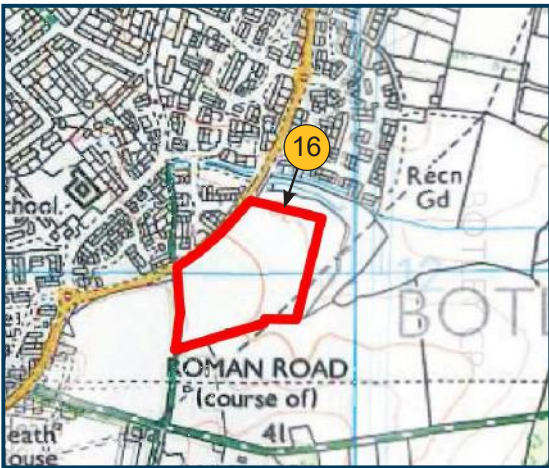
Susceptibility

Viewers using the track / public bridleway number 114/7503/1 have a medium to high susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium to high susceptibility gives a medium sensitivity of viewers from this viewpoint.

Figure 40 - Photographic record of baseline conditions: Representative viewpoint 16



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Viewpoint Data:

- Viewpoint elevation: 20m AOD
- Distance from centre of site: 220m

Description

Looking south towards the site across foreground single storey housing on Ambleside. Glimpsed views above and / or between gaps in housing to vegetation and mature trees on the northern boundary / within the SINC in the northern part of the site. Mature trees surrounding the site to the east and south are visible. These views will be more open during winter months.

Detractors

Suburban surroundings.

Receptors

The view would be visible to users of Ambleside, drivers, cyclists and pedestrians.

Seasonal visibility

Screening provided by mature trees and vegetation on the northern boundary and within the SINC in the northern part of the site would decrease in the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Ambleside have a medium susceptibility to the type of change.

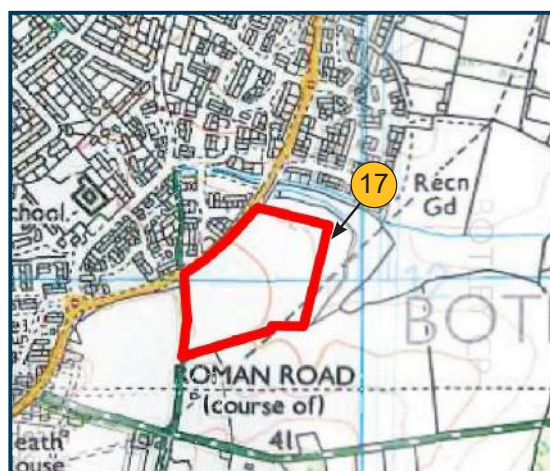
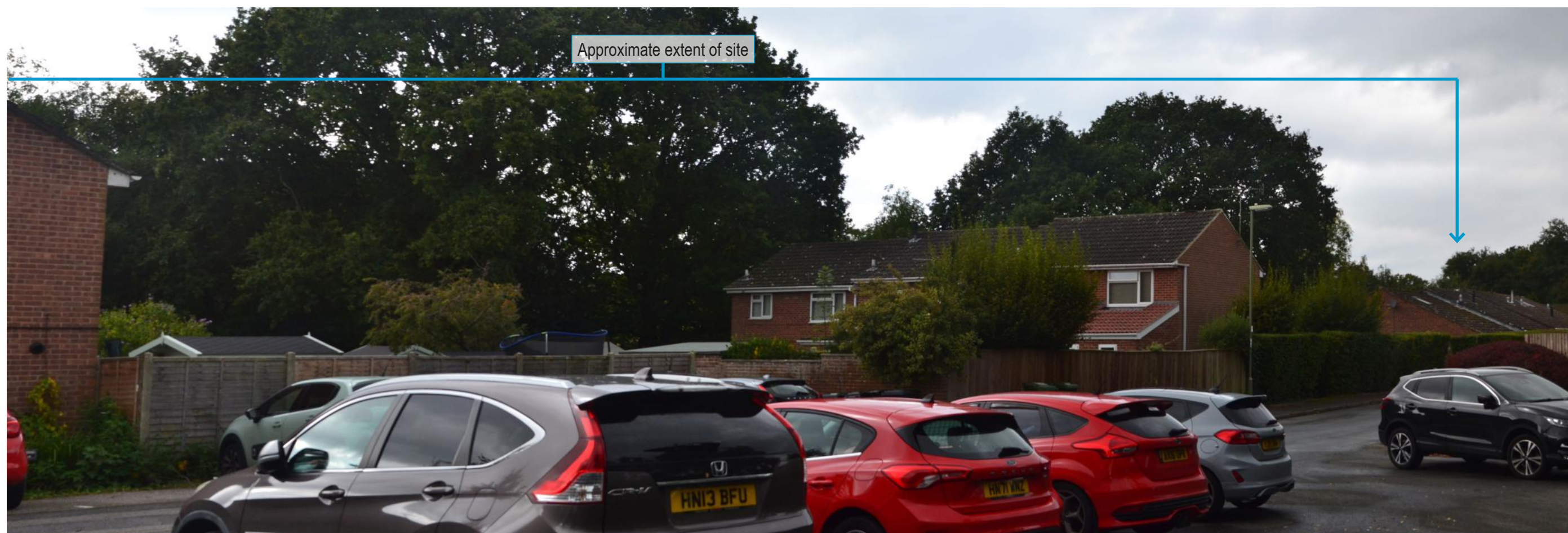
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

4.14. View from Ambleside (viewpoints 16 and 17)

- 4.14.1. These views represent those available from residential streets (including Ambleside) adjoining the northern boundary of the site. Views to the site from Ambleside and adjacent streets are restricted by intervening housing and mature trees and vegetation within Tanhouse Meadow SINC which wraps around the northeastern corner of the site. Glimpsed views are possible across the site to the tops of mature trees on the elevated southwestern boundary. Where restricted by vegetation these views will be more open during winter months.
- 4.14.2. View receptors would be drivers on the residential roads, generally with their attention on the road ahead, but also cyclists and pedestrians who would be more focussed on their surroundings. These views are not located within a designated landscape and have a low value, a medium susceptibility to the type of change, and an overall medium to low sensitivity.
- 4.14.3. There will be glimpsed views to the proposed development from these locations.

Figure 41 - Photographic record of baseline conditions: Representative viewpoint 17



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Viewpoint Data:

- Viewpoint elevation: 18m AOD
- Distance from centre of site: 240m

Description

Looking southwest towards the site across foreground terraced housing on Ambleside. Views between housing to mature trees and vegetation on the northern boundary and within the SINC in the northern part of the site. These views will be more open during winter months.

Detractors

Suburban surroundings.

Receptors

The view would be visible to users of Ambleside, drivers, cyclists and pedestrians.

Seasonal visibility

Screening provided by mature trees and vegetation on the northern boundary and within the SINC in the northern part of the site would decrease in the winter.

Value

This view is not located in a designated landscape and has a low value.

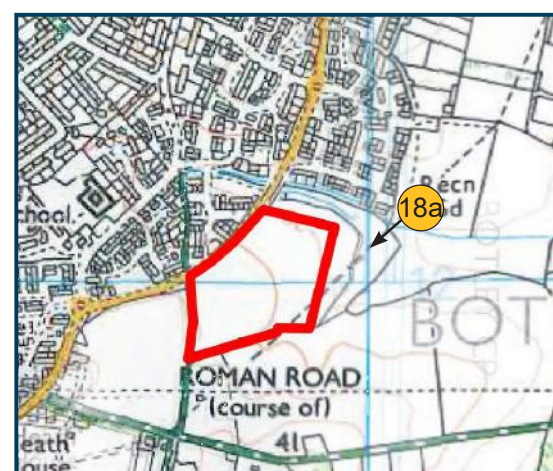
Susceptibility

Viewers using Ambleside have a medium susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

Figure 42 - Photographic record of baseline conditions: Representative viewpoint 18a



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Viewpoint Data:

- Viewpoint elevation: 16m AOD
- Distance from centre of site: 240m

Description

Looking northwest towards the site from Little Hatts Recreation Ground. Partial views into the site framed by mature vegetation on the northeastern site boundary and within the SINC in the northern part of the site. Views along the vegetation free corridor of the overhead power lines, across the site to mature vegetation on the southern site boundary. This view will be more open during winter months.

Detractors

Overhead power lines.

Receptors

The view would be visible to users of Little Hatts Recreation Ground.

Seasonal visibility

Screening from mature vegetation on the northeastern site boundary and within the SINC in the northern part of the site will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Little Hatts Recreation Ground have a low susceptibility, where they are engaged in outdoor sports, and a medium susceptibility to the type of change where they are using the fields for leisure / walking.

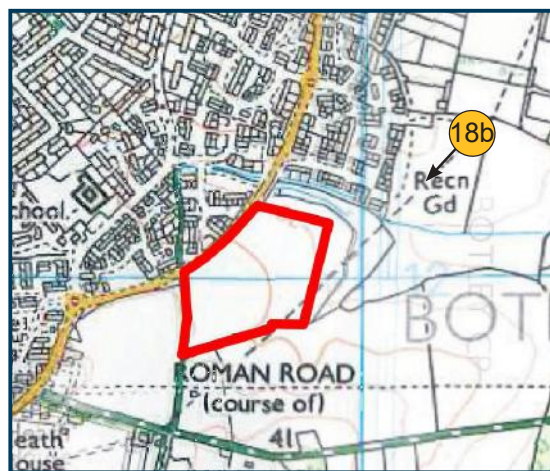
View Sensitivity

A combination of the low value, and low susceptibility gives a low sensitivity for viewers engaged in outdoor sport and a medium to low sensitivity for viewers engaged in leisure activities / walking.

4.15. View from Little Hatts Recreation Ground (viewpoints 18a and 18b)

- 4.15.1. These viewpoints represent those available from Little Hatts Recreation Ground to the northeast of the site. Views to the site from the recreation ground are largely restricted by mature trees and vegetation within Tanhouse Meadows SINC and surrounding the recreation ground, as well as housing on Ambleside. A framed view through the site is available along the corridor of the overhead power lines which run across Little Hatts and the site. These views will be more open during winter months.
- 4.15.2. View receptors would be users of the recreation ground and children's play area, who depending on their activity may, or may not be focussed on their surroundings. These viewpoints are not located within a designated landscape and have a low value. Visual receptors have a low susceptibility to the type of change where they are engaged in outdoor sports, and a medium susceptibility where they are using the fields for leisure activities / walking, with an overall low sensitivity for viewers engaged in outdoor sport and a medium to low sensitivity for viewers engaged in leisure activities / walking.
- 4.15.3. There will be views to the proposed development from these viewpoints.

Figure 43 - Photographic record of baseline conditions: Representative viewpoint 18b



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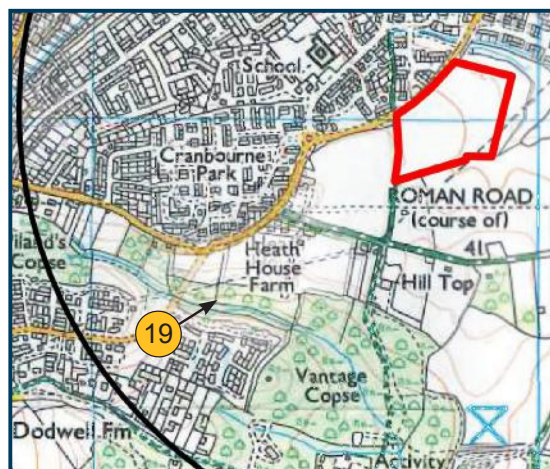
Description

Looking northwest towards the site from the northeastern corner of Little Hatts Recreation Ground.

Viewpoint Data:

- Viewpoint elevation: 18m AOD
- Distance from centre of site: 440m

Figure 44 - Photographic record of baseline conditions: Representative viewpoint 19



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Viewpoint Data:

- Viewpoint elevation: 50m AOD
- Distance from centre of site: 850m

Description

Looking northeast towards the site from footpath at Vantage Copse. Occasional elevated views to a distant wooded horizon, glimpsed between recent residential development at Vantage Copse. The mast on the track / bridleway 114/7503/1 to the south of the Norman Rodaway Sportsfield can be seen, with the site screened by the intervening housing and mature vegetation.

Detractors

Suburban surroundings.

Receptors

The view would be visible to users of the footpath at Vantage Copse.

Seasonal visibility

Screening from intervening mature trees will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using the footpath have a medium to high susceptibility to the type of change, where the footpath is associated with, and surrounded by recent residential development.

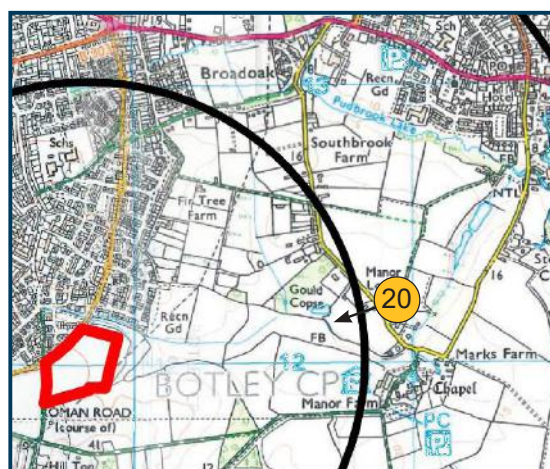
View Sensitivity

A combination of the low value, and medium to high susceptibility gives a medium sensitivity for viewers at Vantage Copse.

4.16. View from Vantage Copse (viewpoint 19)

- 4.16.1. These views represent those available from elevated residential streets and associated open space / footpath at Vantage Copse to the southwest of the site. Intervening mature trees and vegetation along with foreground housing restrict views to the site from this location. Distant views to a wooded horizon can be seen to the northeast. The mast adjoining the southern boundary of the Norman Rodaway Sportsfield can be seen from this location.
- 4.16.2. The proposed development would not be visible from this location and as such it will not be taken forward to be assessed in Volume 2.

Figure 45 - Photographic record of baseline conditions: Representative viewpoint 20



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Viewpoint Data:

- Viewpoint elevation: 12m AOD
- Distance from centre of site: 1.15km

Description

Looking southwest towards the site from public footpath number 026/11/2, north / east of Brook Lane. Views to farm style buildings / residential properties on Brook Lane and woodland at Gould Copse in the foreground, along with intervening mature vegetation restrict views to the site. Views will be more open during winter months.

Detractors

Overhead wires.

Receptors

The view would be visible to users of public footpath number 026/11/2.

Seasonal visibility

Screening from intervening mature trees / woodland will decrease during the winter.

Value

This view is located on the boundary of the Botley Conservation Area, and has a local authority value.

Susceptibility

Viewers using the footpath have a high susceptibility to the type of change.

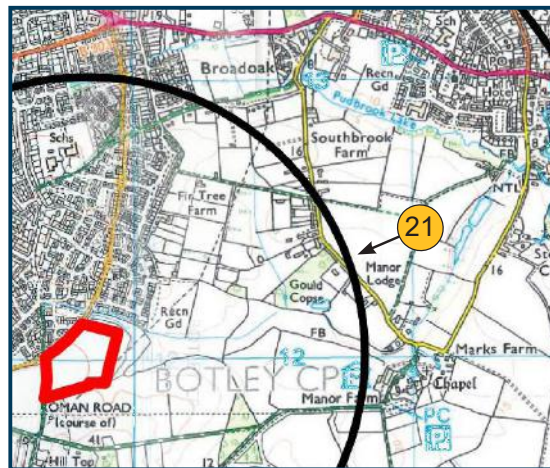
View Sensitivity

A combination of the local authority value, and high susceptibility gives a high sensitivity for viewers on footpath number 026/11/2.

4.17. View from locations to the east of the site at (public footpaths 026/11/2 & 026/18/1, Church Lane and public bridleways 026/14 at Manor Farm) (viewpoints 20 to 24)

- 4.17.1. These viewpoints represent those available from middle distance locations, up to 1.5km to the east of the site, including public rights of way and locations within Botley Conservation Area. Views to the site from these locations are restricted by intervening boundary vegetation and woodland. Although views will become more open during winter months, it is not considered that there will be views to the site.
- 4.17.2. The proposed development would not be visible from viewpoints 20 to 24, and as such they will not be taken forward to be assessed in Volume 2.

Figure 46 - Photographic record of baseline conditions: Representative viewpoint 21



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Description

Looking southwest towards the site from public footpath number 026/11/2, at the junction with 026/10/1, north / east of Brook Lane. Views to farm style buildings / residential properties on Brook Lane and woodland at Gould Copse in the foreground, along with intervening mature vegetation restrict views to the site. Views will be more open during winter months.

As viewpoint 20

Viewpoint Data:

- Viewpoint elevation: 15m AOD
- Distance from centre of site: 1.3km

Figure 47 - Photographic record of baseline conditions: Representative viewpoint 22



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Viewpoint Data:

- Viewpoint elevation: 15m AOD
- Distance from centre of site: 800m

Description

Looking southwest towards the site from public footpath number 026/18/1, west of Brook Lane. Views across pasture / horse paddocks at Fir Tree Farm. Intervening woodland / field boundary vegetation and housing on the eastern edge of Hedge End, including Tickner Close and Ambleside, restrict views to the site. Views will be more open during winter months.

Detractors

Horse pasture / buildings / fencing at Fir Tree Farm.

Receptors

The view would be visible to users of public footpath number 026/18/1.

Seasonal visibility

Screening from intervening field boundary vegetation / woodland will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

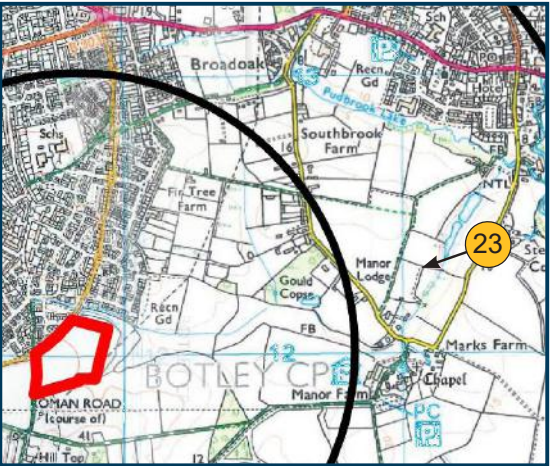
Susceptibility

Viewers using the footpath have a high susceptibility to the type of change.

View Sensitivity

A combination of the low value, and high susceptibility gives a medium sensitivity for viewers on footpath number 026/18/1.

Figure 48 - Photographic record of baseline conditions: Representative viewpoint 23



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Viewpoint Data:

- Viewpoint elevation: 20m AOD
- Distance from centre of site: 1.5km

Description

Looking southwest towards the site from Church Lane at Steeple Court Farm. Views towards the site across farmland are restricted by intervening mature woodland and vegetation. Views will be more open during winter months.

Detractors

-

Receptors

The view would be visible to drivers, cyclists, horse riders and pedestrians on Church Lane.

Seasonal visibility

Screening from intervening mature trees / woodland will decrease during the winter.

Value

This view is located within the Botley Conservation Area, and has a local authority value.

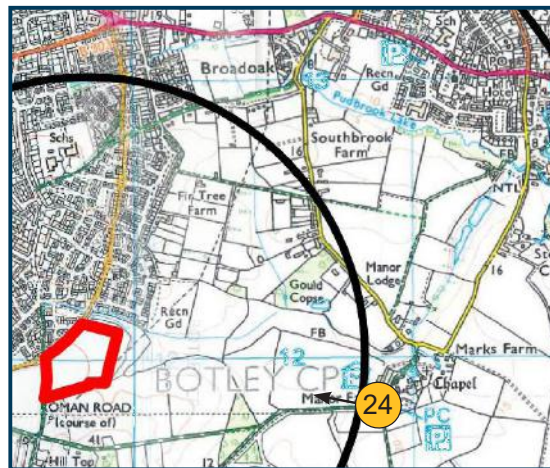
Susceptibility

Viewers using Manor Lane have a medium to high susceptibility to the type of change.

View Sensitivity

A combination of the local authority value, and medium to high susceptibility gives a medium to high sensitivity for viewers on Church Lane.

Figure 49 - Photographic record of baseline conditions: Representative viewpoint 24



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Viewpoint Data:

- Viewpoint elevation: 17m AOD
- Distance from centre of site: 1.1km

Description

Looking northwest towards the site from Manor Farm access road / bridleway 026/14. Views to the site are restricted by intervening woodland / field boundary and roadside vegetation. Views will be more open during winter months.

Detractors

-

Receptors

The view would be visible to drivers, cyclists, horse riders and pedestrians on bridleway number 026/14 and the Manor Farm access road.

Seasonal visibility

Screening from intervening woodland / boundary vegetation will decrease during the winter.

Value

This view is located within the River Hamble Country Park, and has a local authority value.

Susceptibility

Viewers using bridleway number 026/14 and the Manor Farm access road have a medium to high susceptibility to the type of change.

View Sensitivity

A combination of the local authority value, and medium to high susceptibility gives a medium to high sensitivity for viewers at viewpoint 24.

Figure 50 - Photographic record of baseline conditions: Private views



Elevated housing at Havendale, north of the site and west of Kings Copse Avenue)



Housing on Woodstock Close, north of Kings Copse Avenue (at the northwestern corner of the site)



Housing on Ambleside, adjoining the northeastern boundary (viewed from within the site)



Housing to the northwest of Kings Copse Avenue (viewed from the southwestern corner of the site)



Housing to the northwest of Kings Copse Avenue (viewed from the southwestern corner of the site)

Private views to the site include:

- Housing on the northwestern site boundary / adjoining Kings Copse Avenue (Woodstock Close / Ferndale);
- Elevated housing to the northwest of Kings Copse Avenue, including Havendale;
- Ambleside (and Salwey Road), adjoining the northeastern site boundary;
- Norman Rodaway Pavilion;
- New housing off Alder Avenue, on the southern boundary of Norman Rodaway Football Fields;
- Firefly Nursery, Tanhouse Lane;
- Properties on Tanhouse Lane, including Hilltop Cottage;
- Selected residential properties at Vantage Copse.

Receptors

The view would be visible to residents of residential properties, stables and business premises, and users of Norman Rodaway Pavilion;

Seasonal visibility

Many of these views are restricted / filtered by intervening vegetation on boundaries and lining roads / lanes / tracks, and screening would decrease during winter months;

Value

None of these views are within a designated landscape, or are listed properties and there would be a low value;

Susceptibility

Susceptibility to change will be high where visual receptors are residents at home, and low where receptors are people at a place of work;

View Sensitivity

The sensitivity of these views will be medium for residents and low for those at a place of work.

4.18. Private views from surrounding properties

Residential properties

- 4.18.1. Housing adjoining the northwestern site boundary and Kings Copse Avenue, including Woodstock Close and Ferndale, may have open / partially filtered views into the site, generally from rear upper storey south / east facing windows. Selected elevated properties on Duke Road and Havendale may have partial views into the site. Many of these views are seen in the context of surrounding development within Hedge End, and will be more open during winter months.
- 4.18.2. A number of properties on Ambleside with south facing windows will have views into the site, filtered by vegetation within Tanhouse Meadow SINC. In particular the single storey terrace at the western end of the road has glimpsed views from rear windows and gardens. Most of these views are seen in the context of surrounding development within Hedge End, and will be more open during winter months.
- 4.18.3. Properties on the northern edge of the new residential development at Alder Avenue, (south of the Norman Rodaway Sportsfield), may have views across the sportsfield to the western site boundary, filtered by mature trees lining bridleway 114/7503/1.
- 4.18.4. Firefly Nursery, including a residential property, located on Tanhouse Lane to the southwest of the site, has views to vegetation on the southern site boundary, which will become more open during winter months. Residential properties, including Hilltop Cottage, on Tanhouse Lane to the south of the site may have glimpsed views to the site from north facing upper windows and grounds. Although intervening vegetation is likely to screen views during the summer, there may be views to the site during winter months.
- 4.18.5. Elevated properties within recent residential development at Vantage Copse, and off Pyland's Lane may have glimpsed views to mature vegetation surrounding the site from northeast facing upper windows. Any possible views are likely to be heavily filtered by intervening vegetation / woodland.
- 4.18.6. View receptors would be residents at home with a high level of interest in the surrounding landscape. Views have a low value, a high susceptibility to change and a medium sensitivity.

Places of work

- 4.18.7. These views represent those available from surrounding properties that are places of work (agricultural or industrial / commercial).
- 4.18.8. Users of the Norman Rodaway Pavilion (from the mostly east facing windows on the single storey building) have views across the sportsfield to mature trees and vegetation lining Tanhouse Lane and on the western site boundary.
- 4.18.9. Views may be possible to the site through / across vegetation on the southern site boundary from commercial properties on Tanhouse Lane, including Firefly Nursery, Oakwood Farm and a number of stables.
- 4.18.10. View receptors would be people at their place of work whose attention is not focused on their surroundings. Views would have a low value, a low susceptibility to change and a low sensitivity.

Figure 51 - Summary of Visual Receptor Sensitivity

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Value	Susceptibility	Sensitivity
1	Heath House Road	Local distributor road	450m	Low	Medium	Medium - Low
2	Heath House Road	Local distributor road	400m	Low	Medium	Medium - Low
3	Kings Copse Avenue	Local distributor road	215m	Low	Medium	Medium - Low
4	Kings Copse Avenue & public bridleway 026/501/1	Local distributor road and public bridleway	150m	Low	Medium	Medium - Low
5a	Kings Copse Avenue	Local distributor road	100m	Low	Medium	Medium - Low
5b	Kings Copse Avenue	Local distributor road	100m	Low	Medium	Medium - Low
6	Kings Copse Avenue	Local distributor road	180m	Low	Medium	Medium - Low
7	Kings Copse Avenue	Local distributor road	325m	Low	Medium	Medium - Low
8a	Ferndale	Residential road	200m	Low	Medium	Medium - Low
8b	Ferndale	Residential road	140m	Low	Medium	Medium - Low
9	Havendale	Residential road	350m	Low	Medium	Medium - Low
10	Tanhouse Lane & public bridleway 026/20/1	Track / public bridleway	180m	Low	Medium - High	Medium
11	Tanhouse Lane & public bridleway 026/20/1	Track / public bridleway	250m	Low	Medium - High	Medium
12	Tanhouse Lane & public bridleways 026/20/1 & 026/14/3	Track / public bridleway	350m	Low	Medium - High	Medium
13	Tanhouse Lane & public bridleway 026/14/3	Track / public bridleway	350m	Local authority	Medium - High	Medium - High
14	Norman Rodaway Football Sportsfield	Sportsfield	370m	Low	Sports - Low	Sports - Low
					Leisure - Medium	Leisure - Medium - Low
15	Track / public bridleway 114/7503/1	Track / public bridleway	400m	Low	Medium - High	Medium
16	Ambleside	Residential road	220m	Low	Medium	Medium - Low
17	Ambleside	Residential road	240m	Low	Medium	Medium - Low

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Value	Susceptibility	Sensitivity
18a	Little Hatts Recreation Ground	Recreation ground	240m	Low	Sports - Low	Sports - Low
					Leisure - Medium	Leisure - Medium - Low
18b	Little Hatts Recreation Ground	Recreation ground	440m	Low	Sports - Low	Sports - Low
					Leisure - Medium	Leisure - Medium - Low
19	Footpath at Vantage Copse	Footpath	850m	Low	Medium - High	Medium
20	Public footpath 026/11/2 (N/E of Brook Lane)	Public footpath	1.15km	Local authority	High	High
21	Public footpath 026/11/2 (N/E of Brook Lane)	Public footpath	1.3km	Local authority	High	High
22	Public footpath 026/18/1 (Fir Tree Farm)	Public footpath	800m	Low	High	Medium
23	Church Lane	Rural lane	1.5km	Local authority	Medium - High	Medium - High
24	Access road to Manor Farm & public bridleway 026/14	Access road / public bridleway	1.1km	Local authority	Medium - High	Medium - High

5. References

- National Character Assessment (NCA, 2014)
- National Design Guide, Ministry of Housing, Communities & Local Government (2019)
- National Planning Policy Framework (2019)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- The Landscape Institute 'TGN 02-21: Assessing landscape value outside national designations' (omit if not used)
- Natural England 'An Approach to Landscape Character Assessment' (2014)
- Natural England: 'Agricultural Land Classification mapping' (2010)
- MAGIC website
- Eastleigh Borough Local Plan 2016 – 2036
- Eastleigh Borough Local Plan 2016 - 2036 Policies Map
- Trees and Development Supplementary Planning Document (SPD), 2022
- Quality Places Supplementary Planning Document (SPD), 2011
- Hampshire Integrated Character Assessment
- Landscape Character Assessment for Eastleigh Borough
- Landscape Checklist for New Development in Hampshire & Isle of Wight, 2006
- <https://emaps.eastleigh.gov.uk/WebMaps>
- <https://maps.hants.gov.uk/rightsofwaydefinitivemap>
- <https://historicengland.org.uk/listing/the-list/map-search>

Appendix 1: LVE Methodology

1. Scope and methodology of study

1.1. Scoping of the study

- 1.1.1. The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals. The landscape character of the wider area, as described in published landscape character assessments carried out at local level has been reviewed and used as context. A detailed character assessment of the site and its immediate setting has been carried out as part of this study. The geographical scope of the visual study was established through the creation of a computer-generated zone of theoretical visibility (ZTV) which ruled out some areas where landform would block views. On site verification of visibility was undertaken to establish what is visible in the surrounding area from eye level within the site. The ZTV and site assessment of visibility are checked during fieldwork from publically accessible viewpoints within the study area. The areas of potential visibility were then checked in the field by visiting publicly accessible areas and photographs were taken to record views towards the site.

1.2. Methodology Guidance

- 1.2.1. This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and Natural England's An Approach to Landscape Character Assessment (2014).

1.3. Desktop research

- 1.3.1. The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the submitted proposals.

1.4. Method statements

- 1.4.1. The photographs used in this evidence were taken in early autumn meaning that vegetation was with leaf cover, therefore not able to demonstrate 'worst-case' visibility in winter. Where seasonal changes in screening are relevant this has been noted. The ZTV was created in QGIS software by importing a georeferenced Ordnance Survey (OS) map base and bare-earth digital terrain model (DTM). The DTM shows only landform and does not account for structures or vegetation which rise above ground level and potentially screen views. Points were added to represent heights of proposed built form in a number of locations across the site. Running a viewshed analysis then showed areas from which a 1.65m height viewer could potentially see proposed built form with no structures or vegetation blocking views. On site assessment of views possible from eye level within the site further informed the potential visibility. Areas with potential views of the proposed development were visited (where publicly accessible) and photographs taken to record the nature of views. Any areas from which there was no visibility were ruled out of the fieldwork.
- 1.4.2. It should be noted that the establishment of a ZTV is a potentially misleading exercise, showing an indiscriminate level of visibility using a 'bare earth' scenario, without consideration for vegetation and built form that may often prevent views, and takes no account of the extent of accessible viewpoints. It is a desktop exercise, a tool to inform the scope of fieldwork that has then to be tested on site and in the field to check the reality of the situation. An LVE and LVIA should be proportional to the nature of the proposals to which it relates and there may be no need to carry out a ZTV exercise. This should be judged on a project by project basis, in consultation with the Local Planning Authority where possible, when agreeing the scope of the study.

- Map, describe and illustrate the character of the landscape by appropriate means;
- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;
- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

2.2. Landscape receptors

- 2.2.1. The landscape receptors need to be identified; these are components of the landscape such as individual elements or features, qualities or landscape character that are likely to be affected by the scheme.

2.3. Sensitivity of landscape receptor

- 2.3.1. In assessing landscape sensitivity, landscape value is the 'inherent' component relating to the existing situation, whereas the susceptibility is 'development specific'. The sensitivity of the landscape or feature of the landscape as a receptor is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

2.3.2. Determining value of landscape receptor

2.3.2.1. Context

When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features, elements, characteristics, qualities, but also their relationship with, and the role they play within, the site's context. The basis for judgements should be linked back to evidence from the baseline study.

NPPF para. 174 refers to valued landscapes but does not define the meaning of such. It states that policies and decisions should protect and enhance such 'in a manner commensurate with their statutory status or identified quality in the development plan' or by 'recognising the intrinsic character and beauty of the countryside', that latter being a reference to non-designated landscapes.

2.3.2.2. Designated and non-designated landscapes

Designations can be used to assist the interpretation of the value to be attributed to different receptors, but it is acknowledged in GLVIA3 (5.4) that in-depth study may find the landscape value of a specific area is different to that suggested by a wider formal designation.

A lack of designation or LPA guidance on value does not, however, indicate a lack of value as noted in GLVIA3 (5.26). In these cases, reference should be made to the GLVIA Table 5.1, LI Technical Guidance Note (TGN 2/21), NPPF and other guidance sources. The TGN suggests factors to be considered in the identification of value; these are not exhaustive and may not all be relevant to the study. Community consultation, where practical, may also add depth in determining what people value about their local landscapes.

A range of factors is identified in the TGN; the following table setting out the factors to be considered is based on this (where text is in bold this indicates that the phrase is taken directly from the TGN).

2. Evaluation criteria for Landscape Sensitivity

2.1. Reporting on the landscape baseline

- 2.1.1. The landscape baseline is established through careful fieldwork and review of published Landscape Character Assessments. Landscape Character Assessments at national, regional, district and local levels are critically reviewed to establish the most relevant in terms of scale, level of detail, methodology, age. A brief explanation of this approach is given:

Factor	Definition (and examples where more clarity is useful)
Natural heritage	Landscape with clear evidence of ecological, geological, geomorphological, or physiographic interest which contributes positively to the landscape
Cultural heritage	Landscape with clear evidence of archaeological, historical, or cultural interest which contributes positively to the landscape; landscape that contributes to setting of heritage assets or shows demonstrable or perceptible time depth.
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure (previously referred to as quality); this may include the extent to which the wider landscape character is represented, the intactness of the landscape and the condition of individual elements (N.B. management inappropriate to the landscape (over management or lack of management) should not be a reason to influence a judgement as this is a retrievable issue or may be appropriate in its wider landscape setting).
Associations	Landscape which is connected with notable people, events and the arts
Distinctiveness	Landscape that has a strong sense of identity: distinctive features characteristic of a particular place, rare or unusual features, especially those that help to confer a strong sense of place or identity; landscape which makes an important contribution to the character or identity of a settlement, including gateways and approaches that provide sense of arrival and contribute to settlement character.
Recreational	Landscape offering recreational opportunities where experience of landscape is important: including open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature; areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration; presence of town and village greens; other physical evidence of recreational use where experience of landscape is important; landscape that forms part of a view that is important to the enjoyment of a recreational activity.
Perceptual (scenic)	Landscape that appeals to the senses, primarily the visual sense: Distinctive features such as dramatic or striking landform or harmonious combinations of land cover; strong aesthetic qualities such as scale, form, colour, and texture; presence of natural lines in the landscape; visual diversity or contrasts which contribute to appreciation; memorable/ distinctive views and landmarks, or landscape which contributes to such.
Perceptual (wildness and tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies: High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, presence of wildlife / birdsong and relative peace and quiet; presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts); sense of particular remoteness, seclusion or openness; dark skies

Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape: such as natural hydrological systems, pollinator rich meadows, features forming parts of multifunctional green infrastructure networks, providing ecosystem services, and landscape with strong links or acting as settings to adjacent designated landscapes or are important to the appreciation of such.
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2.3.2.3. Overall judgement of value

Once designations (if relevant) and factors, such as listed above, are all considered, then an overall value can be attributed to the landscape receptor using the range of values below, in terms of relative importance with examples:

Value	Description	Examples
International	Landscape designated as of international importance; setting of these should also be considered where contributes to special qualities	World Heritage Sites Special Areas of Conservation (SAC) Special Protection Areas (SPA)
National (incl. regional)	Landscape designated as of national importance for beauty or for recreational opportunities; setting of these should also be considered where contributes to special qualities	National Park / AONB SSSI Suitable Alternative Natural Green Space (SANG; forming SPA and SAC buffers) HE Register of Parks and Gardens Scheduled monuments Grade I and Grade II* listed buildings National recreational routes or area
Local Authority		Local landscape designation Open Access or Common Land Land value identified in Local or Neighbourhood Plan or other supplementary evidence bases SINC / Conservation Areas Grade II listed buildings Local Wildlife sites Local recreational route or area
Community	Landscape with no formal designation but having perceived value to local communities, on basis of factors that elevate it above an 'ordinary' landscape	
Low	Ordinary landscape with no designations or identified value. Areas in poor condition or altered by intrusive man-made structures.	

2.3.2.4. Determining the landscape receptor’s susceptibility to type of change

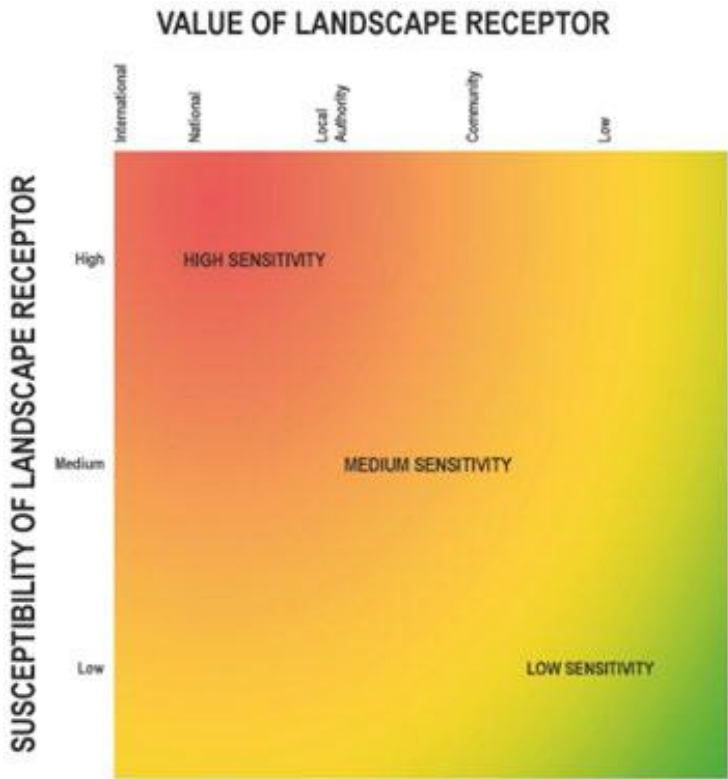
Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or incompatibility with landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

Judgement	Guidance
HIGH susceptibility to change	High susceptibility where key characteristics having no or limited ability to accommodate type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible with landscape planning policies and strategies.
MEDIUM susceptibility to change	Medium susceptibility where the characteristics of the site have some ability to accommodate the proposed type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible to landscape planning policies and strategies.
LOW susceptibility to change	Low susceptibility where generally characteristics are able to accommodate proposed type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible with landscape planning policies and strategies.

2.3.2.5. Determining the resultant level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as high, medium or low, using the colour graded diagram below for guidance.



Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to

change) professional judgement will be used to determine the overall sensitivity and the terminology high / medium and medium / low may be used or the judgement may be decided on balance.

3. Evaluation criteria for Visual Sensitivity

3.1. Sensitivity of the visual receptor

3.1.1. The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value attached to a particular view with judgements on the susceptibility of the visual receptor to type of change or type of development proposed.

3.1.2. Determining value of the view

3.1.3. This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. Once designations (if relevant) and factors, such as listed above, are all considered, then an overall value can be attributed to the visual receptor using the range of values below, in terms of relative importance with examples:

Value	Description
International	View from internationally known viewpoint. View associated with landscape designated to be of international importance View promoted in maps and tourist literature with international importance or linked with internationally important visitor attraction View having internationally important cultural associations
National (incl. regional)	View from nationally known viewpoint. View within landscape designated to be of national importance for beauty or for recreational opportunities. View promoted in maps and tourist literature with national importance or linked with nationally important visitor attraction. View having nationally important cultural associations
Local Authority	View from locally known viewpoint or within locally designated landscape. View identified in planning policy or supplementary evidence base (NDP, VDS, CAA etc). View linked with locally important visitor attraction experience. View having locally important cultural associations.
Community	View within landscape without formal designation but having acknowledged value to local communities (eg. mentioned in VDS or NP).
Low	View within landscape without formal designation, not linked to visitor attractions and with no cultural associations.

3.1.4. Determining the visual receptor’s susceptibility to type of change

Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

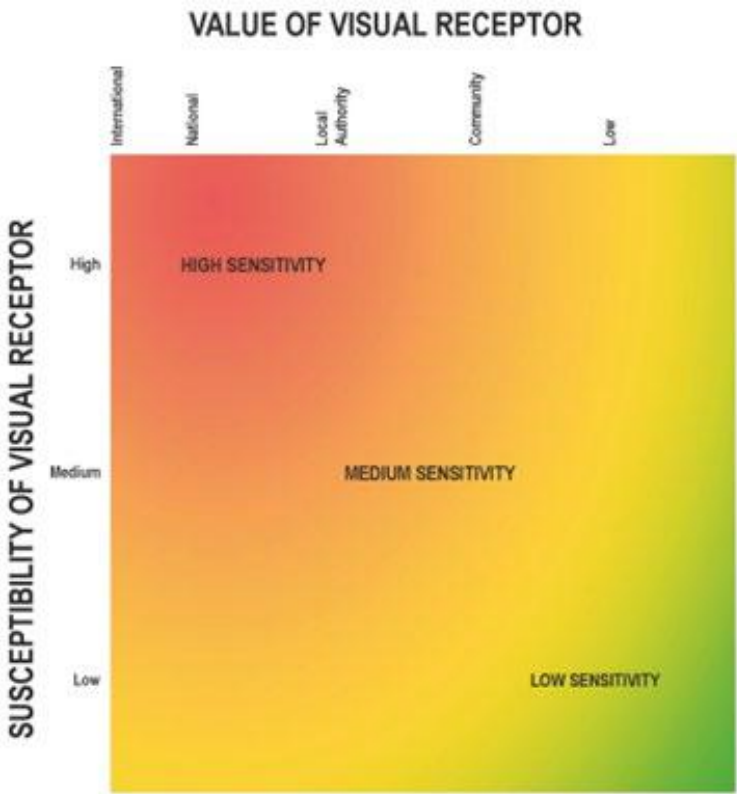
Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

Judgement	Guidance
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HIGH susceptibility to change	Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area
MEDIUM susceptibility to change	Visual receptors with a medium susceptibility to change in general due to a medium level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of medium susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened.
LOW susceptibility to change	Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings

3.1.5. Level of sensitivity of the visual receptor

By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as high, medium or low, using the colour graded diagram below for guidance.



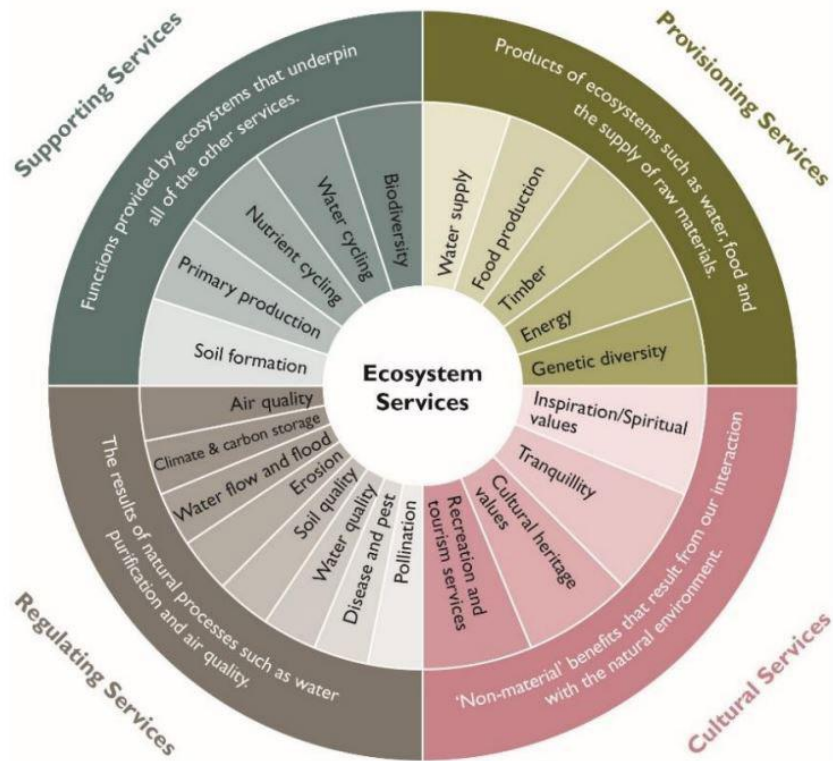
Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

3.2. Photographs

3.2.1. Photographs were taken using a Nikon D3100 digital SLR camera at a 35mm focal length using a 18-55mm variable zoom lens set at a focal length of 35mm, which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

4. Glossary of key terms

- Ecosystem services: Ecosystem services are products and processes of the environment that lead to benefits for people. The UK National Ecosystem Assessment – a major study of the value of the environment to people – defined ecosystem services as: ‘The benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.’ Ecosystem services are the result of the interaction of human and natural systems, including the way that environments are designed and managed (see image below, courtesy of South Downs National Park Authority).



Ecosystem Services wheel, courtesy of South Downs National Park Authority

- 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 area: Geographically identifiable areas of landscape that have their own individual sense of place.
- Landscape character type: Landscapes sharing broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use and settlement pattern, which may have been found in different parts of the country.
- Time depth: The visible evidence in the landscape for change and continuity over periods.
- Tranquillity: A sense of a lack of disturbance from either visual or noise intrusion.

Appendix 2: Landscape Baseline Table

(Most relevant shaded green, most detailed shaded orange)

	NCA NCA 128: South Hampshire Lowlands	Regional Hampshire Integrated Character Assessment: Landscape Character Area 2E: Forest of Bere West	Borough Landscape Character Assessment for Eastleigh Borough: Local Landscape Character Area 12: Farmlands and Woodlands, updated 2011	Terra firma observations (most detailed characteristics)
Topography / soils	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.	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.	Gently undulating landform The group of buildings at the centre of the Manor Farm Country Park is surrounded by a rolling landscape that has something of the character of an undulating plateau. To the west, the landform breaks up around a valley formed by a small tributary to the River Hamble. Here there is dense woodland, much of it ancient oak, with a return to the open undulating farmland as far as the motorway.	Land within the site falls to the northeast and valley / watercourse on the northern boundary. Approximately 31m AOD on the southwestern boundary, falling to less than 17m AOD on the northeastern boundary. Surrounding landscape gently undulating, with low point at River Hamble to the south (less than 5m AOD). Land on the southeastern edge of Hedge End shown as 'Very Good' to 'Good to Moderate' on the Natural England London & South East Region 1:250 000 Series Agricultural Land Classification Map.
Hydrology	Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats. Water availability: A large proportion of Hampshire and the Isle of Wight as well as areas of Sussex are dependent on the groundwater and surface waters of the rivers Test and Itchen. All the main rivers within the NCA also supply wetlands of international importance.	There is a dense network of chalk springs and small streams which flow south into the Hamble. Field boundary ditches are frequent features. The main tributary flows from Bishops Waltham to Botley.		Watercourse follows the northern boundary in the northern part of the site (minor tributary of River Hamble), within Manor Farm Local Nature Reserve.
Key issues noted in LCA		Forces for change include: • New large scale urban extensions; • Farm conversion to residential and loss of traditional land management practices; • Pressure for urban fringe use related activities; • Enabling greater access opportunities for local people.	Key Issues: • Exposed urban edge to Hedge End; • Weak visual separation between Hedge End and Botley, due to proximity of the urban edge and development within the character area; • Inconsistent management practices of farmland, small holdings and boundary treatments; • The conflict between priorities of facilitating public access and nature conservation; • Pressure for some development and an associated road link as identified in the draft Local Plan proposals.	

	NCA NCA 128: South Hampshire Lowlands	Regional Hampshire Integrated Character Assessment: Landscape Character Area 2E: Forest of Bere West	Borough Landscape Character Assessment for Eastleigh Borough: Local Landscape Character Area 12: Farmlands and Woodlands, updated 2011	Terra firma observations (most detailed characteristics)
Vegetation and biodiversity	Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere. Timber provision: The area has been historically important for timber and today provides fencing, poles and some higher-quality firewood. Regulating water flow: Some areas within the NCA – such as Romsey, parts of Southampton and Eastleigh – are prone to flooding. Improving the ability of flood plains to store water and restoring natural meanders to the rivers where possible could make a contribution to safeguarding properties. Biodiversity: The NCA has three SAC, one SPA and one Ramsar site, reflecting its importance for biodiversity. Nearly 3 per cent of the NCA is designated as SSSI.	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. Rich biodiversity, including woodland, heathland, grassland and wetland sites. The area is rich in semi natural ancient woodland, and irregular edge, blocky shaped woodland is a particularly defining characteristic – especially in the core Forest area. There are nearly 200 SINC’s within this landscape character area. The majority are designated for their ancient and semi-natural woodland resource, although a significant number are designated for their unimproved grassland resource.	Large area of ancient woodland and steeply undulating edge: To the west, dense woodland, much of it ancient oak, a valley formed by a small tributary to the River Hamble. The character area forms part of the Solent Coast and Hamble Estuary Priority Area. Manor Farm Country Park falls within this priority area and includes Upper Hamble Estuary & Woods SSSI. These woodlands are some of the most ecologically diverse in central southern Britain, harbouring localized species such as the Small-leaved Lime and the Wild-service Tree. Most of the other woodlands are designated as SINC’s.	Vegetation within the site is largely confined to the sites boundaries, with the exception of that within Tanhouse Meadow SINC. W boundary - (S) Line of off-site, semi-mature trees, inc. oak and ash within mown grass verge of Kings Copse Avenue; (Central) becoming open with boundary bramble and ruderal growth; (N) Dense mature trees and vegetation inc. oak, ash, field maple; N boundary - occasional mature oak, with holly, hazel, field maple and willow scrubby growth on boundary of field with SINC. Bramble and bracken scrub in NW corner of site. Further tree / shrub vegetation visible on the northern boundary of the site and within SINC, but no access to SINC.; SE / S boundary - mature trees, hedgerow and shrub vegetation on boundary with SINC and SE site boundary, inc. mature oak. Increased scrubby vegetation inc. willow where adjoins SINC; W boundary - dense hedgerow with occasional mature oak and ash, inc. field maple, thorn, bramble. Tanhouse Meadow SINC (Code EA0109) within the site, following the northern / northeastern site boundaries. Northwestern finger of Manor Farm Local Nature Reserve covers the northern edge of the site (area of the SINC). The LNR extends east to the River Hamble to the south and Manor Farm to the east (including an area of the Upper Hamble Estuary and Woods SSSI and fringes of the SPA and SAC); Upper Hamble Estuary and Woods SSSI covers River Hamble to the south, including adjoining woodland at Dock Copse, Catland Copse and Vantage Copse. Solent and Southampton Water SPA and Solent Maritime SAC covers the River Hamble to the south.

	NCA NCA 128: South Hampshire Lowlands	Regional Hampshire Integrated Character Assessment: Landscape Character Area 2E: Forest of Bere West	Borough Landscape Character Assessment for Eastleigh Borough: Local Landscape Character Area 12: Farmlands and Woodlands, updated 2011	Terra firma observations (most detailed characteristics)
Pattern of landscape and settlement	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 dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant. 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.	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. Land use is very mixed, with a relatively high proportion of pasture and rough grassland. Farm holdings are predominantly small in size. Lanes and roads are either very straight (where they are or were associated with commons such as new Road between Swanmore and Waltham Chase), or winding and twisting. The Lowland Mosaic Medium Scale landscape has an extremely low density road network and remains relatively remote. The centre of this area is traversed by the south coast railway line. The M27 on the southern side broadly separates this character area from the development along the south coast. Much of the character area has seen huge increases in development in the id-late C.20th. In addition to the infilling of common edge settlement, the settlements closest to Southampton had extensive housing estate extensions such as Bishopstoke, Fair Oak and Hedge End. The late C.20th saw incursion immediately north of the M27 and east of the Hamble into the sparsely populated core Forest of Bere area in the form of Solent Business Park and Whitely village.	Arable in large fields / Manorial building groups / Smallholdings around Botley village / Some fragmentation of fields into pony paddocks and disused land between Botley and Hedge End: Landscapes united by landform, land use, some aspects of an 'estate lands' or 'manorial' landscape. The fields are larger than most other areas, hedgerow trees are fewer and the land is mainly in arable use. The area between Botley and Hedge End tends to be fragmented into a mix of pony paddocks, copses and disused land. The boundaries to this landscape area are defined by the settlement edges of Hedge End and Botley in the northeast and west. The south and east boundaries are less defined and formed primarily by field boundaries.	Land within the site adjoins the southeastern urban edge of Hedge End. Norman Rodaway playing fields to the southwest; housing on Ambleside and adjoining roads to the east of Kings Copse Ave, to the north; Little Hatts recreation ground to the northeast. Kings Copse Ave modern road on southeastern edge of Hedge End as it passes the site. Residential development to the west of the road does not front the road, rather, turns it back on the road, being enclosed by walls, close board fencing and vegetation; similar for housing on Ambleside to the north. Historic maps: Extensive development in Hedge End between the late 19th century and the 1960's / present day. Historic OS maps from late 1800's show limited development within Hedge End at the junction of / following the B3036 and B3033 / St Johns Road and Bursledon Road approximately 1km to the northwest of the site. More development is seen at Botley, to the northeast on its crossing of the River Hamble. The existing north-south alignment of Tanhouse Lane is shown on maps from the late 1800's, as is the presence of All Saints Church and Manor Farm to the east of the site. Areas of woodland have been lost, including Great Hats Copse and much of Gould Copse to the northeast, and Freeground Copse, Angry Copse and part of Pilands Copse / Vantage Copse to the southwest, largely replaced by housing.
Access and recreation		Locally popular accessible woodland areas. There is a dense rights of way network (particularly outside the Lowland Mosaic Medium Scale Wooded landscape) supplemented by commons and countryside service sites. This brings accessible land close to settlements. Despite this the Countryside Access plan highlights that town-countryside links are poor. There are few multi user routes and they are in poor condition in relation to other landscapes in Hampshire. The Pilgrim's Trail is the only long distance trail in the character area. The landscape is a popular local destination but does not have a particular draw to those from further afield.	Manor Farm and River Hamble Country Parks provide public access.	There is no public access to the site and / or Tanhouse Meadow SINC and Manor Farm LNR. <u>Public Rights of Way:</u> Public bridleway follows Tanhouse Lane to the west, between the site and Norman Rodaway recreation ground; Public bridleway runs east - west along Tanhouse Lane linking Heath House Lane, along the southern boundary of Norman Rodaway recreation ground to Manor Farm to the east; <u>Recreation Grounds:</u> Norman Rodaway recreation ground adjoins the site to the southwest; Little Hatts recreation ground to the northeast of the site, adjoining Tanhouse Meadow SINC (Code EA0109). <u>Country Parks:</u> River Hamble Country Park extends east of the site to include Manor Farm, and south to the River Hamble.

	NCA NCA 128: South Hampshire Lowlands	Regional Hampshire Integrated Character Assessment: Landscape Character Area 2E: Forest of Bere West	Borough Landscape Character Assessment for Eastleigh Borough: Local Landscape Character Area 12: Farmlands and Woodlands, updated 2011	Terra firma observations (most detailed characteristics)
History		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. Magnificent spreading and sometimes ancient oak trees are a feature of hedgerows, which often have low clipped interconnecting hedges.	Two parks in the character area have been listed on the Hampshire Historic parks and gardens register: - Manor Farm/Upper Hamble Country Park – “162ha; farmland and ancient woodland beside Hamble River with 15th century farm buildings; now managed by HCC”; - Free Hills/ Hoe Moor House – “Parkland, walled garden, network of paths through park, formal garden.” A number of listed buildings, mainly clustered around two farm developments in Church Lane. These do not, however, significantly contribute to the landscape character. The majority of these listed buildings fall within the Botley/ Winchester Road conservation area. This centres on the core of Old Botley, extending south to include Manor Farm, Steeple Court and the agricultural land around them. Historic landscapes types in this area are: - Small regular fields with straight boundaries (parliamentary type enclosure); - Medium regular fields with straight boundaries (parliamentary type enclosure); - Assorted pre-1810 woodland; - Scattered settlement with paddocks (post 1810 extent); - Village or hamlet 1810 extent.	Parks listed on the Hampshire Historic parks and gardens register: Manor Farm Country Park (Upper Hamble Country Park) - owned by Hants County Council. <i>‘The Park was created on the site of the former Royal Navy shore establishment named HMS Cricket. Decommissioned in 1946, the buildings left behind were used to house Southampton citizens displaced after WWII and known as Cricket Camp until 1952 when the camp was no longer needed and the wartime buildings were demolished. Initially known as Upper Hamble Country Park, the park with 400 acres was first opened in 1979. A Wartime Museum was opened in 1984. Once in the heart of Botley village, there is still a duckpond which is named in Domesday.’</i> Listed buildings: - Cluster at Manor Farm, approximately 1km to the east of the site, including: Grade II* St Bartholomew’s Church and Grade II Manor Farmhouse, and Grade II Steeple Court on Church Lane; - Cluster at Botley, approximately 1.5km to the northeast of the site, including: Grade II All Saints Church and Botley (Flour) Mills; - Scattered / limited to the west within hedge End, and to the southwest towards the M27, including Grade II Hoe Moor House Conservation Area: Botley / Winchester Road Conservation Area - centred on Botley, it extends west along High Street, north on Winchester Street and south along Church lane, to encompass Manor Farm. Its eastern boundary is formed by the River Hamble.
Perceptual qualities		Urban fringe uses are more pervasive than in the Forest of Bere East, and typically include golf courses, small retail and commercial areas, horse paddocks, high voltage power lines and scattered housing in medium sized plots. Views are predominantly short and often with a wooded backdrop. Outside the Lowland Mosaic Medium Scale landscape housing and development is frequently in the field of view. This landscape is full of contrasts. The well wooded core Forest of Bere area is intimate, remote and secluded, but its peripheral landscapes have more development and urbanising influences. These are greatest in the western and southern parts of the character area, e.g the M27 and feeder road network, edge of town development, high voltage power lines and horse paddocks.	Within the area, most views end in low ridges of farmland or woodland at a short distance, but there are some views across the Hamble, although few of the river itself. This landscape is largely undisturbed and rural without major detractors and with strongly contrasting landscape patterns. Its distinctiveness is largely due to the lack of twentieth century influences. Areas of high visibility are mainly confined to the centre of the character area, due to the larger, more open fields. These areas are part of the country park and can be accessed by the public for recreation. The woodland to the south and smaller fields with associated boundary treatments in the north limit potential views.	Relative tranquillity away from the northwestern boundary with Kings Copse Avenue - the site adjoins Tanhouse Meadow SINC and Manor Farm LNR to the north and east, and the River Hamble Country Park to the southeast. The site feels relatively secluded on lower ground adjoining the SINC and LNR to the northeast. The site is generally well enclosed by mature trees / hedgerows / vegetation, with views to housing within Hedge End largely screened during summer months. Filtered views to housing on Kings Copse Avenue beyond the western boundary, and glimpsed views to housing on Ambleside to the north. Occasional views to wooded horizon to the northwest from elevated southern parts of the site. Detractors include overhead power lines crossing the site; views to housing beyond the western boundary, both adjoining Kings Copse Avenue and on elevated residential streets beyond, and glimpsed to the north; traffic noise from Kings Copse Avenue and general ambient noise from surrounding suburban / urban edge surroundings.