

Quobleigh Breach, One Horton Heath
Landscape and Visual Evidence and Appraisal
Volume 1 Landscape and Visual Evidence
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Date	Rev	By	Chk	Comments
29.09.21	P01	NT	LF	Draft issue
24.10.25	P02	IS	MH	Updates for revised 2025 planning submission
10.11.25	P03	MH	AG	Minor edits following client comment
13.11.25	P04	MH	AG	Addition of Planning Application site boundary at Fig 1

1. Introduction

1.1. Appointment

1.1.1. The terra firma Consultancy was originally appointed in September 2021 to provide landscape architectural services in support of the proposed development of land at Quobleigh Breach, Horton Heath. Our services involve advising on a landscape led approach to development on the site and 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 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;
- Summary of emerging key design drivers; constraints and opportunities.
- Appendix 1: Landscape and Visual Evidence methodology
- Appendix 2: Figures
- Appendix 3: Landscape Baseline Table

1.3. Background to study, and explanation of scope

1.3.1. This study was originally produced in September 2021 before design development work was paused in order to reconsider the brief and scope of the project.

1.3.2. Fieldwork undertaken in September 2021 enabled a broad understanding of the site's visual envelope. Within that visual envelope, physical features within the landscape have changed quite considerably within the intervening period between LVIA work originally being undertaken, and this renewed LVIA for Planning submission in October 2025. In particular, within that period the distributor road has been constructed and opened for public use, 2 large attenuation basins have been created, one with a pumping station alongside, the modern farmhouse to the north of Fir Tree Lane has been demolished, as has Victoria House to the south of Fir Tree Lane.

1.3.3. To take these changes into account, a renewed photographic survey was undertaken in October 2025. These

photographs form the bulk of the visual baseline considered by this study. Viewpoints visited in 2021 which were found to have no intervisibility with the site were not re-visited in 2025. In these instances, original photography has been used within this report and noted as such.

- 1.3.4. In 2021 we were briefed to prepare a LVIA to consider the landscape and visual effects of the whole Quobleigh Breach parcel, along with the Fir Tree Farmhouse. Now, in 2025 the extents of the Planning application are less (omitting the distributor road and attenuation basin (which are already constructed), and the Green Infrastructure land to the north, the alignment of a proposed road linking with the wider One Horton Heath development, and the Fir Tree Farmhouse hub (which will be subject to separate Planning applications)). Nevertheless, after consideration it has been decided that the extents of this LVIA should remain as the collective whole of Quobleigh Breach with Fir Tree Farmhouse, given that the proposed housing could not be delivered without the wider infrastructure (subject to separate Planning Applications), and with respect to LVIA it would be confusing and perhaps misleading to disregard the necessary context of the proposed housing.
- 1.3.5. Accordingly, for the purposes of this LVIA the extents of the site being considered are larger than the extents of the Planning Application that it is prepared for. Both the site extents for LVIA purposes, and the Planning Application site boundary are shown at Figure 1. Whilst this is unusual, we believe it is a necessary deviation from normal practice in order to aid coherence of the study. Ultimately, our objective is guided by the overriding principle that that this LVIA should be written in a way that aids the Planning Authority's decision-making process, in accordance with GLVIA3.
- 1.3.6. To be clear, any reference to 'the site' within this LVIA are meaning the whole Quobleigh Breach parcel, along with Fir Tree Farmhouse, and are not referencing the Planning Application site.

1.4. Project brief

- 1.4.1. The brief for the design team is to produce a detailed design of a residential development at the Quobleigh Breach parcel of One Horton Heath, at the north-western extent of the wider development site. The brief for landscape architectural input is to advise on a landscape led approach to the location and arrangement of development on the site and to assess the impact of the proposed residential development on the surrounding landscape and views.
- 1.4.2. The design has been prepared in relation to an application for the approval of reserved matters (appearance, layout, scale and landscaping) for the development of 269 dwellings, associated open space, landscaping, parking and other associated works, pursuant to the 'umbrella' outline permission O/20/89498 for the wider 'One Horton Heath' development, which was submitted in December 2020.
- 1.4.3. The comprehensive development of land at Horton Heath, will deliver up to 2,500 No. residential dwellings, local employment, local retail, leisure, employment and community facilities, primary school, formal and informal publicly accessible open space, including formal sports facilities, landscaping, green infrastructure and sustainable drainage systems. The application at Quobleigh Breach & Fir Tree Farm Hub to which this appraisal refers will be a reserved matters application for all those matters excluded from the outline permission – namely appearance, landscaping, layout and scale. The reserved matters planning application must accord with the outline planning permission.
- 1.4.4. The portion of the recently constructed distributor road, The Avenue, which passes through the Quobleigh Breach parcel and connects Bubb Lane to Allington Lane, was subject to a standalone full planning application. The reserved matters planning application for Quobleigh Breach must also align with this permission.
- 1.4.5. The One Horton Heath Landscape Strategy Plan has been prepared as part of the outline planning application for the wider 'One Horton Heath' development, and responds to the Parameter Plans and Design Codes for the development. The Quobleigh Breach Design Code forms part of the outline planning permission and sets out Access, Land Use, Green Infrastructure and Building Height parameters. Within the Design Code a sketch concept for development of Quobleigh Breach and the Fir Tree Farm Hub lists key principles for this area as follows:
 - Quobleigh Breach plays the part of Northern Gateway to the entire masterplan, and must respond positively to this placemaking opportunity;

- It must respond positively to the character of Fir Tree Lane;
- It must respond carefully to the proximity of Fir Tree Farm and its valuable heritage setting;
- It must capitalise on the opportunity of the landscape character of the Quobleigh Stream and Foxwood Stream corridors;
- It must engage actively with Chalcroft Avenue, which forms a linear character area in its own right.

1.5. Site location

- 1.5.1. The site is located on land to the west and of Horton Heath and south of Fair Oak, straddling Fir Tree Lane and adjoining Allington Lane at its western boundary, refer to Figure 1 Site location, at Appendix 2. Although its immediate surroundings comprise farmland and the Itchen valley to the west of Allington Lane, it is encircled by the settlements of Horton Heath, Fair Oak, and Bishopstoke to the northeast and north, with extensive development and infrastructure within Eastleigh, Southampton and Hedge End to the west and south.

2. Policy and guidance framework

2.1. National Planning Policy Framework (NPPF July 2024)

- 2.1.1. 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 187 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. Eastleigh Borough Local Plan (2016-2036)

- 2.2.1. The Council adopted the Eastleigh Borough Local Plan 2016-2036 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. The site is located within strategic development site HH1 Proposed Housing & Residential-Led Mixed Use Development Allocation of Strategic policy S3; and a large portion of the site is located within policy S2 Urban Edge; as shown on Eastleigh Borough Local Plan 2016-2036 Policy map - North.
- 2.2.2. Strategic policy S1, Delivering Sustainable Development states in point (f.) that development should avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction. Point (i.) states that development should 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. Point (k.) states development should maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.
- 2.2.3. Strategic policy S2, Approach to New Development sets out the council's housing numbers and pattern of delivery it will promote over the plan period 2016-2036. This policy states that the urban edge, as set out on the policies map, defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan.

- 2.2.4. Strategic policy S3, Location of New Housing states that the Borough Council will focus as much new housing development as possible within the existing urban areas, with the remainder on greenfield sites in the form of a number of larger strategic sites, urban extensions and a number of smaller sites to meet more local needs. The site falls within strategic development site: HH1 Proposed Housing & Residential-Led Mixed Use Development Allocation.
- 2.2.5. Strategic policy S5, New Development in the Countryside states when development will be granted permission in the countryside. When permitting new development in the countryside the Borough Council will seek to avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area; secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast; safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'. This policy will apply to areas of the site which fall outside the urban edge (S2)
- 2.2.6. Strategic policy S8, Historic Environment states The Borough Council will continue to conserve and/or enhance the Borough's heritage assets in a manner appropriate to their significance. This includes listed buildings.
- 2.2.7. 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 the following forms of multi-functional green infrastructure, including: the provision of landscape scale strategic links, interlinked publicly accessible open space, green infrastructure incorporated into all new development, interconnected urban green infrastructure, green stepping stones, connected habitats linking the network of designated sites and existing priority habitats, incorporation of historic buildings and landscapes within the wider Green Infrastructure and opportunities for local food growing including allotments, community orchards and farms.
- 2.2.8. Strategic policy S12, Strategic Footpath, Cycleway and Bridleway Links states the Borough Council in partnership with the highway authority will seek to create new, and improve existing, footpath, cycle and bridleway links throughout the Borough. A Strategic footpath runs through the site as shown on Eastleigh Borough Local Plan 2016-2036 Policy map - North.
- 2.2.9. Policy DM1, General criteria for new development states that all new development should, amongst other criteria:
- *'should not have an unacceptable impact on, and where possible should enhance residential amenity and the character and appearance of urban areas and the countryside; biodiversity and the significance of heritage assets;*
 - *make efficient use of the site;*
 - *take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;*
 - *not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);*
 - *include a landscape scheme covering the design and layout of external space;*
 - *protect and enhance public rights of way 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.'*
- 2.2.10. Policy DM2, Environmentally Sustainable Development sets out the Council's sustainable development requirements for new development.

- 2.2.11. Policy DM3, Adaptation to Climate Change states that all development should be designed to adapt to the predicted climate change impacts for the Borough including where appropriate the use of Sustainable Drainage Systems (SuDS), green infrastructure and green roofs and walls to reduce potential impacts.
- 2.2.12. Policy DM6, Sustainable surface water management and watercourse management states that new development will only be permitted if it incorporates Sustainable Drainage Systems (SuDS).
- 2.2.13. Policy DM11, Nature conservation seeks to protect, conserve and enhance the nature conservation value of the Borough including nature conservation designations, 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.
- 2.2.14. Policy DM12, Heritage Assets states that development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities.
- 2.2.15. Policy DM33, Provision of recreation and open space facilities with new development sets out that all new residential development should contribute to the achievement of the quantitative, qualitative and accessibility standards for recreation and open space facilities in the Open Space Needs Assessment 2017. It notes that the level of provision and contribution will vary depending on the existing areas of open space located within the distance set by the accessibility standard and the size of the proposed development.
- 2.2.16. Policy DM34, New and enhanced recreation and open space facilities states that the provision, extension or enhancement of public and private recreation and open space facilities or uses will be permitted provided that they comply with a number of criteria, including that *'they accord with the general development criteria and the biodiversity, and heritage policies of this Local Plan'*.
- 2.2.17. Policy HH1 Land west of Horton Heath (Strategic development site) - the site falls within this wider area of land of approximately 125 hectares to the west of Horton Heath, east of Allington Lane and north of the railway line as defined on the policies map. It is allocated as a strategic location for development to include approximately 1,500 dwellings, 6ha of employment land, open space, retail and community facilities including a primary school and a new link road to Bubb Lane. Development will be subject to the approval by the Borough Council of a set design principles and a high-level design code including a masterplan. The policy goes on to set out a number of requirements the masterplan should address including
- *'provision of footpath, cycle and bridle routes through the site and that link the new developments with the wider existing and proposed footpath and cycleway networks, including those within Horton Heath*
 - *the provision of public open space, sports pitch provision and green infrastructure on site to provide a setting for the development and to meet the needs of the new and existing communities and related facilities with long term maintenance arrangements. Open space north of Fir Tree Lane shall be managed primarily for nature conservation interest and shall not be used for playing fields;*
 - *the provision of a comprehensive landscape framework for the site that includes measures to ensure that there is no damage to, and enhancement of the Sites of Importance for Nature Conservation, and that retains as many as possible of the existing mature trees and hedgerows within the site, enhances biodiversity interest including that of the watercourses running through the site and provides a linked network of open spaces and green routes.'*

2.3. Trees and Development SPD, Adopted April 2022

- 2.3.1. The Trees and Development Supplementary Planning Document provides technical guidance for policy DM1 in the Eastleigh Borough Local Plan, and has been developed to outline Eastleigh Borough Council's approach to trees in relation to development. The document provides provides outline guidance, specific considerations and expectations, to be used by applicants during the planning process.

2.4. Quality Places SPD, Adopted November 2011

- 2.4.1. This document 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 document notes that, *'It should be referred to by developers even before a planning application is made i.e. at the 'pre-application' stage. It can also be used by Members when considering the design aspects of planning applications.'*
- 2.4.2. 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.'*

2.5. Landscape Checklist for New Development, 2006

- 2.5.1. The objective of the Landscape Checklist for New Development in Hampshire and the 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.'*

2.6. 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 3. The most recent of these is the Landscape Character Assessment for Eastleigh Borough (December 2011) which has a good level of localised detail and identifies valued characteristics as well as sensitivities and key issues. Therefore we have focused on the Eastleigh Borough LCA, adding other aspects from the National Character Assessment (NCA) and county 'Hampshire Integrated Character Assessment' as well as our own observations, where they add to our understanding.
- National Character Assessment: NCA 128 South Hampshire Lowlands;
 - County Level: Hampshire Integrated Character Assessment', Draft March 2010: LCA 2e - Forest of Bere West (site is on the boundary of LCA 3c - Itchen Valley to the west); LCT lowland mosaic small-scale to the north of Fir Tree Lane; LCT lowland mosaic open to the south of the lane;
 - District Level: Eastleigh Borough Council 'Landscape Character Assessment for Eastleigh Borough' (December 2011): LCA 9: Horton Heath Undulating Farmland; (LCA3: Lower Itchen Valley Floodplain; and LCA2: Upper Itchen Valley, lie to the west).

2.7. National Design Guide (2021):

The National Design Guide supports paragraph 139 of the NPPF which states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. 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:

2.7.1. Characteristic 1: Context: Enhances the surroundings

2.7.1.1. Para 38 describes this as '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.'

2.7.1.2. 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.

2.7.2. Characteristic 2: Identity: Attractive and distinctive

2.7.2.1. 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.'

2.7.2.2. 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.

2.7.3. Characteristic 5: Nature: Enhanced and optimised

2.7.3.1. 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.'

2.7.3.2. 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.

2.8. 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.
- 3.1.2. Fir Tree Farmhouse and its grounds were not visited during the initial site visit carried out to inform this appraisal in 2021, as this residential property was occupied at that time.

3.2. General description of existing site and setting

- 3.2.1. The site, formed by the Quobleigh Breach and Fir Tree Farm Hub parcels, lies within the northwestern section of the wider 'One Horton Heath' development. Delineated by existing field boundaries, the site is bisected by Fir Tree Lane which runs through the centre, linking Burnetts Lane in the east to Allington Lane to the west. Work has been completed on the new distributor road (The Avenue) between Allington Road and Bubb Lane, constructed as part of the One Horton Heath development. Construction of a new roundabout, realignment of a section of Allington Lane, and associated drainage and ground modelling, including a length of bunding, has been carried out on land adjoining the northwestern site boundary.
- 3.2.2. The site comprises several fields, predominantly pasture, which straddle Fir Tree Lane, along with a number of residential properties and outbuildings, both occupied and unoccupied, as well as the One Horton Heath works compound, refer to Figure 2 Existing site at Appendix 2. To the north of Fir Tree Lane, stored building materials and equipment within the One Horton Heath works compound occupy Fir Tree Farm farmyard. To the west of the compound, is the site of a former large, modern, two storey, brick and tile residential property now demolished. The Grade II listed 18th Century Fir Tree Farmhouse is located to the east of the compound, accessed via a gate off Fir Tree Lane. This large two storey brick and tile property with outbuildings, sits within extensive gardens, surrounded by mature hedgerows and hedgerow trees. This residential property is currently un-occupied. To the south of the lane (opposite Fir Tree Farmhouse) is the site of the Victoria House, which has now been demolished.
- 3.2.3. To the north of Fir Tree Lane are two small fields. The eastern field is laid to pasture and the western field is now bisected by the recently constructed distributor road, The Avenue, and contains a recently constructed attenuation basin associated with the 'One Horton Heath' development. To the northwest the site boundary is delineated by a stream and line of alder trees and understorey. A small triangular field of rough grassland to the north of the stream forms the northeastern corner of the site, with a hedgerow on the site boundary. Rough grassland adjoins the southern bank of this stretch of stream. Footpath number 085/11 crosses these fields, running parallel and to the south of the stream. A larger field to the south of Fir Tree Lane, also under pasture and crossed by the recently constructed distributor road, The Avenue, is enclosed by mature vegetation. A dense hedgerow lines Fir Tree Lane, a scrubby hedgerow, line of conifers and mature trees lie to the southwest, and hedgerow and mature hedgerow oaks to the east, with Victoria House (now demolished) and grounds indented into the northeast corner. A traditional orchard is located within the garden of Victoria House. A gappy hedgerow divides this field from a similarly well enclosed, triangular field in the southern corner of the site where another recently constructed attenuation basin associated with the 'One Horton Heath' development is situated.
- 3.2.4. The site is accessed via the recently constructed distributor road, The Avenue, and field gates, property gates and the works compound, from Fir Tree Lane to the north and south. Additional access is possible across the stream from the northern site boundary, along the track leading to the works compound at Fir Tree Farm.
- 3.2.5. Adjoining the western site boundary lies Oak Cottage, a two storey residential property and outbuildings set in large grounds. Grouping of buildings, including The Old Stables, Moon River, and light industrial units at Moon River Pines, are located between Fir Tree and Allington Lane. A number of industrial buildings are set back to the west of Allington Lane, at Lake Farm House Business Park, opposite the junction with Fir Tree Lane. This industrial estate forms part of a pattern of ribbon development along Allington Lane to the west of the site, which

includes garden centres / nursery, farm business centre and haulage contractor on the stretch of road between the railway to the south and Fair Oak to the north.

- 3.2.6. Immediately to the north of the site an area of public open space has been created as part of the One Horton Heath Development. This open space occupying rising ground extending to the realigned Allington Lane and new residential development at Clementine Way, contains areas of publicly accessible grassland, woodland and an ecological area containing ponds. An area of woodland and wetlands, including Quobleigh Pond lies to the northeast of the site. Arable and pasture fields divided by low hedgerows and mature hedgerow oaks lie between the site boundary and residential development on the edge of Horton Heath to the east. A stream and belt of mature trees and understorey runs along the southern and southwestern site boundary, with a pond associated with the stream lying within the field to the west of the site. Chalcroft Farm Solar Park occupies a large field immediately to the southeast of the site, with footpath numbers 241/1 and 085/701 running between the site and the solar farm, linking Burnetts Lane in Horton Heath to Allington Road.
- 3.2.7. A belt of woodland follows the line of the stream from the woodlands surrounding Quobleigh pond to the northeast of the site, crossing Allington Lane to the southwest, and following the stream to the south of Lake Farm House Business Park. Woodland associated with the network of streams and ditches, along with a network of field boundary hedgerows and mature hedgerow oaks provides enclosure in the surrounding low lying landscape.
- 3.2.8. Although the site is immediately surrounded by a pocket of farmland, including the River Itchen valley to the west of Allington Lane, it is largely encircled by development. The settlements of Horton Heath, Fair Oak and Bishopstoke are located to the east through to the northwest, with extensive development and infrastructure within Eastleigh, Southampton and Hedge End to the west and south. The Eastleigh-Fareham railway line runs to the south of the site, cutting across the Itchen valley.

3.3. Geology, topography, soils

- 3.3.1. The site lies within a low lying, gently undulating landscape, which abuts the chalk downs to the north and the coastal plain and Southampton Water to the south. Permanently saturated heavy clays are common in this landscape, along with locally higher sandy outcrops which are more undulating, resulting in agriculturally poor soils.
- 3.3.2. The site comprises an area of small to medium size fields with a high point between 20 and 25 metres AOD on the eastern site boundary, falling to the north and west to a low point of approximately 15 metres AOD at the streams on the northwestern and southern site boundaries. The topography and soils of the site are considered to have a medium value, a medium to high susceptibility to the type of change and a medium sensitivity.

3.4. Hydrology

- 3.4.1. NCA Area 128 notes that several fast flowing rivers, including the River Itchen, are a significant feature of the South Hampshire landscape, draining the lowlands as they travel southwards from the Downs to their estuaries in Southampton Water. The area to the west of Horton Heath and Fair Oak, which contains the site is part of the Itchen catchment. The Landscape Character Assessment for Eastleigh Borough, notes that the Horton Heath Undulating Farmland has watercourse scattered throughout the Landscape Character Area .
- 3.4.2. With the exception of the recently constructed distributor road, The Avenue, Fir Tree Lane running through the centre of the site, which is surfaced, and small areas of paving surrounding the residential properties, the site comprises fields laid to pasture or rough grass, with hedgerows / trees on the boundaries, providing permeability for surface water drainage. Notably the site also contains two recently constructed attenuation basins associated with the 'One Horton Heath' development.
- 3.4.3. The streams on the southern, southwestern and northwestern boundaries are considered to have a medium to high value and a medium to high susceptibility to the type of change proposed. Although the remainder of the site has a lower value in terms of hydrology, the pasture fields and boundary vegetation provide permeability for surface water drainage, and have a high susceptibility to the type of change proposed. The northwestern and southwestern boundaries of the site lie partly within flood zones 2 and 3, as shown on the Environment Agencies, 'Flood Map for Planning' website. Flood zones 2 and 3 extend either side of the stream where it passes through

the northeastern part of the site. There is an overall medium value, high susceptibility and resultant medium to high sensitivity for hydrology in the vicinity of the site.

3.5. Land use

- 3.5.1. The Landscape Character Assessment for Eastleigh Borough notes that the Horton Heath Undulating Farmland LCA comprises a predominantly agricultural landscape of medium size fields usually with good hedges and hedgerow trees rather than woodlands. It notes the presence of areas of unmanaged or inappropriately managed agricultural land.
- 3.5.2. The site comprises relatively small size fields of mixed pasture and areas of rough grassland or unimproved pasture adjacent to the streams on the northern and southwestern boundaries. The cluster of buildings centred on Fir Tree Lane, to the east of the site, comprise the works compound, and residential paved and garden areas. Fir Tree Lane and the recently constructed distributor road, The Avenue, crossing the site are single carriageway surfaced roads. The site also contains two recently constructed attenuation basins associated with the 'One Horton Heath' development.
- 3.5.3. Although the areas of pasture and grassland within the site have a high value and susceptibility to the type of development proposed, overall the site is considered to have a medium value and susceptibility and a resultant medium sensitivity.

3.6. Vegetation and biodiversity

- 3.6.1. NCA Area 128 describes a well wooded farmed landscape (particularly to the east of Southampton), with the Hampshire Integrated Character Assessment noting the often low hedgerows, with individual spreading mature oaks, or lines of oaks, sometimes of ancient origin in the Forest of Bere West Landscape Character Area. The prevalence of good hedges with mature hedgerow trees is also noted in the Landscape Character Assessment for Eastleigh Borough, which also describes characteristic small blocks of woodland and copses dispersed throughout the Horton Heath Undulating Farmland LCA.
- 3.6.2. Vegetation within the site is largely confined to field boundaries and follows watercourses where they cross the site or form the boundary. Dense hedgerows line Fir Tree Lane as it crosses the site, and bound many of the fields. Mature hedgerow oak trees, largely on higher ground on the eastern boundary, with lines of alder and associated understorey following the stream in the northern part of the site. To the south of Fir Tree Lane mature trees follow the western site boundary; including alder, ash and willow, where the boundary follows the stream; and conifers, amongst other species, where it adjoins a field. Garden vegetation is found within the grounds of the residential properties within the site.
- 3.6.3. There are no Tree Preservation Orders (TPOs) within, or immediately adjoining, the site. A group TPO is located to the northeast of the site, covering The Kings School and new housing development on Allington Road, with further group TPOs covering a number of belts of trees on the western edge of Horton Heath. Quobleigh Pond and Woods SINC covers 8 hectares of woodland with a stream and pond immediately adjoining the northeastern corner of the site. This SINC is part of the Priority Area of Nature Recovery Area 6: Wyvern and Knowle Park of the Biodiversity Priority Area in the Eastleigh Borough Council Biodiversity Strategy 2024-2023, which includes areas of ancient wet woodland and unimproved lowland meadows. 'Treeline Break SINC' and 'Field west of Treeline Break SINC' also are located adjacent to the site's southern boundary.
- 3.6.4. Hearts Copse and another unnamed copse adjoining Chalcroft Distribution Park, are designated as ancient semi-natural woodland, and lie approximately 450 metres to the south of the site.
- 3.6.5. The site contains a number of mature hedgerow oak trees, and belts of mature trees and woodland following the site boundaries and stream. This vegetation has high value within the surrounding landscape, as do a number of hedgerows within the site, including those lining Fir Tree Lane. There is an overall medium to high value and

susceptibility to the type of development proposed and a resultant medium to high sensitivity of vegetation and biodiversity within and immediately surrounding the site.

3.7. Settlement and road pattern

- 3.7.1. Both the Hampshire Integrated Character Assessment and the Landscape Character Assessment for Eastleigh Borough, note the urbanising influences of peripheral landscapes, including the M27, edge of town development, high voltage power lines and horse paddocks. They describe huge increases in development in the mid-late C.20th, in particular the settlements closest to Southampton where there are extensive housing estate extensions at Bishopstoke, Fair Oak and Hedge End. It is noted of the Horton Heath Undulating Farmland LCA, that the often prominent built edge of Bishopstoke, Fair Oak and Horton Heath form intrusive elements to the north, along with ribbon development along Allington Lane and a variety of poorly screened industrial sites.
- 3.7.2. The site is influenced by surrounding ribbon development along Allington Lane, to the west of the site, including Lake Farm House Business Park, as well as a nursery, haulage yard and housing developments to the north of the site on the southern edge of Fair Oak. There is limited intervisibility with residential development on the western edge of Horton Heath to the east of the site. Works to the recently constructed distributor road, The Avenue, and realignment of Allington Road, new roundabout, and associated ground modelling and fencing have introduced an increasingly urban character to Allington Lane, which although busy, had an essentially rural character. Although Fir Tree Lane, which bisects the site, has the character of a rural lane lined by hedgrows, this has been eroded somewhat by the presence of the works compound at Fir Tree Farm, the movement of construction machinery and associated signage and the recently constructed distributor road, The Avenue, which now bisects the site north-south.
- 3.7.3. A cluster of buildings within the site is centred on Fir Tree Lane on the eastern site boundary. The listed Fir Tree Farmhouse and outbuildings are set in large grounds, surrounded by mature vegetation partly forming the eastern site boundary. A modern farmhouse building (now demolished) was located to the west of Fir Tree Farmhouse, and the old farmyard which is now a works compound. Victoria House, a large modern, predominantly single storey property, was located to the south of these buildings and Fir Tree Farm but has now been demolished.
- 3.7.4. Settlement and roads surrounding the site are varied in character, with consented works to the new link road and recent housing development to the north introducing urban influences to Fir Tree Lane and Allington Lane. These elements have an overall medium value, a medium to low susceptibility to the type of development proposed and a resultant medium sensitivity.

3.8. Access and recreation

- 3.8.1. The Eastleigh to Fareham railway line runs between the site and the Itchen Valley Country Park, creating a physical and visual barrier with limited pedestrian crossing points or public rights of way (PRoW) crossing the River Itchen valley. The Itchen Way long distance route follows the Itchen Navigation, although there are limited opportunities for intervisibility with the site due to intervening topography, vegetation and development, including the railway line, in the low lying landscape.
- 3.8.2. Footpath number 085/11 crosses the northern part of the site, running to the south and parallel to the stream, linking Fir Tree Lane on the western site boundary, to farmland which lies to the east of the site and adjoins the Quobleigh Pond and Wood SINC. Footpath number 241/1 adjoins the southwestern corner of the site, where it extends westwards to join Allington Lane, and eastwards along the northern boundary of Chalcroft Farm Solar Park towards Burnetts Lane in Horton Heath to the east. Although there is an extensive network of public rights of way to the north and east of the site, on the southern edge of Bishopstoke, Fair Oak and Horton Heath, there are limited routes crossing the railway to the south and Itchen valley to the west.
- 3.8.3. An area of newly created public open space is located to the north of the site and stream. Adjoining the realigned Allington Lane and recent residential development at Clementine Way, this open space comprises areas of publicly accessible grassland, woodland and an ecological area containing ponds, as part of the One Horton Heath Development.
- 3.8.4. A combination of a public footpaths crossing and adjoining the site, an extensive network of PRoW immediately

surrounding the site, along with the newly created public open space to the north of the site gives a medium to high value, medium susceptibility to the type of development proposed and a resultant medium sensitivity of access and recreation in the vicinity of the site.

3.9. History

- 3.9.1. The Landscape Character Assessment for Eastleigh Borough notes of the Horton Heath Undulating Farmland LCA, 'a network of narrow lanes and small farms which appear to date from the enclosure of land in the 18th and 19th Centuries'. Allington Manor and Lakesmere House School, both located in the vicinity of the site, are noted in the Eastleigh Borough Council Background Paper as being listed in the Hampshire Register of Historic Parks and Gardens. Allington Manor, a 19th century estate with parkland, was dissected by the construction of the Eastleigh to Fareham railway line in the 1840s. Located less than 400 metres from the southwestern site boundary, there is limited intervisibility with the southwestern part of the site. Lakesmere House School (The Kings School), on Allington Lane, features specimen trees and a walled garden, and encompasses recent housing development. Clementine Way, within the Lakesmere House site is located less than 150 metres from the northeastern site boundary.
- 3.9.2. The Grade II listed Fir Tree Farmhouse is located within the site, on the eastern boundary, and accessed off Fir Tree Lane. This two storey brick and tile, 18th century residential property and outbuildings is set within extensive gardens and currently occupied. There are also a small number of Grade II listed cottages located at least 700 metres to the east of the site in Horton Heath. It is unlikely there will be any intervisibility between these properties and the site. In addition locally listed buildings include Elgin Lodge and Lakesmere House, located off Allington Lane, approximately 400 metres to the north of the site.
- 3.9.3. With the exception of the Grade II listed Fir Tree Farmhouse, the site itself has limited historic interest. Although buildings and landscape surrounding the site have a higher value, there is an overall medium value of historic character within the site and its surroundings. A medium value combined with a medium susceptibility to the type of development proposed, gives a resultant medium sensitivity.

3.10. Perceptual qualities

- 3.10.1. The Landscape Character Assessment for Eastleigh Borough lists tree belts and hedgerow trees as being notable features within the Horton Heath Undulating Farmland LCA, although it continues to describe the area as largely open, with rural views normally ending at low wooded horizons.
- 3.10.2. The site and immediate area comprises relatively small size fields, enclosed by dense, low hedgerows and mature hedgerow oak trees. This, in combination with mature alder trees following the stream crossing the northern part of the site, and dense alder and willow woodland following the stream on the southwestern site boundary gives a strong sense of enclosure with limited views to the surrounding landscape. The relative tranquility of the southern part of the site, with enclosure provided by mature surrounding vegetation, is truncated by the recent introduction of the distributor road and, to a lesser degree, the new attenuation basin and associated features. The presence of Allington Lane, the recently completed works to the distributor road, development on the southern edge of Fair Oak, the works compound on Fir Tree Lane, the new attenuation basin and associated features all influence the majority of the northern part of the site, which has a reduced level of tranquillity. The exception to this is the well enclosed small field to the north of the stream.
- 3.10.3. It is likely that the northern part of the site and adjoining public open space will be affected by light spill from surrounding residential development on Clementine Way, nursery and haulage depot at the northern end of Allington Lane, as well as lighting on the realigned road and roundabout of the new link road. Similarly the works compound on Fir Tree Lane will result in a degree of light spill across the fields of the northern part of the site and

to a lesser degree across Fir Tree Lane to the south.

- 3.10.4. The tranquillity and perceived qualities of the site and surrounding area are considered to have a medium to low value, a medium susceptibility to the type of development proposed, and a resultant medium sensitivity.

3.11. Ecosystem services summary

- 3.11.1. The site provides some contribution to ecosystem services in the following ways:

- Supporting services: Biodiversity – Mature hedgerow oak trees and hedgerows within the site and lining the road; mature alder trees and understorey following the stream in the northern part of the site; belt of alder and willow woodland following the stream on the southwestern boundary; wetland and aquatic vegetation adjoining and within the stream beds; areas of rough grassland adjacent to streams.
- Provisioning services: Food production – pasture;
- Regulating services: Water flow – Streams on the northern and southwestern boundaries; others relating to air and water quality, erosion and pollution with presence of vegetation as above;
- Cultural services: Tranquillity - its location within an area of farmland, adjoining the Itchen River valley, surrounded by settlements of Horton Heath, Fair Oak and Bishopstoke to the east and north, and Eastleigh, Southampton and Hedge End to the west and south; Cultural and heritage – setting of listed buildings, Fir Tree Farmhouse Farmhouse on Fir Tree Lane; setting of Quobleigh Pond and Wood SINC and Lakesmere House School (on the Hants register of Historic parks and gardens).

- 3.11.2. There are several factors which limit the extent to which the site currently provides ecosystem services, including:

- Its location adjoining Allington Lane and associated development to the west and north of the site;
- Presence of the works compound and residential properties within the site;
- Its connectivity to the wider landscape is reduced; to the west, with Allington Lane and associated development, to the northwest by the realigned road and new link road infrastructure.

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 7 and this is the basis for the diagram showing the zone of theoretical visibility (ZTV) Figure 8. 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. Likely views from private houses are assessed from within the site.

- 4.1.2. Figures 9 and 10 indicate the location of photographic viewpoints. Figures 11 to 26 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.

4.2. General description of visibility

- 4.2.1. Due to the characteristics of the local topography and disposition of vegetation surrounding the site the site is well enclosed, and views are largely confined to locations in close proximity to the site. These include: Fir Tree

Lane, where it adjoins the site; Allington Lane; recently created open space as part of the One Horton Heath development, to the north of the site; footpath 085/11 which crosses the site; footpath 085/701 and 241/1 on the southern site boundary; and selected locations on footpaths crossing farmland to the east and west of the site. Vegetation restricting views to the site includes: dense hedgerows and mature hedgerow trees lining Fir Tree Lane, and on the eastern and northeastern site boundaries; dense vegetation lining Allington Lane, in particular following the stream at the western end of Fir Tree Lane; dense vegetation on the western site boundary and following the stream to the west of the site; mature alder trees and understorey following the stream in the northern part of the site; and mature woodland at Quobleigh Pond and Woods. Distant views to the site are restricted by vegetation and built form in the largely low lying surrounding landscape, where the site is surrounded by a framework of mature trees, often with a backdrop of a low wooded horizon.

4.3. Views from Fir Tree Lane (east), (viewpoints 1, 2 & 3)

- 4.3.1. Viewpoints 1, 2 and 3 are representative of views towards the site from the eastern end of Fir Tree Lane, with visual receptors being users of this single track, rural lane. Views to the site are restricted by intervening field boundary vegetation and hedgerows lining Fir Tree Lane from viewpoint 1, where footpaths 085/10 and 085/8 cross the lane. On moving westwards along Fir Tree Lane, viewpoint 2 affords views to garaging in the grounds of Victoria House, on the eastern boundary, and Fir Tree Farmhouse within the Site. During the summer months these buildings are partially obscured by dense hedgerows and trees lining Fir Tree Lane, with views to the site confined to a short stretch of the lane and mature vegetation to the west of Fir Tree Farmhouse from this location. Fir Tree Farmhouse and mature vegetation within its grounds, along with the dense hedgerows lining Fir Tree Lane limit views across the northern part of the site from viewpoint 3.
- 4.3.2. Although some existing built form is visible from locations close to eastern site boundary, the character of the lane, when viewed from the east, is largely that of a rural country road. A medium value is attributed to these views, with a medium susceptibility to the type of change proposed, and a resultant medium sensitivity.

4.4. Views from Fir Tree Lane (west), (viewpoint 4)

- 4.4.1. Visual receptors of representative viewpoint 4 are users of the stretch of the single track Fir Tree Lane between Allington Lane and the western site boundary. Views across the site are confined to the Fir Tree lane corridor by dense hedgerows and mature hedgerow trees lining the road. Oak Cottage and associated outbuildings and close board fencing adjoining the northern side of the lane are prominent from this vantage point, and restrict views across the northwestern part of the site.
- 4.4.2. A medium value is attributed to these views, with a medium susceptibility to the type of change proposed, and a resultant medium sensitivity.

4.5. Views from Allington Lane (south), (viewpoints 5, 6 & 7)

- 4.5.1. Viewpoints 5, 6 and 7 are representative of the sequence of views gained from the stretch of Allington Lane between the railway line, to the south of the site, and Fir Tree Lane, with receptors being users of this busy rural road. Views towards the site are gained across intervening fields and field boundary vegetation to a seemingly wooded horizon, from Allington Lane and footpath number 241/3 immediately to the north of the railway, (viewpoint 5). A gap in the roadside vegetation allows views looking eastwards across fields to mature vegetation on the western boundary and surrounding a field to the west of the site from viewpoint 6. Viewpoint 7, at the entrance to Lake House Farm Business Park, illustrates views northwards along Allington Lane towards the junction with Fir Tree Lane. Dense vegetation adjoining stream crossings of the road at this location confine views to the Allington Lane corridor, limiting views towards the site.
- 4.5.2. A medium value is attached to these views from Allington Lane with a medium susceptibility to the type of change proposed, and a resultant medium sensitivity.

4.6. Views from Allington Lane (north), (viewpoints 8 & 9)

- 4.6.1. Visual receptors of representative viewpoints 8 and 9 are users of the stretch of Allington Lane between Fir Tree

Lane, northwards to the northern boundary of the wider One Horton Heath development. Viewpoint 8, located to the south of the new link road roundabout, affords views across recently constructed attenuation basin associated with the road realignment towards Oak Cottage on the western site boundary, and the stream and line of alder trees on the northern boundary. Fields within the northern part of the site and buildings on Fir Tree Lane are visible, filtered to varying degrees by intervening vegetation. Views to fields in the southern part of the site are similarly filtered by intervening vegetation, including the hedgerows lining Fir Tree Lane, and contained by the mature belt of woodland on the western and southern boundaries. Views from further north on Allington Lane are restricted by the intervening landform of the open space to the north of the site, created as part of One Horton Heath development. Viewpoint 9 illustrates views confined to partial views of mature trees within the site, which are seen in the foreground of a distant, low wooded horizon.

- 4.6.2. As above, a medium value is attached to these views from Allington Lane with a medium susceptibility to the type of change proposed, and a resultant medium sensitivity.

4.7. Views from Clementine Way (viewpoint 10)

- 4.7.1. Viewpoint 10 illustrates views gained from the recent residential development at Clementine Way, off Allington Lane to the north of the site, with receptors largely being residents. A limited number of informal driveways afford filtered views across low fencing, gappy scrub growth and mature hedgerow oak trees, and public open space to mature vegetation, including the line of alder trees following the stream within the northern part of the site. Intervening topography restricts views to lower ground within the northern part of the site.
- 4.7.2. A medium value is attributed to these views, with a medium to high susceptibility to the type of change proposed, and a resultant medium to high sensitivity.

4.8. Views from footpath number 085/11 adjoining site (viewpoints 11 & 12)

- 4.8.1. Visual receptors of representative viewpoints 11 and 12 are users of the stretch of public footpath 085/11 as it crosses the site to the north of Fir Tree Lane. Viewpoint 11, on the western site boundary adjoining Fir Tree Lane affords views across recently constructed attenuation basin and fenced pumping station within the northwestern field. Glimpsed views to the balance of the site are filtered by internal field boundary vegetation and mature trees following the stream and located on the western boundary. Views from footpath 085/11, on the eastern site boundary, illustrate rough grassland on the southern bank of the stream, and belt of mature alder trees and understorey following the watercourse. The topography of the site confines views southwards to the pasture adjoining the footpath, with glimpses to a new bridge and distributor road. Utility pole and street lighting crossing the site can be seen from viewpoint 11.
- 4.8.2. A medium value is attributed to these views, with a high susceptibility to the type of change proposed, and a resultant medium to high sensitivity.

4.9. Views from footpath number 085/11 & 10 east of the site (viewpoints 13 & 14)

- 4.9.1. Visual receptors of representative viewpoints 13 and 14 are users of public footpaths 085/11 and 10 as they cross fields to the east of the site. These vantage points are outside of the site boundary but lie within the area of the wider One Horton Heath development. Viewpoint 13 illustrates views from footpath 11 across pasture towards the hedgerow and mature hedgerow oak trees on the eastern site boundary. Although intervening topography and the boundary vegetation screen views into the site, these views may become more open during the winter months. Mature woodland within the Quobleigh Pond and Woods SINC is prominent in the foreground, to the northeast of the site. Views towards the site from footpath 10, crossing fields adjoining the western edge of Horton Heath, are

restricted by intervening high ground and field boundary vegetation, (viewpoint 14).

- 4.9.2. A medium value is attributed to these views, with a high susceptibility to the type of change proposed, and a resultant medium to high sensitivity.

4.10. Views from footpath numbers 085/701 and 085/702, (viewpoints 15, 16 & 17)

- 4.10.1. Viewpoints 15, 16 and 17 illustrate views gained from public footpaths 085/701 and 085/702, crossing fields to the southeast of the site, with receptors being users of these public rights of way. Despite the elevated vantage point of viewpoint 15, located to the southeast of Chalcroft Farm Solar Park, views to the site are screened by the intervening solar panels and dense belt of woodland following the stream on the southern site boundary. A distant low wooded horizon is visible above this woodland, to the west. Viewpoints 16 and 17, situated on footpath 085/701, afford views towards the southern part of the site, similarly screened by the mature belt of woodland following the stream. The distributor road and bridge are visible at the southern end of the site forming a gap in the vegetation and allowing a partial view into the site. Glimpses to the southern corner of the site, gained from the footpath as it passes the site may become more open during the winter months. The solar park and overhead wires are prominent in these views.
- 4.10.2. A medium value is attributed to these views, with a high susceptibility to the type of change proposed, and a resultant medium to high sensitivity.

4.11. Views from footpath number 241/1, (viewpoints 18 & 19)

- 4.11.1. Visual receptors of viewpoints 18 and 19 are users of the stretch of public footpath 241/1 between the site and Allington Lane. Located in the linear field immediately to the west of the site, viewpoint 18 illustrates views to the belt of predominantly mature alder trees which follow the line of the stream on the southwestern boundary of the site. Filtered views into the southern corner of the site, including of the new attenuation basin and associated fencing, are possible from this location, although the site becomes increasingly screened to the north where the site boundary diverges from the stream. More distant views to the belt of trees on the southwestern site boundary are possible from viewpoint 19, adjacent to Allington Lane. An additional field boundary further screens the site and site boundary vegetation.
- 4.11.2. A medium value is attached to these views from footpath 241/1, with a high susceptibility to the type of change proposed, and a resultant medium to high sensitivity.

4.12. Views from footpaths to the west, (viewpoint 20)

- 4.12.1. Viewpoint 20 is representative of the views available from a number of footpaths to the northwest of the site, and illustrates the view gained from public footpath 262/780, located to the north of Lake Farm House Business Park, with receptors being users of this public right of way. Views over open fields in the foreground and across vegetation following field boundaries and Allington Lane, and lower ground within the site. The roofs of Fir Tree Farmhouse, the nearby modern farmhouse and street lights along the new distribution road are visible, set within a framework of mature trees which provide a strong backdrop.
- 4.12.2. A medium value is attached to these views from footpath 262/780, with a high susceptibility to the type of change proposed, and a resultant medium to high sensitivity.

4.13. Distant views from locations to the north, (viewpoints 21, 22 & 23)

- 4.13.1. Visual receptors of representative viewpoints 21, 22 and 23 are users of permissive paths crossing Knowle Hill in Knowle Park, users of the recreation ground on Blackberry Drive, and users of footpath number 262/780 on the edge of the River Itchen valley at Bishopstoke. Viewpoint 21 illustrates elevated views from Knowle Hill Park across the Itchen Valley towards Southampton and a distant wooded horizon. Intervening foreground vegetation and built form restricts views to the site. Elevated views towards the site from the recreation ground at Blackberry Drive to the north of the site, viewpoint 22, are similarly restricted by intervening mature trees. Views towards the

site across the Itchen valley from viewpoint 23 are restricted by intervening field boundary vegetation in the low lying landscape.

- 4.13.2. A medium value is attributed to these views, with a high susceptibility to the type of change proposed, and a resultant medium to high sensitivity.

4.14. Distant view from location to the south of Burnetts Lane, (viewpoint 24)

- 4.14.1. Viewpoint 24 illustrates views gained from high ground within newly created open space as part of the One Horton Heath development. Open views across Burnetts Lane and the Chalcroft Farm Solar Park to the mature belt of woodland following the stream to the south of the site and a wooded horizon. Views to the site are restricted by this woodland.

- 4.14.2. A medium value is attached to these views, with a high susceptibility to the type of change proposed, and a resultant medium to high sensitivity.

4.15. Views from public open space north of the site, (viewpoint 25)

- 4.15.1. Visual receptors of viewpoint 25 are users of the public open space to the north of the site created as part of the One Horton Heath development. Elevated views across the site are filtered by vegetation on the northern site boundary and following the line of the stream. Mature trees surrounding the site provide a strong setting and backdrop for the site.

- 4.15.2. A medium value is attached to these views, with a high susceptibility to the type of change proposed, and a resultant medium to high sensitivity.

4.16. Private views

4.17. Residential properties

- 4.17.1. Oak Cottage has immediate views, from upper and lower north and east facing windows, across the northwestern field, extending across the site to the north of Fir Tree Lane. Views from the house, outbuildings and grounds are filtered by vegetation on its curtilage.
- 4.17.2. The residential properties Moon River and The Old Stables are surrounded by dense vegetation, both within their curtilage and along Allington and Fir Tree Lane. Possible glimpsed views to the southern part of the site from these properties and their grounds will be heavily filtered by mature trees and dense understorey on the western site boundary. These views may be more open during the winter months.
- 4.17.3. Lake Farm House and Willow Barn, situated to the west of Allington Lane, Oak Cottage and the site, are surrounded by dense vegetation within their grounds, along Allington Lane, and associated with the stream crossing the road at this point. Possible filtered glimpses to the site across the grounds of Oak Cottage, Moon River and The Old Stables will be more open during winter months.
- 4.17.4. There are views across open space towards the northern part of the site from upper and lower windows of housing on Clementine Way. These views are somewhat restricted by landform, as well as being filtered by the foreground hedgerow and mature trees, and vegetation on the northern site boundary.
- 4.17.5. The residential property Four Winds, located to the west of the old Allington Lane and north of the site, may have views from upper windows across the realigned Allington Lane and open space to the northern part of the site. Views are restricted by bunding and filtered by intervening vegetation but may be more open during the winter months.
- 4.17.6. A grouping of buildings at Allington Manor, including a number of converted barns adjoining the road, are located

to the west of Allington Lane. Views to the site are filtered by intervening mature vegetation within the grounds of Allington Manor and alongside the road, as well as adjoining the site. These views may be more open during the winter.

- 4.17.7. A medium value is attached to these views from surrounding residential properties, a high susceptibility and a resultant medium to high sensitivity.

4.17.8. Commercial Properties

- 4.17.9. Moon River Pines light industrial units, is a complex of largely single storey units adjoining the western site boundary to the south of Fir Tree Lane. Any possible views to the southern part of the site are filtered by mature boundary vegetation, although these may be more open during the winter months.

- 4.17.10. Properties to the west of Allington Way with possible views looking south to the site, include a haulage and motor repair yard and Allington Nursery. Views to the site are restricted by intervening landform and new bunding associated with the realigned road.

- 4.17.11. Properties to the west of Allington Way with possible views looking north to the site, include a garden centre and Manor Fruit Farmhouse. Views to the site are filtered by intervening mature vegetation lining Allington Lane, and adjoining the site, although may be more open during the winter months.

- 4.17.12. A medium value is attached to these views from surrounding, largely commercial properties, a medium to low susceptibility to the type of change proposed and a resultant medium to low sensitivity.

5. Summary of key design drivers, constraints and opportunities

- 5.1. The key sensitivities, constraints and opportunities are summarised below and illustrated in Figure 27 at Appendix 2:

- Opportunity to retain a buffer of undeveloped land adjoining the stream in the northern part of the site in order to: create wildlife habitats; improve biodiversity; and maintain the setting of footpath number 085/11;
- Opportunity to retain / improve an area of wet meadow grassland in the northwestern corner of the site in order to: improve biodiversity; maintain the setting of footpath 085/11; and respect the setting of Oak Cottage;
- Opportunity to retain a buffer of undeveloped land adjoining the stream and woodland on the southern site boundary in order to: maintain a buffer to the adjacent SINC's; retain and create wildlife habitats; improve biodiversity; and maintain the setting of footpath no. 085/701 and 241/1;
- Opportunity to maintain the setting of Grade II listed Fir Tree Farmhouse through the retention and strengthening vegetation on the boundaries of the grounds of the property;
- Opportunity to protect and enhance the stream channel and corridor as it passes through the site, to retain and create wildlife habitats and improve biodiversity;

- Opportunity to create a green corridor and recreational routes through the site along the line of Fir Tree Lane;
- Opportunity to retain a buffer of undeveloped land to protect the adjoining Quobleigh Pond and Woods SINIC;
- Opportunity to retain and enhance the existing vegetation on the western boundary, and on the eastern boundary where it adjoins the One Horton Heath development, with resultant screening and biodiversity benefits.

6. References

- National Character Assessment (NCA, 2014)
- National Design Guide, Ministry of Housing, Communities & Local Government (2021)
- National Planning Policy Framework (July 2024)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- The Countryside Agency and Scottish Natural Heritage: 'Landscape Character Assessment: Guidance for England and Scotland' (2002)
- Natural England: 'Agricultural Land Classification mapping' (2010)
- MAGIC website
- Landscape Character Assessment for Eastleigh Borough, December 2011
- Hampshire Integrated Character Assessment, Draft March 2010
- Eastleigh Borough Council Biodiversity Strategy 2024-2023
- Eastleigh Borough Local Plan 2016 - 2036
- Trees and Development SPD, Adopted April 2022
- Quality Places SPD, Adopted November 2011
- Landscape Checklist for New Development, 2006
- Environment Agency, 'Flood Map for Planning' website
- Site of Importance for Nature Conservation (SINCs) within Hampshire, Hampshire Biodiversity Information Centre
- Eastleigh Borough Council Interactive Map
- Eastleigh Borough Council Heritage Background Paper

Appendix 1: LVE Methodology

1. Scope and methodology of study

1.1. Scoping of the study

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 by landscape character assessments carried out at a national, regional and 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. The remaining 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

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

The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the applicant's development brief and reports by other consultants on the team.

1.4. Method statements

The photographic survey was undertaken in summer, 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 in the photograph descriptions.

The ZTV was created in ArcMap 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. 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.

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 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 if necessary, when agreeing the scope of the study.

2. Evaluation criteria for Landscape Sensitivity

2.1. Reporting on the landscape baseline

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:

- 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

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

The sensitivity of the landscape or feature of the landscape as a receptor needs to be established. This is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

2.3.1. Determining value of landscape receptor

Value can be understood through relevant landscape designations, the use of available landscape character assessments (as a starting point) and information on status of features (such as conservation areas and tree preservation orders). The basis for judgements should be linked back to evidence from the baseline study.

A range of other factors can also help in the identification of value:

- Landscape quality (condition) of physical state: includes extent to which typical character is represented, intactness and condition of individual elements
- Function as an ecosystem service
- Scenic quality: level of appeal primarily to the senses (not wholly visual)
- Rarity: presence of individual elements or features, or rare Landscape Character Type
- Representativeness: where a particular character, or element / feature is considered particularly important example
- Conservation interests: where features of interest add value to landscapes such as wildlife, archaeological, or historical / cultural interest. These can have value in their own right.
- Society: the relative value attached to the landscape by society, either formally or informally.
- Perception: recognition of perceptual aspects such as scenic beauty or tranquillity
- Associations: connections to art, literature or events that contribute to perception of value and material available on local or community interests.

Judgements on value should be determined on a scale of high, medium or low:

HIGH ↑ ↓ LOW	High value, with acknowledged or perceived positive character and quality, multi-functional ecosystem services provision Medium value, with acknowledged or perceived positive character and quality that may have been reduced through alteration or degradation of character or features, some provision of ecosystem services. Low value, without acknowledged or perceived positive character and quality, little or no provision of ecosystem services.
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2.3.2. 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 the achievement of 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:

HIGH susceptibility to change ↑ ↓ LOW susceptibility to change	Not able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Medium susceptibility to change; may be able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Low susceptibility to change; able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
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2.3.3. 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.

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. Evaluation criteria for visual sensitivity

3.1. Reporting on the visual baseline

- The visual baseline report should:
- Identify the area in which the development may be visible;
- Identify the different groups of people who may experience views of the development;
- Identify representative viewpoints where views will be affected and the nature of those views, including where these are within the site area;
- Identify any recognized viewpoints (known viewpoints in the landscape);
- Identify any views characteristic of the landscape character area;
- Identify any illustrative viewpoints (that might identify a particular effect or issue).

3.2. Photographs

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 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.

3.3. Visual receptors

The visual receptors need to be identified; these are the people within the area who will be affected by the changes in views and visual amenity.

3.4. Sensitivity of the visual receptor

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

3.4.1. Determining value of the view

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. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on value should be determined on a scale of high, medium or low:

HIGH ↑ ↓ LOW	High value within a high quality landscape, or a recognized viewpoint (at any level from local to national). Medium value within a medium quality landscape. Low value within a low quality landscape.
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3.4.2. 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:



Ecosystem Services wheel, courtesy of South Downs National Park Authority

Appendix 2: Figures

Figure 1 - Site location

Figure 2 – Existing site

Figure 3 – 6 Photographic record of baseline conditions – on site

Figure 7 – Designations - Historic, ecological and landscape - 3km

Figure 8 - Designations - Historic, ecological and landscape - 1km

Figure 9 - Extract from Hampshire County Integrated Character Assessment and Landscape Character Assessment for Eastleigh Borough

Figure 10 - Topography

Figure 11 - Zone of theoretical visibility (ZTV)

Figure 12- Viewpoint location diagram - Close

Figure 13 - Viewpoint location diagram - Distant

Figure 14 - 26 - Photographic record of baseline conditions: Representative viewpoints 1-25

Figure 27 - Opportunities and constraints

Appendix 3: Landscape Baseline Table

	District / Borough Landscape Character Assessment for Eastleigh Borough, December 2011 (LCA 9- Horton Heath Undulating Farmland; LCTs as Hampshire Integrated Character Assessment)	Regional Additional characteristics from: Hampshire Integrated Character Assessment, Draft March 2010 (LCA 2e - Forest of Bere West; LCT lowland mosaic small-scale, N of Fir Tree Lane; LCT lowland mosaic, S)	NCA Additional characteristics from: NCA: 128 South Hampshire Lowlands	Terra firma observations (most detailed characteristics)
Geology / topography / soils	Gently undulating landform with frequent low ridges.	Low lying landscape with shallow undulations, predominantly south facing. Permanently saturated heavy clays in the central and southern parts with locally higher sandy outcrops which are more undulating, resulting in agriculturally poor soils.	Plain abuts the chalk downs to the north and the coastal plain and Southampton Water to the south.	Evidence of waterlogging of soils within and surrounding the site. Perched water table affects high ground immediately to the north of the site.
Hydrology	Watercourses are scattered through the character area.	West of Horton Heath and Fair oak is part of the Itchen catchment.	Several fast-flowing rivers are a significant feature of the landscape. The Test, Itchen, Hamble and Meon rivers drain the lowlands as they travel southwards from the Downs to their estuaries in Southampton Water. Ecosystem services: A large proportion of Sussex and Hants are dependent on the ground and surface waters of the Test and Itchen, which also supply wetlands of international importance. Ecosystem services: 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.	Stream runs east-west along the northern edge of the site, with a pond hidden in woodland adjoining the northeastern boundary. Quobleigh Pond lies in woodland to the northeast of the site. Stream flows southeast-northwest along the southwestern boundary of the site. Northwestern and southwestern boundaries of site lie partly within flood zones 2 and 3, as shown on the Environment Agencies, 'Flood Map for Planning' website. Flood zones 2 and 3 extend either side of the stream where it passes through the northeast part of the site. Contains two recently constructed attenuation basins associated with the 'One Horton Heath' development
Land use	Predominantly agricultural landscape of medium size fields usually with good hedges and hedgerow trees rather than woodlands. Areas of unmanaged or inappropriately managed agricultural land.	Permanent pasture, plantations woodland and smallholdings with secluded, heavily wooded, often ancient origin but replanted, away from major towns.	Mixed agricultural landscape dominated by pasture.	Small size fields - mixed pasture and rough grass. Site compound adjoining Fir Tree Farm. Recently constructed distributor road Recently constructed attenuation basins associated with the 'One Horton Heath' development

	District / Borough Landscape Character Assessment for Eastleigh Borough, December 2011 (LCA 9 - Horton Heath Undulating Farmland; LCTs as Hampshire Integrated Character Assessment)	Regional Additional characteristics from: Hampshire Integrated Character Assessment, Draft March 2010 (LCA 2e - Forest of Bere West; LCT lowland mosaic small-scale, N of Fir Tree Lane; LCT lowland mosaic, S)	NCA Additional characteristics from: NCA: 128 South Hampshire Lowlands	Terra firma observations (most detailed characteristics)
Vegetation and biodiversity	Fields generally bounded by good hedges with mature hedgerow trees. Small blocks of woodland and copses are dispersed throughout the area. Sub-area 9a (to the northeast of the site) is well wooded with the woodland around Quobleigh Pond and the parkland trees of the former Saviour Convent conspicuous. Wide number of SINC's with diverse habitats. The Wyvern Priority Area in the BAP includes subarea 9a, and is made up of ancient boggy woodland, unimproved meadows with orchards, ponds and streams.	Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oaks with no understorey hedge, occasional isolated field specimens. Rich biodiversity, including woodland, heathland, grassland and wetland sites.	Well wooded farmed landscape (particularly to the east of Southampton). Ecosystem services: Timber provision - the area has been historically important for timber.	Quobleigh Pond and Woods (at the northeastern corner of the site) is designated as a SINC. 'Treeline Break SINC' and 'Field west of Treeline Break SINC', are located adjacent to the southern boundary Species rich Priority Hedgerows and Traditional Orchard (within former garden of Victoria House (now demolished)) are present within the Site. Dense, low hedgerows with numerous mature oak trees lining Fir Tree lane and bounding fields within the site. Alder trees and understorey follow the stream running through the northern part of the site. Alder and willow woodland follows the stream on the southwestern site boundary. Belt of woodland inc. mature oaks, follows the southern site boundary. Garden vegetation surrounding Fir Tree Farmhouse and Victoria House.
Settlement and road pattern	Often prominent built edge of Bishopstoke, Fair Oak and Horton Heath form intrusive elements to the north, along with ribbon development along Allington Lane in the north and a variety of poorly screened industrial sites. Chalcroft Distribution Park is surrounded on all but one side by SINC's. Railway is a prominent feature. The influence of the built-up areas of Hedge End, Botley and Boorley Green is less strong than those to the north, by virtue of a denser tree cover and more accommodating landform. <u>Key Issues:</u> The visual intrusion of existing settlement edges at Bishopstoke, Fair Oak and Horton Heath. The erosion of the rural character of Allington Lane through poor quality land management and poor screening of development. Future development and land management changes within the area inc. intervisibility between settlements.	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. 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 Much of the character area has seen huge increases in development in the mid-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.	In parts, a very urban NCA dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant. Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA.	Fir Tree Lane runs east-west through the site (narrow, single width country lane lined by hedgerows). The recently constructed distributor road, The Avenue, which now bisects the site north-south Buildings on the site include: Fir Tree Farmhouse - Grade II listed C.18th, 2 storey, brick and tile and outbuildings within extensive gardens. Currently occupied. Fir Tree Farm - now demolished. Victoria House (house to the south of Fir Tree Lane and opposite Firtree Farmhouse) - now demolished. Remnant features of open gardens remain, surrounded by low brick wall and gates on the road frontage.
Access and recreation		Locally popular accessible woodland areas.	Dry fly fishing is thought to have originated on the River Test and the Test and Itchen are now managed for angling along most of their length.	Footpath no. 085/11 runs along the northern edge of the site, north of Fir Tree Farm. Footpath no. 241/1 adjoins the southwestern corner of the site. Extensive surrounding network of prou, in particular to the north on the edge of Fair Oak and Bishopstoke. New publicly accessible open space created to the north of the site and stream, adjoining Allington Lane.

	District / Borough Landscape Character Assessment for Eastleigh Borough, December 2011 (LCA 9 - Horton Heath Undulating Farmland; LCTs as Hampshire Integrated Character Assessment)	Regional Additional characteristics from: Hampshire Integrated Character Assessment, Draft March 2010 (LCA 2e - Forest of Bere West; LCT lowland mosaic small-scale, N of Fir Tree Lane; LCT lowland mosaic, S)	NCA Additional characteristics from: NCA: 128 South Hampshire Lowlands	Terra firma observations (most detailed characteristics)
History	Network of narrow lanes and small farms which appear to date from the enclosure of land in the 18th and 19th C. Allington Manor -1870s Allington Farm, parkland with 2 fishponds; ponds remain although smaller; now a school." A small number of listed buildings (farmhouses and farm buildings) form an integral part of the landscape and are indicative of the historic use of the land. they do not however, significantly influence landscape character.	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.		Eastleigh Borough Council Heritage Background Paper lists 'Lakesmere House School' (the Kings School) on Allington Lane as being on the Hampshire Register of Historic Parks and Gardens. This site includes Quobleigh Pond and woodland at the northeastern corner of the site. Grade II listed Fir Tree Farmhouse, brick and tile C18th, 2 storey. Nearby listed buildings include a number of Grade II listed cottages in Horton Heath, approx 700 m from the site at the closest. Locally recognised historic buildings include Elgin Lodge and Lakesmere House, approx 400 m from the site.
Perceptual qualities	Views from within the area are generally to low wooded horizons. Pattern of medium-size fields. Trees belts and hedgerow trees are notable features; however the area is largely open, with rural views normally ending at wooded horizons. The area is predominantly undulating farmland with strong hedgerows and small blocks of scattered woodland. It is relatively large, complex and rural in character.			Relatively small size fields, enclosed by dense, low hedgerows and mature hedgerow oak trees. Dense alder and willow woodland follows the stream on the southwestern site boundary, and to the northeast of the site. Mature alder trees follow the line of the stream running through the northern part of the site. A strong sense of enclosure with limited views to surrounding land. Tranquility disrupted by roads, nearby development, works compound

Figure 1 - Site location

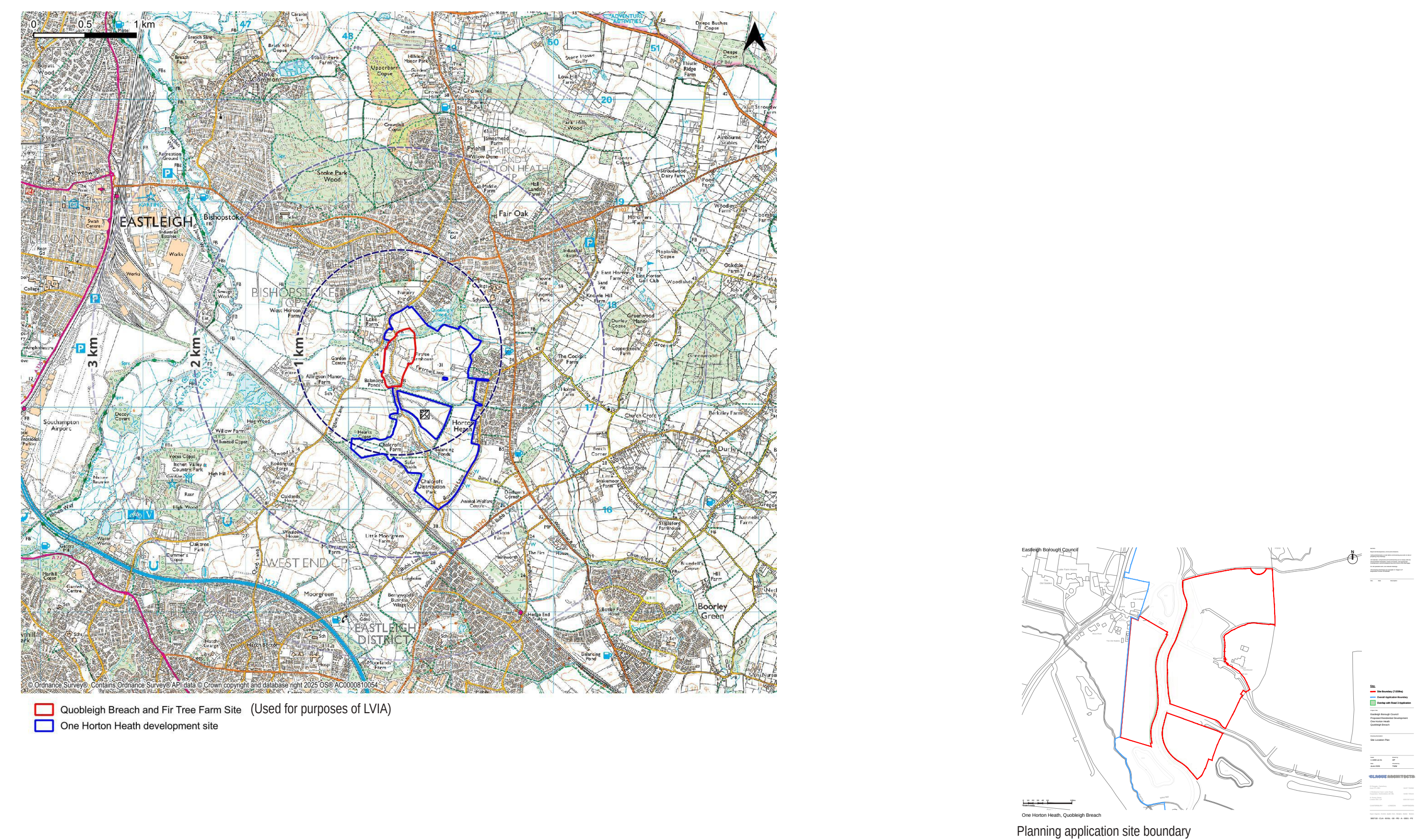


Figure 2 - Existing site

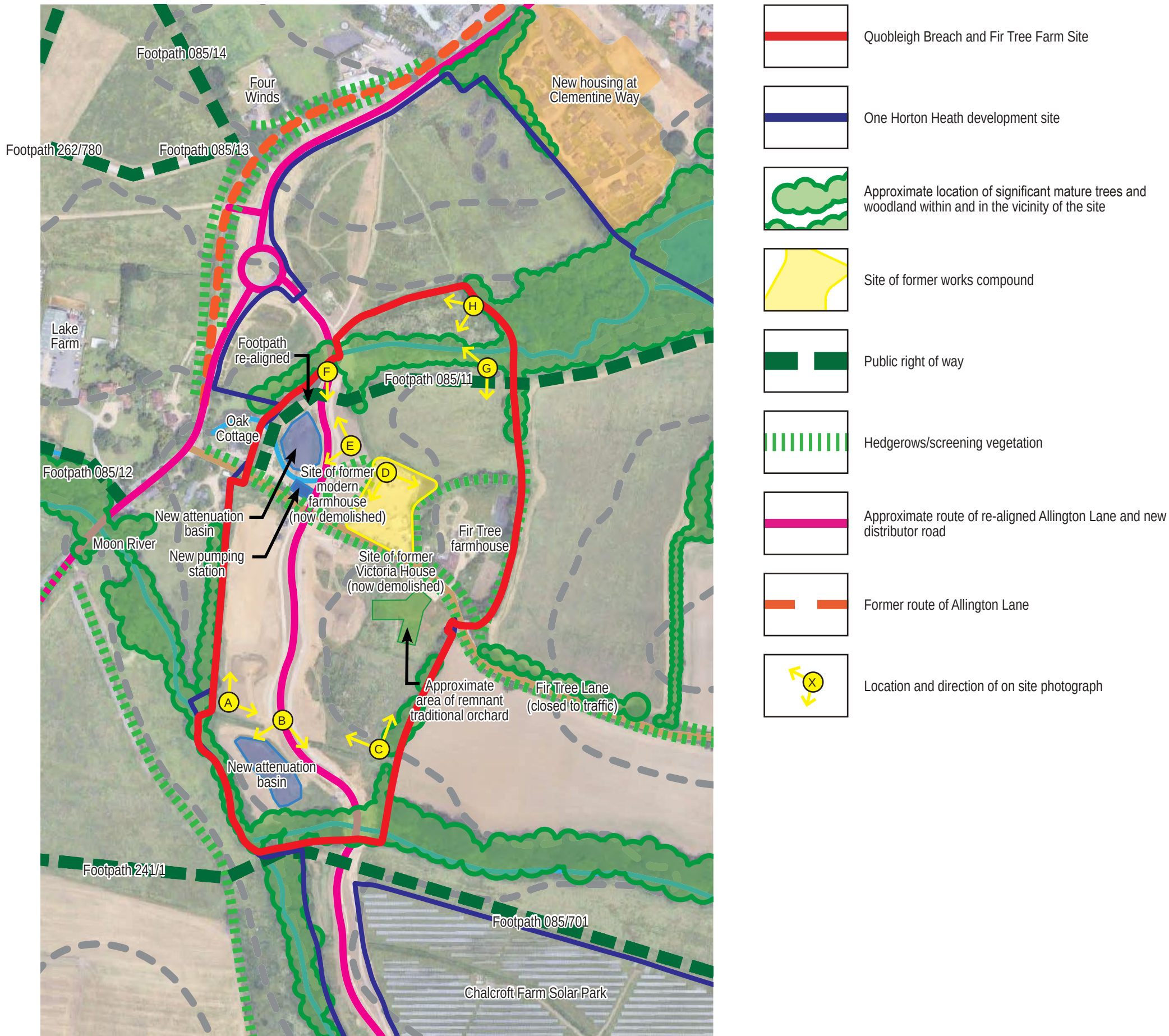


Figure 3 - Photographic record of baseline conditions - on site



View A from the western boundary, in the southwestern corner of the field to the south of Fir Tree Lane, looking northeast towards the eastern boundary.



View B from the southern boundary of the field to the south of Fir Tree Lane, looking south towards the southern site boundary. View is across recently constructed attenuation basin surrounded by timber fencing.

Figure 4 - Photographic record of baseline conditions - on site



View C from the eastern boundary, in the southeastern corner of the field to the south of Fir Tree Lane, looking northwest towards the western boundary



View D from location to the north of Fir Tree Lane, looking southeast across the works compound towards Fir Tree Lane

Figure 5 - Photographic record of baseline conditions - on site



View E from the track to the north of the demolished modern farmhouse looking northwest across the northwestern field with new access road and attenuation basin towards Oak Cottage and the western boundary



View F from footpath 085/11, looking south across new access road and SuDS attenuation basin towards Oak Cottage and the site of the modern farmhouse (now demolished) on Fir Tree Lane

Figure 6 - Photographic record of baseline conditions - on site



View G from footpath 085/11 in the northeastern field, looking west along the line of the path towards Oak Cottage



View H from the northeastern site boundary, looking west into the enclosed field to the north of the stream

Figure 7 - Designations - Historical, ecological and landscape 3km

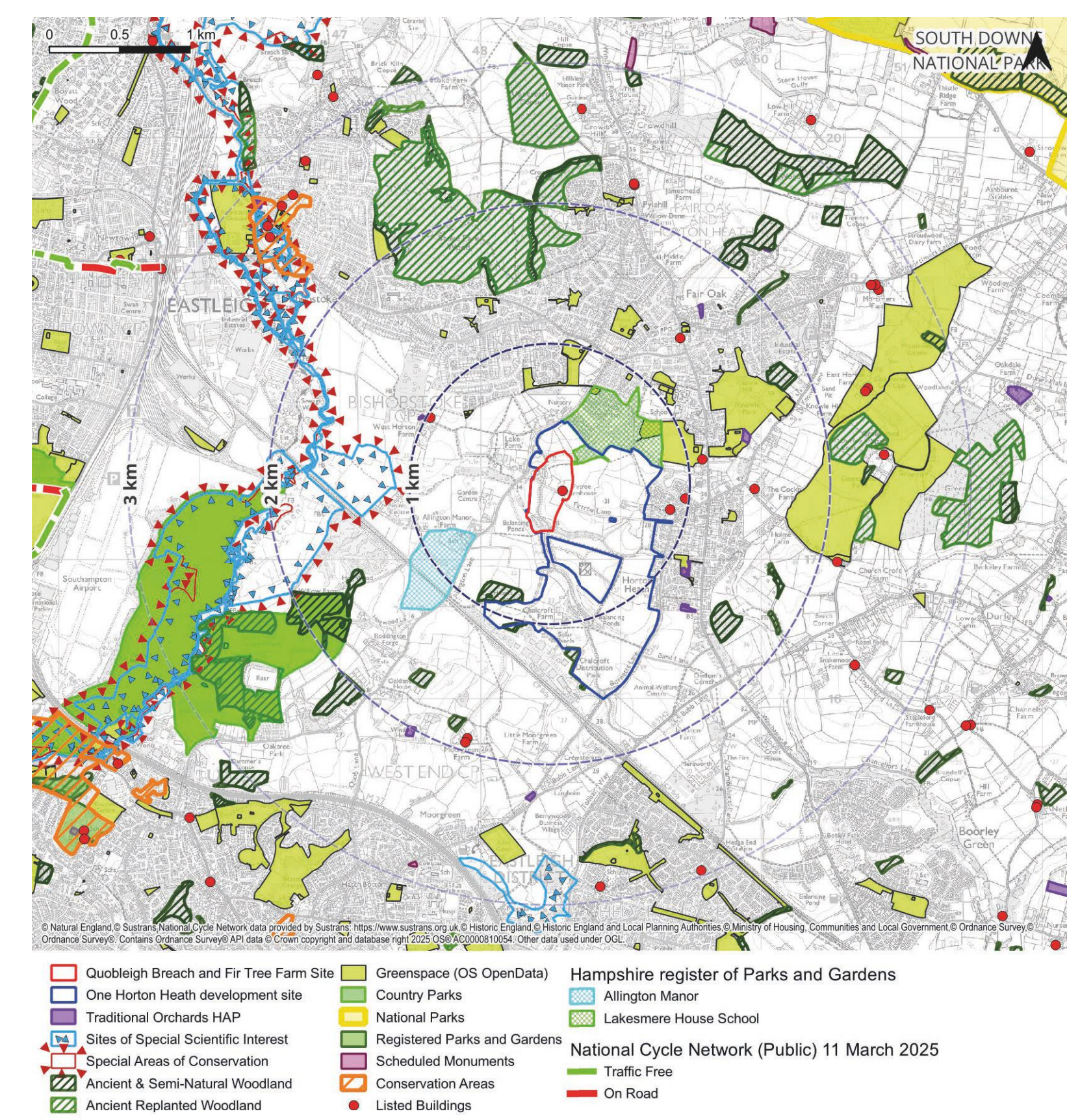


Figure 8 - Designations - Historical, ecological and landscape 1km

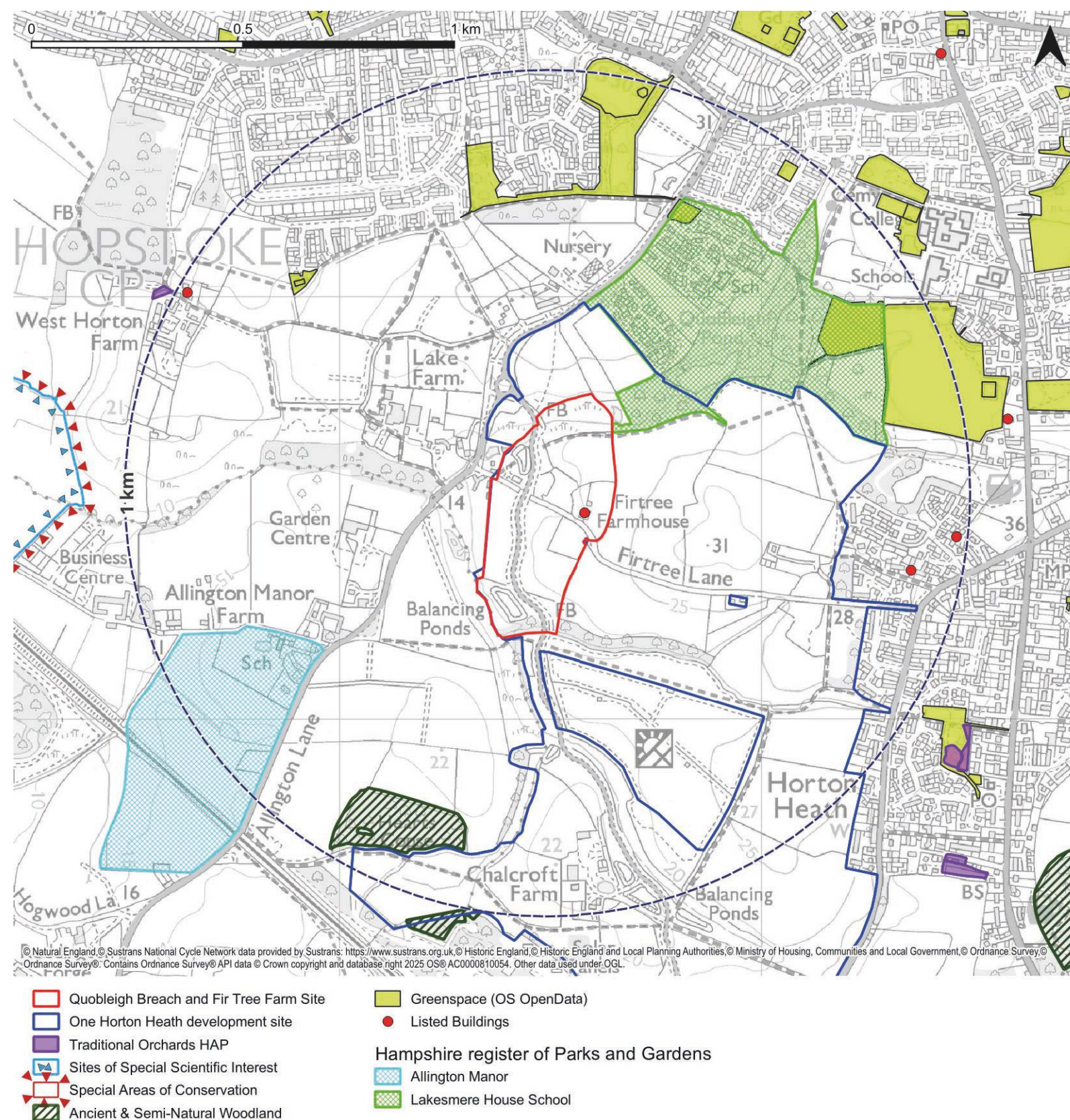
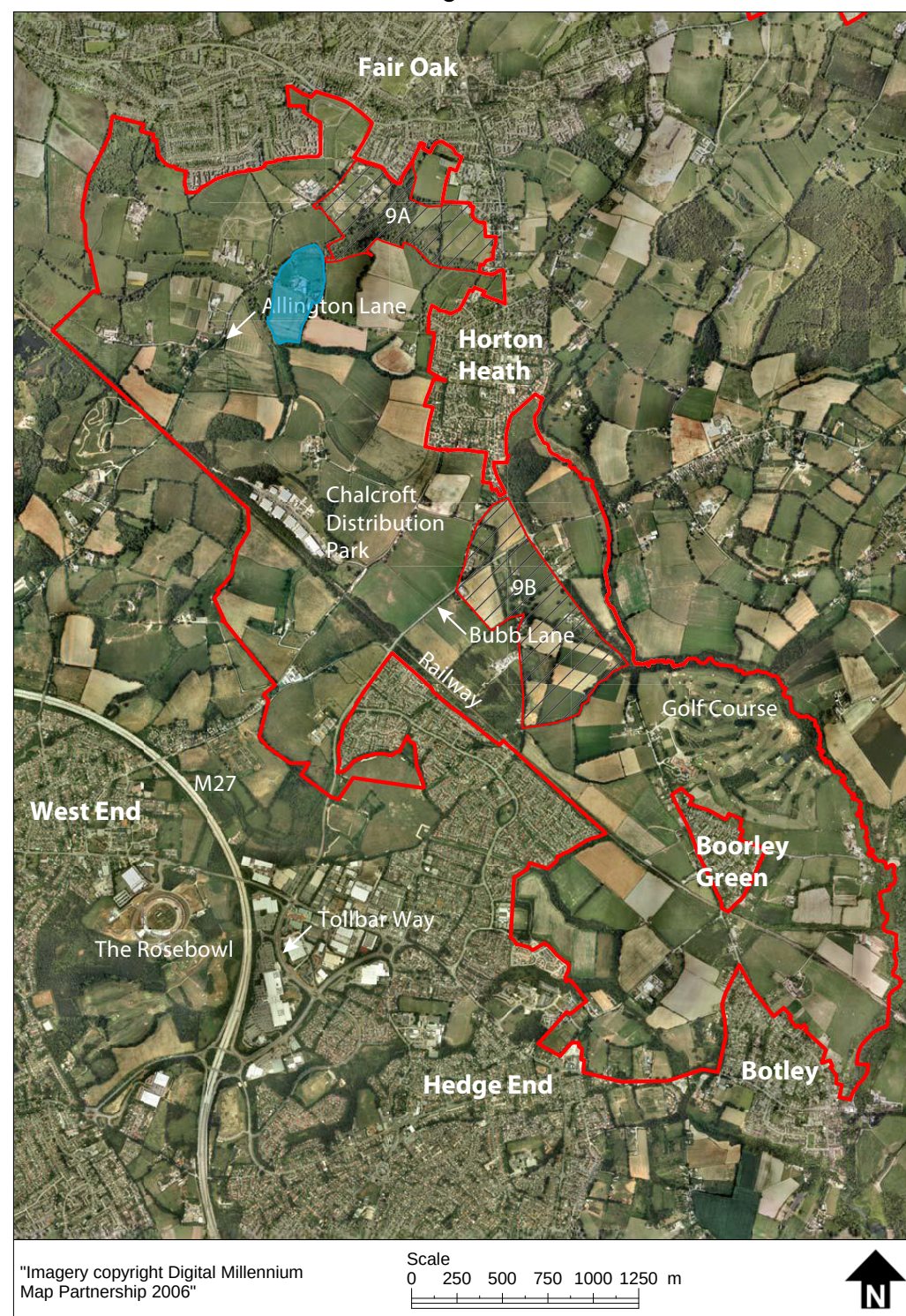


Figure 9 - Extract from Hampshire County Integrated Character Assessment and Landscape Character Assessment for Eastleigh Borough

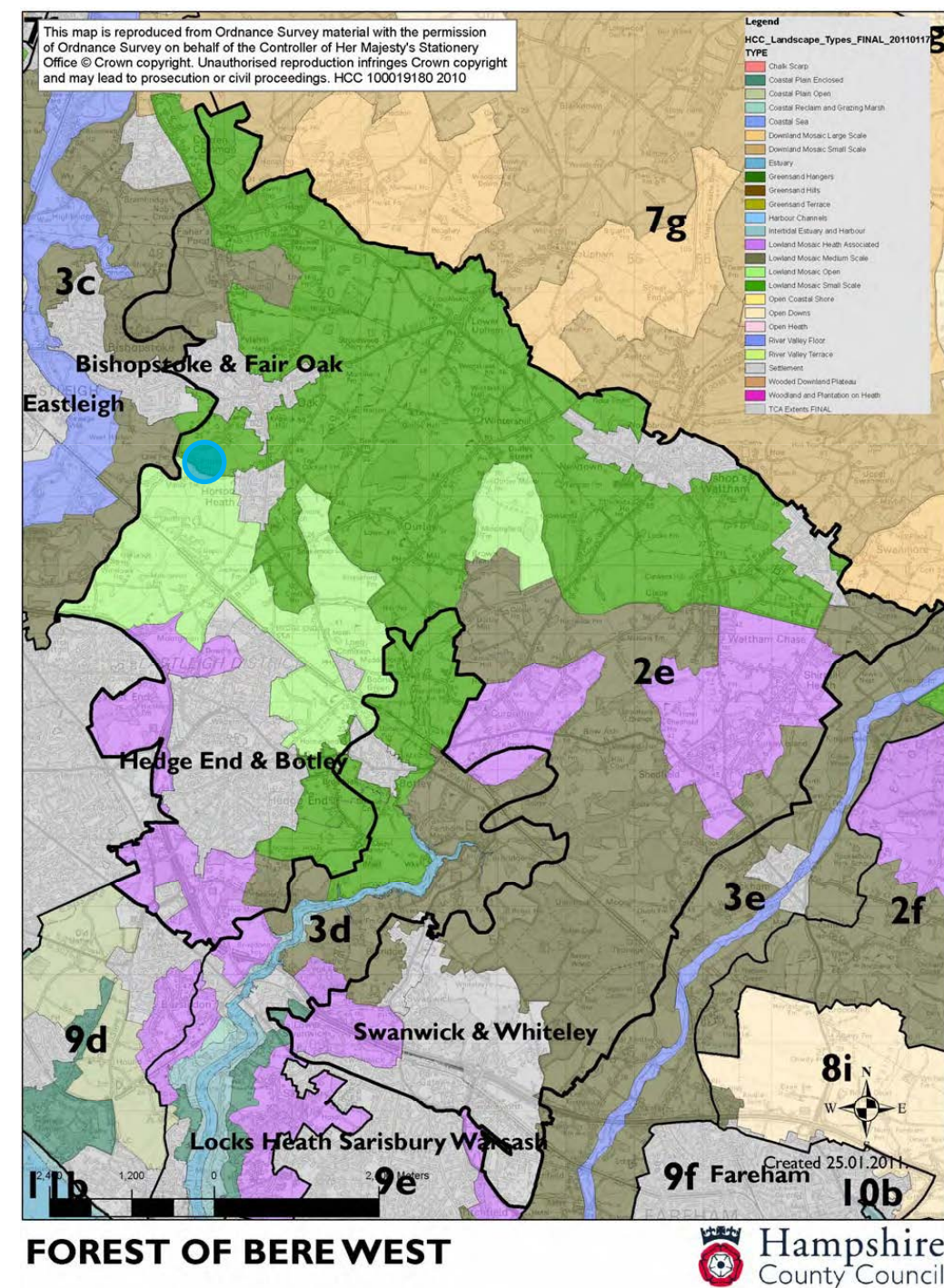
Landscape Character Area - Area 9

Area 9: Horton Heath Undulating Farmland



98 Landscape Character Assessment for Eastleigh Borough

© Eastleigh Borough



Hampshire County
Integrated Character Assessment

2

Status: FINAL May 2012
Forest of Bere West

© Hampshire County Council

Figure 10 - Topography

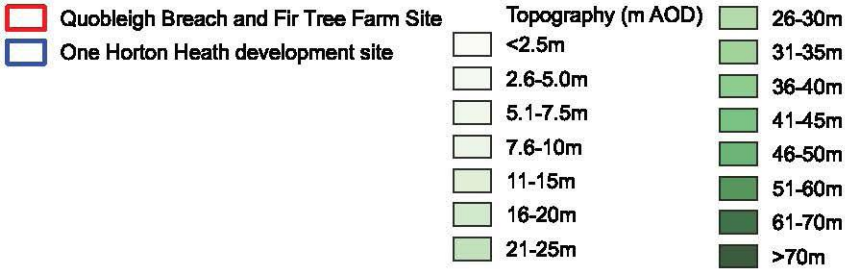
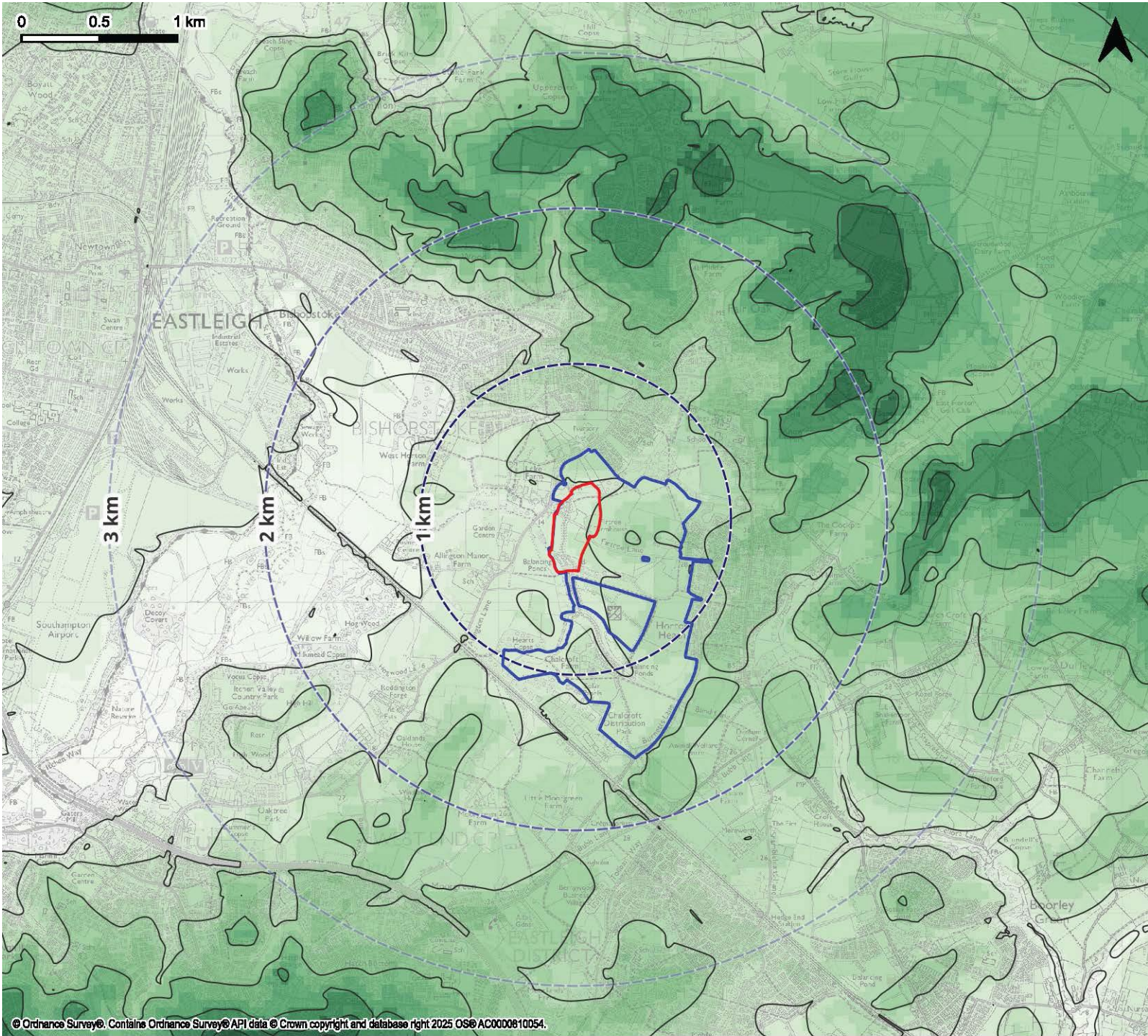


Figure 11 - Zone of theoretical visibility (ZTV)

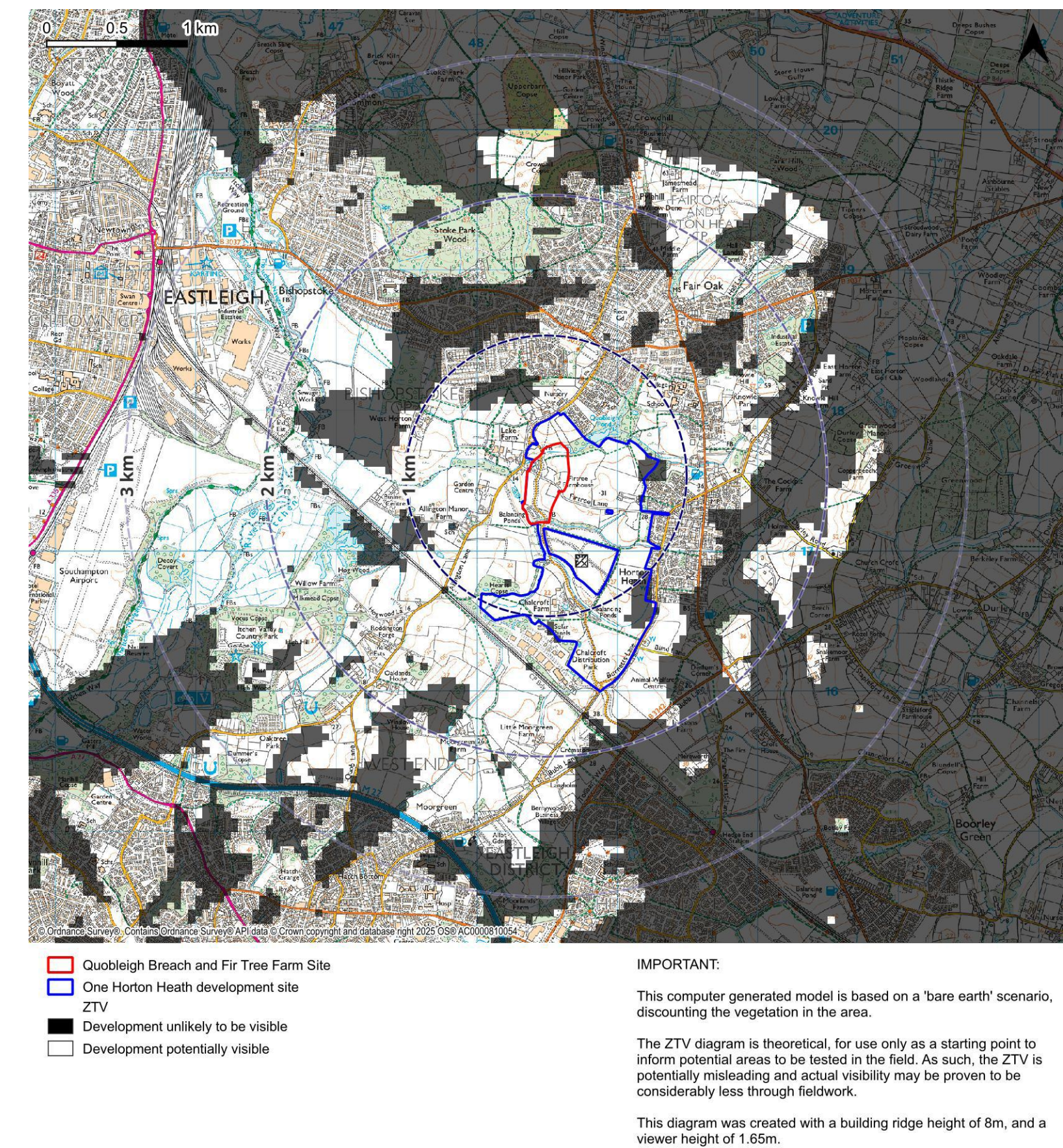


Figure 12 - Viewpoint location diagram - close

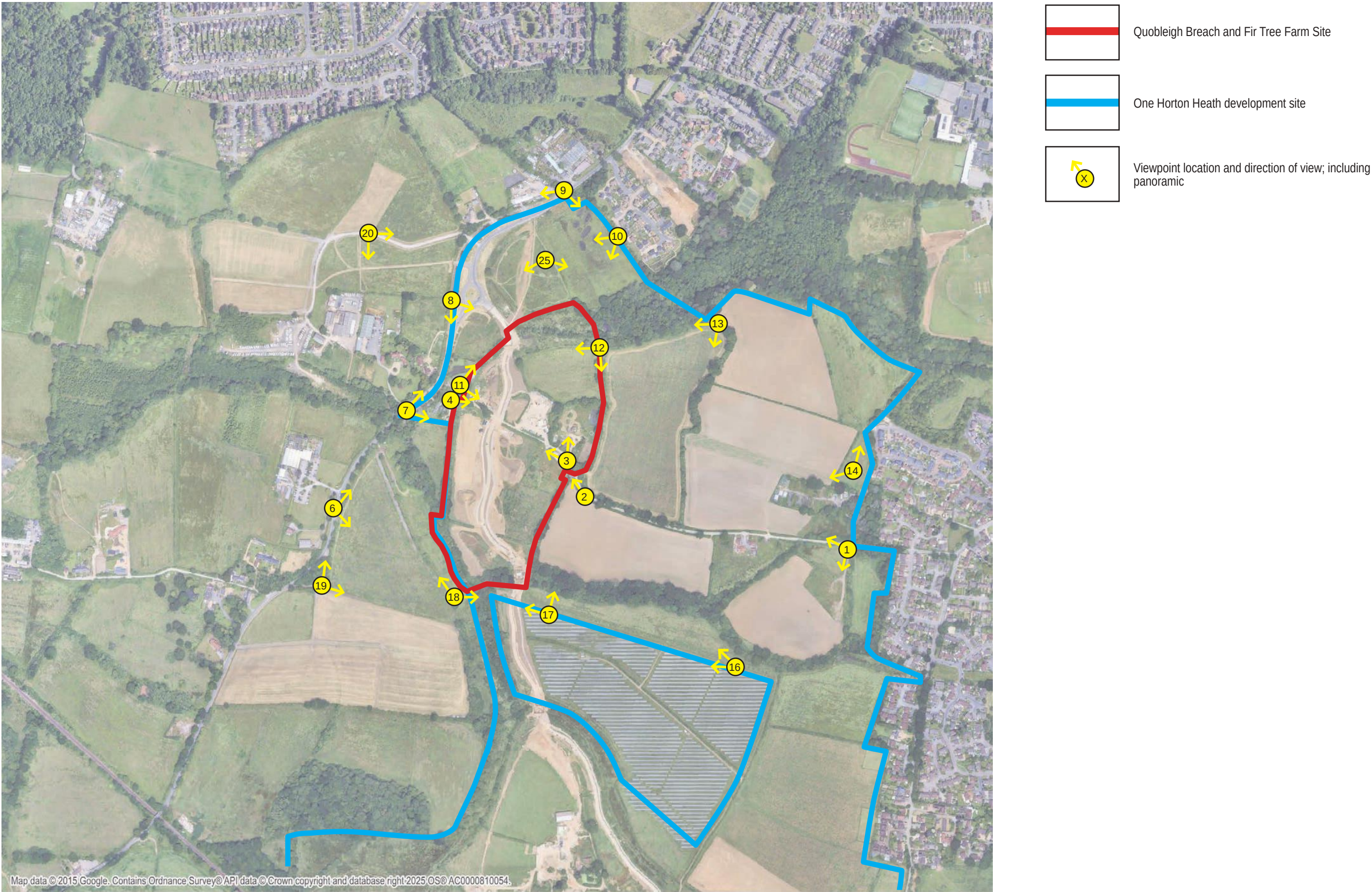


Figure 13 - Viewpoint location diagram - distant

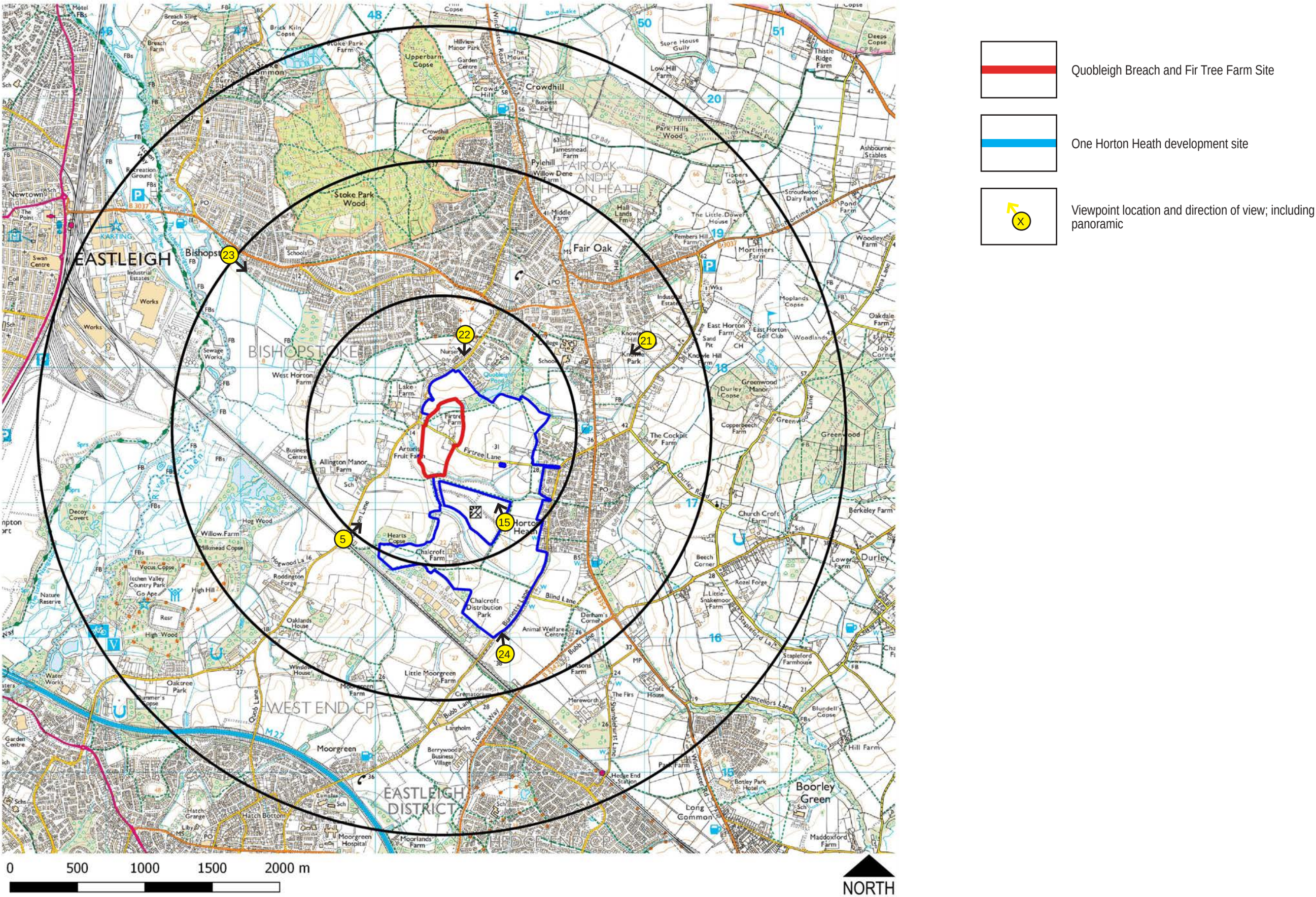


Figure 14 - Photographic record of baseline conditions



Viewpoint 1. View from Fir Tree Lane at Foxholes Farm (Footpaths 085/8 & 085/10 crossing), looking southwest, approximately 550 metres from the site boundary. Views towards the eastern site boundary filtered by intervening mature vegetation lining Fir Tree Lane and on field boundaries. (2021 photo)



Viewpoint 2. View from Fir Tree Lane, looking northwest, approximately 35 metres from the site boundary. Views along Fir Tree Lane towards Fir Tree Farmhouse, with a building on the eastern boundary of Victoria House and dense vegetation lining the road, screening views across the site.

Figure 15 - Photographic record of baseline conditions



Viewpoint 3. View from Fir Tree lane, (as it crosses the site). Views to Fir Tree Farmhouse, with views across the site restricted by mature vegetation lining the road and within the grounds of Fir Tree Farmhouse.



Viewpoint 4. View from Fir Tree Lane, near to its junction with Allington Lane, looking east, approximately 35 metres from the site boundary. Views along Fir Tree Lane, mature vegetation lining the road and Oak Cottage in the foreground restrict views across the site.

Figure 16 - Photographic record of baseline conditions



Viewpoint 5. View from Allington Lane to the north of the railway line at footpath 241/3, looking northeast, approximately 750 metres from the site boundary. Views across fields to vegetation within the site, with a backdrop of a wooded horizon. Intervening vegetation restricts views to the site.



Viewpoint 6. View from Allington Lane looking east, approximately 220 metres from the site boundary. Views across the site restricted by intervening mature field and site boundary vegetation.

Figure 17 - Photographic record of baseline conditions



Viewpoint 7. View from Allington Lane at the entrance to Lake Farm House and footpath 085/12, looking northeast, approximately 120 metres from the western site boundary. View north along Allington Lane, with possible glimpses into the site north of Fir Tree Lane restricted by dense intervening vegetation.



Viewpoint 8. View from realigned Allington Lane, looking southeast, approximately 110 metres from the northwestern site boundary. View across fenced attenuation basin to the northern part of the site to hedgerows on Fir Tree Lane and glimpses to field to the south set in a framework of mature trees.

Figure 18 - Photographic record of baseline conditions



Viewpoint 9. View from Allington Lane, looking south, approximately 110 metres from the northern site boundary. Partial view across open space to the north of the site to mature trees within the site with distant low horizon to the south, filtered by foreground vegetation.



Viewpoint 10. View from Clementine Way looking southwest, approximately 175 metres from the northern site boundary. View across open space to the north of the site to mature trees within and surrounding the site, filtered by foreground mature oaks and scrubby hedge.

Figure 19 - Photographic record of baseline conditions



Viewpoint 11. View from footpath 085/11, looking northeast, on the western site boundary. View across attenuation basin, road and fenced pumping station in northwestern field. Topography and mature field boundary vegetation restricts views across the site to the south and east.



Viewpoint 12. View from footpath 085/11, looking southwest, on the eastern site boundary. View across the northern part of the site with glimpses to new bridge and distributor road. Alder following the stream filter any views to the field to the north.

Figure 20 - Photographic record of baseline conditions



Viewpoint 13. View from footpath 085/11, looking southwest, approximately 225 metres from the eastern site boundary. View across pasture to mature trees and hedgerow on the eastern site boundary, partially restricted by landform.



Viewpoint 14. View from footpath 085/10, looking northeast, approximately 475 metres from the eastern site boundary. View across fields towards mature trees on the eastern site boundary.

Figure 21 - Photographic record of baseline conditions



Viewpoint 15. View from footpath 085/702, looking northwest, approximately 585 metres from the southern site boundary. View looking across Chalcroft Farm solar park towards the belt of trees following the stream to the south of the site, which restricts views. (2021 photo)



Viewpoint 16. View from footpath 085/701, looking northwest, approximately 400 metres from the southern site boundary. View across solar park to the south, with belt of mature trees following stream, restricting views to the north. (2021 photo)

Figure 22 - Photographic record of baseline conditions



Viewpoint 17. View from footpath 085/701, looking northwest, approximately 65 metres from the southern site boundary. View to belt of mature trees adjoining the stream on the southern site boundary allows possible filtered glimpse into the southern field within the site becoming more open during the winter. New distributor road and bridge crossing at southern end of site are visible and form a gap in the vegetation allowing a partial view into the site.



Viewpoint 18. View from footpath 241/1, looking northeast, approximately 35 metres from the southern boundary of the site. View to belt of trees following the stream on the southwestern site boundary, with possible filtered glimpses into the southern field within the site becoming more open during the winter. Partial view of the new attenuation basin and associate fencing.

Figure 23 - Photographic record of baseline conditions



Viewpoint 19. View from footpath 241/1, looking northeast, approximately 260 metres from the western boundary of the site. View towards mature vegetation on the western site boundary partially restricted by intervening hedgerow becoming more open during the winter.



Viewpoint 20. View from footpath 262/780, looking southeast, approximately 340 metres from the northwestern site boundary. View towards the site restricted by intervening mature vegetation, with glimpses to roof of Fir Tree Lane Farmhouse and other properties within or adjoining the site, set within a strongly wooded framework.

Figure 24 - Photographic record of baseline conditions



Viewpoint 21. View from Knowle Hill, within Knowle Park, looking southwest, approximately 1.5 km from the eastern site boundary. Elevated, panoramic view across the River Itchen valley to low wooded horizon to the west. Views to the site restricted by mature trees in its well wooded surroundings. (2021 photo)



Viewpoint 22. View from recreation ground at Blackberry Drive, looking south, approximately 760 metres from the northern site boundary. View towards the site restricted by intervening mature trees surrounding the recreation ground. (2021 photo)

Figure 25 - Photographic record of baseline conditions



Viewpoint 23. View from footpath 262/780, looking southeast, approximately 2.0 km from the northwestern site boundary. View towards the site restricted by intervening mature trees and hedgerow in the low lying Itchen valley. (2021 photo)



Viewpoint 24. View from newly created open space adjoining One Horton Heath link road, looking northwest, approximately 1.37 km from the southern site boundary. Elevated views across Burnetts Lane and Chalcroft Farm solar park to the belt of the trees following the stream to the south of the site, which restricts views into the site. (2021 photo)

Figure 26 - Photographic record of baseline conditions



Viewpoint 25. View from footpath crossing newly created open space as part of the One Horton Heath development, looking south, approximately 100 metres from the northern site boundary. View across the northern part of the site to properties within the site and Oak Cottage, filtered by mature alder trees following the stream and hedgerow on the northern site boundary. Glimpsed views to the southern part of the site across vegetation lining Fir Tree Lane. (2021 photo)

Figure 27 - Opportunities and constraints diagram

