

ONE
HORTON
HEATH

Upper Acre

Landscape and Visual
Impact Assessment

December 2025



UPPER ACRE

ONE HORTON HEATH

LVIA VIEW UPDATES FOR UPPER ACRE

HYLAND EDGAR DRIVER LANDSCAPE ARCHITECTS
NOVEMBER 2025

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REVISION 01

Landscape and Visual Assessment

EXECUTIVE SUMMARY

This visual assessment has been prepared by Hyland Edgar Driver to assess the visibility of the proposed Upper Acre development, located to the southwest of Horton Heath, Hampshire.

The Upper Acre parcel forms a small portion of the wider One Horton Heath approved outline scheme, and will be comprised of 424 new dwellings. Lower Acre, located to the south of Upper Acre, is currently undergoing construction.

The purpose of this visual assessment is to identify and assess the effects of the Upper Acre proposals on local views and the character of the surrounding landscape. This includes viewpoints 1 - 5, as identified in Tyler Grange's Landscape and Visual Impact Assessment (2020), which was prepared as part of the Outline Application for One Horton Heath, now approved.

A review of Tyler Grange's LVIA alongside this assessment for the Reserved Matters Application, has determined that the assessed landscape and visual effects in this report compared to the approved outline scheme, are broadly aligned and are not considered to result in new or different significant landscape and visual effects.

Landscape and Visual Assessment

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Author	Akash Wadhawan
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EXISTING SITE

Upper Acre is located to the southwest of the existing Horton Heath village.

The site is situated towards the eastern boundary of the One Horton Heath site, forming a key transition between the proposed Local Centre and the southern residential neighbourhoods of the site at Lower Acre, that are currently under construction.

The existing site is currently predominantly comprised of open agricultural land. Established hedgerows form the existing boundaries of the site to the east, south and west. Beyond the hedgerows, the site is bound by existing residential properties and Burnetts Lane to the east, Lower Acre's SuDS area and construction site to the south, and an existing solar farm to the west.



1. Plan showing location of proposed

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METHODOLOGY

The methodology for this assessment has followed current best practice, the Guidelines for Landscape and Visual Impact Assessment (GLVIA) as defined by the Landscape Institute and the Institute of Environmental Assessment, and is based on the following three key stages:

- Stage 1 - Establishment of the study area;
- Stage 2 - Description of landscape and visual baseline conditions; and
- Stage 3 - Landscape and visual assessment of the likely significant effects of the proposed development.

SENSITIVITY CRITERIA:

- Receptor Sensitivity Criteria
- Landscape Sensitivity Criteria
- Magnitude of Impact on Landscape Criteria

Sensitivity Rating	Criteria
High	Receptors with a high interest in a visual environment that contains little, or none, of the proposed development/ development type. Examples include leisure users of public footpaths and open space in rural areas, residents with good quality rural views, and users of nationally or regionally significant viewpoints (including the SDNP).
Medium	Receptors with a moderate interest in a visual environment that contains some views of the proposed development/development type, or ‘permanent’ receptors with a high interest in a visual environment which is dominated by open and often close views of the proposed development/development type. Examples include pedestrians and recreational motorists on minor roads and people taking part in outdoor sport or receptors in locations where there are existing views of the proposed development site.
Low	Receptors with passing or momentary interest in a visual environment, or ‘transient’ receptors with a high/moderate interest in a visual environment which is dominated by open and often close views of the proposed development/development type. Examples include commuting motorists and people at work with existing views of the proposed development site.

Table 01: Receptor Sensitivity Criteria

Sensitivity Rating	Criteria
High	Important/highly valued (components of the) landscape or landscapes of particularly distinctive character susceptible to relatively small changes. <i>Examples include the highly valued, important AONB landscapes that are of high intrinsic quality with open character and open views of the proposed development.</i>
Medium	Landscape of moderately valued characteristics reasonably tolerant of changes. <i>Examples include locally valued, undesignated rural landscapes with some intrinsic quality and with open views of the development</i>
Low	Relatively degraded or low value landscape, the nature of which is potentially tolerant of substantial change. <i>Examples include brownfield land that has been subject to a history of constant change with relatively few established features.</i>

Table 02: Landscape Sensitivity Criteria

Magnitude Rating	Criteria
Major	Major alteration (loss) to key elements/features/ characteristics of the baseline i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic/ characteristic when set within the attributes of the receiving landscape.
Moderate	Partial alteration (loss) to one or more key elements/features/ characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
Minor	Very minor alteration (loss) to one or more key elements/ features/characteristics of the baseline i.e. predevelopment landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape.
Negligible	Very minor alteration (loss) but undiscernable/not obvious to one or more key elements/features/characteristics of the baseline i.e. predevelopment landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape.
No Change	No noticeable alteration (loss or gain) of key elements/features/ characteristics of the baseline.

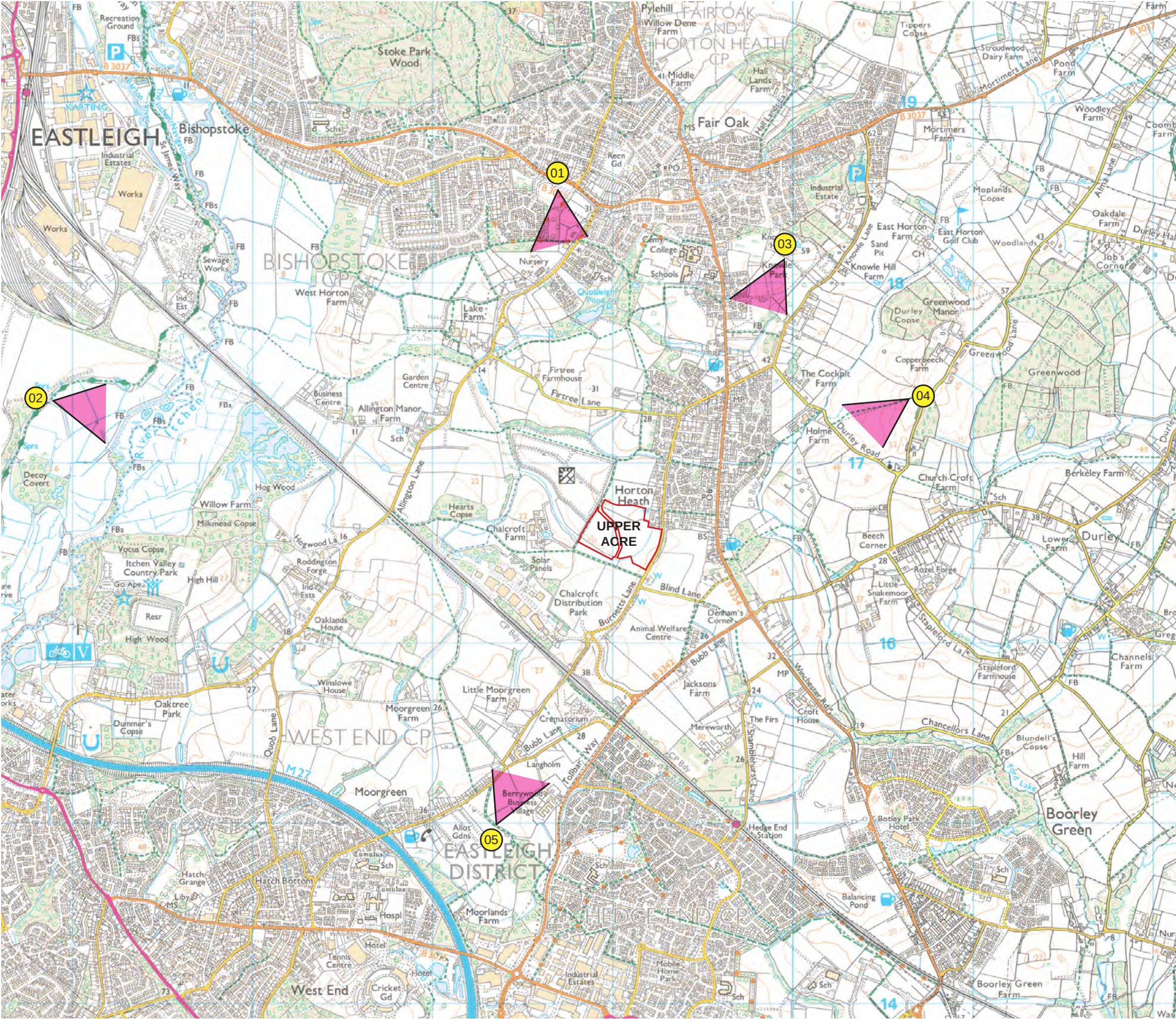
Table 03: Viewpoints - Magnitude of Impact on Landscape Criteria

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VIEWPOINT LOCATIONS

The viewpoints chosen are selected views used in previous planning applications and from comments received on current Pre-App consultations and include:

- Viewpoint 01:**
Recreation Ground off Blackberry Drive
- Viewpoint 02:**
From PRoW Footpath 49 along River Itchen
- Viewpoint 03:**
Knowle Park to north east of the site
- Viewpoint 04:**
From PRoW W16 within East Horton Golf Club
- Viewpoint 05:**
From PRoW Footpath W9



Key

 Viewpoint Number

 01

Plan Showing Viewpoint Locations

Viewpoint 01 - Recreation Ground off Blackberry Drive



Baseline Panorama
(as shown ES Appendix 13.1 by TG)

Distance from Site: 0.55km Orientation: South Coordinates: 50.965090, -1.308210



Proposed Panorama

Viewpoint 02 - PRow Footpath 49 along River Itchen



Baseline Panorama
(as shown ES Appendix 13.1 by TG)

Distance from Site: 1.8km Orientation: East Coordinates: 50.954245, -1.341395



Proposed Panorama

Viewpoint 03 - Knowle Park



Baseline Panorama
(as shown ES Appendix 13.1 by TG)

Distance from Site: 0.72km

Orientation: South-West

Coordinates: 50.959537, -1.291778



Proposed Panorama

Viewpoint 04 - from PRow W16 within East Horton Golf Club



Baseline Panorama

Distance from Site: 1.45km Orientation: West Coordinates: 50.953372, -1.280420



Proposed Panorama

Viewpoint 05 - From PRow Footpath W9



Baseline Panorama

Distance from Site: 0.96km Orientation: North Coordinates: 50.932268, -1.313091



Proposed Panorama

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Viewpoint	Location	Baseline view characteristics	Receptor type and Sensitivity	Visual change resuting from proposed car park	Visual Assessment: Operational
01	View from recreation ground off Blackberry Drive, Fair Oak	A mid-range view from Fair Oak, looking south	Recreational users, Dog walkers, hikers, families. Sensitivity rating: High	The Upper Acre development would be mostly hidden by the intervening trees in summer and winter. At night, there will be additional light spill, however the park would not be in use.	Receptor Sensitivity: High Landscape Sensitivity: High Magnitude of Impact on Landscape Criteria: Minor
02	View from PRow Foot-path 49 along River Itchen	A longer mid-range low lying view with planting in the foreground	Recreational users, Dog walkers, hikers, families. Sensitivity rating: High	The mature tree planting and other vegetation obscures and limits the visibility of the Upper Acre development. The low lying river valley and mature riverside tree planting reduces the views towards the site. At night, there may be additional light spill, however the PRow would not be in use at night.	Receptor Sensitivity: High Landscape Sensitivity: High Magnitude of Impact on Landscape Criteria: Minor
03	View from Knowle Park to the north east of the site	A mid-range elevated view from Knowle Park with mature planting in the foreground	Recreational users, Dog walkers, hikers, families. Sensitivity rating: High	Views of the site are obstructed by the presence of mature trees and vegetation.	Receptor Sensitivity: High Landscape Sensitivity: High Magnitude of Impact on Landscape Criteria: Minimal
04	View from PRow W16 within East Horton Golf Club	A mid-range view from the open Golf Course	Recreational users, golfers. Sensitivity rating: Medium	The wooded and well vegetated landscape along with the undulating topography limits visibility, and views of the Upper Acre site are not possible.	Receptor Sensitivity: High Landscape Sensitivity: High Magnitude of Impact on Landscape Criteria: Minor
05	View from PRow Foot-path W9	A long distance view with an intervening railway corridor	Recreational users, Dog walkers, hikers, families. Sensitivity rating: High	Intervening vegetation and mature tree planting found around the railway corridor limits visibility of the site. Scattered residential properties located along Bubb Lane can be seen sitting amongst mature tree planting.	Receptor Sensitivity: High Landscape Sensitivity: High Magnitude of Impact on Landscape Criteria: Minimal

Conclusion

Having reviewed the impact of the proposed Upper Acre development on local views and character of the surrounding landscape, it has been determined that the assessed landscape and visual impacts described in this report are broadly aligned with those outlined in Tyler Grange’s approved outline scheme, and are not considered to result in new or different significant landscape and visual effects.