

Appendix C: Landscape Effects

Landscape Receptors	Sensitivity to the Type of Development Proposed	Commentary on Development	Completion (Year 1)		Residual (accounts for the growth of planting by Year 15)	
			Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect
Landscape Features (Note: sensitivity ratings explained in Site Appraisal section of LVIA)						
Open agricultural fields	Medium-high sensitivity	The Proposed Development will result in the majority of the agricultural land being replaced by built development and areas of associated hard landscaping. The remaining will remain undeveloped. This will incorporate open spaces and green corridors. Although much of the open agricultural fields and some structural vegetation will be replaced with built form; where open spaces are retained, they will be populated with locally characteristic features which will create a distinctive sense of place. Wildflower grasslands and open spaces containing hedgerows, tree planting and mixed beds of shrubs, perennials and bulbs will introduce diversity in structure, colour, texture and seasonal variation, replacing the former agricultural land use. At year 1, the wildflower grasslands and proposed open spaces will not be fully established, but over time, this area will provide enriched areas of retained open wildflower grassland.	Large Adverse	Major Adverse	Medium-Large Adverse	Moderate-Major Adverse
Structural vegetation	Medium sensitivity	The Proposed Development will retain the majority of the boundary vegetation and reinforce these features as a framework for the Proposed Development. The Proposed Development will result in the removal of the central north-west to south-east orientated hedgerow (approximately 300m), a shorter north-east to south-west oriented boundary hedgerow in the east of the Site (approximately 122m), smaller sections of hedgerow with some trees in the east of the Site at the former nursery, and two field trees in the north-east, will be removed to accommodate development parcels. A small number of trees and hedgerow within field boundaries will also be removed to facilitate access. All trees, tree groups and hedgerows removed are identified in the Tree Retention and Removal Plan of the Tyler Grange 2025 Arboricultural Impact Assessment as Category C. There are a total of six veteran trees on or adjacent to the Site boundary (as identified in the Arboricultural Impact Assessment prepared by Tyler Grange Oct 2025). The arboricultural impact assessment states that ‘<i>The proposals are located entirely outside designated root protection areas and veteran tree buffers, ensuring no adverse impacts.</i>’ Tree losses will be offset by the planting of canopy trees, and the strengthening and gapping up of hedgerows where appropriate. All streets within the Proposed Development will be tree-lined, comprising wide avenues of single species trees along the Central Drives and more varied, irregularly placed street trees in the Mews Character Area. Street trees will provide structure and seasonal interest to the streetscape. There will also be extensive hedgerow planting to depict curtilage boundaries. Planting will include areas of locally characteristic native tree, shrub, and hedge planting, including some groups of trees, along the north-eastern, north-western, and south-western boundaries of the Site, as well as in-filling fragmented areas of existing hedgerow planting. There will be considerable additional hedgerow planting within the Site, resulting in an overall net gain in structural vegetation. The reinforcement of the fragmented existing hedgerow boundaries will also have a positive character and visual influence. Upon completion (at year 1), additional planting will not be established, and therefore, the extent of the beneficial magnitude of change will be limited. However, as the planting establishes, the extent of structural framework, enclosure and containment afforded by hedgerows and structural tree planting will increase.	Medium-Adverse / Very small beneficial On balance: Medium Adverse	Moderate Adverse	Medium Adverse / Small Beneficial On balance: Small Adverse	Moderate-Minor Adverse
Landform	Medium sensitivity	The Proposed Development will require level changes to accommodate the proposed built form and basins. The layout of the Proposed Development, including built form, greenspaces, basins and structural planting, will assist in maintaining and reinforcing the legibility of the existing distinctive landform, the identity of which will be reinforced as the associated planting matures. The Proposed Development has been informed by the existing topography, including use of the lower-lying areas for drainage. The layout of the Proposed Development including built form, greenspaces, basins and structural planting will assist in maintaining and reinforcing the legibility of the existing distinctive landform, the identity of which will be reinforced as the associated planting matures. The Proposed Development is likely to require some cut and fill to accommodate the proposed built form, access routes and attenuation basins. Where cut and fill is necessary to accommodate built form, level changes should vary as little as possible from existing contours and be contained within the interior of the development parcels where it is not easily perceived from the adjacent open spaces or local landscape. Changes in topography should be minimal and graded to appear as natural as possible.	Medium Adverse	Moderate Adverse	Small-Medium Adverse	Minor-Moderate Adverse
Landscape Character (Note: sensitivity ratings explained in Landscape Character and Site Appraisal sections of LVIA)						



1 Magnitude of Change: Large, Medium, Small, Very Small, None
2 Significance of Effect: Major, Moderate, Minor, Negligible
3 Type of Change/Effect: Adverse, Neutral, Beneficial

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			Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect
Site Vicinity	Medium	Adverse changes resulting from the Proposed Development include: The Proposed Development will inevitably result in the extension of built form into currently undeveloped land and the loss of parts of the existing agricultural field and some trees. The adverse changes resulting from the Proposed Development will be mitigated through: - The proposed built form will be in the context of existing built development to the south-east in Horton Heath. - The Proposed Development will respond sensitively to the context of the Site vicinity through: - The south of the Site, with a closer association to existing built form in Horton Heath and the proposed local centre at One Horton Heath, has a greater density of built form, with more formal, urban character. Whereas in the north, there will be a reduced density of development adjacent to the undeveloped northern edge. - The layout of the proposed built form and street pattern respects the pattern and structure of the existing hedgerow boundaries. - The positioning of vehicular access to the rear of properties to maintain a more tranquil built frontage to the vegetated Site boundaries allowing the northern edge to maintain a sensitive interface to this more naturalistic area of the Site. The absence of roads and parking in this area provides uninterrupted views of the soft landscaping and will create a more tranquil environment. The proposed built form will range in height from two storeys to four storeys. The taller built form is, however, carefully distributed to ensure the following mitigation measures: - Taller (four-storey) built form is concentrated in the southern half of the Site, away from the undeveloped wooded landscape to the north of the Site. - The distribution of taller built form will be used to enhance placemaking and wayfinding, including apartment buildings forming gateway and focal features, positioned on either side of the Central Drives, at the principal Site entrance from Fir Tree Lane to the south, as well as fronting onto the Central Green of the Site. Taller built form adjacent to the Central Green will also provide natural surveillance of the adjacent open space. - There will also be localised increases in the height of the built form with three-storey, flat-roofed built form situated at the corners of the Mew Streets to enhance placemaking and legibility of the streetscape. Variation in building articulation and materiality will soften the visual appearance of the collection of built forms, avoiding monotonous regularity and easing the recession of the built form into the surrounding local landscape. This will include: - The articulation of the roofscape, in particular the integration of both flat and pitched roofs, dormers and variation in ridge direction, will all help to break up and soften the roofscape and assist in breaking up the vertical scale and the horizontal massing of the Proposed Development. - The varied building materials include light grey/buff and potentially some red brick, occasional vertical timber boarding and rustication in addition to brick detailing. - Brick and darker cladding will be used in the Countryside Edge character area, as an understated design choice to aid visual recession. The reinforcement of existing hedgerow boundaries in combination with proposed street trees will (once mature) strengthen local wooded horizons, which form a locally characteristic terminating point of views as highlighted within the LCA assessment. Although much of the open agricultural fields and some structural vegetation will be replaced with built form, where open spaces are retained, they will be populated with locally characteristic and visually interesting features which will draw the eye from the proposed built form and create a more distinctive sense of place. This includes the following: - All streets within the Proposed Development will be tree-lined, comprising wide avenues of single species trees along the Central Drives and more varied, irregularly placed street trees in the Mews Character Area. Street trees will provide structure and seasonal interest to the streetscape. There will also be extensive hedgerow planting to depict curtilage boundaries. - Native, or native-inspired tree planting within the Green Edge character area will reinforce local character. - The interesting foreground of the wildflower grasslands, with occasional trees in the Green Edge will introduce diversity in structure, colour, and texture to views across this area, replacing the former agricultural land use with wildflower grasslands. - Hedgerows, tree planting and mixed beds of shrubs, perennials and bulbs will provide structural and visual diversity and interest as well as seasonal variation to the Central Green open space. - The varied scale, building styles and combinations of the proposed built form and landscaping will provide a series of distinct character areas throughout the proposed development, which will help to instil a sense of identity and local character; thereby avoiding the perception of monotonous sprawl. The Proposed Development will inevitably result in the loss of some hedgerows/ hedgerow trees for access and to accommodate the proposed development parcels. However, this will be compensated by extensive street tree and canopy tree planting in open spaces, which will help to reinforce the vegetated structure of the landscape.	Large Adverse	Moderate-Major Adverse	Large Adverse / Very-Small Beneficial On Balance: Medium-Large Adverse	Moderate-Major Adverse



1 Magnitude of Change: Large, Medium, Small, Very Small, None
2 Significance of Effect: Major, Moderate, Minor, Negligible
3 Type of Change/Effect: Adverse, Neutral, Beneficial

Landscape Receptors	Sensitivity to the Type of Development Proposed	Commentary on Development	Completion (Year 1)		Residual (accounts for the growth of planting by Year 15)	
			Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect
		- One of the proposed streets has been placed broadly in the location of the north-west to south-east oriented hedgerow to be removed and will be lined with street trees to maintain the structure of this feature. The Proposed Development will require level changes to accommodate the proposed built form and basins. The layout of the Proposed Development, including built form, greenspaces, basins and structural planting will assist in maintaining and reinforcing the legibility of the existing distinctive landform, the identity of which will be reinforced as the associated planting matures. Beneficial changes resulting from the Proposed Development include: - Introduction of accessible public open spaces with recreational opportunities will replace formerly private land. - The introduction of wildflower meadows, informal paths and mature trees in the north of the Site (within LCZ 3: Woodland Edge) will provide a visually interesting and naturalistic foreground to views that draw the eye. These wildflower grasslands will introduce diversity in structure, colour and texture to views across this area, replacing the former agricultural land use with locally appropriate wildflower grasslands. - There will be considerable additional hedgerow planting within the Site, resulting in an overall net gain in structural vegetation (despite losses of some sections of hedgerow and occasional hedgerow trees to accommodate development parcels and access). The reinforcement of the fragmented existing hedgerow boundaries will also have a positive character and visual influence. - The Proposed Development will provide greater access and connectivity to the existing PRoW network, as well as providing greater cycle connectivity.				
Eastleigh Borough Council Landscape Character Assessment (2011) LCA 9: Horton Heath Undulating Farmland	Medium-Low	The Proposed Development will occupy a relatively small extent of the north-east of the Eastleigh Borough Council LCA 9: Horton Heath. The Proposed Development will inevitably result in the extension of built form into currently undeveloped land and the loss of parts of the existing agricultural field and some trees. The adverse changes to the character of LCA 9: Horton Heath Undulating Farmland resulting from the Proposed Development will be mitigated through the following measures. The Proposed Development will require level changes to accommodate the proposed built form and basins. The layout of the Proposed Development, including built form, greenspaces, basins and structural planting will assist in maintaining and reinforcing the legibility of the existing distinctive landform, the identity of which will be reinforced as the associated planting matures. The perception of the existing gently undulating landform of the Site (identified as a key characteristic of the LCA) will be reinforced by the placement of basins in lower-lying parts of the Site. The LCA has the capacity to accommodate the Proposed Development without undue effects on the perception of the undulating landform and low ridges in the wider LCA. The Proposed Development will inevitably result in the loss of some hedgerows/ hedgerow trees for access and to accommodate the proposed development parcels. However, this will be compensated by extensive street tree and canopy tree planting in open spaces, which will help to reinforce the vegetated structure of the landscape. This will help to conserve the perception of the structure of the former field boundaries. One of the proposed streets has been placed broadly in the location of the north-west to south-east oriented hedgerow to be removed, and will be lined with street trees to maintain the structure of this feature. The boundary hedgerows of the Site, comprising hedgerow trees (identified as a key characteristic of the LCA), will be retained and enhanced. Despite the Site's proximity to the existing urban edge of Horton Heath, it has a limited urbanising influence on the Site due to enclosure by mature hedgerow boundaries (in summer conditions). The introduction of the Proposed Development may at year 1, exarate this situation; however, the following mitigation measures will help to minimise the visual influence of the proposed development on the wider LCA: - The proposed built form will range in height from two storeys to four storeys. The taller built form is, however, carefully distributed to ensure the following mitigation measures: - Taller (four-storey) built form is concentrated in the southern half of the Site, away from the undeveloped wooded landscape to the north of the Site. - Where taller elements of the Proposed Development are situated near the other boundaries of the Site, the built form is set back, minimising the extent to which it will appear over existing boundary vegetation. - Variation in building articulation and materiality will soften the visual appearance of the collection of built forms, avoiding monotonous regularity and easing the recession of the built form into the surrounding local landscape. This will include: - The articulation of the roofscape, in particular the integration of both flat and pitched roofs, dormers and variation in ridge direction, will all help to break up and soften the roofscape and assist in breaking up the vertical scale and the horizontal massing of the Proposed Development. - The varied building materials include light grey/buff and potentially some red brick, occasional vertical timber boarding and rustication in addition to brick detailing. - Brick and darker cladding will be used in the Countryside Edge character area, as an understated design choice to aid visual recession.	Medium Adverse / Very Small Beneficial On balance: Medium Adverse	Moderate Adverse	Medium-Small Adverse / Small Beneficial On balance: Medium-Small Adverse	Minor Adverse



Landscape Receptors	Sensitivity to the Type of Development Proposed	Commentary on Development	Completion (Year 1)		Residual (accounts for the growth of planting by Year 15)	
			Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect
		- The positioning of vehicular access to the rear of properties to maintain a more tranquil built frontage to the vegetated Site boundaries allowing the northern edge to maintain a sensitive interface to this more naturalistic area of the Site. The absence of roads and parking in this area provides uninterrupted views of the soft landscaping and will create a more tranquil environment. There will be a loss of the rural character of the Site (identified as a sensitivity of the LCA). Much of the open agricultural fields and some structural vegetation will be replaced with built form, where open spaces are retained, they will be populated with locally characteristic and visually interesting features which will draw the eye from the proposed built form and create a more distinctive sense of place. This includes the following: - All streets within the Proposed Development will be tree-lined, comprising wide avenues of single species trees along the Central Drives and more varied, irregularly placed street trees in the Mews Character Area. Street trees will provide structure and seasonal interest to the streetscape. There will also be extensive hedgerow planting to depict curtilage boundaries. - Native, or native-inspired tree planting within the Green Edge character area will reinforce local character. - The interesting foreground of the wildflower grasslands, with occasional trees in the Green Edge will introduce diversity in structure, colour, and texture to views across this area, replacing the former agricultural land use with wildflower grasslands. - Hedgerows, tree planting and mixed beds of shrubs, perennials and bulbs will provide structural and visual diversity and interest as well as seasonal variation to the Central Green open space. - The varied scale, building styles and combinations of the proposed built form and landscaping will provide a series of distinct character areas throughout the proposed development, which will help to instil a sense of identity and local character; thereby avoiding the perception of monotonous sprawl. This visual and physical enclosure of the Site will minimise the urbanising influence it has on the character of the wider LCA, and it will limit the extent to which it exacerbates the intervisibility between settlements (acknowledged as a key issue of the LCA). The Site does not exhibit a particularly open character as acknowledged in the LCA assessment due to enclosure by mature hedgerow boundaries, views do, however, terminate at wooded skylines, notably including of views to boundary hedgerows (with mature trees) and to Quobleigh Woods to the north. The linear character of streets will allow for views along them, terminating at boundary hedgerow containing mature trees or Quobleigh Woods (to the north). The reinforcement of existing hedgerow boundaries in combination with proposed street trees will (once mature) strengthen local wooded horizons, which form a locally characteristic terminating point of views. Beneficial changes resulting from the Proposed Development include: - Introduction of accessible public open spaces with recreational opportunities will replace formerly private land. - The introduction of wildflower meadows, informal paths and mature trees in the north of the Site (within LCZ 3: Woodland Edge) will provide a visually interesting and naturalistic foreground to views that draw the eye. These wildflower grasslands will introduce diversity in structure, colour and texture to views across this area, replacing the former agricultural land use with locally appropriate wildflower grasslands. - There will be considerable additional hedgerow planting within the Site, resulting in an overall net gain in structural vegetation (despite losses of some sections of hedgerow and occasional hedgerow trees to accommodate development parcels and access). The reinforcement of the fragmented existing hedgerow boundaries will also have a positive character and visual influence. - The Proposed Development will provide greater access and connectivity to the existing PRoW network, as well as providing greater cycle connectivity.				