

Quobleigh Breach, One Horton Heath
Landscape and Visual Evidence and Appraisal
Volume 2 Landscape and Visual Impact Appraisal
December 2025



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1. Introduction

1.1. The terra firma Consultancy was appointed in September 2021 to provide landscape architectural services in support of the proposed development of land at Quobleigh Breach, One Horton Heath. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, all 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
- Minimising and mitigating harm.

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** comprises the appraisal section of the final landscape report which has been completed once the final design was confirmed and forms an impartial assessment of the landscape and visual effects of the final proposals

1.3. Report structure

1.3.1. Volume 2 is set out as below:

- Introduction; report structure; project brief;
- Design Evolution
- Proposed development
- Appraisal / assessment of landscape effects;
- Additional mitigation and residual landscape effects;
- Appraisal / assessment of visual effects;
- Additional mitigation and residual visual effects;
- Conclusions
- Appendix 1: LVIA methodology
- Appendix 2: Figures

1.4. Background to study, and explanation of scope

1.4.1. The baseline evidence that informs this appraisal was originally collated in September 2021, prior to the project being paused. Work on renewing the LVIA baseline evidence recommenced, alongside design development, in October 2025.

1.4.2. As explained at section 1.3 of Volume 1 of this study, for reasons of legibility this study has taken into account the landscape and visual effects associated with the development of Quobleigh Breach and Fir Tree Farmhouse as a whole, rather than the disparate parts associated with the Planning Application boundary. Some infrastructure (i.e. the distributor road and drainage basins) have already been constructed.

1.5. Project brief

- 1.5.1. 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.
- 1.5.2. 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.
- 1.5.3. 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.
- 1.5.4. 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.
- 1.5.5. 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.

2. Design evolution

- 2.1. Volume 1 identified a number of landscape and visual sensitivities, constraints and opportunities which were considered by the design team. These were balanced against other considerations and, where possible, incorporated into the final design proposals to eventually form the basis for the LVIA.
- 2.2. The design development is described at Section 4 of the Design and Access Statement. The design has evolved in response to multiple considerations, notably in response to 2 Pre-Applications consultations. In 2024 various iterations of design work were co-ordinated between the various specialisms within the Design Team. These included analysis of Landscape Design constraints, informed by the preliminary LVIA findings documented in the 2021 version of the LVIA Volume 1 report.
- 2.3. Also informed by the One Horton Heath Design Code, exploratory landscape design work identified Green Infrastructure Network opportunities, recreational walkways and principal connections and a road hierarchy, culminating in a 'zoning plan' of typical landscape treatments. 'Mood boards' were produced to explore the

landscape design within typical 'Secondary streets', 'Tertiary streets', 'Parking courts', linear recreational routes, and larger open spaces at the site edges, and small 'Pocket Parks' within the site interior. (Refer to Figures 1 to 6). All of these 'typical' landscape spaces were discussed amongst the Design Team, in order to identify interfaces and possible conflicts with other consultant design work. This refined the understanding of design constraints.

- 2.4. Design development was paused towards the end of 2024, whilst a review of the developments viability was undertaken. Layout adjustments were made by the Project Architect. Whilst the proposed yield of the development increased, some of the landscape spaces were reduced in size. Nevertheless, the fundamental principals of the initial landscape design work and the 'zones' identified were still applicable to the re-configured layout. Refining and detailing the landscape design recommenced in the spring of 2025, in co-ordination with others on the Design Team.

3. Proposed development

- 3.1. The Reserved Matters proposals comprise the development of 269 dwellings, with associated open space, landscaping, parking and other associated works'. These dwellings are predominantly 2 storey houses (in configurations of small terraces, semi-detached, and a small number of detached). 2.5 storey and 3 storey townhouses would line the central Avenue road. 2 blocks of 4 storey apartments are located at the north of the site, and a third 4 storey apartment block is located to the south of the site.
- 3.2. Much of the proposed landscape design would be typical of relatively dense urban grain, insomuch as the secondary streets, tertiary streets and parking courts would be predominantly hard surfaced, although every opportunity has been taken to create planting beds wherever practicably possible within the constraints of the site layout. This proposed planting would include street trees, ornamental shrub and groundcovers, clipped hedgerows to some property boundaries, and 'rain gardens' including species that will tolerate submersion in water, synchronising the drainage strategy and landscape design strategy.
- 3.3. This built-environment would be set within a context of more generously proportioned landscape spaces and buffers, particularly around the site edges. The existing mature trees at the site edges (including some veteran trees) would be safeguarded and retained. The landscape design strategy for these peripheral spaces is generally to create areas of wildflower meadow. The north-west corner of the built-environment is set-back a little further from the existing treebelt along the site boundary, affording some space for a community orchard, along with an area of mown amenity grass (which would facility opportunities for low-key, impromptu recreation).
- 3.4. Within this streetscape setting, 2 areas have been designed to facilitate social gatherings. One is in-front of the 2 northern apartment blocks, in the context of a belt of retained mature trees. This location acts as a 'gateway' to One Horton Heath, situated adjacent to the distributor road where it enters the site. As a highly visible space, it is intended that the landscape treatment will be eye-catching, potentially as a piece of sculptural landform, the design of which would be finalised by a commissioned artist following the granting of planning consent. The essence of the landscape space (and the basis of the LVIA considerations within this report) would be as an area of amenity grass. The other, smaller space for social gathering is positioned within the centre of the Quobleigh Breach development, alongside the junction of the distributor road and the proposed Foxwood Road. This location would be momentarily visible to users of the distributor road, and would be an opportunity for a landscape design feature, such as a pergola set within a garden of intricately designed planting.
- 3.5. The area of Quobleigh Breach considered by this LVIA also includes the low-lying flood zone around the Quobleigh Stream to the north of the proposed built-environment. A landscape design for this area has been undertaken as part of the broader Green Infrastructure works for One Horton Heath as a whole. The proposals include sowing a species-rich grassland on land sloping down to the stream, along with a number of trees (species yet to be determined, but assumed to be native) and a native hedgerow providing separation between the meadow and the PRoW which runs along its southern edge. Similarly, a separate landscape design exercise has been undertaken for the 2 attenuation basins which are situated within the site. These both include the planting of new riparian vegetation (including marginal and aquatic vegetation within and around the waterbody, which is designed to remain wet in all seasons), along with clusters of native trees and shrubs, In addition to the woody vegetation,

- wildflower is proposed around the basins, and some native hedgerows are proposed as a means of preventing access.
- 3.6. The distributor road (known as 'The Avenue') has been constructed, along with roadside verges of mown grass and planting of specimen trees. Whilst it is known that a number of these trees will require re-positioning in order to facilitate the proposed housing development alongside, it is still the intent that this key movement corridor will be tree-lined.
 - 3.7. Another strategic road which will connect Quobleigh Breach to other parcels within One Horton Heath to the east (to be known as Foxwood Road) has been designed with wide grassed verges and a number of specimen trees.
 - 3.8. The existing Fir Tree Lane would be transformed to a bridleway with incidental opportunities for communal gathering. The metalled surface of the lane would be narrowed a little, affording deeper verges supporting wildflower. Alongside this, occasional informal gathering spaces have been designed (i.e. grouped benches set within landscaped recesses surfaced with a low-key hard surface such as a Breedon gravel). Alongside these improved provisions for social cohesion, the field boundary hedgerows would be retained to either side of the lane, ensuring a continuation of it's fundamental spatial configuration and its key characteristics as a rural lane.
 - 3.9. The Fir Tree Farmhouse hub will be subject of a separate planning application, and the design details for it's conversion have not been finalised at the time of undertaking this LVIA. Nevertheless, it can be assumed that any future use of this building and it's grounds would be sympathetic to its heritage significance in accordance with the conditions of the outline planning consent. The existing vegetation demarcating the grounds of Fir Tree Farmhouse would be safeguarded and retained, with the exception of the creation of a new vehicular access to the north, which would require clearance of a small section of hedgerow, positioned in accordance with Arboricultural advice such as to avoid damage to high quality vegetation.
 - 3.10. Figure 7 shows the proposals being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed.

4. Appraisal of landscape effects

- 4.1. Landscape receptors and their sensitivities are set out in Volume 1. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (Appendix 3). The magnitude of effect is based on the mitigation measures included within the final proposals at the point of construction completion.

4.2. Geology, topography, soils

- 4.2.1. Consistent with the prevailing character of the surrounding landscape, the site is low lying and gently undulating. Soils are considered to be agriculturally poor. Accordingly, the site's geology, topography and soils are considered to have a medium sensitivity.
- 4.2.2. The proposed development would not have any effect on the geology associated with the site's location. The development would inevitably necessitate some manipulation of landform in order to facilitate the construction of buildings (particularly larger buildings), and 'level' routes of access. However, as the natural topography of the site is relatively level, any landform manipulation associated with the proposed development would not need to be any more than subtle.
- 4.2.3. The development would however have more notable implications for the site soils. The construction of buildings and hardstanding would cover over existing soils, or require them to be stripped for re-use elsewhere. Even where soft landscape treatment is proposed, it is likely that ground level changes or construction operations may mean that the existing site soil is not re-usable in its existing state, in situ. However, it is possible that the existing site soils could be retained in situ in areas that coincide with proposed open spaces, particularly at the edges of the site and where the soils coincide with Root Protection Areas of existing trees to be retained. Furthermore, the nature of the proposed development site as a former agricultural fieldscape offers considerable scope for the existing soils to be stripped and re-used (with amelioration as required) within the proposed development. As such, it should be possible to deliver the proposed development without the need for importing soils from elsewhere. As a finite resource the avoidance of the need to import soils is regarded positively, offsetting the harm associated with stripping existing site soils and changing their state.
- 4.2.4. Taking the above into account it is thought that on balance there could potentially be a low adverse magnitude of effect with regards to the site's geology, topography and soils. This, combined with a medium sensitivity, equates to the overall landscape effect on the site's geology, topography and soils being **Moderate/Minor adverse**.

4.3. Hydrology

- 4.3.1. The north-western and south western boundaries of the site lie partly within flood zones, coinciding with two watercourses. Much of the site is comprised of a fieldscape, providing permeability for surface water drainage. This is considered to be highly susceptible to the type of change proposed. However, the site also contains the recently constructed drainage attenuation basins. Altogether, the site's hydrology is considered to have a medium / high sensitivity.
- 4.3.2. Development of the site would inevitably prevent the direct, in-situ permeability afforded by the current fieldscape. However, the footprint of the proposed development does not extend into the floodzones, ensuring that they remain in-tact and would continue to function as at present. Also, implementation of the proposed drainage strategy would ensure that there would be no noticeable change to the volume of water being conveyed by the streams and watercourses through and adjacent to the site. The proposed drainage system would convey surface water relatively short distances where it would then be attenuated through a system of permeable paving, swales, rain gardens, and buried attenuation crate systems, before either permeating into the ground, or discharging into local drainage ditches at near natural flow rates. The recently constructed large attenuation basins on site would also take much of the surface run-off captured within the development site, minimising any change to the wider hydrological network.

- 4.3.3. Therefore, whilst there would inevitably be change to the way in which the site drains at the small scale, the change to the wider hydrological network would be negligible. On balance, it is thought that there could be a potential low adverse magnitude of effect on the site's hydrology. This, combined with a medium / high sensitivity, equates to the overall landscape effect on the site's hydrology being **Moderate adverse to Moderate/Minor adverse**.

4.4. Land use

- 4.4.1. Broadly, 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 south western boundaries. A recently constructed distributor road dissects the site on a north-south alignment, with new drainage attenuation basins to the north-west and south-west. Altogether, the site's land use is considered to have a medium sensitivity.
- 4.4.2. Inevitably, the proposed development would alter the site's land use as much of the fieldscape would cease to exist, and in its place there would be a built environment of residential streets and buildings. However, the land use of the recently constructed drainage basins and distributor road would remain unaltered, and some of the more sensitive parts of the fieldscape - i.e. the parts which coincide with the floodzone, and the land to the north of the application site which forms a buffer to Fair Oak - would not be developed. The fundamental functions of this undeveloped land would be safeguarded.
- 4.4.3. Giving consideration to the scale and permanence of the land use change within the site, on balance it is thought that this would constitute a medium adverse magnitude of effect in respect to the site's land use. This, combined with a medium sensitivity equates to the overall landscape effect on the site's land use as being **Moderate adverse**.

4.5. Vegetation and biodiversity

- 4.5.1. Notable vegetation on site is largely confined to field boundaries, riparian vegetation following the watercourses and hedgerows lining Fir Tree Lane. Amongst these linear vegetative features there are a number of mature and veteran trees, including oak. This on-site woody and riparian vegetation is considered to be a valuable concentration of biodiversity. A number of important habitats on land near the site are designated as SINC's, including Quobleigh Pond and Woods immediately adjoining the north-eastern corner of the site. This mature vegetation and notable habitats are considered to have a medium / high sensitivity.
- 4.5.2. The proposed development would retain nearly all of the notable vegetation and habitats referred to above. Particular regard has been given to the designated habitats and veteran trees, with measures to safeguard these important features factored into the design as constraints from inception of the site layout. The proposed built environment is located some distance away. Development of the land inevitably does necessitate the loss of vegetation. However, this is predominantly modified grassland which is of limited value either as a habitat or as vegetation.
- 4.5.3. The area of Quobleigh Breach considered by this LVIA includes infrastructure, movement corridors and open space that is being delivered in conjunction with the wider One Horton Heath. These areas all include significant new planting (in particular tree planting along the roads, and riparian planting within and around the attenuation basins). The proposed built environment is a comparatively hard environment, although every opportunity has been taken to create planting beds wherever practicably possible within the constraints of the site layout. This proposed planting would include street trees, ornamental shrub and groundcovers, clipped hedgerows to some property boundaries, and 'rain gardens' including species that will tolerate submersion in water, synchronising the drainage strategy and landscape design strategy.
- 4.5.3. Taking the above into account, on balance it is thought that this would constitute a low adverse magnitude of effect in respect to the site's vegetation and biodiversity. This, combined with a medium / high sensitivity equates to the overall landscape effect on the site's vegetation and biodiversity as being **Moderate adverse to Moderate/Minor adverse**.

4.6. Settlement and road pattern

- 4.6.1. The site and the landscape in which it sits has been heavily influenced by development in recent years. This is consistent with the urban expansion since the mid-late C.20th noted by the published County and Borough level Landscape Character Assessments. The settlement and roads surrounding the site are varied in character, with recently built housing to the north along with the new distributor road dissecting the site introducing urban influences to Fir Tree Lane and Allington Lane. Overall, the settlement and road pattern is considered to have a medium sensitivity.
- 4.6.2. Whilst the proposed development will inevitably introduce settlement where previously there was countryside, and similarly introduce roads, it should be noted that the distributor road passing through the site is already in existence and therefore the creation of a road pattern is limited to roads contained within the site (with the exception of the link road, connecting the site to the adjacent development parcels to the east). These small-scale internal roads are considered more as part of an urban grain, and not particularly important as part of the overall road network. However, the urbanising effect of the creation of new settlement clearly represents a change of notable scale, albeit mitigated to some extent by the presence of urban expansion in the landscape surrounding the site, and the acknowledgement that the proposed development is not inconsistent with the settlement pattern growth that has occurred within the past half a century.
- 4.6.3. Taking the above into account, it is considered that there would be a medium adverse magnitude of effect on the settlement and road pattern associated with the Quobleigh Breach land within its landscape context. This, combined with a medium sensitivity equates to the overall landscape effect on the settlement and road pattern as being **Moderate adverse**.

4.7. Access and recreation

- 4.7.1. The proposed development site has little relationship with the wider PRoW network aside from two public footpaths crossing and close to the site. Footpath 085/11 crosses the northern part of the site linking Fir Tree Lane on the western site boundary to farmland lying to the east adjacent to Quobleigh Pond and Wood SINC. Footpath 241/1 adjoins the south western corner of the site, extending westwards to join Allington Lane, and eastwards towards Burnetts Lane in Horton Heath. An area of newly created public open space is located to the north of the site adjoining the re-aligned Allington Lane and recent housing 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. Overall, the access and recreation provision interacting with the proposed development site is considered to have a medium sensitivity.
- 4.7.2. The proposed development would not alter the existing PRoW. Similarly, the newly created public open space would remain fundamentally as per the baseline situation, albeit the increased population associated with the proposed development would inevitably increase the usage of the footpaths and the public open space. The proposed development also facilitates other, smaller opportunities for outdoor recreation, such as the community orchard to be created to the north-east of the built-environment, the 'pocket park' at its centre, and the space for recreation and public artworks adjacent to the proposed blocks of apartments near to the access into the development from the north. The proposed development would also enhance Fir Tree Lane, transformed to a bridleway with incidental opportunities for communal gathering (i.e. grouped benches set within landscaped enclaves to the side of the bridleway). It also would also deliver new links eastwards to the wider One Horton Heath developments for non-motorised users, most notably with a new east-west cycle route just to the north of Fir Tree Farmhouse.
- 4.7.3. Whilst these interventions associated with the proposed development are all relatively low-key in their own right, collectively they represent a notable increase in opportunities for social cohesion, and the designed quality of the environment in which informal recreational activity may take place. Altogether, it is considered that there would be a medium beneficial magnitude of effect on access and recreational provision associated with the Quobleigh Breach land. This, combined with a medium sensitivity equates to the overall landscape effect on the access and recreation as being **Moderate beneficial**.

4.8. History

- 4.8.1. The Horton Heath Undulating Farmland LCA is noted as having ‘a network of narrow lanes and small farms which appear to date from the enclosure of land in the 18th and 19th centuries’, and a number of listed buildings along with historic gardens / parklands are recorded within the surrounding landscape, although with limited relationship with the site. Fir Tree Farmhouse (located within the area considered by this LVIA (although outside of the Planning Application boundary)) is a Grade II listed 18th century residential property set within extensive gardens. Aside from this property, there are no notable features of historic interest within the site. Taking this into account, the historic attributes of the site within its landscape context are considered to have a medium sensitivity.
- 4.8.2. Whilst Fir Tree Farmhouse sits within the land considered by this LVIA, detailed proposals for its conversion have not been finalised. Nevertheless, it can be assumed that any future use of this building and its grounds would be sympathetic to its heritage significance, in accordance with the conditions of the outline planning consent. The proposed development wrapping around the northern, western and southern sides of Fir Tree Farmhouse are respectful of its setting, safeguarding its existing vegetated boundary (with the exception of the creation of a new vehicular access to the north, which would require clearance of a small section of hedgerow, positioned in accordance to Arboricultural advice such as to avoid damage to higher quality vegetation).
- 4.8.3. Whilst Fir Tree Lane is transformed into a bridleway, its key characteristics as a narrow rural lane with field boundary hedgerows to either side would be retained, providing a continuation of the landscape features that are indicative of time-depth.
- 4.8.4. Taking the above into consideration, it is considered that there would be no material change to the historic aspects of the landscape within the study area of this LVIA. I.e. a ‘nil’ magnitude of effect. This, combined with a medium sensitivity equates to the overall landscape effect on the historic attributes of the site within its landscape context as being **Neutral**.

4.9. Perceptual qualities

- 4.9.1. The site and its immediate landscape context 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 south western site boundary gives a strong sense of enclosure with limited views to the surrounding landscape. Tranquillity within the site has been somewhat compromised by the recently constructed distributor road, attenuation basins and development at the southern end of Fair Oak (including Clementine Way, the nursery and haulage depot at the northern end of Allington Lane, and the highway infrastructure associated with the recent realignment of Allington Lane). Erosion of tranquillity is greater in the north of the site than the south. There is a corresponding influence of light spill. Overall the perceptual qualities of the site within its landscape context are considered to have a medium sensitivity.
- 4.9.2. Delivery of a new built environment would inevitably alter the perceptual qualities of the site. Activity associated with the new land use would cause notable erosion of tranquillity and a notable increase in light pollution. However, this should be considered relative to the already compromised perceptual qualities associated with the baseline situation. Some of the more evocative landscape elements within the Quobleigh Breach land would be safeguarded and retained, such as the strong vegetated belts indicating watercourses and defining spaces. There would be a continuation of strong sense of enclosure with limited views to the surrounding landscape. The more intimate spatial configuration of residential streets in the place of previous fieldscape would increase the degree of enclosure.
- 4.9.3. Taking into account the scale and permanence of the changes associated with the proposed development, it is considered that there would be a medium adverse magnitude of effect associated with the perceptual qualities of Quobleigh Breach. This, combined with a medium sensitivity equates to the overall landscape effect on the perceptual qualities of the site and its landscape setting as being **Moderate adverse**.

5. Additional mitigation and residual landscape effects

- 5.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2 of this report. The landscape effects previously identified already take these measures into account.
- 5.2. In accordance with the assessment methodology (Appendix 1), opportunities for additional mitigation measures should be explored in relation to landscape effects that are regarded as 'significant'.
- 5.3. As the landscape effects identified range from 'moderate beneficial' to 'moderate adverse' none are regarded as being significant adverse, and therefore the need for additional mitigation is not applicable in relation to the proposed development.
- 5.4. Nevertheless, it has been considered appropriate to introduce additional measures and design enhancements to further ensure that the development can successfully integrate within it's landscape context. Those measures include the following:-
 - Soil stripping and storage will be carefully managed to enable reuse on the site where possible; topsoil and subsoil will be stored separately to avoid contamination; and soil storage bunds will be carefully shaped to ensure soils are free draining and not compacted.
 - Protection of existing trees and hedges in accordance with arboricultural advice and method statements.
 - Adopt a general Landscape Management Plan to establish an ongoing maintenance regime within the development area and ensure long-term success of the proposed streetscape and openspaces features, qualities and experiences.
 - Establishment of vegetation over time.
 - Design development has also followed an Ecosystem's Approach, with some of the landscape interventions having incidental benefits for Ecosystems Services, and with sustainable Architectural design having additional benefits (as described in the Design and Access Statement).
- 5.5. These additional mitigation measures and enhancements would be of benefit, but would not alter the previously identified potential landscape effects. Therefore, the residual landscape effects are the same as those identified initially, as summarised below:

Landscape receptor	Sensitivity	Magnitude of effect (years 0-5)	Landscape effects	Additional mitigation	Residual effects (after year 5)
Geology, topography, soils	Medium	Low adverse	Moderate / Minor adverse	Not required	Moderate / Minor adverse
Hydrology	Medium / High	Low adverse	Moderate adverse	Not required	Moderate adverse
Land use	Medium	Medium adverse	Moderate adverse	Not required	Moderate adverse
Vegetation and biodiversity	Medium / High	Low adverse	Moderate adverse	Not required	Moderate adverse
Settlement and road pattern	Medium	Medium adverse	Moderate adverse	Not required	Moderate adverse
Access and recreation	Medium	Medium beneficial	Moderate beneficial	Not required	Moderate beneficial
History	Medium	Nil	Neutral	Not required	Neutral
Perceptual qualities	Medium	Medium adverse	Moderate adverse	Not required	Moderate adverse

6. Appraisal of visual effects

- 6.1. View receptors and their sensitivities are set out in Volume 1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1). The magnitude of effect is based on the mitigation measures included within the final proposals – at the point of construction completion.
- 6.1.1. Views of a similar nature are grouped together and an overall assessment of effects is made on the group of views as a whole where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.

6.2. Effect on views from Fir Tree Lane (east), (viewpoints 1, 2 & 3)

- 6.2.1. Visual receptors are users of Fir Tree Lane. As this route has been downgraded to bridleway status its users are likely to be engaged in recreations pursuits, and therefore may have heightened expectations of visual amenity. The visual experience is at present largely that of a rural lane, generally enclosed by mature vegetation. This is ascribed a medium sensitivity.
- 6.2.2. The sequential visual experience along the eastern section of Fir Tree Lane is expected to be considerably changed by the development of other parcels within One Horton Heath (namely the Market Square, The Holme, The Homestal and The Folds). Proposals for each of these parcels will include changes to Fir Tree Lane which will be a primary focus for the visual receptor. However, these changes will be subject to a separate Planning Applications and are not a consideration of this LVIA.
- 6.2.3. With regards to the proposed development at Quobleigh Breach, the view composition at viewpoint 1 is unlikely to be changed. Irrespective of separate development which is likely to change the foreground and middle-ground view components, and to curtail views of the background, if those other developments were not to come forward any effect of the Quobleigh Breach development on the background view composition would be negligible in scale, beyond successive intervening tree-belts.
- 6.2.4. From viewpoint 2 the development at Quobleigh Breach would be closer, and it is possible that the roofs of some of the proposed dwellings would be visible above and beyond the mature hedgerow that lines Fir Tree Lane, and the existing brick and tile garages building which will remain. Any new built form appearing in the view composition would be visually recessive, particularly in the context of improvements to Fir Tree Lane (subject to separate Planning Application) which would be a primary focus.
- 6.2.5. Viewpoint 3 is situated within the Quobleigh Breach development parcel, and as-such there would be more direct changes to the view composition associated with the design proposals. However, views of Fir Tree Farmhouse form much of the primary focus from this viewpoint, and it is unlikely that this part of the view composition would change (particularly in recognition of the Listed building status of Fir Tree Farmhouse, and the desire to retain its garden setting fundamentally as existing). Views of Fir Tree Lane itself are also a primary focus for the visual receptor, and here the development proposals would change the view composition. The metalled surface of the lane would be narrowed a little, affording deeper verges supporting wildflower. Alongside the road (and in-front of the hedgerow demarcating the Fir Tree Farmhouse boundary) would be a designed place for informal gathering, with 2 benches set in an arc of a low-key hard surface, such as a Breedon gravel with colour and textural and qualities reflecting that of the adjacent driveway to Fir Tree Farmhouse. The fundamental spatial configuration of the lane would not be changed by the proposed development, as the hedgerows defining its edges would be retained. However, the façades of proposed dwellings would be visible to the left-hand side of the view composition. Whilst this would inevitably change the visual experience, (with the closer of these buildings being clearly in view, whilst others further back would be partially obscured by the retained lane-side hedgerow), the buildings would be well designed, contextually appropriate, and would be peripheral to the view composition.
- 6.2.6. Taking the above into account, on balance it is considered that changes to the sequential visual experience associated with the Quobleigh Breach development would constitute a low adverse magnitude of effect. This, combined with a medium sensitivity equates to the overall visual effect on views from the eastern section of Fir Tree Lane as being **Moderate / Minor adverse**.

6.3. Effect on views from Fir Tree Lane (west), (viewpoint 4)

- 6.3.1. Visual receptors are users of Fir Tree Lane. As this route has been downgraded to bridleway status its users are likely to be engaged in recreational pursuits, and therefore may have heightened expectations of visual amenity. The visual composition consists of a rural lane lined with mature hedgerows and trees, along with the built form of Oak Cottage, with its associated outbuildings and close board fencing. This is ascribed a medium sensitivity.
- 6.3.2. Despite the proximity to the proposed development, the fundamental components of the view from viewpoint 4 would not change, inasmuch as Oak Cottage would remain as per the baseline conditions, and the spatial configuration of the linear route of Fir Tree Lane, with tall hedgerows either side would not be altered by the proposed development. However, the metalled surface of the lane would be narrowed a little, affording deeper verges supporting wildflower. Towards the back of the view composition a designed place for informal gathering, with 2 benches set in an arc of a low-key hard surface such as a Breckon gravel would be located alongside the road, in-front of the retained hedgerow. It is possible that some roofs of proposed dwellings may be visible in the distance of the view composition, beyond the retained hedgerow. These may be more apparent in winter months when the hedge, in its leafless state, is less effective as a visual screen. In any case, any new built form appearing in the view composition would be visually recessive, and would not be visually detracting.
- 6.3.3. Whilst the increased wildflower verges and narrowed macadam surface of the lane could be considered as improving the visual aesthetic of the lane, the possible presence of roofs on the horizon would slightly diminish the visual experience of a rural lane. As these positive and negative attributes effectively cancel each-other out, the changes would constitute a 'nil' magnitude of visual effect. This, combined with a medium sensitivity equates to the overall visual effect on views from the western section of Fir Tree Lane as being **Neutral**.

6.4. Effect on views from Allington Lane (south), (viewpoints 5, 6 & 7)

- 6.4.1. Visual receptors are users of Allington Lane, a busy, fast-moving road. It is unlikely that pedestrians would be using this route, and although views are of a reasonably pleasant rural scene it is unlikely that motorists / passengers in moving vehicles would have high expectations of scenic amenity. Views towards the proposed development site are intermittently afforded, through gaps in roadside vegetation, across a fieldscape to mature vegetation on the western site boundary. This is ascribed a medium sensitivity.
- 6.4.2. The proposed development site is situated beyond successive belts of mature trees. Collectively, these trees are a taller physical presence in the landscape than the proposed buildings would be beyond them. As-such, the buildings could not form the skyline. Even from viewpoint 7 which is in relatively close proximity, the density of this vegetation is likely to curtail inter-visibility, even in winter months when leafless vegetation offers a less effective visual screen. If views of the proposed built form were apparent in winter months they would be very-much filtered by the intervening vegetation, and would be very recessive in the visual composition to the point of being barely discernible.
- 6.4.3. Accordingly, it is considered that there would be a 'nil' magnitude of visual effect, which combined with a medium sensitivity equates to the overall visual effect on views from the southern section of Allington Lane as being **Neutral**.

6.5. Effect on views from Allington Lane (north), (viewpoints 8 & 9)

- 6.5.1. Visual receptors are users of Allington Lane, a busy, fast-moving road. This stretch of Allington Lane has a roadside footpath / cycle track. However, the majority of visual receptors are likely to be motorists / passengers in moving vehicles who are not likely to have high expectations of scenic amenity. Views towards the site from viewpoint 9 are particularly limited due to intervening landform. From viewpoint 8 the fields within the northern part of the development site are visible, filtered to varying degrees by intervening vegetation. On balance, the views from Allington Lane (north) are ascribed a medium sensitivity.
- 6.5.2. The northern part of the proposed built-environment is likely to be visible from the northern part of Allington Lane, particularly from the roundabout at the junction with the distributor road (i.e. at viewpoint 8). Inter-visibility from further north (i.e. at viewpoint 9) are likely to be somewhat curtailed by intervening landform and the hedgerow

lining Allington Lane providing a degree of screening at close-range. The proposed built form most likely to be in view would be the 2 apartment blocks at the northernmost part of the development site. As 4 storey buildings these are likely to be visually bulky, albeit set in the context of a belt of retained mature trees. Beyond these, the broader proposed built-environment would be seen as a backdrop on land which gradually rises up. It is likely that the roofscape would form part of the skyline, although taller tree canopies in-front (to the north of the newly constructed attenuation basin), and behind (forming the edge between the Quobleigh Breach and The Holme development parcels) would break-up the collective mass of roofs, softening the overall visual appearance and retaining an element of a rural aesthetic.

- 6.5.3. Nevertheless, the visual experience would inevitably change from a predominantly rural scene to one with a built environment within primary focus, and accordingly it is considered that there would be a 'medium adverse' magnitude of visual effect associated with the Quobleigh Breach development. This, combined with a medium sensitivity equates to the overall visual effect on views from the northern section of Allington Lane as being **Moderate adverse**.

6.6. Effect on views from Clementine Way (viewpoint 10)

- 6.6.1. Whilst this viewpoint is publicly accessible, it is likely that the majority of visual receptors in this location are residents of, or visitors to the adjacent houses. Views from this location are not noted as being of particular value, although the local community may attach some informal / perceived value reflecting expectations of a pleasant rural outlook associated with the viewpoint location at the current settlement edge. Whilst the views afforded include the public open space in the northern part of the area considered by this LVIA (although outside of the Planning Application boundary). Intervening topography restricts views to the proposed development part of the site. These visual receptors are considered to have a medium to high sensitivity.
- 6.6.2. The proposed development site is situated at an oblique angle relative to the outlook from Clementine Way, and is largely beyond dense belts of mature trees. These are likely to be a taller physical presence in the landscape than the majority of the proposed buildings beyond them. This vegetation is likely to largely curtail inter-visibility, even in winter months when leafless vegetation offers a less effective visual screen. If views of the proposed built form were apparent in winter months they would be very-much filtered by the intervening vegetation, and would be very recessive in the visual composition.
- 6.6.3. However, this limitation to the visibility of the broader proposed built environment may not apply to the 4 storey apartment blocks at the northern edge of the proposed development. Given their height and bulk these may visually compete with the tree'd context. However, the position of these apartment blocks is on relatively low-lying land, and to some extent intervening higher landform within the open space to the north of the site may reduce the visual impression experienced by receptors at Clementine Way.
- 6.6.4. On balance, it is thought that there may be a potential 'low adverse' magnitude of visual effect experienced from Clementine Way in winter months. This, combined with a medium to high sensitivity equates to the overall visual effect on views from Clementine Way as being **Moderate / Minor adverse**, to **Moderate adverse**.

6.7. Effect on views from footpath number 085/11 adjoining site (viewpoints 11 & 12)

- 6.7.1. Visual receptors are users of public footpath 085/11 as it crosses the site to the north of Fir Tree Lane. They are likely to include people walking for leisure and recreation, with higher levels of interest in visual amenity. From viewpoint 11 views are afforded across the recently constructed attenuation basin towards the recently constructed distributor road, and a small field within the central northern part of the development land, with mature hedgerow and trees forming the backdrop. Viewpoint 12 affords unrestricted views across the field within the north-eastern part of the development land, with the same mature hedgerow and trees (from the opposite site) forming the backdrop. In both cases, the topography of the site along with vegetation lining Fir Tree Lane restricts views southwards. On balance, these visual receptors are considered to have a medium to high sensitivity.
- 6.7.2. These viewpoints demonstrate that a varied sequential visual experience which would be potentially afforded to users of footpath number 085/11 to the north of the proposed development site. At viewpoint 11, footpath users

would experience virtually unobstructed views to the proposed 4 storey apartment blocks (to the left of the view composition), and row of 3 storey townhouses (to the right of the view composition) at relatively close range, beyond the intervening attenuation basin and distributor road. From viewpoint 12, the same footpath users would experience oblique views along a street of 2 storey detached houses, with the flank end of one of the 4 storey apartment blocks positioned at the end of the street. The landscape design proposals include an island of native trees and shrubs alongside this new street, although this would only mitigate the visual effects of the proposed built form to some extent relative to the variable alignment with the moving visual receptor.

- 6.7.3. Whilst the proposed architectural form would be well designed, contextually informed, using materials with appropriate texture and colour, the overall visual experience would be distinctly suburban, and therefore at odds with the rural scene which prevails within the baseline situation. However, it should be noted that the overall vistas available from these viewpoints also includes approximately half of the view composition which would not be altered by the proposed development. At viewpoint 11 this includes the attenuation basin and associated features within the foreground and middle ground, including naturalistic planting. At viewpoint 12 this includes the tree cover and riparian vegetation to the right of the view composition, which would retain a sense of rural outlook in the context of the proposed development.
- 6.7.4. Taking all of the above into account, on balance it is considered that there may be a potential 'medium adverse' magnitude of visual effect experienced from footpath 085/11 to the north of the site. This, combined with a medium to high sensitivity equates to the overall visual effect as being **Moderate adverse to Major / Moderate adverse**.

6.8. Effect on views from footpath number 085/11 & 10 east of the site (viewpoints 13 & 14)

- 6.8.1. Visual receptors are users of public footpaths 085/11 and 10 crossing the fields to the east of the site. They are likely to include people walking for leisure and recreation, with higher levels of interest in visual amenity. Both viewpoints offer unrestricted views across open fields towards a tree'd horizon. Views of the site interior are filtered by this vegetation along with intervening topography to some extent. These visual receptors are considered to have a medium to high sensitivity.
- 6.8.2. The sequential visual experience along footpath numbers 085/11 and 10 to the east of the site is expected to be considerably changed by the development of other parcels within One Horton Heath (namely The Homestall and The Folds). However, these changes will be subject to separate Planning Applications and are not a consideration of this LVIA.
- 6.8.3. With regards to the proposed development at Quobleigh Breach, the prevailing view composition at both viewpoints is unlikely to notably change. Irrespective of separate development which is likely to wholly change the view composition and curtail views towards Quobleigh Breach, if those other developments were not to come forward the proposed built form within Quobleigh Breach would be visible albeit beyond intervening tree-belts. This new built form would be visually recessive, even in winter months when leafless vegetation would be less effective as a visual screen. It would also occupy a very small proportion of the overall view in the background, with the main focal plain being the foreground and middle-ground open fieldscapes, which would remain unaltered in the scenario of the Quobleigh Breach development advancing without The Homestall and The Folds.
- 6.8.4. In this scenario, taking the above into consideration, it is thought that the development of Quobleigh Breach may have a low adverse magnitude of visual effect on visual receptors using footpaths 085/11 and 10 to the east of the site. This, combined with a medium to high sensitivity equates to the overall visual effect as being **Moderate adverse to Moderate / Minor adverse**.

6.9. Effect on views from footpath numbers 085/701 and 085/702, (viewpoints 15, 16 & 17)

- 6.9.1. Visual receptors are users of public footpaths 085/701 and 702 crossing the fields to the southeast of the site. They are likely to include people walking for leisure and recreation, with higher levels of interest in visual amenity. Views are across or adjacent to the Chalcroft Farm solar park. Views towards the site from viewpoint 15 are restricted by intervening solar panels and a dense belt of woodland beyond. The same woodland belt also restricts

views, in closer proximity, from viewpoints 16 and 17. However, the newly constructed distributor road and bridge coincide with a gap in the woodland cover, allowing narrow views into the southern part of the site. These visual receptors are considered to have a medium to high sensitivity.

- 6.9.2. It is unlikely that the proposed development at Quobleigh Breach would be visible to users of footpaths 085/701 and 085/702. At viewpoint 15 inter-visibility with the Quobleigh Breach site is entirely curtailed by the solar array at close range, and the linear woodland which forms the backdrop to the view composition. That linear woodland would also effectively screen views of Quobleigh Breach from viewpoint 16. Viewpoint 17 is in relatively close proximity to Quobleigh Breach, but existing intervening mature tree cover would still curtail inter-visibility. A small gap in the treecover, coinciding with the route of the new distributor road where it passes over the Foxwood stream on a newly constructed bridge, affords a narrow view to the interior of the Quobleigh Breach site. However, this part of the site coincides with the location of the recently created attenuation basin, and as-such it is unlikely that any of the proposed built form would be visible. It is possible that the some built form, most likely the 4 storey apartment block at the southernmost end of the development, may be partially visible through the intervening vegetation. However, even in winter months when this vegetation would be leafless and less effective as a visual screen, it is likely that views would be heavily filtered. These heavily filtered views of proposed built form, and any minor (and relatively distant) infrastructure associated with the attenuation basin and distributor road (such as signage) would be barely perceptible within the overall view composition.
- 6.9.3. Accordingly, it is considered that change to the overall visual experience afforded to users of footpaths 085/701 and 702 to the south of the site is likely to be negligible. The development of Quobleigh Breach is therefore likely to have a nil magnitude of visual effect. This, combined with a medium to high sensitivity equates to the overall visual effect on views from footpaths 085/701 and 702 to the south of the site as being **Neutral**.

6.10. Effect on views from footpath number 241/1, (viewpoints 18 & 19)

- 6.10.1. Visual receptors are users of public footpath 241/1 between the site and Allington Lane. They are likely to include people walking for leisure and recreation, with higher levels of interest in visual amenity. The broad visual composition from both viewpoints is of fieldscape, with a tree'd backdrop. Views towards the site are largely screened by field boundary vegetation, including the belt of trees along the south-western site boundary. These views are considered to have a medium to high sensitivity.
- 6.10.2. From viewpoint 18 the visual receptor would experience some views of the proposed development, albeit limited by the treebelt along the site's western boundary. Despite the proximity of the site, the existing tree belt to be retained is dense enough and tall enough to act as an effective visual screen, preventing much of the proposed built form from being seen. In winter months, when the vegetation would be leafless, it is possible that the built form along the western edge of the site could be apparent to visual receptors at viewpoint 18, although any visibility would be heavily filtered by the intervening vegetation and is unlikely to change the overall visual amenity.
- 6.10.3. However, there is a small gap in the existing treecover (through which overhead telegraph wires pass) which affords a narrow view to the site interior from viewpoint 18, aligning with the southern attenuation basin, with the distributor road and a street light visible beyond. It is likely that this narrow field of view would also align with the 2- and 3-storey townhouses proposed on the eastern side of the distributor road towards the south of the site. Whilst this built form would only occupy a very small proportion of the overall view composition, it would nevertheless draw attention to itself as being the only built form visible in an otherwise entirely rural and vegetated scene. Accordingly, it is considered that the visual amenity would be a little altered.
- 6.10.4. From viewpoint 19 views to much of the site are obscured by two (and in part, three-) successive mature belts of trees and hedgerows. However, some of this vegetation is on low-lying land relative to the viewpoint and to the higher land within Quobleigh Breach, and as-such where the vegetation is not particularly tall views are afforded over the canopies to the space beyond which would be occupied by the Quobleigh Breach development. The roof of the existing garage building on Fir Tree Lane (opposite to Fir Tree Farmhouse) is visible, and it is possible to discern the grassed surface of the field to the south of the eastern part of Fir Tree Lane (i.e. adjacent to the garage building). This suggests that the varied roofscape of the proposed dwellings would also be visible, and considering the height of the proposed buildings, they may also rise over the intervening belts of trees and hedgerows. It should be acknowledged that views of these buildings would be largely filtered by intervening vegetation, and that vegetated context would continue to be the prevailing impression experienced by visual receptors at viewpoint 19.

However, it should also be acknowledged that, irrespective of the small proportion of the overall view composition which would be occupied by built form, the mere presence of built form in a view who's baseline conditions are entirely rural and vegetated represents an adverse change to the visual amenity.

- 6.10.5. Taking the above into account, it is thought that the development of Quobleigh Breach may have a low adverse magnitude of visual effect on visual receptors using footpaths 241/1 to the south-west. This, combined with a medium to high sensitivity equates to the overall visual effect as being **Moderate adverse to Moderate / Minor adverse**.

6.11. Effect on views from footpaths to the west, (viewpoint 20)

- 6.11.1. Visual receptors are users of the public right of way network to the north-west of the site. They are likely to include people walking for leisure and recreation, with higher levels of interest in visual amenity. Views are across open fieldscape, with mature treebelts forming the backdrop and restricting views towards the proposed development site. Glimpsed views of the roof of Fir Tree Farmhouse are possible within the strongly wooded framework. These views are considered to have a medium to high sensitivity.
- 6.11.2. From viewpoint 20 views the site interior are obscured by several successive mature belts of trees and hedgerows. However, some of this vegetation is on low-lying land relative to the viewpoint and to the higher land within Quobleigh Breach. The roof of Fir Tree Farmhouse is visible (albeit hard to discern amongst a heavily vegetated context) and it is possible that where intervening vegetation is not particularly tall views may be afforded over the canopies to the space beyond which would be occupied by the Quobleigh Breach development. As-such, the varied roofscape of the proposed dwellings may also become visible, particularly the taller buildings, such as the 4-storey apartment blocks towards the north of the site which may rise over the intervening belts of trees and hedgerows. Any views of this proposed built form would be largely filtered by intervening vegetation, and that vegetated context would continue to be the prevailing impression experienced by visual receptors at viewpoint 20. Nevertheless, it should also be acknowledged that, irrespective of the small proportion of the overall view composition which would be occupied by built form, the mere presence of built form in a view who's baseline conditions are entirely rural and vegetated represents an adverse change to the visual amenity.
- 6.11.3. Taking the above into account, it is thought that the development of Quobleigh Breach may have a low adverse magnitude of visual effect on visual receptors using footpaths to the west (represented by viewpoint 20). This, combined with a medium to high sensitivity equates to the overall visual effect as being **Moderate adverse to Moderate / Minor adverse**.

6.12. Effect on distant views from locations to the north, (viewpoints 21, 22 & 23)

- 6.12.1. Visual receptors are users of a public footpath, a permissive footpath and a recreation ground. As such, they are likely to include people with higher levels of interest in visual amenity. The view composition at each of these viewpoints is broadly of open fieldscape, with treebelts and woodlands to their edges. The receptor is considered to have a medium to high sensitivity.
- 6.12.2. Views of the proposed development are likely to be entirely curtailed by the intervening successive belts of dense vegetation. Even in winter months when leafless vegetation is less effective as a visual screen it is likely that any visibility of the proposed development would be so absorbed into the heavily vegetated context that it is unlikely to be discernible.
- 6.12.3. Accordingly the development of Quobleigh Breach would have nil magnitude of visual effect on receptors at the distant viewpoints to the north. This, combined with a medium to high sensitivity equates to the overall visual effect as being **Neutral**.

6.13. Effect on distant view from location to the south of Burnetts Lane, (viewpoint 24)

- 6.13.1. This view represents those afforded to users of newly created public open space adjacent to the new One Horton Heath link road. These people are likely to be participating in leisure activity, with higher expectations of visual amenity. The view composition includes foreground grassland, a mixture of road, built form and vegetation in the middle-distance, with open fieldscape beyond. The Chalcroft Farm Solar Park and mature belt of woodland at the southern edge of the proposed development site are visible in the distance. These visual receptors are considered to have a medium to high sensitivity.
- 6.13.2. Views of the proposed development at Quobleigh Breach are likely to be curtailed by the dense vegetation just beyond the Solar Park. In winter months when this vegetation would be generally leafless, and therefore less effective as a visual screen, it may be possible to discern the roofs of some of the proposed buildings at the southern edge of Quobleigh Breach. However, this built form would be so absorbed into the heavily vegetated context that they would barely be discernible. Furthermore, development at Lower Acre is underway, changing the view composition in the middle-ground. This would introduce a considerable extent of built environment into the view, which would wholly distract from any extremely peripheral and filtered view of built form at Quobleigh Breach, in the distance of the view.
- 6.13.3. Accordingly, any change to the overall view composition as a consequence of the proposed development at Quobleigh Breach is likely to be negligible, and therefore a nil magnitude of visual effect on receptors using footpaths to the south of Burnetts Lane. This, combined with a medium to high sensitivity equates to the overall visual effect as being **Neutral**.

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

- 6.14.1. This view represents those afforded to users of newly created public open space to the north of the proposed Quobleigh Breach development area (in the northern part of the area considered by this LVIA (although outside of the Planning Application boundary)). The view composition includes foreground grassland, and a varied patchwork of fields surrounded by mature belts of trees and hedgerows in the middle distance. Oak Cottage immediately to the west of the site is visible, as is the roof of Fir Tree Farmhouse to the east of the site. Filtered views of the fields forming the northern part of the development site are possible beyond the intervening vegetation. The fields forming the development site to the south of Fir Tree Lane are less visible due to successive belts of intervening vegetation. These visual receptors are considered to have a medium to high sensitivity.
- 6.14.2. From viewpoint 25 views the site interior are largely obscured by successive mature belts of trees and hedgerows. However, this vegetation is on low-lying land relative to the viewpoint and to the higher land within Quobleigh Breach. The roofs of Fir Tree Farmhouse and Oak Cottage are visible (albeit hard to discern amongst a heavily vegetated context) and it is possible to discern the grassed surface of the field at the north of the development land (i.e. between Fir Tree Farmhouse and Quobleigh Stream). This suggests that the varied roofscape of the proposed dwellings on this land would also be visible to some extent. These would generally be 2 storey dwellings, although the 4 storey apartment blocks at the northern end of the site may also be visible. This inter-visibility, filtered through the intervening vegetation, is more likely in winter months when the vegetation would be leafless and therefore less effective as a visual screen.
- 6.14.3. It should be acknowledged that views of these buildings would be well designed, with colours and textures which would be contextually sympathetic, and recessive in appearance. The vegetated context would continue to be the prevailing impression experienced by visual receptors at viewpoint 25. However, it should also be acknowledged that, irrespective of the small proportion of the overall view composition which would be occupied by built form, the mere presence of built form in a view who's baseline conditions are entirely rural and vegetated represents an adverse change to the visual amenity.
- 6.14.4. Taking the above into account, it is thought that the development of Quobleigh Breach may have a low adverse magnitude of visual effect on visual receptors using the public open space to the north of the site. This, combined with a medium to high sensitivity equates to the overall visual effect as being **Moderate adverse to Moderate / Minor adverse**.

7. Additional mitigation and residual visual effects

- 7.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2 of this report. The visual effects previously identified already take these measures into account.
- 7.2. In accordance with the assessment methodology (Appendix 1), opportunities for additional mitigation measures should be explored in relation to visual effects that are regarded as 'significant'.
- 7.3. With one exception, none of the potential visual effects identified are regarded as 'significant' adverse, ranging from 'neutral' to moderate adverse'. Therefore, with respect to these visual receptors, the need for additional mitigation is not applicable in relation to the proposed development.
- 7.4. The visual receptor which could experience 'significant' adverse visual effects as consequence of the proposed development are users of Footpath number 085/11, which passes through the northern part of the site. Further mitigation should be considered with regards to this particular visual receptor. It is suggested that the inclusion of public art adjacent to the footpath could provide an alternative visual amenity for users of the footpath, which may detract to some extent from the presence of the proposed built form. This public art is not yet designed, as it would likely require the involvement of a commissioned artist, and / or local community participation. These things are not attainable prior to Planning permission being granted, and it is anticipated that the requirement for public art would be the subject of a Planning Condition. In the meantime, the design proposals commit the development to the principle of delivering public art, perhaps in the form of sculptural landform at the northern 'gateway' to the site, adjacent to Footpath 085/11 and the northern apartment blocks.
- 7.5. Despite the mitigating effect of the public art, as the apartment blocks are 4-storeys high they will inevitably be bulky masses, and it is thought unlikely that any mitigation would effectively reduce the significance of visual effect, taking into account the proximity of the public footpath and the scale of the built form.
- 7.6. Nevertheless, it should be noted that the establishment of vegetation over time, on the basis of protection of existing and new vegetation and good management practice, would have a positive effect on visual composition, to some extent mitigating the adverse nature of the visual effects at the time shortly after completion of the development.
- 7.7. The mitigating factor of vegetation growth has been given consideration, and on balance it is thought that the visual effects of the proposed development would be nevertheless be broadly similar to those described within the assessment in the previous pages of this report. The scenario after 5 years of vegetation establishment would not be materially different to that immediately after planting. A summary of these residual effects follows:-

View receptor	Sensitivity of view receptor	Magnitude of effect	Visual effects in winter, (years 0-5)	Additional mitigation	Residual effects in winter (after year 5)
Fir Tree Lane (east), (viewpoints 1, 2 & 3)	Medium	Low adverse	Moderate / Minor adverse	Not required	Moderate / Minor adverse
Fir Tree Lane (west), (viewpoint 4)	Medium	Nil	Neutral	Not required	Neutral
Allington Lane (south), (viewpoints 5, 6 & 7)	Medium	Nil	Neutral	Not required	Neutral

View receptor	Sensitivity of view receptor	Magnitude of effect	Visual effects in winter, (years 0-5)	Additional mitigation	Residual effects in winter (after year 5)
Allington Lane (north), (viewpoints 8 & 9)	Medium	Medium adverse	Moderate adverse	Not required	Moderate adverse
Clementine Way (viewpoint 10)	Medium / High	Low adverse	Moderate adverse	Not required	Moderate adverse
Footpath number 085/11 adjoining site (viewpoints 11 & 12)	Medium / High	Medium adverse	Major / moderate adverse	Public art to provide alternative visual amenity (subject to Planning Condition)	Major / moderate adverse
Footpath number 085/11 & 10 east of the site (viewpoints 13 & 14)	Medium / High	Low adverse	Moderate adverse	Not required	Moderate adverse
Footpath numbers 085/701 and 085/702, (viewpoints 15, 16 & 17)	Medium / High	Nil	Neutral	Not required	Neutral
Footpath number 241/1, (viewpoints 18 & 19)	Medium / High	Low adverse	Moderate adverse	Not required	Moderate adverse
Footpaths to the west, (viewpoint 20)	Medium / High	Low adverse	Moderate adverse	Not required	Moderate adverse
Locations to the north, (viewpoints 21, 22 & 23)	Medium / High	Nil	Neutral	Not required	Neutral
Location to the south of Burnetts Lane, (viewpoint 24)	Medium / High	Nil	Neutral	Not required	Neutral
Public open space north of the site, (viewpoint 25)	Medium / High	Low adverse	Moderate adverse	Not required	Moderate adverse

8. Conclusions

- 8.1. The development proposals are the culmination of a complex, iterative design development process, taking into account (amongst other things) key landscape and visual sensitivities, constraints and opportunities identified by the Landscape and Visual Evidence phase of this study.
- 8.2. Objective and systematic assessment of the potential landscape and visual effects of the proposed development have concluded that the development would not cause significant harm to landscape amenity, or to the visual amenity experienced by all-but-one of the identified visual receptors. Nevertheless, a number of potentially non-significant adverse effects which could result from the proposed development have been identified.
- 8.3. Out of the 8 landscape receptors identified and assessed, 6 are likely to be adversely effected by the proposed development. The effect on 'Geology, topography and soils' is regarded as being potentially 'moderate / minor adverse', and the effect on 'Hydrology', 'Land use', 'Vegetation and biodiversity', 'Settlement and road pattern' and 'Perceptual qualities' are all regarded as being potentially 'moderate adverse'.
- 8.4. Development of the site would inevitably prevent the direct, in-situ permeability afforded by the current fieldscape. However, the proposed development leaves the floodzones in-tact, and the proposed drainage strategy would ensure that surface water would be attenuated through various mechanisms, including rain gardens, swales and the recently constructed large attenuation basins. This would ensure that the volume of water discharging to local drainage ditches would be at near natural flow rates, and any changes to the wider hydrological network would be minimised.
- 8.5. Inevitably, the proposed development would alter the site's land use as much of the fieldscape would cease to exist, and in its place there would be a built environment. However, the land use of the recently constructed drainage basins and distributor road would remain unaltered, and some of the more sensitive parts of the fieldscape - i.e. the parts which coincide with the floodzone, and the land to the north of the application site which forms a buffer to Fair Oak - would not be developed. The fundamental functions of this undeveloped land would be safeguarded.
- 8.6. The proposed development would retain nearly all of the notable vegetation and habitats in and around the site, with measures to safeguard designated habitats and veteran trees factored into the design as constraints from inception of the site layout. However, development of the land inevitably does necessitate the loss of vegetation, predominantly modified grassland which is of limited value either as a habitat or as vegetation. Whilst the proposed built environment is a comparatively hard environment, every opportunity has been taken to create planting beds wherever practicably possible within the constraints of the site layout.
- 8.7. Whilst the proposed development will inevitably introduce settlement where previously there was countryside, and similarly introduce roads, it should be noted that the distributor road passing through the site is already in existence and therefore the creation of a road pattern is limited to small-scale roads which are considered more as part of an urban grain, and not particularly important as part of the overall road network. The urbanising effect of the creation of new settlement clearly represents a change of notable scale, albeit mitigated to some extent by the presence of urban expansion in the landscape surrounding the site, and the acknowledgement that the proposed development is not inconsistent with the settlement pattern growth that has occurred within the past half a century.
 - 8.7.1. Delivery of a new built environment would inevitably alter the perceptual qualities of the site, as activity associated with the new land use would cause notable erosion of tranquillity and an increase in light pollution. However, this should be considered relative to the already compromised perceptual qualities associated with the baseline situation. Some of the more evocative landscape elements within the Quobleigh Breach land would be safeguarded and retained, such as the strong vegetated belts indicating watercourses and defining spaces. There would be a continuation of strong sense of enclosure with limited views to the surrounding landscape.
- 8.8. The effect on 'Historic landscape' is thought likely to be 'neutral', whereas the effect on 'Access and recreation' is thought to be potentially 'moderate beneficial' as the development would deliver opportunities for social cohesion, particularly through the creation of a new network of footways and cycleways, and improvements to the movement corridors which already exist.

- 8.9. Out of the 13 visual receptors identified and assessed, 5 were considered to be unlikely to be effected by the proposed development. Of the 8 receptors that would be effected by the development, 1 is considered to have a potentially 'moderate / minor adverse' effect, 6 are considered to have a potentially 'moderate adverse' effect, and 1 is considered to have a potentially 'major / moderate adverse' effect.
- 8.10. Users of footpath number 085/11, passing through the northern part of the site (viewpoints 11 and 12), would experience a major / moderate adverse visual effect. The 4-storey apartment blocks, along with 3 storey townhouses, and 2 storey detached houses would be clearly visible. Whilst the proposed architectural form would be well designed, contextually informed, using materials with appropriate texture and colour, it is thought that the overall visual experience would be suburban and therefore at odds with the rural scene prevailing within the baseline situation. However, it should be noted that approximately half of the view composition would not be altered by the proposed development, including views of the attenuation basin (with its naturalistic, riparian planting), and the existing treecover and riparian vegetation along the course of the Quobleigh stream. It is suggested that the inclusion of public art could provide an alternative visual amenity for users of the footpath, which may distract to some extent from the presence of the proposed built form. However, considering the proximity of the footpath to the apartment blocks (which as 4-storey high buildings will inevitably be rather bulky masses), it is thought unlikely that the mitigating effect of public art would effectively reduce the overall significance of the visual effect.
- 8.11. From the northern part of Allington Lane (viewpoints 8 and 9) the northern part of the proposed built-environment is likely to be visible, to varying degrees. Whilst views from further north (towards viewpoint 9) are likely to be somewhat curtailed by intervening landform and vegetation, from the roundabout junction with the new distributor road (viewpoint 8) the apartment blocks are likely to be visible. As 4-storey high buildings these are likely to be visually bulky, albeit set in the context of a belt of retained mature trees. Beyond the apartment blocks, the broader proposed built-environment would form a backdrop, with the roofscape partially forming the skyline, although the canopies of existing tree canopies in-front and behind would break up the collective mass of roofs, softening the overall visual appearance and retaining an element of a rural aesthetic.
- 8.12. From Clementine Way (viewpoint 10), views of the proposed development are likely to be largely curtailed by mature trees in the intervening landscape. However, the presence of the 4-storey apartment blocks at the northern edge of the proposed development may visually compete with the tree'd context, considering their height and bulk, albeit somewhat reduced by their position on relatively low-lying land, with some intervening higher landform.
- 8.13. The visual amenity afforded to users of Footpath numbers 085/11 and 10, to the east of the site (viewpoints 13 and 14) is expected to change considerably by development of other parcels within One Horton Heath (namely The Homestall and The Folds). However, those changes will be subject to separate Planning Applications and are not a consideration of this LVIA. With respect to Quobleigh Breach (and disregarding other development yet to come forward), the prevailing view composition is unlikely to notably change. The proposed built form would be visible beyond intervening tree-belts. It would appear visually recessive, even in winter months. It would also occupy a very small proportion of the overall view.
- 8.14. Users of footpath number 241/1, to the south-west of the site (viewpoints 18 and 19) would experience some views of the proposed development, albeit limited by intervening vegetation. At viewpoint 18, close to the site's south-western corner, a small gap in the existing treecover (through which overhead telegraph wires pass) would afford a narrow field of view aligning with the 2- and 3-storey townhouses proposed on the eastern side of the distributor road towards the south of the site. Whilst this built form would only occupy a very small proportion of the overall view composition, it would nevertheless draw attention to itself as being the only built form visible in an otherwise entirely rural and vegetated scene. Similarly, from viewpoint 19 it is likely that the varied roofscape of the proposed dwellings would be visible, on higher ground relative to the intervening vegetation on lower-lying land. Whilst the views of these proposed buildings would be largely filtered by the intervening vegetation, and the vegetated context would continue to be the prevailing visual impression experienced by users of footpath 241/1, the presence of built form in a view who's baseline conditions are entirely rural and vegetated represents a small adverse change to the visual amenity.
- 8.15. Users of footpaths to the west of the site (represented by viewpoint 20) may experience some inter-visibility with a varied roofscape of the proposed dwellings, particularly the taller buildings such as the 4-storey apartment blocks towards the north of the site which may rise over the intervening belts of trees and hedgerows. Any views of this proposed built form would be largely filtered by intervening vegetation, and that vegetated context would continue

to be the prevailing visual impression. Nevertheless, irrespective of the small proportion of the overall view composition which would be occupied by built form, the presence of built form in a view whose baseline conditions are entirely rural and vegetated represents a small adverse change to the visual amenity.

- 8.16. Users of the public open space to the north of the site (viewpoint 25) are also likely to experience some inter-visibility with the proposed development. This would generally be the roofs of 2 storey dwellings, although the 4 storey apartment blocks at the northern end of the site may also be visible within a small proportion of the overall view composition. This inter-visibility, filtered through the intervening vegetation, is more likely in winter months. The buildings would be well designed, with colours and textures which would be contextually sympathetic, and recessive in appearance. The vegetated context would continue to be the prevailing impression experienced by visual receptors at viewpoint 25. Nevertheless, the presence of built form in a view whose baseline conditions are entirely rural and vegetated represents a small adverse change to the visual amenity.
- 8.17. Whilst the proposed development would inevitably cause some limited landscape and visual harm, it should be noted that the effects are localised. With one exception, this local harm is not thought to be significant, and as such are of lesser consideration in the decision-making process.
- 8.18. Where potentially significant visual harm has been identified, the Planning decision-making process should take this into account within the context of the prevailing lesser degree of harm to the landscape and visual amenity, and also considering the Planning balance, i.e. that other benefits of the proposed development may outweigh, and therefore justify the inevitable harm to the visual amenity experienced by users of Footpath number 085/11 as they pass through the northern part of the site.
- 8.19. With this in mind, and particularly considering the status of the site in Planning terms, having had Outline Planning consent granted, it is thought that the proposed design is in accordance with Planning policy with respect to landscape and visual amenity.

9. 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: LVIA Methodology

1. Evaluation criteria for Landscape Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of landscape sensitivity.

1.1. Magnitude of landscape effect

The magnitude of the landscape effect of the proposals is dependent on:

- **Size or scale:** this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- **Extent:** consideration of the geographical area over which landscape effects are felt
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the landscape effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	• Major loss of or alteration to an existing landscape element that may be key to landscape character. • Major loss of or alteration to perceived landscape character as a whole. • Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Extensive geographical area affected. • Long-term / irreversible effect.
	Medium	• Moderate loss of or alteration to an existing landscape element that may be key to landscape character. • Moderate loss of or alteration to perceived landscape character as a whole. • Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Medium sized geographical area affected. • Medium-term and effect that may be partially reversible.
	Low	• Minor loss of or alteration to an existing landscape element that may be key to landscape character. • Minor loss of or alteration to perceived landscape character as a whole. • Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Small sized geographical area affected. • Short-term and effect that may be reversible.
Neutral	Nil	• No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape. • Adverse effects balanced by beneficial effects.

Beneficial	Low	• Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	• Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	• Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.2. Landscape effects and significance

The landscape effect is a combination of the level of sensitivity of the landscape receptor and the magnitude of the landscape effect, which can be adverse, beneficial or neutral.

		Sensitivity of Landscape		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.3. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance therefore significant.
- *Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors* are defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

1.4. Mitigation and residual effects

Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. Evaluation criteria for Visual Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of visual sensitivity.

2.1. Magnitude of visual effect

The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- **Size or scale:** this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- **Extent:** this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	• Major change in view composition resulting from a loss of or alteration to features. • Direct angle of viewing in relation to main activity of the receptor. • Close-range view. • Prolonged exposure to view. • Long-term and irreversible effect.
	Medium	• Moderate change in view composition resulting from a loss of or alteration to features. • Indirect angle of viewing in relation to main activity of the receptor. • Mid-range view. • Moderate exposure to view. • Medium-term and irreversible effect.
	Low	• Minor change in view composition resulting from a loss of or alteration to features. • Peripheral view in relation to main activity of the receptor. • Distant view. • Brief exposure to view. • Short-term and irreversible effect.
Neutral	Nil	• No perceptible change to the composition of the view.
Beneficial	Low	• Minor beneficial change to the composition of the view.
	Medium	• Moderate beneficial change to the composition of the view.
	High	• Major beneficial change to the composition of the view.

2.2. Significance of visual effect

The significance of the visual effect is a combination of the level of sensitivity of the visual receptor and the magnitude of the visual effect, which can be adverse, beneficial or neutral.

		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.3. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major changes on a extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance and therefore significant.
- *Moderate changes introducing effects into the view of moderately sensitivity receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor changes introducing small effects into the view of low sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

2.4. Mitigation and residual effects

Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.

Appendix 2: Figures

Figure 1 - Design evolution (Stage 2 Landscape design 'zoning')

Figure 2 - Design evolution (Stage 2 Landscape 'moodboard' 1 of 5)

Figure 3 - Design evolution (Stage 2 Landscape 'moodboard' 2 of 5)

Figure 4 - Design evolution (Stage 2 Landscape 'moodboard' 3 of 5)

Figure 5 - Design evolution (Stage 2 Landscape 'moodboard' 4 of 5)

Figure 6 - Design evolution (Stage 2 Landscape 'moodboard' 5 of 5)

Figure 7 - Development proposals (Site-wide Landscape General Arrangement)

Figure 1 - Design evolution

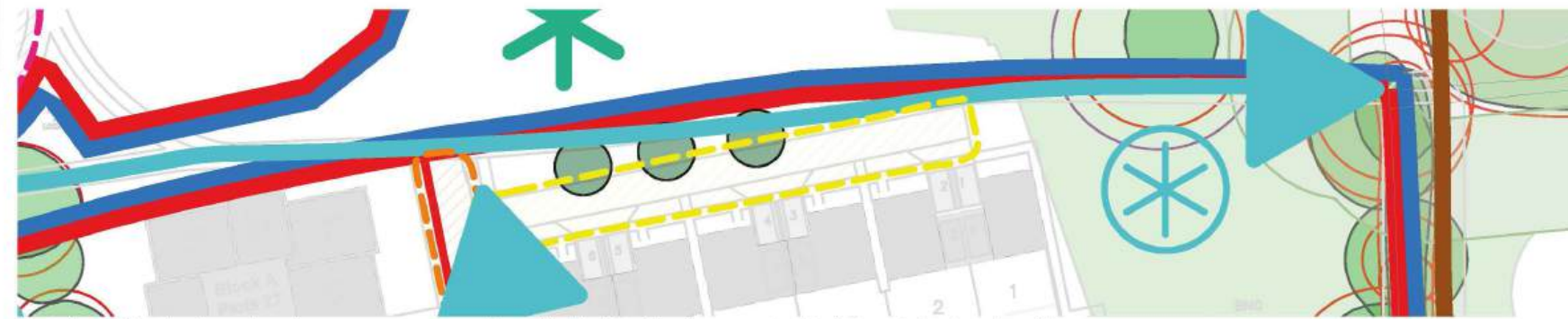
Site Plan



Project: 2293 Quobleigh Breach
Drawing title: Landscape Strategy - Site Plan
Drawing no: 2293-00-00-SK-0001
Date: 14.05.2024

046-0209 - 1.00
terrafirma
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Figure 2 - Design evolution (Stage 2 Landscape 'moodboard' 1 of 5)



Typical recreational walkway along the open spaces on one side and incidental soft landscape and semi-private space front gardens of houses.



The open space can be planted with wildflower meadow with a mown grass pathway meandering through the field.

Typical Open Space

- Wildflower on slope down to a tree-lined stream
- May be mown grass footways through the wildflower
- Surfaced walkway at the top of the slope. (Informal surface treatment, such as hoggin).
- Native hedgerow beyond the surfaced walkway, to separate it from the adjacent street



Walkways along the top of the slope may be surfaced with an informal treatment such as hoggin. to separate the walkway from the adjacent street, native hedgerow can be planted.

Project: 2293 Quobleigh Breach
Drawing title: Landscape Strategy - Open Space for BNG enhancement
Drawing no: 2293-00-00-SK-0001
Date: 14.05.2024

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Figure 3 - Design evolution (Stage 2 Landscape 'moodboard' 2 of 5)

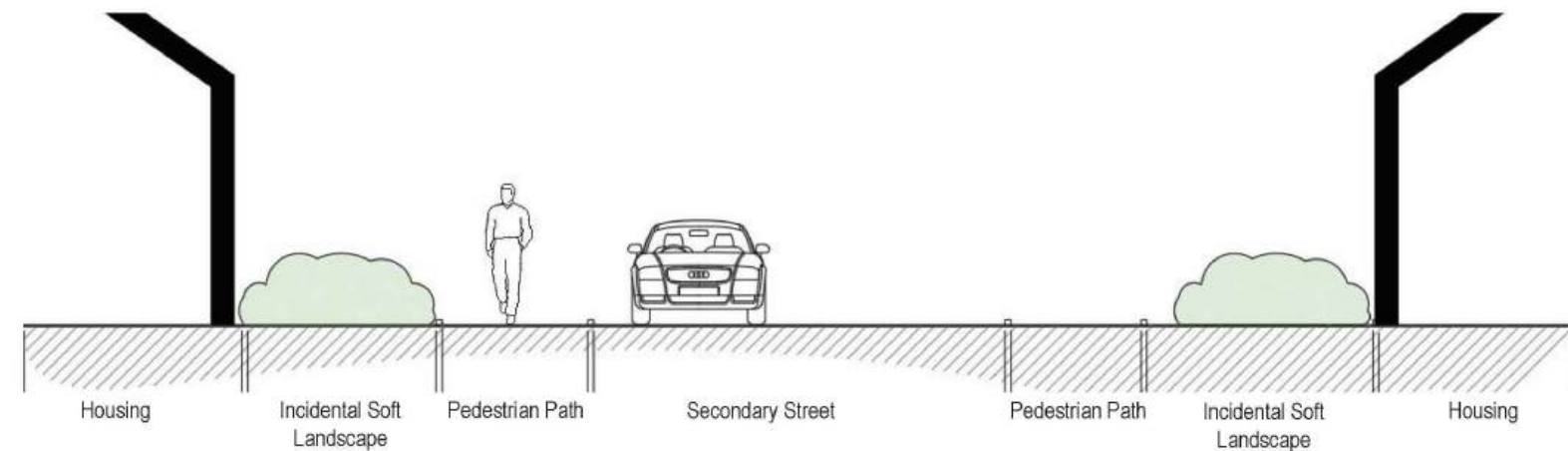


Typical Secondary Street

- Quite active streets
- Generally fairly long runs, connecting the primary streets with tertiary streets / parking courts
- Generally a long vista down the road, terminating with a feature landscape treatment, or building facade
- Roadside footways both sides of the street
- Houses address both sides of the street. With small private garden spaces
- Incidental public-realm planting to the sides of the roads, wherever there aren't private front garden spaces (eg. where rear gardens side-on to the street, enclosed with tall brick garden walls).
- Street trees where space allows within these incidental public realm planting beds.



Secondary streets can be lined with incidental soft landscaping set against brick walls enclosing the back gardens of the houses.



Project: 2293 Quobleigh Breach
Drawing title: Landscape Strategy - Typical Secondary Streets
Drawing no: 2293-00-00-SK-0001
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Figure 4 - Design evolution (Stage 2 Landscape 'moodboard' 3 of 5)



Fig. 1

Pathways along the houses have strips of recreational space with possible seating arrangements



At junctions where recreational walkways flow into a recreational space, low-key incidental play can be introduced into these spaces.

Typical Linear Recreational Spaces

- Linear space with belt of mature trees on one side, and recreational walkway on the other.
- Space in-between to be sown with wildflower, but with areas of mown grass
- Opportunities for:-
 - » Trim-trail
 - » Low-key, incidental play
 - » Exercise (inc. jogging / dog walking)
- Area overlooked (beyond the recreational walkway) by housing.
- Some housing addressing this area (i.e. fronting onto it, with small enclosed front garden spaces, with low clipped hedgerow boundaries).
- Some incidental planting alongside rear garden boundaries (tall brick walls) which side onto the walkway.
- Some incidental planting at occasional interfaces between the recreational space and streets.

Image source
Fig. 1: <https://www.ice.org.uk/news-insight/news-and-blogs/latest-news/news/planning-applications-can-be-held-up-by-suds-design-report-finds>

Project: 2293 Quobleigh Breach
Drawing title: Landscape Strategy - Linear Recreational Space
Drawing no: 2293-00-00-SK-0001
Date: 14.05.2024



Figure 5 - Design evolution (Stage 2 Landscape 'moodboard' 4 of 5)



Typical Parking Court

- Spaces are not addressed with house frontages
- Edged with back gardens / tall brick wall garden enclosures, with gateways
- Footway alongside garden wall allowing access to gates.
- Incidental planting (groundcovers / shrubs) to separate parking bays and footway alongside wall, if space allows.
- Incidental planting (groundcovers / shrubs) to break up the rows of parking bays. May be occasional trees, albeit few opportunities
- Permeable block paving to parking bays

Typical Tertiary street

- Short, fairly secluded streets.
- May be shared vehicular / pedestrian surface (i.e. no separate roadside footway on one, or both sides)
- Houses address one or both sides of the street. Some with small private garden spaces / some fronting directly onto the street.
- Incidental public realm planting where space allows (generally between parking bays), including street trees.

Tertiary streetrun into parking courts where the parkings could be broken up with incidental planting like groundcovers and shrubs with an occasional trees given the space. The parking surface can be treated with permeable pavers like reinforced grass

Project: 2293 Quobleigh Breach
Drawing title: Landscape Strategy - Typical Tertiary Street and Parking Court
Drawing no: 2293-00-00-SK-0001
Date: 14.05.2024

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Figure 6 - Design evolution (Stage 2 Landscape 'moodboard' 5 of 5)



Image Source
Fig 2: <https://trendsideas.com/stories/how-pocket-parks-can-make-a-big-impact-on-urban-living>

Project: 2293 Quobleigh Breach
Drawing title: Landscape Strategy - Typical Pocket Park
Drawing no: 2293-00-00-SK-0001
Date: 14.05.2024

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