

Eastleigh Borough

Local Plan Review

Interim Landscape Background Paper

December 2024



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This interim background paper informs the interim Sustainability Appraisal on the Eastleigh Borough Local Plan Review. It provides an initial assessment of the landscape sensitivity of the different Strategic Development Options.

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Landscape assessment

1. Introduction

- 1.1 The landscape assessment for the Local Plan Issues and Options consultation assesses the impact of development on the landscape of the Strategic Development Options and their subareas. This assessment is based on assessments of the Strategic Growth Options undertaken for the adopted Local Plan. These are reported in the updated 'Strategic Growth Option – Landscape sensitivity background paper' (2018)¹. It also considers the findings in the 'Strategic Growth Option – Comparative assessment background paper' (2018)². This compared the SGOs, and combinations of SGOs, on criteria including landscape sensitivity.
- 1.2 The SGO areas and SDO areas do not completely align. However, the SGO areas are generally larger than the proposed SDOs, see Appendix 1. Each of the SDOs was surveyed to consider the appropriate boundaries in landscape terms. The assessment of the proposed SDOs was therefore broadly based on the following SGO assessments:
- SDO A North east of Fair Oak – options A1 and A2 are based on the previous assessment of SGO B (North of Bishopstoke – east [nb east of Winchester Road only]); options A3 and A4 are based on the assessment of SGO C (East of Fair Oak [nb west of Stroudwood Lane only]);
 - SDO B South of Bishopstoke – options B1a and B2 are based on the previous assessment of SGO D (south of Bishopstoke); nb. option B1b was not previously assessed;
 - SDO C North of West End - option C1 is based on the previous assessment of SGO E (North of West End);
 - SDO D North of Hedge End – not based on any previous SGO assessment.
- 1.3 Strategic Development Option D, land north of Hedge End was not considered for strategic growth in the adopted Local Plan. An additional assessment was therefore undertaken for options D1 and D2, see appendix 3.
- 1.4 This assessment consider Strategic Development Options only. It also considers the sensitivity before any mitigation is included. The small and medium sites assessment will follow after the Issues and Options consultation.

¹ Strategic Growth Option – Landscape sensitivity background paper (SGO004, October 2018), see Appendix 2

² Strategic Growth Option – Comparative assessment background paper' (SGO001 October 2018) available online at <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/local-plan/local-plan-examination/examination-library/strategic-growth-option-sgo>

2. Original assessments

- 2.1 The original appraisal (April 2017) considered the existing landscape condition and character with information collected from Landscape Character Assessments and from field visits. The updated background paper (October 2018) set out detailed methodology with criteria based on landscape attributes; the relative sensitivity of each attribute; the landscape sensitivity thresholds and definitions; and the visual sensitivity thresholds and definitions for specific viewpoints (Appendix 1, 2018).
- 2.2 The updated background paper included the detailed analysis for each SGO. They included reference to previous SLAA sites which are not repeated in this paper to avoid confusion with current SLAA sites. It also included summaries of these assessments and recommendations for each area. This paper focuses on the assessment of sensitivity to change relevant to the specific SDO. The landscape sensitivity maps and SDO maps are included in appendix 1 to this paper. The full assessment is included in appendix 2 to this paper.

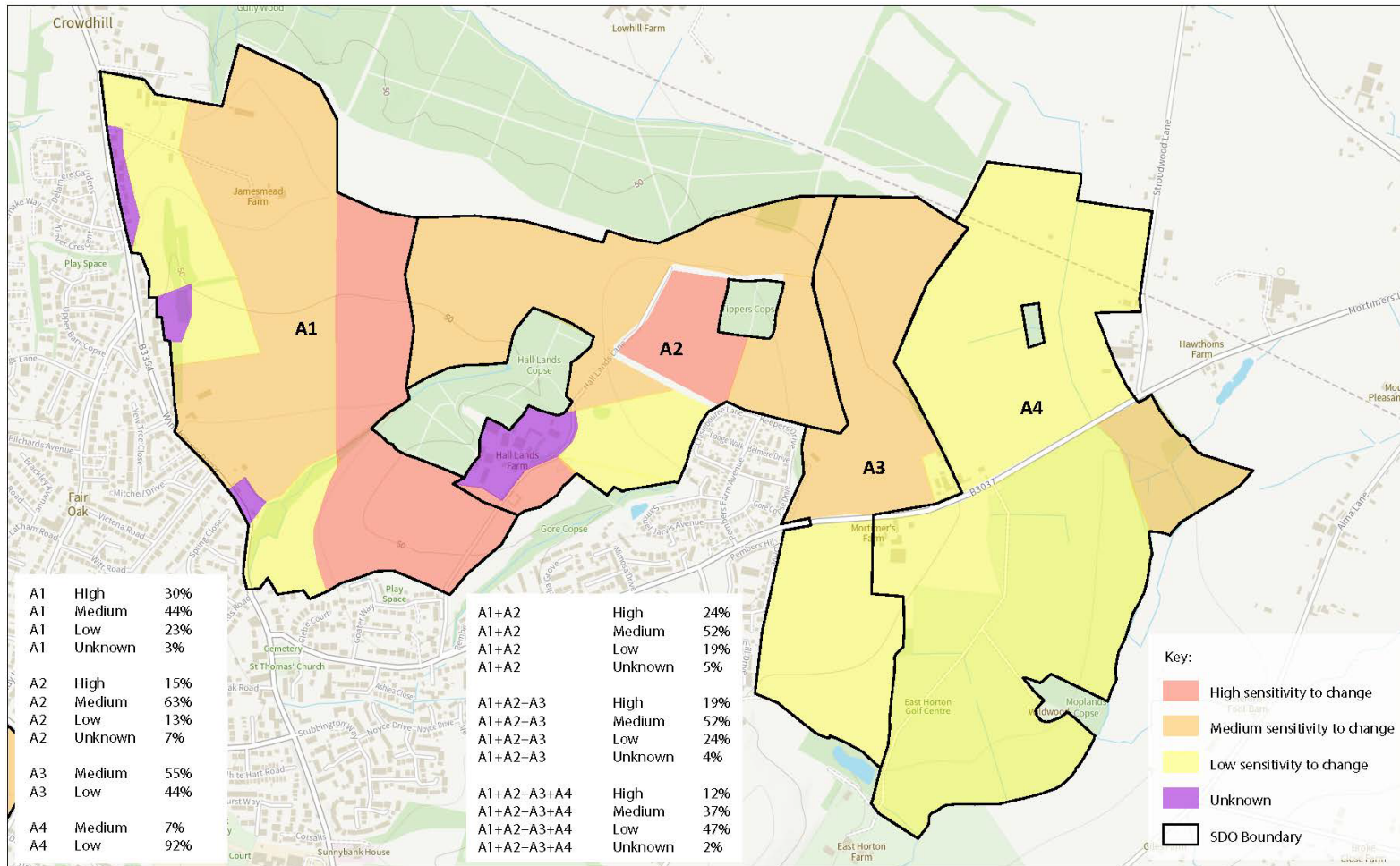
3. SDO characteristics and sensitivity to change

- 3.1 The Issues and Options consultation is seeking comments on four Strategic Development Options, SDO A - D. Each option is subdivided into up to four separate sub areas. The landscape assessment considers the sub areas separately. For completeness, where the same comment applies to more than one sub area, the comments are repeated.

SDO A

- 3.2 SDO A stretches from Winchester Road in the west, to Stroudwood Lane and the borough boundary in the east. The borough boundary provides the northern edge for most of the SDO. The southern edge includes the rear of properties off Mortimers Lane, Pembers Hill and Pembers Hill Drive.
- 3.3 It is split into four sub areas heading east from the edge of Fair Oak (see Map 1). Areas A1 and A2 are closest to Fair Oak and extend to the north of Mortimers Lane and east of Winchester Road. A2 includes Hall Lands Farm and land providing the setting of Hall Lands Copse and Tippers Copse. Areas A3 and A4 include land both north and south of Mortimers Lane with A4 including the golf course.
- 3.4 The background paper includes the following general descriptions relevant to SDO A as part of the assessments of SGOs B (east) and C;
 - General Description (relevant text covering A1 & A2):
 - Relatively strong topographical variety with some distinguished landscape elements such as large areas of adjoining woodland and fairly varied land cover and land use. The area is divided into 2 main parts the first being north of Stoke Park Woods to the west of Winchester Road [not within SDO A], the second part lying between Fair Oak and Park Hills Wood, with Option C [A3 & A4] adjoining the area immediately to the east.

Map 1 Landscape sensitivity of SDO A and sub areas A1-A4



LVA - SDO A

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- Views towards the exposed skyline of the site are particularly sensitive from land south of Colden Common and from footpaths within the site from undeveloped parts of the site looking towards higher ground in particular.
- General Description (relevant text covering A3 & A4):
 - Relatively strong topographical variety with some distinguished landscape elements such as woodland and fairly varied land cover and land use.
 - The bulk of the site is separated from the built elements of Fair Oak and the adjoining Option B site [A1 & A2] by topography and small copses and has a predominantly rural character
 - The urban influences on the site are primarily limited to the built development on Mortimers Lane and Stroudwood Lane, the roads themselves and the high voltage powerlines which run across the site

3.5 In comparing the landscape sensitivity maps in the updated background paper with the SDO areas, the following sensitivities to change apply to the subareas:

- SDO A1 – mix of high, moderate and low sensitivity to change (see percentages in Map 1)
 - High sensitivity to change – running along the southern and western edges of Hall Lands Copse the land is more remote, exposed and visible from a considerable distance away (applies land in A1 and A2)
 - Moderate sensitivity to change – Parts [in the middle of A1] on rising ground west of more exposed and more sensitive land.
 - Low sensitivity to change: The lower, less exposed parts of the land adjoining the existing urban edge (A1)
- SDO A2 – predominantly moderate sensitivity to change with small areas of low and high sensitivity (see Map 1)
 - High sensitivity to change – running along the southern and western edges of Hall Lands Copse the land is more remote, exposed and visible from a considerable distance away (applies to land in A1 and A2)
 - High sensitivity to change - the highest land at Tippers Copse is vulnerable to change, with its parkland trees and exposed skyline (A2).
 - Moderate sensitivity to change: Part of the land between Hall Lands Copse and Park Hill Wood is better contained and is less sensitive to change than the open rising ground to the south and west (A2).
 - Low sensitivity to change: Land becomes less sensitive as the land falls

away closer to the urban edge and Mortimers Lane (A2).

- SDO A3 - mix of low and moderate sensitivity to change (see Map 1)
 - Moderate sensitivity to change – includes the distinctive historic parkland associated with the land around Pembers Hill which still retains a strong landscape structure of individual mature trees and hedgerows set in pasture with an undulating topography (A3).
 - Low sensitivity to change: Land towards the centre of the site, north and south of Mortimers Lane is low lying, with fewer sensitive landscape features, although it is quite open to view in places from public footpaths and Mortimers Lane (applies to A3 & A4).
- SDO A4 – predominantly land with low sensitivity to change with a small area in moderate sensitivity (see Map 1)
 - Moderate sensitivity to change – Land south of Mortimers Lane at the edge of the proposed area of development west of Pond Farm is slightly more exposed and sensitive than the land immediately to the south west (A4).
 - Low sensitivity to change: Land towards the centre of the site, north and south of Mortimers Lane is low lying, with fewer sensitive landscape features, although it is quite open to view in places from public footpaths and Mortimers Lane (applies to A3 & A4).

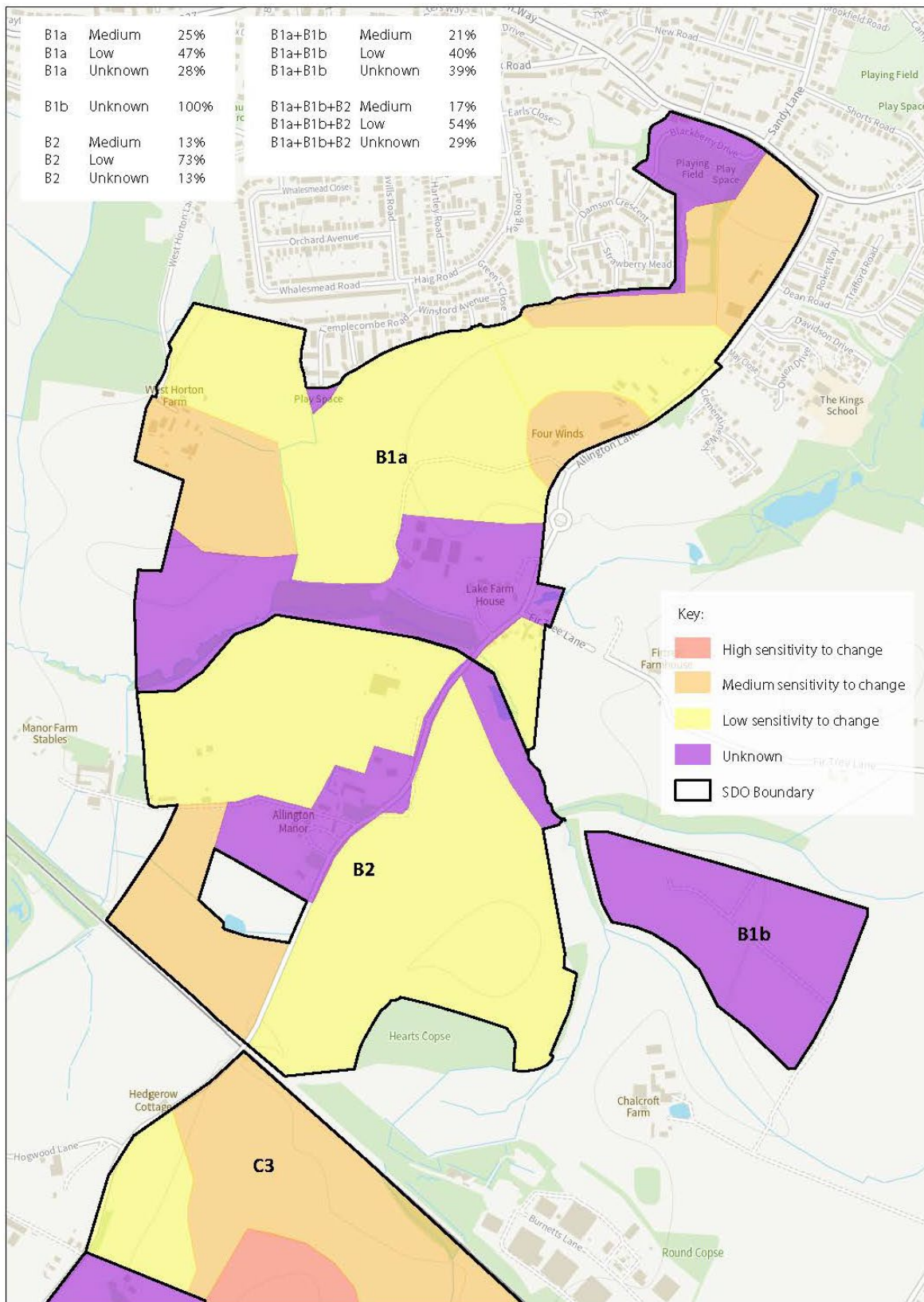
3.6 Only a small proportion of SDO A and its various options were not assessed as part of either SGO B or SGO C.

SDO B

3.7 SDO B covers land south of Fair Oak Road and extends to the railway line to the south. The eastern boundary includes part of Allington Lane and both the eastern and western boundaries include watercourses, treelines and hedgerows.

3.8 SDO B is split into three parts extending south from Bishopstoke (see Map 2). B1a extends to the woodland to the south of Lake Farm House. B2 continues to the railway line to the south. B1b is the existing solar farm between Fir Tree Lane to the north and Chalcroft Farm to the south.

Map 2 Landscape sensitivity of SDO B and sub areas B1a, B1b and B2



LVA - SDO B

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3.9 The background paper includes the following general description relevant to SDO B;

- General Description (applicable to B1a & B2):
 - The site can be broken into geographical areas, [land] wrapping around the southern edge of Bishopstoke NW of Allington Lane and [land] between the railway track and the stream course which runs from Chalcroft Farm north of Arturis Fruit Farm and then into the Itchen.

3.10 In comparing the landscape sensitivity maps in the updated background paper with the SDO areas, the following sensitivities to change apply to the subareas:

- SDO B1a – predominately low sensitivity with a significant minority in either moderate sensitivity or not assessed (see percentages in Map 2)
 - Moderate sensitivity to change – The narrow undeveloped area to the south of The Fair Oak Road between the two settlements of Bishopstoke and Fair Oak is exposed and particularly vulnerable to intensive urban development, and is linked to the land immediately to the south of Bishopstoke (B1a)
 - Moderate sensitivity to change: The setting of the terrace of listed buildings at the end of West Horton Lane and the high ground to the south which is potentially exposed to view across the valley from the west (B1a)
 - Moderate sensitivity to change: High ground on both sides of Allington Lane close to ‘the Four Winds’ (B1a)
 - Low sensitivity to change: The lower grazed areas most influenced by urban features are best able to absorb change within the enclosure created by existing hedgerows which define the existing field pattern (B1a & B2)
- (SDO B1b – not assessed)
- SDO B2 – predominantly low sensitivity to change with some areas of moderate sensitivity and not assessed (see Map 2)
 - Moderate sensitivity to change: Land associated with Allington Manor north of the railway bridge crossing (B2)
 - Low sensitivity to change: The lower grazed areas most influenced by urban features are best able to absorb change within the enclosure created by existing hedgerows which define the existing field pattern (B1a & B2)

3.11 Sub area B1b was not included previously as part of the Strategic Growth Option D, South of Bishopstoke and therefore has not been assessed. It is the existing solar

farm located west of Horton Heath.

- 3.12 Sub area B1b will be considered as part of the next stage of the landscape impact assessment, alongside the small and medium sites. This will also consider other areas within options B1a (28% of the area) and B2 (13% of the area) that were not previously assessed.

SDO C

- 3.13 SDO C is bounded by Allington Lane to the west, the railway line to the east and to the south by the motorway, Moorgreen Road (to the rear of properties) and Burnetts Lane. It is split into three areas heading north from West End (see Map 3). Option C1 is closest to the motorway. C2 is the central part of the site and includes Winslowe House and Moorgreen Farm. C3 extends to the railway line.

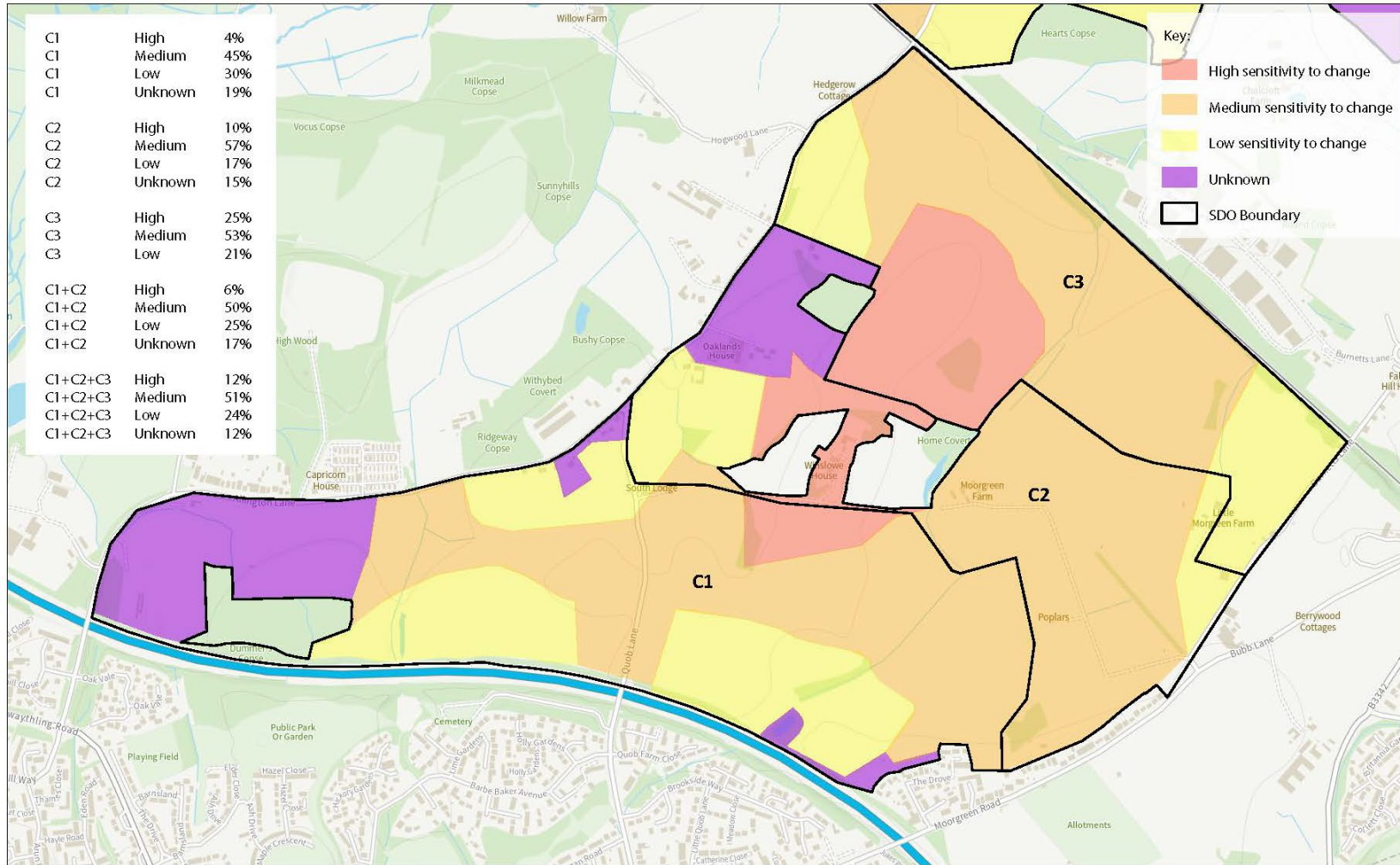
- 3.14 The background paper includes the following general description relevant to SDO C;

- General Description:
 - The site has topographical variety, a limited range of rural land uses, a variety of hydrological features and good diversity of landscape elements.
 - The site is influenced to a limited extent by the urban edge
 - Scattered buildings are well integrated into the landscape, including the listed building at Moorgreen Farm
 - The more exposed parts of the site may be seen from Allington Lane
 - Overall some of the relatively remote qualities of the landscape, particularly around the elevated centre of the site are vulnerable to change through development, with some possible intervisibility during the winter months from the land already scheduled for development around Chalcroft Farm to the north and from the NW and SE

- 3.15 In comparing the landscape sensitivity maps in the updated background paper with the SDO areas, the following sensitivities to change apply to the subareas:

- SDO C1 – mix of moderate and low sensitivity to change with a small area with high sensitivity (and some land not previously included) (see percentages in Map 3)
 - High sensitivity to change: The most sensitive part of the site is the higher, central, relatively remote land with long views out, which also forms a setting for Winslowe House (applies to C1, C2 & C3).

Map 3 Landscape sensitivity of SDO C and sub areas C1-C2



LVIA - SDO C

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- High Sensitivity to Change: Mears Copse woodland containing a stream and pond, potentially overlooked from higher ground at Hatch Farm south of the M27
- Moderate sensitivity to change: [Land] wrapping around the most elevated part of the site may be experienced from the footpath network, remain relatively remote from urbanising elements visible from Quob Lane (applies to C1, C2 & C3).
- Moderate sensitivity to change: The higher, more exposed elements [west of Quob Lane] (C1)
- Low sensitivity to change: The lower lying margins of land closest to the surrounding roads and urbanising influences (applies to C1, C2 & C3).
- SDO C2 – predominantly moderate sensitivity with some areas of low and high sensitivity. Some areas previously identified as high sensitivity in SGO E are excluded from option C2 (and some land was not previously included) (see Map 3)
 - High sensitivity to change: The most sensitive part of the site is the higher, central, relatively remote land with long views out ,which also forms a setting for Winslowe House (applies to C1, C2 & C3).
 - Moderate sensitivity to change: [Land] wrapping around the most elevated part of the site may be experienced from the footpath network, remain relatively remote from urbanising elements visible from Quob Lane (applies to C1, C2 & C3).
 - Low sensitivity to change: The lower lying margins of land closest to the surrounding roads and urbanising influences (applies to C1, C2 & C3).
- SDO C3 – predominantly moderate sensitivity but with significant areas of low and high sensitivity (see Map 3)
 - High sensitivity to change: The most sensitive part of the site is the higher, central, relatively remote land with long views out ,which also forms a setting for Winslowe House (applies to C1, C2 & C3).
 - Moderate sensitivity to change: [Land] wrapping around the most elevated part of the site may be experienced from the footpath network, remain relatively remote from urbanising elements visible from Quob Lane (applies to C1, C2 & C3).
 - Low sensitivity to change: The lower lying margins of land closest to the surrounding roads and urbanising influences (applies to C1, C2 & C3).

- 3.16 The next stage in the landscape impact assessment will consider the areas in SDO C that were not assessed in the previous SGO assessment. These extend SDO C west and north to Allington Lane. For option C1, 19% of the area has not been assessed, it is 15% for option C2.

SDO D

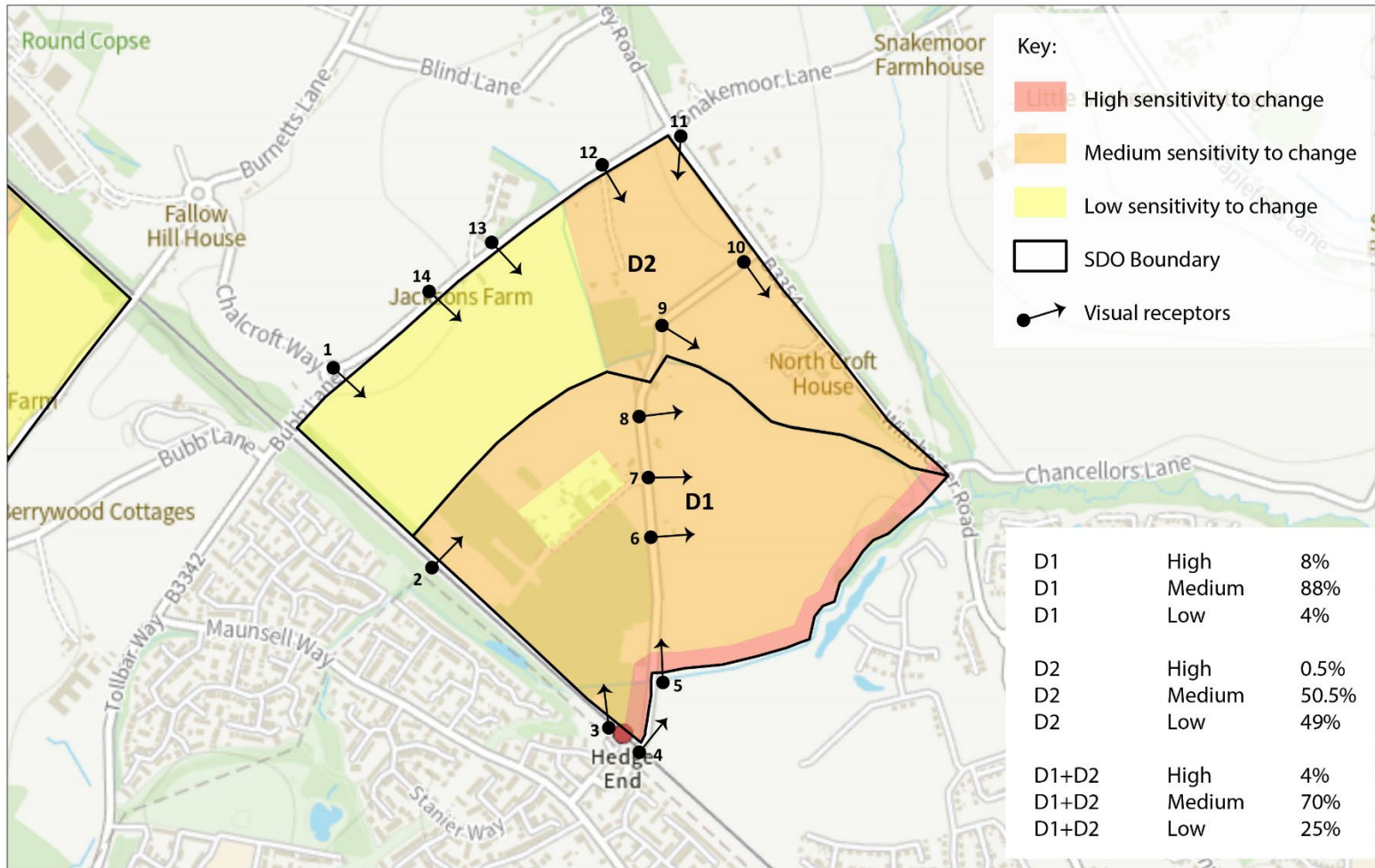
- 3.17 SDO D is land north east of Hedge End. It extends to Winchester Road and Bubb Lane to the north and the railway line provides the boundary to the south west. The south eastern boundary is largely hedgerows to the north of the Boorley Gardens development. Option D1 broadly covers the central, southeast and southwest. Option D2 covers the west, north and northeast.

- 3.18 General description (Further detail in the Addendum covering Landscape Sensitivity Appraisal for SDO D, Appendix 3) :

- Gently undulating topography with the highpoint to the north section and sloping down to the central and eastern streams
- The site is constrained by grey and blue infrastructure. Bubb Lane (B3342) to the west, Winchester Road (B3354) to the north, the stream which joins Ford Lake to the east and the railway to the south.
- The wider character area, LCA 9 Horton Heath Undulating Farmland, identifies part of SDO D as a sub areas 9 B Former St Saviour Convent Parkland. This parkland landscape is further supported by the Addendum and field work.
- Significant mature and veteran trees set in woodland, hedgerows and parkland create a distinctive mosaic character which is visible from many local viewpoints.
- SDO D1 – predominantly moderate sensitivity but with small areas of low and high sensitivity (see Map 4)
 - High sensitivity to change: The eastern boundary vegetation and stream course define the edge of the SDO and filter views to the new housing being constructed to the east. It is the transition between the built edge of Boorley Green and the parkland associated the Former St Saviour Convent
 - Moderate sensitivity to change: The open transition to the parkland in the north, the rural character of the sections of Shamblehurst Lane North, the mosaic of various woodland types to the west and the general prevalence of significant mature and veteran trees, the area is susceptible to large scale change

- Low sensitivity to change: A small area of light industry and open storage is relatively contained to the west of Shamblehurst Lane North
- SDO D2 – predominately split between low / moderate sensitivity very small proportion of high sensitivity (see Map 4)
 - Moderate sensitivity to change: The area identified as sub areas 9 B Former St Saviour Convent Parkland and highlighted in field work / viewpoints, the area is susceptible to potential low level of change.
 - Low sensitivity to change: The fields to the south and east of Jacksons Farm are large in size, simple in character with significant vegetation on the south, southeast and east. Low resilience on the Bubb Lane boundary with a narrow hedge and susceptibility to changes in management practices.

Map 4 Landscape sensitivity of SDO D and sub areas D1-D2



LVIA - SDO D

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4. Conclusions

- 4.1 This paper collates evidence previously published on landscape impact relevant to SDOs A – C and their sub areas. It adds a new assessment for the landscape impact on SDO D, north of Hedge End (see Appendix 3). For each of the options, the sensitivity levels do not take account of any mitigation that may reduce the landscape impact, such as where screening or where development is located within the site.
- 4.2 The Issues and Options paper presents options for the development of each SDO. For SDOs A, C and D, these are cumulative options considering the impacts arising from extending the SDO further away from the original settlements. For SDO B, in addition to three cumulative options, there is an option for sub area B1b, which will be surrounded by the new development at One Horton Heath, to be developed separately. The proportion of areas within each sensitivity level (and where the impact is unknown) is included in each of the maps and in figure 1 below.

Figure 1 Landscape Sensitivity of SDOs – proportion of land in each option

SDO A North east of Fair Oak

	A1	A1+A2	A1+A2+3	A1+A2+A3+A4
High	30	24	19	12
Moderate	44	52	52	37
Low	23	19	24	47
<i>Unknown</i>	3	5	4	2

SDO B South of Bishopstoke

	B1a	<i>B1b (not assessed)</i>	B1a+B1b	B1a+B1b+B2
High	0	-	0	0
Moderate	25	-	21	17
Low	47	-	40	54
<i>Unknown</i>	28	100	39	29

SDO C North of West End

	C1	C1+C2	C1+C2+C3
High	4	6	12
Moderate	45	50	51
Low	30	25	24
<i>Unknown</i>	19	17	12

SDO D North of Hedge End

	D1	D1+D2
High	8	4
Moderate	88	70
Low	4	25

- 4.3 The tables above show that the options with the largest proportion of high sensitivity areas are within SDO A. These are options A1; A1+A2; and A1+A2+A3. Option A1 has the largest proportion with 30% of the site identified with high sensitivity.
- 4.4 Options A1; A1+A2; and A1+A2+A3 also have the largest proportion of high and medium sensitivity areas combined, up to 76% in A1+A2. In option A1+A2+A3+A4, the inclusion of A4 (which is predominantly low sensitivity) reduces the proportion of high sensitivity areas to 12%. This is the same proportion as option C1+C2+C3.
- 4.5 If SDO C was developed to its largest extent (option C1+C2+C3), the proportion of high and medium sensitivity areas would be greater than the largest extent of SDO A (option A1+A2+A3+A4). Unlike SDO A however, the options closest to the existing urban area are less sensitive.
- 4.6 SDO D is characterised by areas of moderate sensitivity with options D1 and D1+D2 both containing at least 70% of land with moderate sensitivity. Due to the overall size of SDO D, the amount of land with high sensitivity is also considerably less than other SDOs.
- 4.7 The options with the largest proportion of low sensitive areas are A4 (92%) and B2 (73%). Both of these options are the furthest away from the existing urban areas of Fair Oak and Bishopstoke.
- 4.8 All of option B1b and more than a quarter of B1a have not been assessed yet. However, none of the areas that were previously assessed within option B were identified as high sensitivity areas.
- 4.9 The proportions identified above have informed the scoring in the Sustainability Appraisal as follows.

Figure 2 Landscape Sensitivity Sustainability Appraisal scoring

	Neutral	Majority of site is in moderate/low sensitivity
-	Negative	Approximately half of the site or more is in high/moderate sensitivity and less than 20% is in high sensitivity

--	Very negative	Majority of site is in high/moderate sensitivity and 20% or more is in high sensitivity
?	Uncertain	10% or more of the site has not been assessed. Where the majority of land has been assessed, options have an additional score for the assessed portion i.e. -/?

Figure 3 Landscape Sensitivity Sustainability Appraisal scoring

SDO	Score	Reason
A1	--	Majority of site in high/moderate sensitivity and over 20% in high sensitivity
A1+A2	--	Majority of site in high/moderate sensitivity and over 20% in high sensitivity
A1+A2+A3	-	Majority of site in high/moderate sensitivity
A1+A2+A3+A4	-	Approximately half of site in high/moderate sensitivity
B1a	0 / ?	Majority of site in moderate/low sensitivity, 28% unknown.
B1b	?	<i>Unknown – site has not been assessed</i>
B1a+B1b	0 / ?	Majority of site in moderate/low sensitivity, 39% unknown
B1a+B1b+B2	0 / ?	Majority of site in moderate/low sensitivity, 29% unknown
C1	- / ?	Approximately half of site in high/moderate sensitivity, 19% unknown
C1+C2	- / ?	Majority of site in high/moderate sensitivity, XX% unknown
C1+C2+C3	- / ?	Majority of site in high/moderate sensitivity, XX% unknown

D1	-	Majority of site in high/moderate sensitivity
D1+D2	-	Majority of site in high/moderate sensitivity

4.10 Based on the analysis in figures 1 and 3, the landscape sensitivity can be summarised as follows:

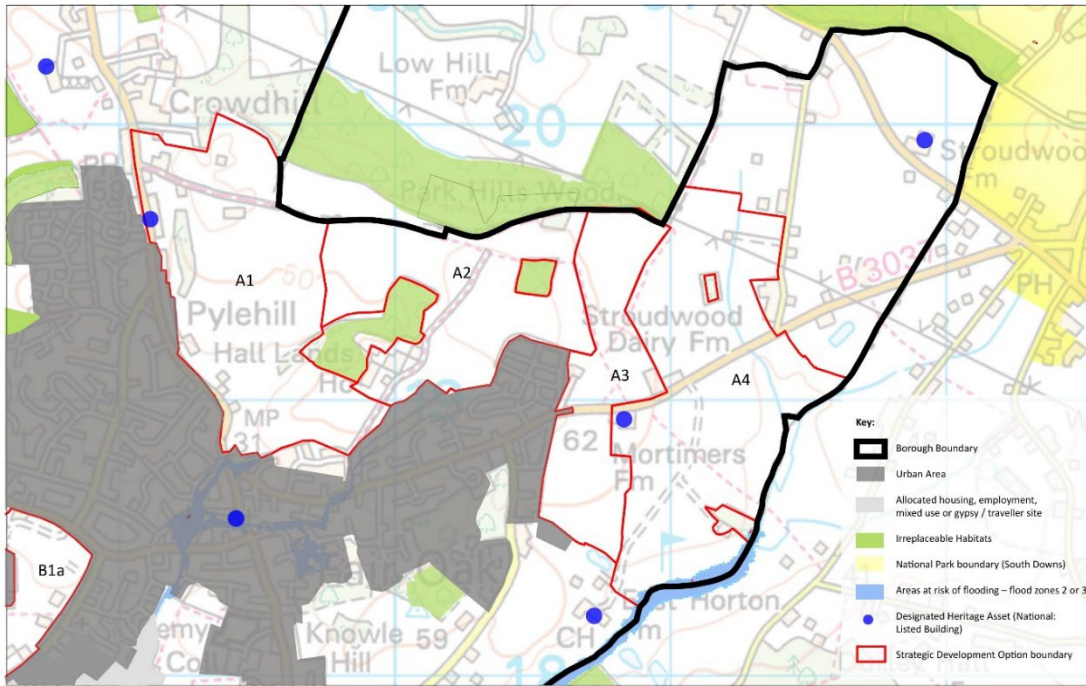
- SDO A is the most sensitive SDO, characterised by moderate/high sensitivity. Option A1 is the most sensitive option;
- SDO C is less sensitive overall, characterised by moderate/low sensitivity, providing that the whole of the SDO (option C1+C2+C3) is not developed;
- SDO D has a similar sensitivity to SDO C, however SDO D is a much smaller area and therefore the amount of land is significantly less
- SDO B includes areas not assessed, however based on the assessed areas, it is the least sensitive option with no areas of high sensitivity identified. It is characterised by low / moderate / unknown impact.

Appendix 1 – Additional maps

This background paper is based on previous assessments in the Revised Strategic Growth Option landscape appraisal (October 2018). This document is in Appendix 2.

This appendix includes the following SDO maps from the Consultation Document (November 2024) and maps from the original assessments (October 2018):

- Map 5 Location of SDO A and sub areas A1-A4
- Map 6 Original assessment covering part of SDO A (A1 & A2 to the east of Winchester Road)
- Map 7 Original assessment covering part of SDO A (A3 & A4 west of Stroudwood Lane)
- Map 8 Location of SDO B and sub areas B1a, B1b & B2
- Map 9 Original assessment covering SDO B
- Map 10 Location of SDO C and sub areas C1-C3
- Map 11 Original assessment covering SDO C
- Map 12 Location of SDO D and sub areas D1 & D2
- Map 13 New assessment of SDO D



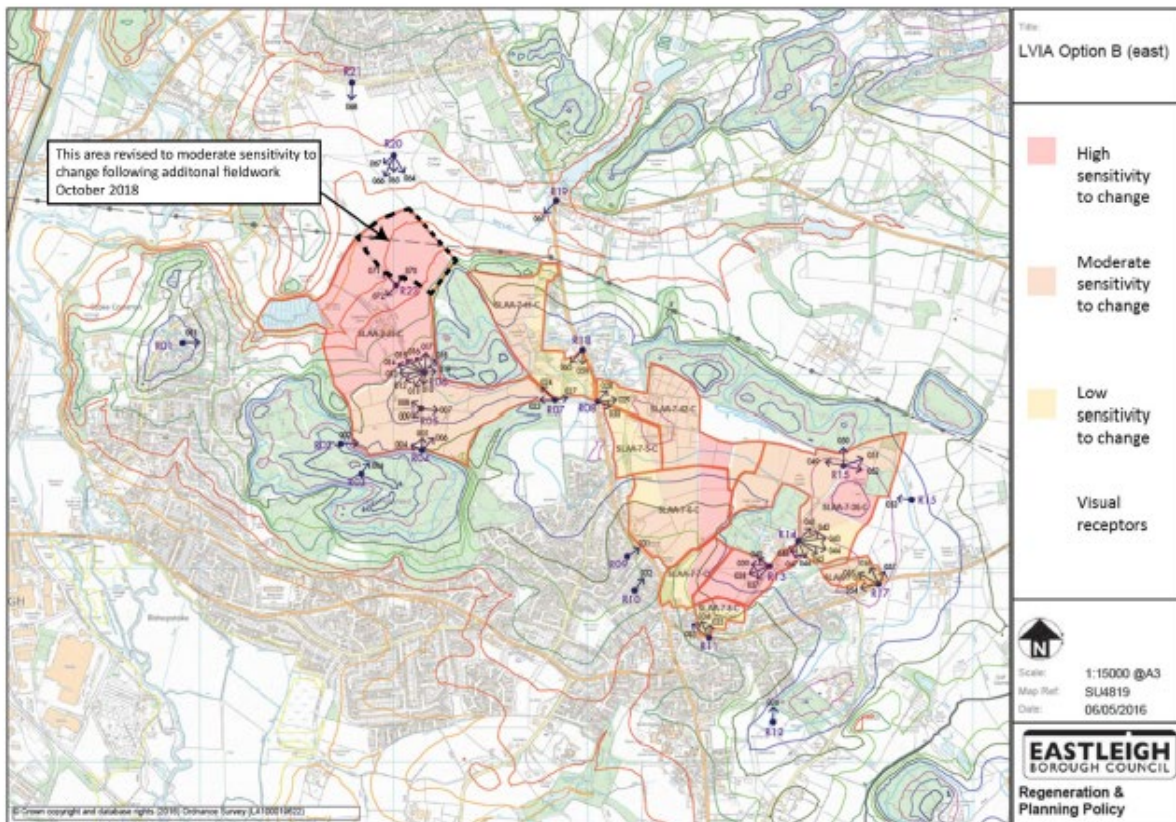
Areas and Assets Protected by the NPPF - SDO A ('Footnote 7 areas')

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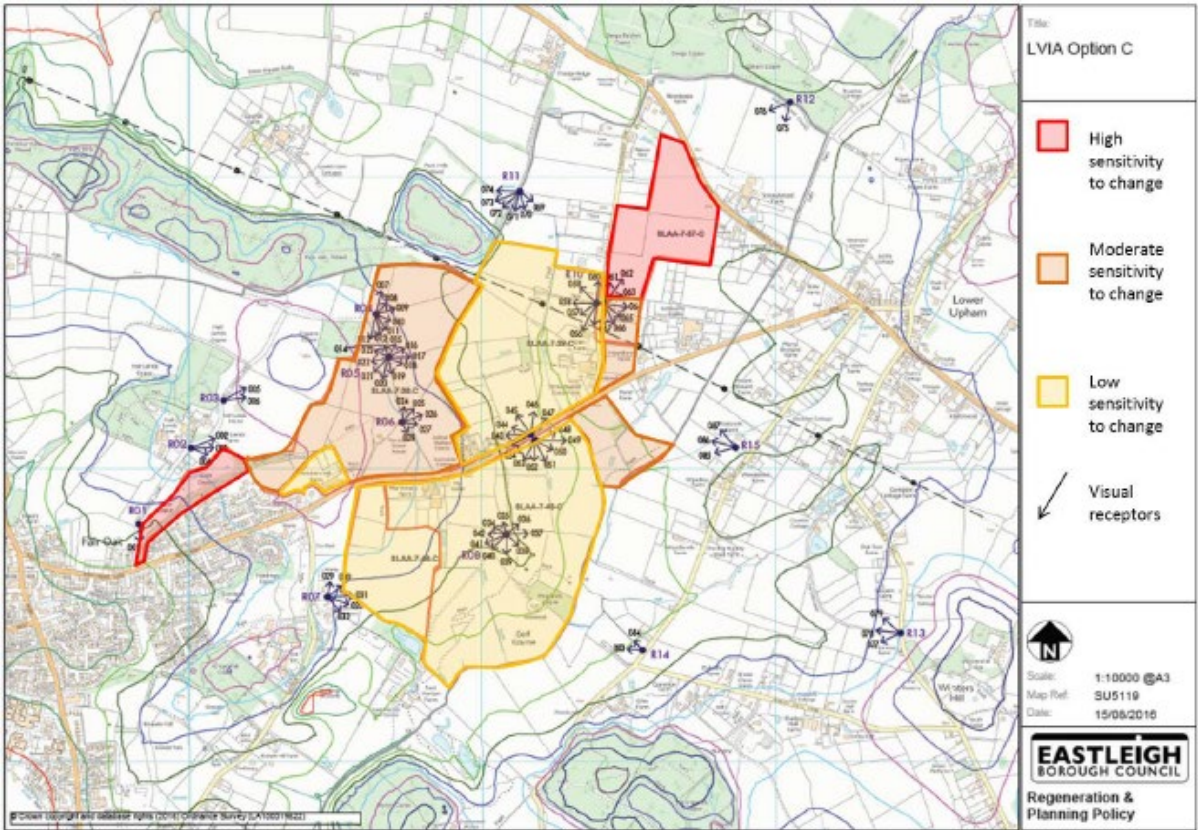
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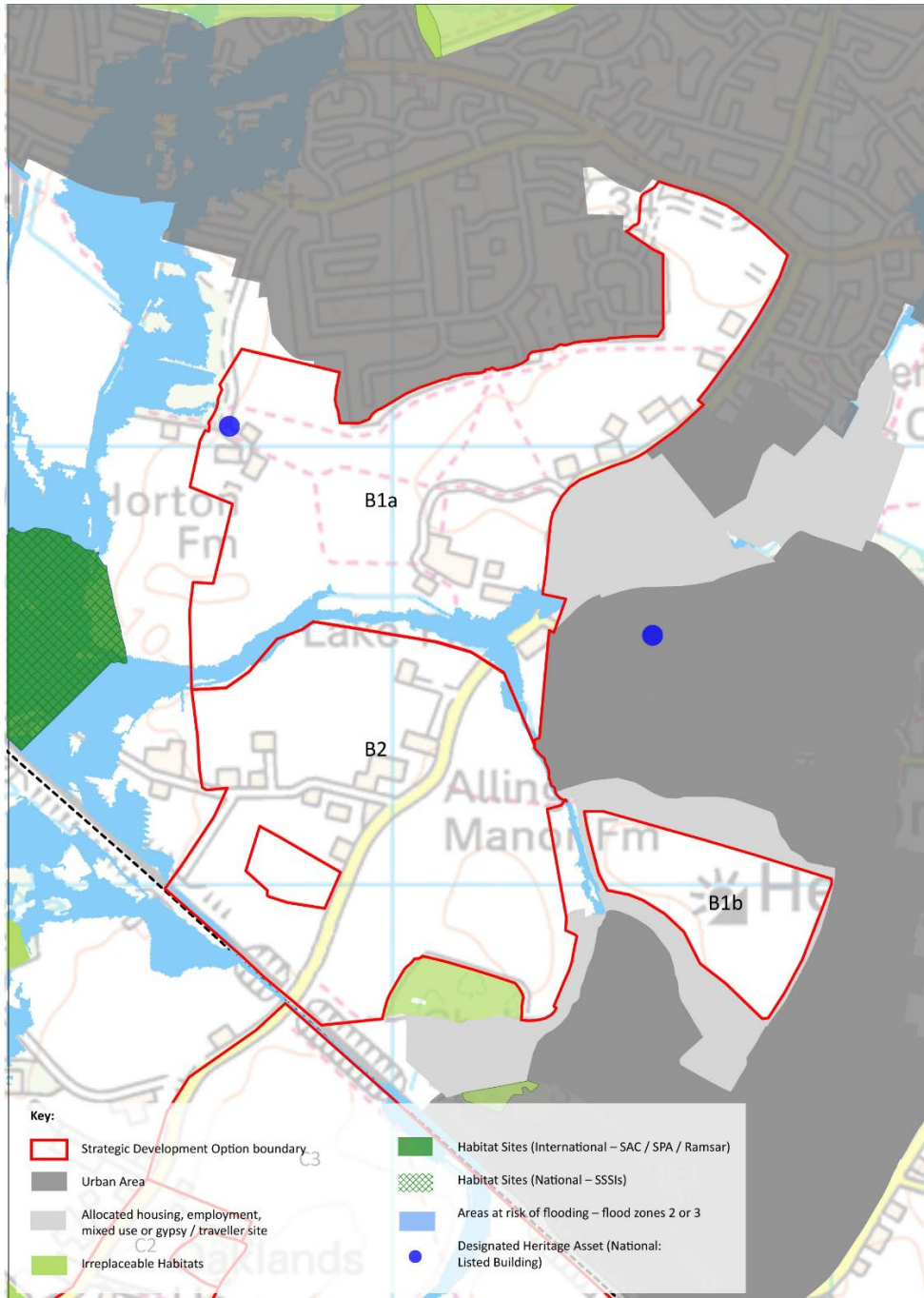
Map 5 Location of SDO A and sub areas A1-A4



Map 6 Original assessment covering part of SDO A (A1 & A2 to the east of Winchester Road)



Map 7 Original assessment covering part of SDO A (A3 & A4 west of Stroudwood Lane)



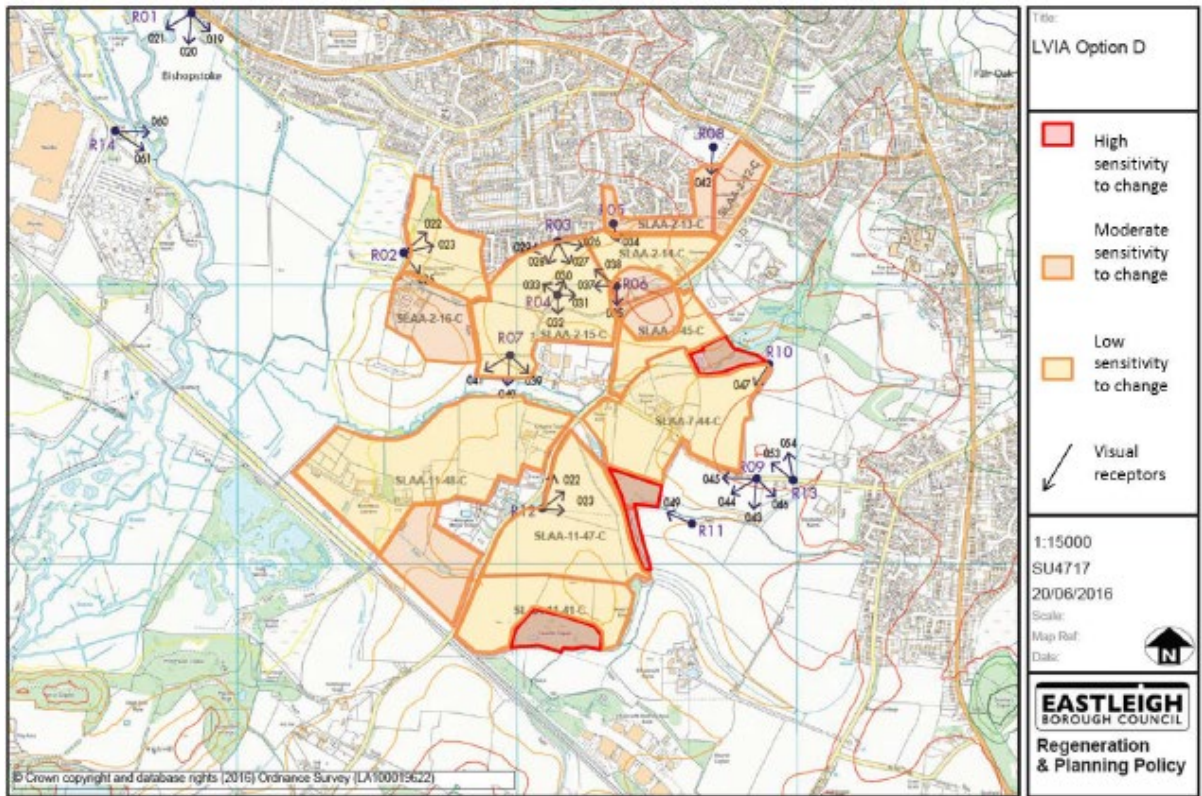
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Areas and Assets Protected by the NPPF - SDO B ('Footnote 7 areas')

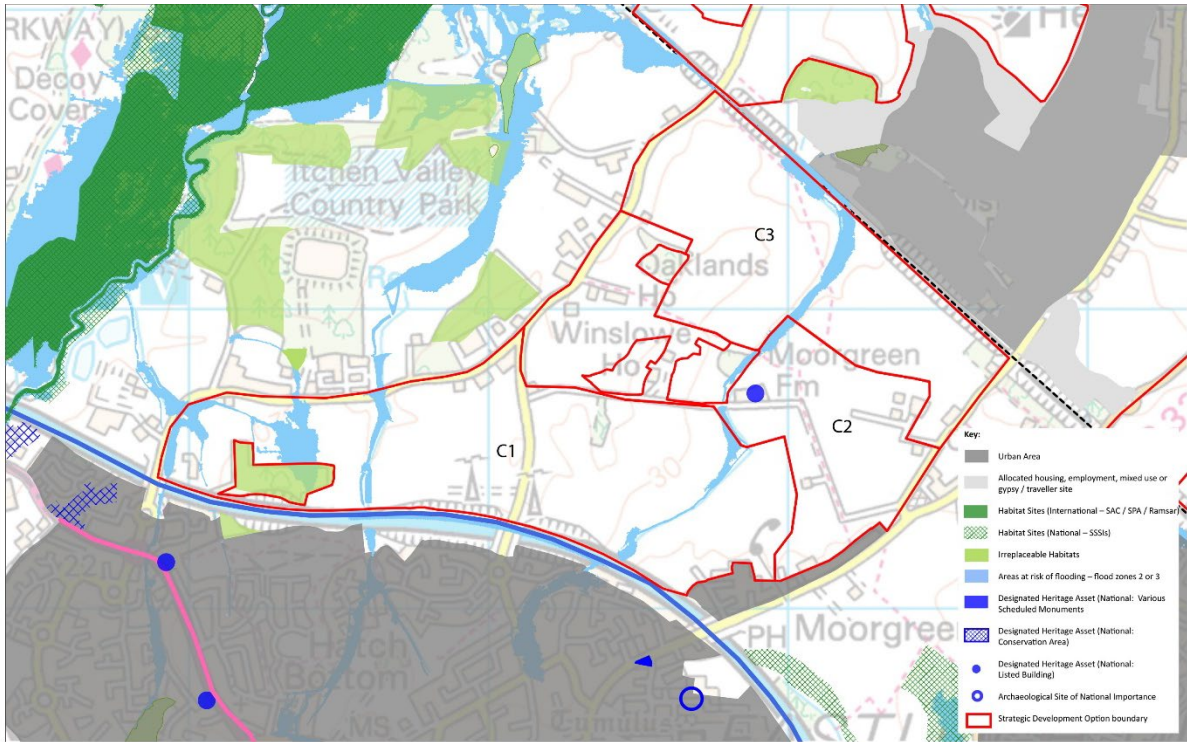
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Map 8 Location of SDO B and sub areas B1a, B1b & B2



Map 9 Original assessment covering SDO B



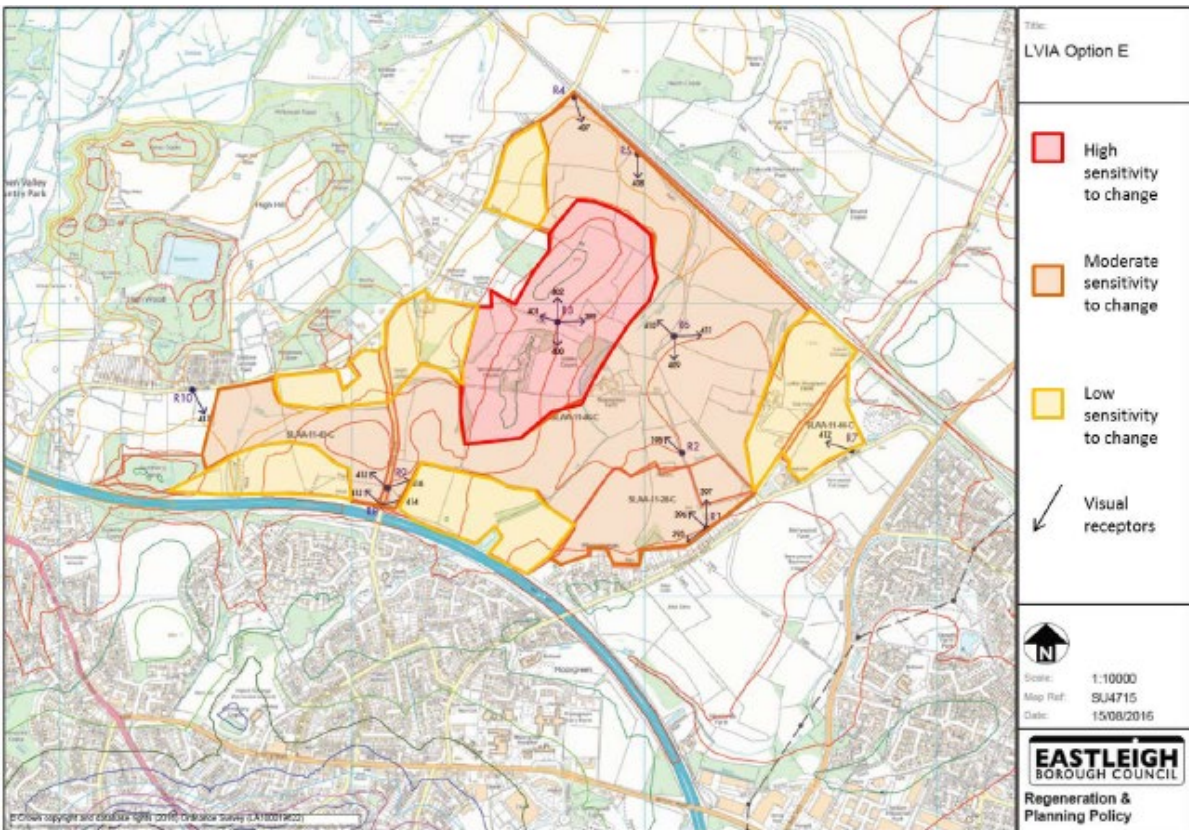
Areas and Assets Protected by the NPPF - SDO C ('Footnote 7 areas')

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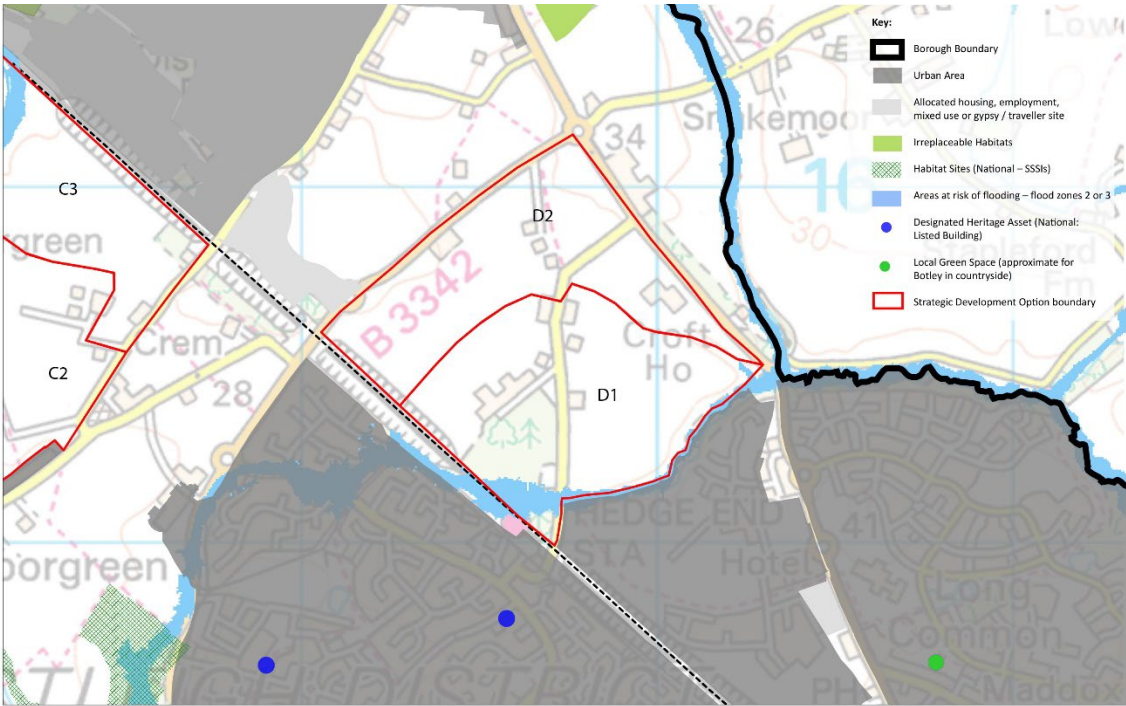
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Map 10 Location of SDO C and sub areas C1-C3



Map 11 Original assessment covering SDO C



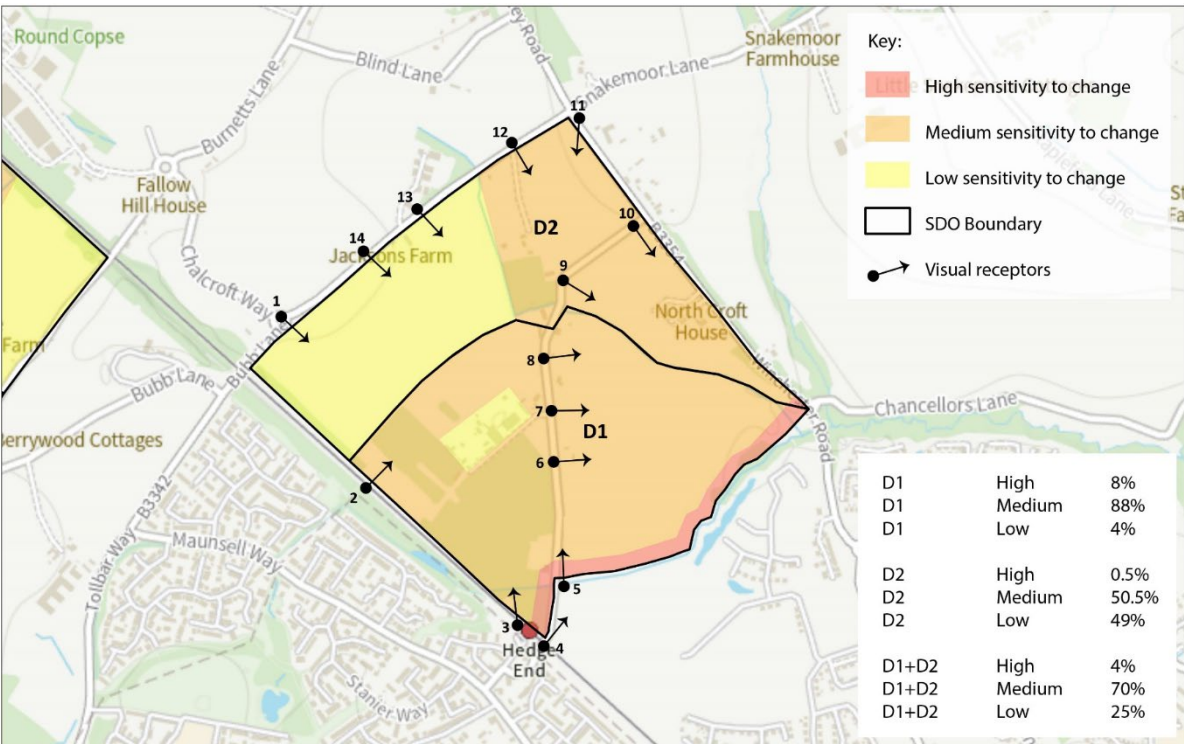
Areas and Assets Protected by the NPPF - SDO D ('Footnote 7 areas')

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Map 12 Location of SDO D and sub areas D1 & D2



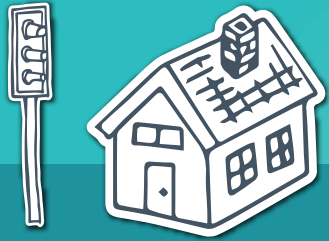
LVIA - SDO D

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Scale: NTS | Date: Nov 24 | Drawn: PP

Map 13 New assessment of SDO D and sub areas D1 & D2



Eastleigh Borough Local Plan 2016-2036



Eastleigh Borough Local Plan 2016-2036

Strategic Growth Option Updated Landscape sensitivity background paper

October 2018



This background paper supports the Eastleigh Borough Local Plan and provides an update of background information on the landscape sensitivity of the Strategic Growth Option.

Any queries regarding the document should be sent to:

Email: localplan@eastleigh.gov.uk

Website: www.eastleigh.gov.uk/localplan2016-2036

Address: Local Plan team, Eastleigh Borough Council,
Eastleigh House, Upper Market Street, Eastleigh SO50 9YN

Updates October 2018:

Page 3 – Paragraph 1.1 (and throughout) : minor updates to reflect change of plan period to 2016-2036 shortly after the initial appraisal in April 2017.

Page 8: Section 4.2 Option B –North Bishopstoke: adjustment of description on northern part of SLAA-2-23-C from High sensitivity to Moderate in response to additional field assessment.

Page 9: High level guidance/recommendations. Recommendations updated in accordance with revised sensitivity ratings.

Page 10: annotation to show where recent fieldwork has revised Sensitivity rating of northern part of SLAA-2-23-C

Page 41: Appendix 1 - Additional descriptive text to add clarity to methodology description.

Page 56: Landscape Survey Form Option B Description of landscape sensitivity and justification – updates in accordance with fieldwork review.

Page 93: References section added.

Note on the April 2017 appraisal:

This study was carried out at an early stage in the process of assessing sites within the borough for strategic development, forming one element of a developing evidence base. The purpose was to begin to build a picture of the sites' landscape and visual constraints, assets and opportunities, framed around a methodology for assessing the sensitivity of the landscape to change. The study represents a fairly broad-brush appraisal, drawing out the key issues and degree of sensitivity for fairly large land parcels. As noted in the Introduction section 1.2, the expectation in producing the study was that more detailed assessment of landscape and visual impact of development proposals would be carried out as and when sites became allocated.

Landscape Sensitivity Appraisal of Sites being considered for Strategic Development as part of the EBLP 2016-2036

For Eastleigh Borough Council

Updated October 2018 (initial appraisal undertaken April 2017)

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1. Introduction

- 1.1. Eastleigh Borough is expected to provide for significant growth to meet its housing need and contribute to housing need in the wider Southampton Housing Market Area over the next 20 years. Estimates which have been prepared to inform the Eastleigh Local Plan 2016-2036 indicated that the provision of 16,250 net additional dwellings will be required in the Eastleigh borough from 2011-2036. Most recent calculations of completions since 2011 and existing permissions/commitments indicate approximately 6000-7000 homes will need to be accommodated outside of existing settlement boundaries on new 'greenfield sites'. 'Options' for strategic scale development were presented in the 'Issues and Options' document presented for public consultation in December 2015.

A key objective of the sensitivity study is to assess the sensitivity of the landscape to change in areas where strategic development is being considered. This work will contribute to a broader piece of work to understand the 'capacity' of each of the sites to accommodate large scale residential development and associated land uses including employment.

- 1.2. It is expected that a more detailed assessment of the landscape and visual impact of proposed development including road layout through the Environmental Impact Assessment (EIA) process will occur as and when sites are allocated and as planning applications and associated landscape strategies come forward.

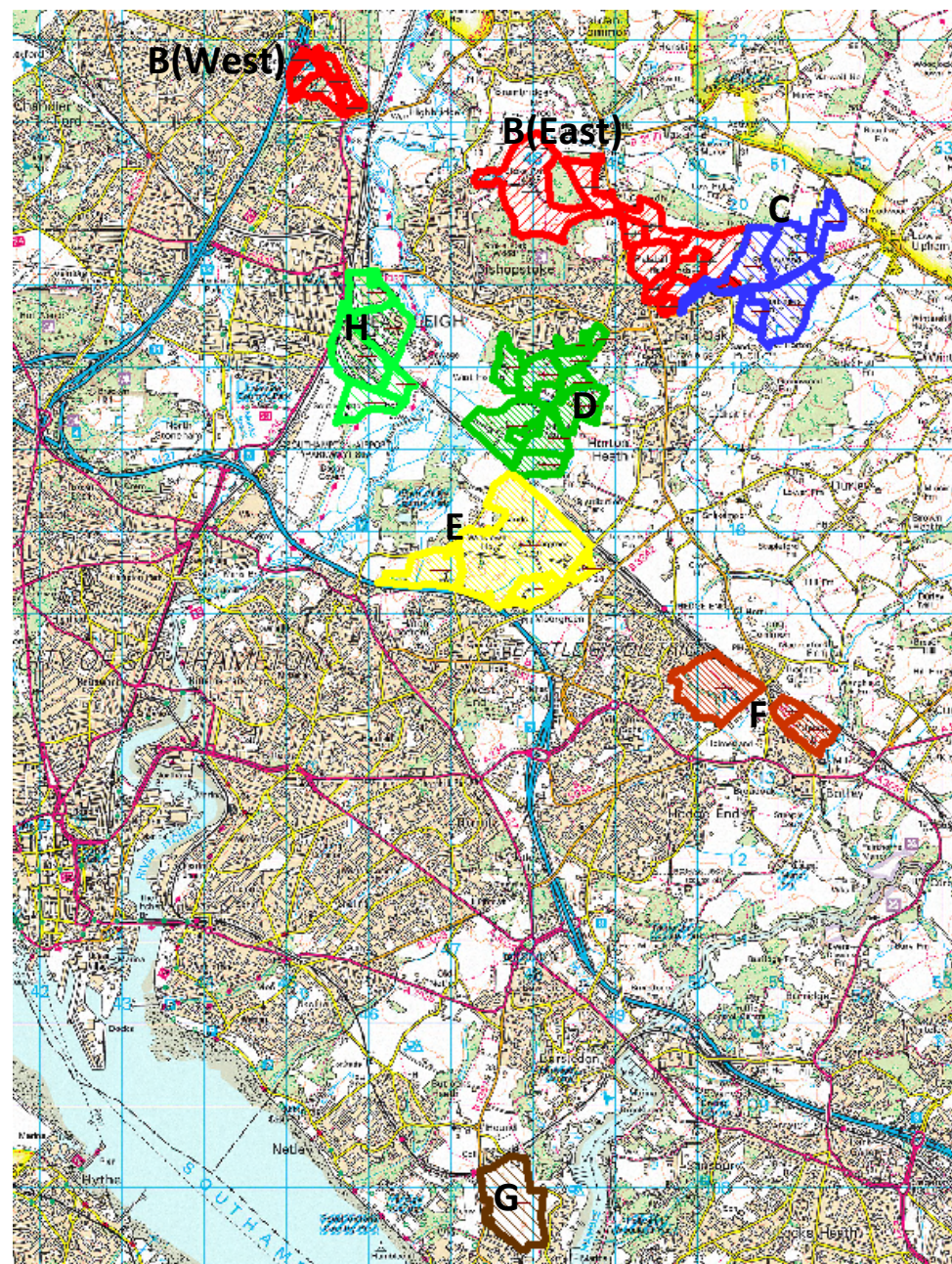
2. Appraisal Criteria

- 2.1. The sensitivity of each site to change has been assessed taking into account the landscape features and character present and the visibility of areas from identified vantage points (receptors). Information has been obtained from the existing Landscape Character Assessment for Eastleigh Borough background paper published in December 2011 and from field visits. A written summary of relative sensitivity is provided for each site, together with an indicative graphic map. A detailed methodology is included in Appendix1.

3. Location of Development Options

3.1. The map below shows the boundaries of all the options under consideration based on the relevant sites originally submitted for inclusion in the Strategic Land Availability Assessment (SLAA) .

B (west)	SLAA: 1-7-C;1-4-C;1-5-C;1-9-C
B (east)	Bishopstoke 1:SLAA: 2-23-C, 7-41-C, Fair Oak 1: SLAA 7-5-C, 7-6-C, 7-7-C, 7-8-C, 7-9-C, 7-42-C, 7-36-C
C	SLAA: 7-38-C; 7-39-C;7-37-C;7-46-C;7-43-C
D	SLAA: 2-12-C;2-13-C;2-14-C;2-15-C;2-16-C,7-45-C;7-44-C,11-47-C,11-41-C;11-48-C
E	SLAA: 11-45-C;11-46-C; 11-44-C; 11-28-C
F	North east of Winchester Street: SLAA-3-8-C, 3-9-C West of Woodhouse Lane: SLAA: 9-3-C
G	SLAA8-2-C
H	SLAA8-6-12-C, SLAA-6-11-C



4. Summary of Landscape Sensitivity for Each Area with Recommendations

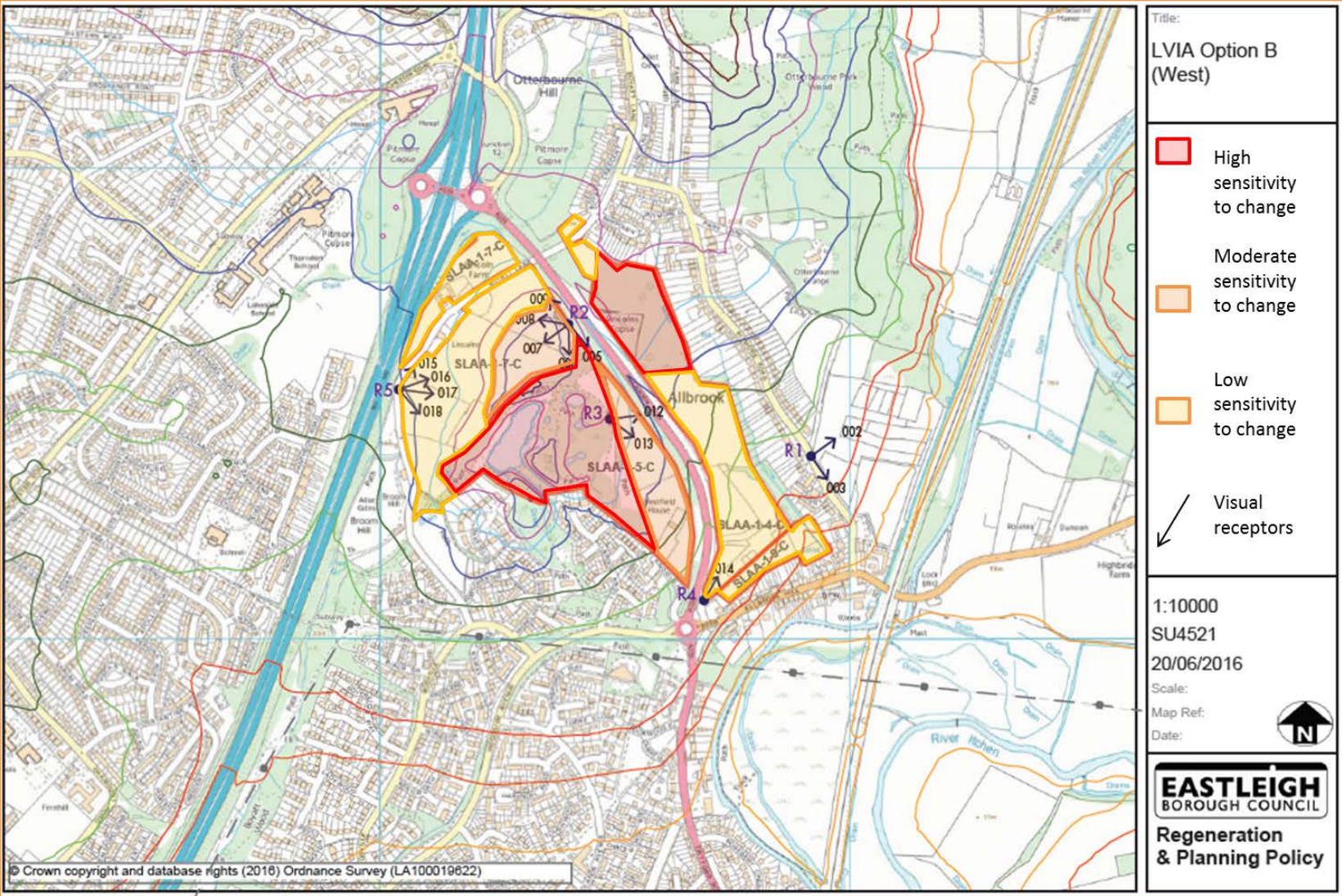
4.1. Option B- North Bishopstoke;, west (SLAA: 1-7-C;1-4-C;1-5-C;1-9-C)

Description of Landscape sensitivity and justification:

- **General Description:** Topographical variety with fairly varied land cover and land use including wet woodland. The site also contains hydrological variety in the form of the flooded clay pits. The area is divided into 2 main parts on either side of the Allbrook Way.
- **High sensitivity to change:** The ancient woodland of Lincolns Copse at the northern end of SLAA-1-4-C
- **High sensitivity to change:** The unusual wet woodland around the flooded clay pits in SLAA-1-5-C.
- **Moderate sensitivity to change:** The high ground east of the wooded clay pits and the skyline exposed to view from lower ground.
- **Low sensitivity to change:** The small more low lying areas on either side of Boyatt Lane in SLAA -4-C which are well enclosed , as is the remaining part of SLAA-1-4-C and the adjoining SLAA-1-9-C site which is contained by the Allbrook Way and the belt of woodland running along the rear gardens in Pitmore Road.
- **Low sensitivity to change:** South west of the Allbrook Way the lower lying land on either side of Boyatt Lane in SLAA-1-7-C which is well contained .

High level guidance/recommendations and landscape opportunities:

- Development should be avoided on the most sensitive areas of Lincolns Copse and in the wet woodland which encloses the flooded clay pits.
- Great care should be taken in siting any new development on the highest land immediately north west of the woodland around the clay pits and in the high ground between Allbrook Way and the public footpath running north west –south east across the site. Roofs should be kept below the tree line as seen from lower ground.
- New development should be enclosed within a strong landscape framework connecting Lincolns Copse with surrounding hedgerows. A new landscape structure will be required to connect with hedgerows off Boyatt Lane
- The flooded clay pits and wet woodland should be integrated into any new development as part of the green infrastructure



Landscape Sensitivity and Location of Visual Receptors



R2 Looking S



R3 Looking SE



R4 Looking N



R5 Looking E

Option B (West) Selected Photographs from Visual Receptors

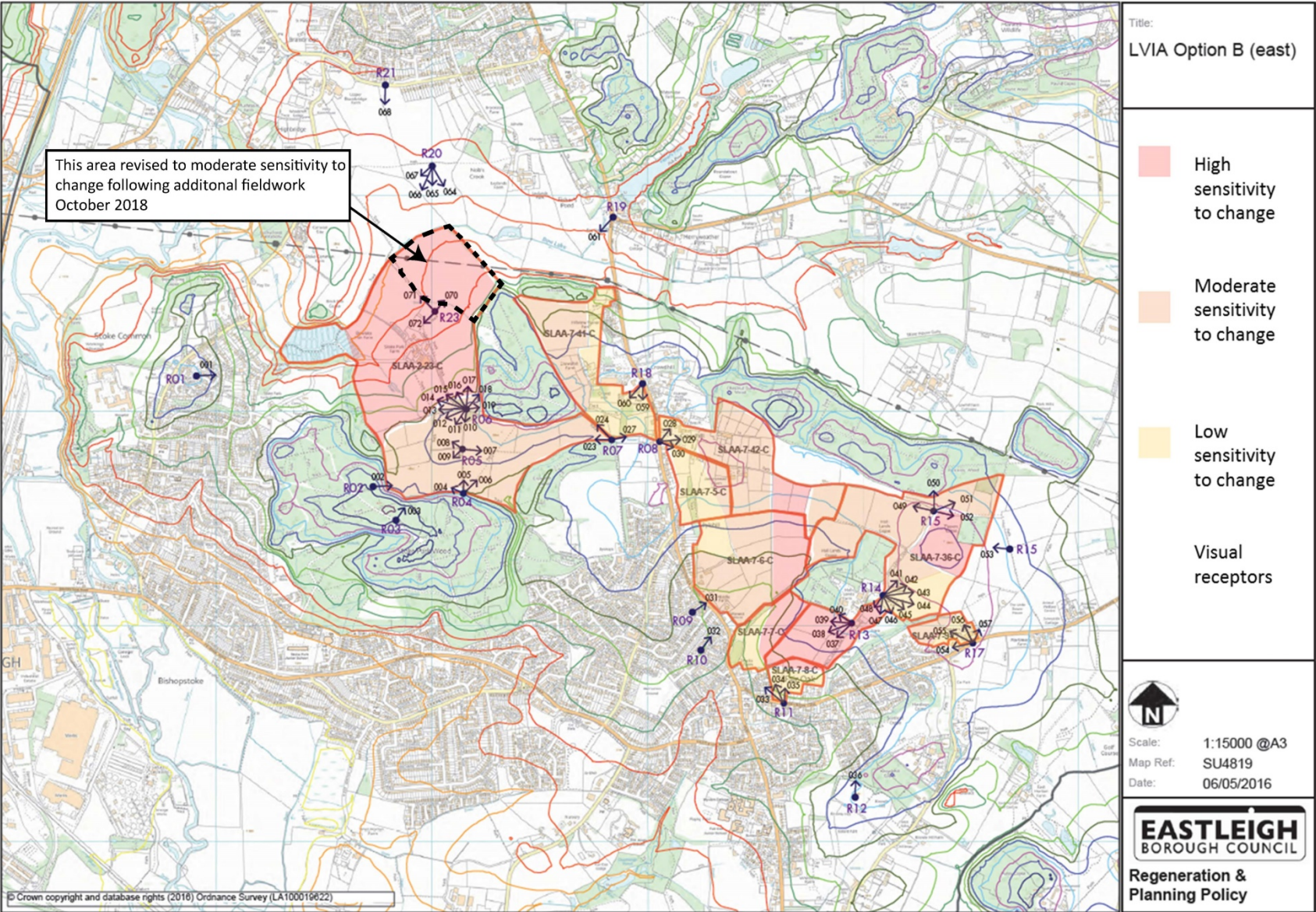
4.2. **Option B-North Bishopstoke: East of Itchen valley and Bishopstoke 1:SLAA 2-23-C, 7-41-C, Fair Oak 1: SLAA 7-5-C, 7-6-C, 7-7-C, 7-8-C, 7-9-C, 7-42-C, 7-36-C**

Description of landscape sensitivity and justification:

- **General Description:** Relatively strong topographical variety with some distinguished landscape elements such as large areas of adjoining woodland and fairly varied land cover and land use. The area is divided into 2 main parts the first being north of Stoke Park Woods to the west of Winchester Road, the second part lying between Fair Oak and Park Hills Wood, with Option C adjoining the area immediately to the east.
- Views towards the exposed skyline of the site are particularly sensitive from land south of Colden Common and from footpaths within the site from undeveloped parts of the site looking towards higher ground in particular.
- **High sensitivity to change:** The higher land on the ridgeline within SLAA-2-23-C is visible in part from footpaths to the north and this along with the distinctive skyline of Stokepark Wood and Upperbarn Copse are potentially vulnerable to change.
- **High sensitivity to change:** Further to the east on higher ground, running around the southern and western edges of Hall Lands Copse in part of SLAA 7-42-C, 7-6-C,7-7-C 7-36-C the land is more remote, exposed and visible from a considerable distance away.
- **High sensitivity to change:** The highest land at Tippers Copse in SLAA7-36-C is vulnerable to change, with its parkland trees and exposed skyline.
- **Moderate sensitivity to change:** Whilst the more northerly part of SLAA-2-23-C closest to Colden Common is relatively remote, the intrinsic landscape character is not especially distinct. The land is low lying and largely screened to the north by existing mature hedgerows and trees, whilst the eye is drawn to the higher land beyond making this part of SLAA-2-23-C less sensitive to change than the land to the south.
- **Moderate sensitivity to change:** Part of the land between Hall Lands Copse and Park Hill Wood in SLAA 7-36-C is better contained and is less sensitive to change than the open rising ground to the south and west.
- **Moderate sensitivity to change:** The western part of SLAA-7-41-C adjoining Hill Copse and Upperbarn Copse is less influenced by urban elements than land closer to the urban edge.
- **Moderate sensitivity to change:** The more southerly part of SLAA-2-23-C is less exposed than the land west of Upperbarn Copse, though still remote from development.
- **Moderate sensitivity to change:** Parts of SLAA-7-42-C, 7-6-C on rising ground west of more exposed and more sensitive land.
- **Low sensitivity to change:** The lower, less exposed parts of the land adjoining the existing urban edge in SLAA-7-42-C, 7-5-C,7-6-C, 7-7-C and 7-8-C .
- **Low sensitivity to change:** Land at SLAA-7-9-C becomes less sensitive as the land falls away closer to the urban edge and Mortimers Lane.
- **Low sensitivity to change:** The eastern part of SLAA-7-41-C which is most influenced by the urban character of Crowd Hill.

High level guidance/recommendations and landscape opportunities:

- Development should be avoided on the high ground around Hall Lands Copse and Tippers Copse.
- Development between Stoke Park Wood and Upperbarn Copse should be set within a new landscape framework connecting the existing areas of woodland
- Development should be designed to avoid breaking the wooded skyline as viewed from the Winchester Road and care should be taken to soften the impact of new development on the rising ground which is highly visible from residential roads west of Winchester Road
- New development should be concentrated around existing urban elements e.g. SLAA-7-8-C, SLAA-7-9-C, southern part of SLAA-7-36-C, SLAA-7-7-C, western half of SLAA-7-6-C, western half of SLAA-7-5-C, extreme western end of SLAA-7-42-C and eastern part of SLAA-7-41-C



Landscape Sensitivity and Location of Visual Receptors



R1 Looking E



R2 Looking E



R5 Looking NW

Option B (East) Selected Photographs from Visual Receptors



R7 Looking W



R10 Looking NE



R12 Looking N



R13 Looking SSW



R14 Looking NE

Option B (East) Selected Photographs from Visual Receptors

Landscape Sensitivity Appraisal of Sites being considered for Strategic Development as part of the EBLP 2016-2036



R14 Looking ESE



R16 Looking ENE



R19 Looking SW



R20 Looking S

Option B (East) Selected Photographs from Visual Receptors

4.3 Option C, East of Fair Oak (SLAA: 7-38-C; 7-39-C;7-37-C;7-46-C;7-43-C)

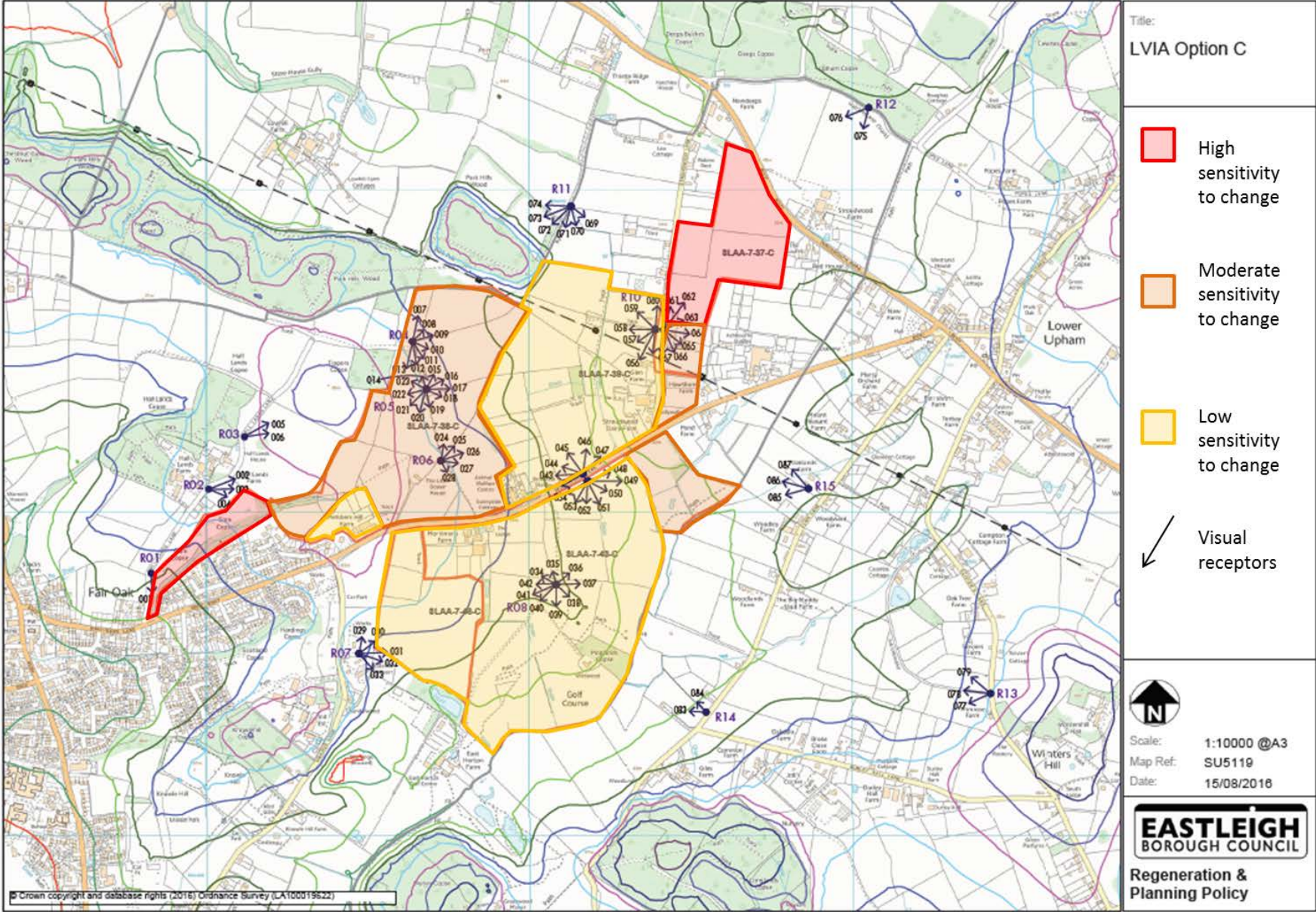
Description of landscape sensitivity and justification:

- Relatively strong topographical variety with some distinguished landscape elements such as woodland and fairly varied land cover and land use.
 - The bulk of the site is separated from the built elements of Fair Oak and the adjoining Option B site by topography and small copses and has a predominantly rural character
 - The urban influences on the site are primarily limited to the built development on Mortimers Lane and Stroudwood Lane , the roads themselves and the high voltage powerlines which run across the site
 - **High sensitivity to change:** The more open land in northern part of SLAA-7-37-C and its field pattern associated with the historic parliamentary enclosures, close to the South Downs National Park and the settlement of Lower Upham.
 - **High sensitivity to change:** The narrow strip of land between Gore Copse and Hall Lands Lane on rising ground in which potential development would be exposed to view in medium-long views from the NW.
 - **Moderate to change:** SLAA-7-38-C includes the distinctive historic parkland associated with the land around Pembers Hill which still retains a strong landscape structure of individual mature trees and hedgerows set in pasture with an undulating topography.
 - **Moderate sensitivity to change:** Land to the southern end of Stroudwood Lane in SLAA-7—37-C and 7-39-C on the eastern side of the lane is more influenced by urban detractors than the land immediately to the north, is slightly further from the South Downs National Park and is less sensitive than the land in the rest of SLAA-7-37-C.
 - **Moderate sensitivity to change:** Land south of Mortimers Lane at the edge of the proposed area of development west of Pond Farm in SLAA-7-43-C is slightly more exposed and sensitive than the land immediately to the south west.
- Low sensitivity to change:** Land towards the centre of the site, north and south of Mortimers Lane in SLAA-7-39-C, 7-43-C and 7-46-C is low lying, with fewer sensitive landscape features, although it is quite open to view in places from public footpaths and Mortimers Lane.

High level guidance/recommendations and landscape opportunities:

- The lower lying parts of Mortimers Lane and the southern part of Stroudwood Lane would require a new landscape structure to provide a setting for development ,linking with established hedgerows and tree belts which are weak in places
- Any development site would need to avoid breaking tree dominated skylines on higher ground as seen from the existing footpaths on either side of Mortimers Lane
- Development should be avoided which would damage the parkland character remaining around Pembers Hill

- Development which would break the skyline of Gore Copse off Hall Lands Lane should be avoided
- Efforts should be made to avoid development in the eastern part of the site which might undermine the distinctive identity of Lower Upham
- Longer views from higher ground within the South Downs National Park towards the site should be taken into consideration during the planning of development to avoid any adverse impact on this designated landscape.



Landscape Sensitivity and Location of Visual Receptors



R2 Looking E



R3 Looking NE



R4 Looking SE



R5 Looking E

Option C (East) Selected Photographs from Visual Receptors



R6 Looking SE



R7 Looking NE



R8 Looking S



R9 Looking W

Option C (East) Selected Photographs from Visual Receptors



R9 Looking NE



R10 Looking S



R11 Looking SSE



R12 Looking SSW

Option C (East) Selected Photographs from Visual Receptors



R13 Looking NW



R15 Looking NW

Option C (East) Selected Photographs from Visual Receptors

4.4 Option D, Bishopstoke 2 (SLAA: 2-12-C;2-13-C;2-14-C;2-15-C;2-16-C;7-45-C;7-44-C;11-47-C;11-41-C;11-48-C)

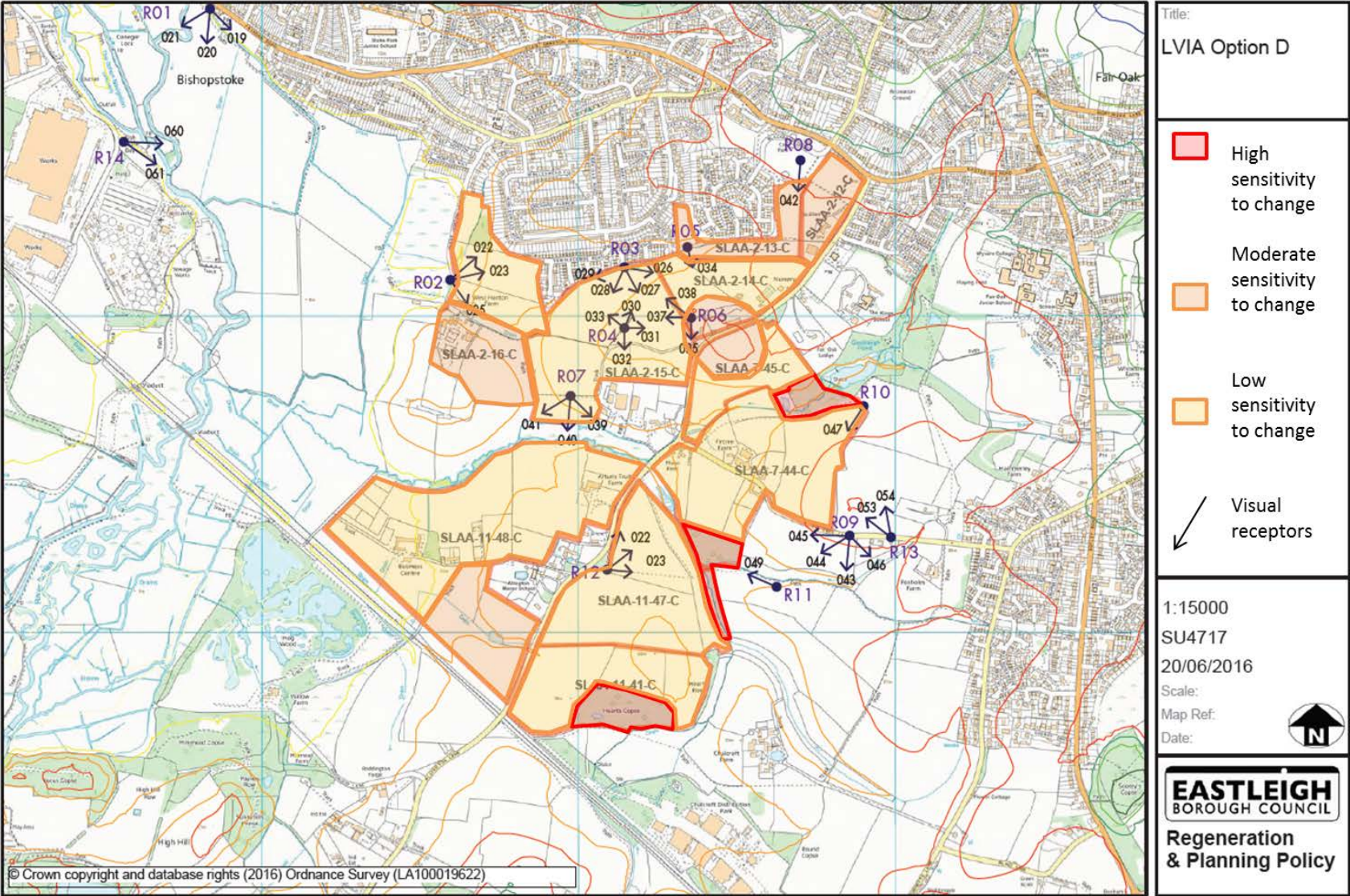
Description of landscape sensitivity and justification:

- The site can be broken into 3 geographical areas, SLAA 2-16-C,2-15-C,2-14-C ,2-13-C and 2-12-C NW wrapping around the southern edge of Bishopstoke NW of Allington Lane, SLAA-7-44-C,7-45-C on either side of Firtree Lane, SE of Allington Lane and SLAA-11-48-C, 11-47-C,11-41-C between the railway track and the stream course which runs from Chalcroft Farm north of Arturis Fruit Farm and then into the Itchen.
- **High sensitivity to change:** Distinctive wet woodland below the historic former dam at Quob Pond in SLAA-7-44C.
- **High sensitivity to change:** The existing wooded stream course and associated ponds have a local influence on the wider landscape character and constrain a comparatively narrow corridor which also helps to separate the proposed development area from the existing solar farm in SLAA 7-44-C.
- **High sensitivity to change:** The distinctive oak dominated woodland at Hearts Copse which is well connected to the surrounding hedgerows and copses in SLAA-11-41-C
- **Moderate sensitivity to change:** The narrow undeveloped area to the south of The Fair Oak Road between the two settlements of Bishopstoke and Fair Oak is exposed and particularly vulnerable to intensive urban development, and is linked to the land immediately to the south of Bishopstoke in SLAA-2-13-C; 2-12-C.
- **Moderate sensitivity to change:** The setting of the terrace of listed buildings at the end of West Horton Lane and the high ground to the south which is potentially exposed to view across the valley from the west in SLAA 2-16-C
- **Moderate sensitivity to change:** High ground on both sides of Allington Lane close to ‘the Four Winds’ in SLAA 2-14-C, 7-45-C and 2-15-C
- **Moderate sensitivity to change:** Land associated with Allington Manor north of the railway bridge crossing in SLAA 11-48-C
- **Low sensitivity to change:** The lower grazed areas most influenced by urban features in SLAA-2-14-C,2-16-C, 2-15-C, 2-14-C, 7-45-C, 7-44-C 11-41-C, 7-44-C, 11-47-C and 11-48-C are best able to absorb change within the enclosure created by existing hedgerows which define the existing field pattern

High level guidance/recommendations and landscape opportunities:

- New development should be enclosed within a strong landscape framework in order to connect and reinforce the existing treed hedgerows and connect with the vegetation along the stream courses which help to define the character of the area
- Development should be designed to avoid breaking the skyline on the upper part of the ridge south of Bishopstoke and on the high ground at the southern end of West Horton Lane
- Care should be taken to reduce the exposure of new development on either side of Allington Lane at the highest point

- Open recreational uses may be best located between the existing settlements to contribute towards maintaining their distinctive identity
- Part of the historic setting of Allington Manor in SLAA-11-48-C may best suited to use as open space



Landscape Sensitivity and Location of Visual Receptors



R2 Looking E



R4 Looking N



R4 Looking E



R4 Looking S

Option D Selected Photographs from Visual Receptors



R7 Looking SE



R8 Looking S



R10 Looking W



R11 Looking W

Option D Selected Photographs from Visual Receptors



R12 Looking E



R14 Looking E

Option D Selected Photographs from Visual Receptors

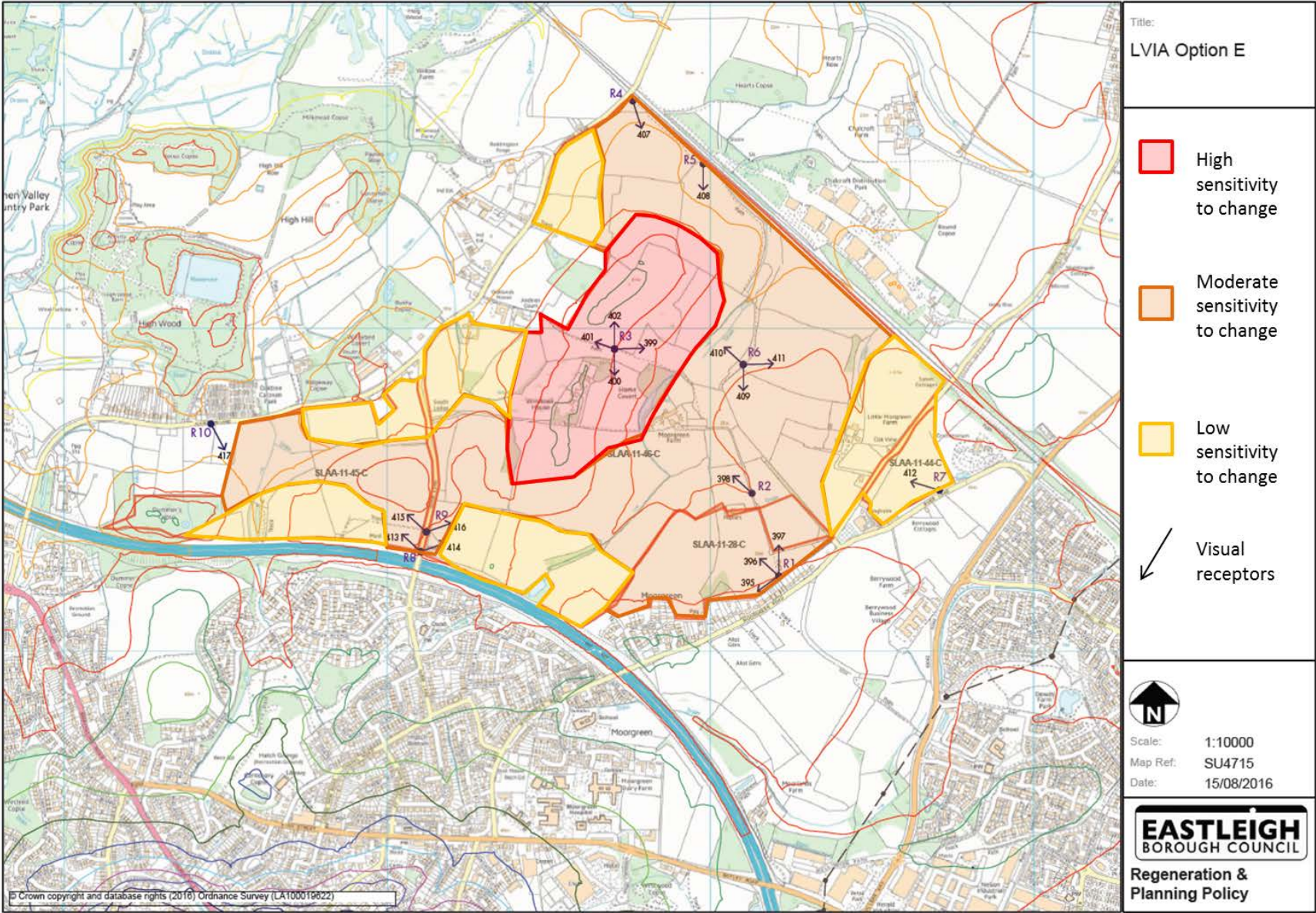
4.5 Option E West End 3 North of the M27, south of the Railway Line and West End 2 South of Allington Lane, north of the M27 East of Fair Oak (SLAA: 11-45-C;11-46-C;11-44-C;11-23-C)

Description of landscape sensitivity and justification:

- The site has topographical variety, a limited range of rural land uses, a variety of hydrological features and good diversity of landscape elements.
- The site is influenced to a limited extent by the urban edge
- Scattered buildings are well integrated into the landscape, including the listed building at Moorgreen Farm
- The more exposed parts of the site may be seen from Allington Lane
- Overall some of the relatively remote qualities of the landscape, particularly around the elevated centre of the site are vulnerable to change through development, with some possible intervisibility during the winter months from the land already scheduled for development around Chalcroft Farm to the north and from the NW and SE
- **High sensitivity to change:** The most sensitive part of the site in SLAA -11-46-C is the higher, central, relatively remote land with long views out, which also forms a setting for Winslowe House.
- **High Sensitivity to Change:** Mears Copse woodland in SLAA 11-45-C containing a stream and pond, potentially overlooked from higher ground at Hatch Farm south of the M27
- **Moderate sensitivity to change:**, The remaining parts of SLAA-11-46-C and 11-28-C wrapping around the most elevated part of the site may be experienced from the footpath network, remain relatively remote from urbanising elements visible from Quob Lane
- **Moderate sensitivity to change:**, The higher, more exposed elements of SLAA-11-45-C
- **Low sensitivity to change:** The lower lying margins of land in SLAA-11-45-C, 11-46-C and 11-44-C closest to the surrounding roads and urbanising influences.

High level guidance/recommendations and landscape opportunities:

- Development should be avoided on the more elevated and vulnerable landscape around Winslowe House
- New development should be softened with a strong landscape framework from Allington Lane and Moorgreen Road
- New planting should be designed to connect with and reinforce existing features, reflecting aspects of the parkland character evident around Home Covert and Winslowe House, providing a setting for new development particularly as experienced from the footpath network which runs through the site
The setting of the listed buildings at Moorgreen Farm should be respected and the relationship of any new development to their curtilage should be very carefully considered



Landscape Sensitivity and Location of Visual Receptors



R1 Looking NW



R2 Looking NW



R3 Looking N



R4 Looking SE

Option E Selected Photographs from Visual Receptors



R5 Looking SE



R6 Looking S



R6 Looking E



R7 Looking W

Option E Selected Photographs from Visual Receptors



R9 Looking NW



R9 Looking SE



R10 Looking SE

Option E Selected Photographs from Visual Receptors

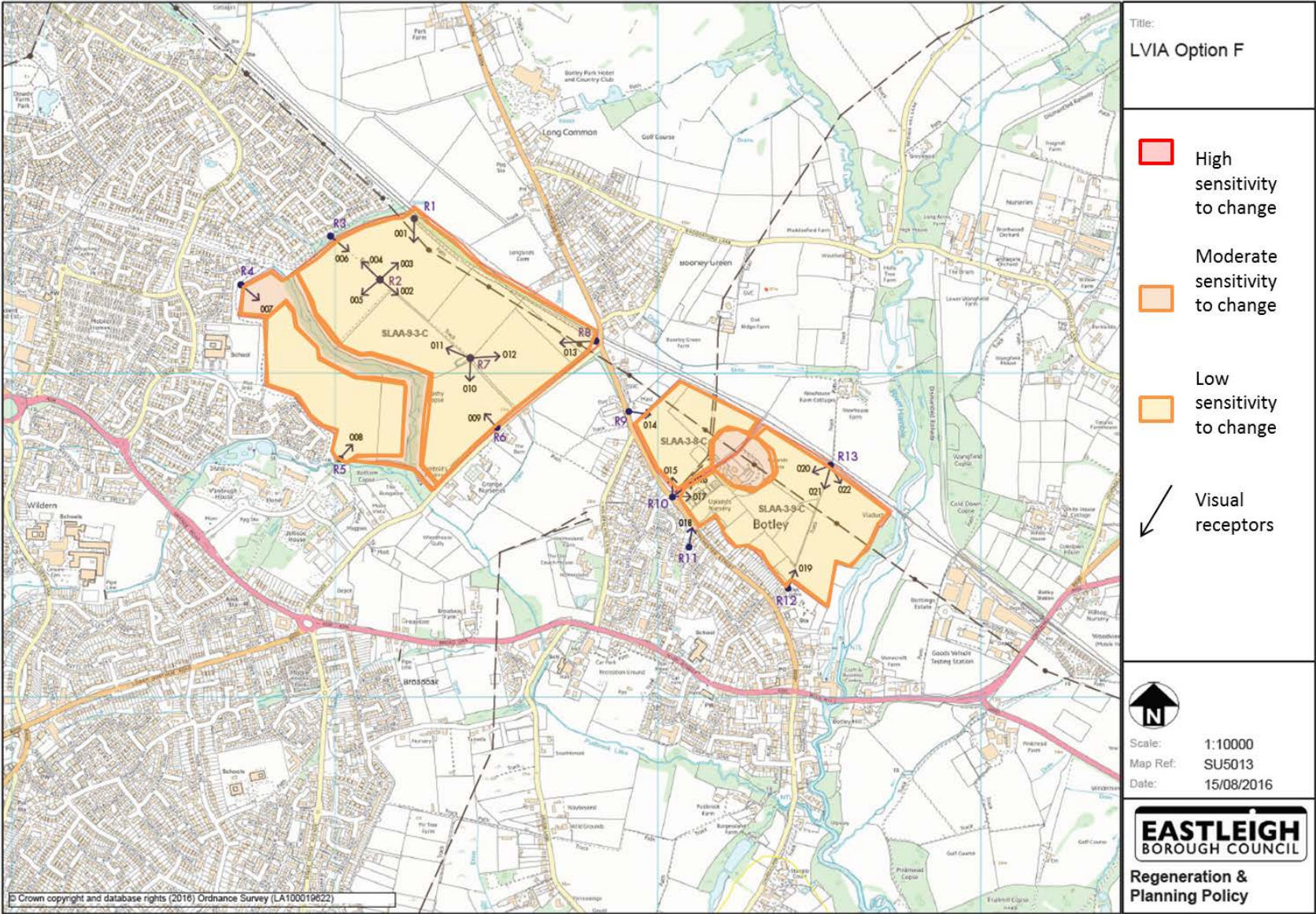
4.6 Option F ; Hedge End 1 West of Woodhouse Lane (SLAA 9-3-C) and Botley 5 North East of Winchester Street (SLAA 3-8-C, 3-9-C)

Description of landscape sensitivity and justification:

- The site is formed by 2 separate geographical areas: West of Woodhouse Lane and North East of Winchester Street
- The gentle topography limits the prominence of all the land in both areas, the most prominent area being the land north of Uplands Nursery in SLAA-3-8-C
There are a limited number of land uses
- There are no special historic associations or vernacular traditions associated with either area and any historic associations are with the settlement of Botley but not the site itself
- **Moderate sensitivity to change:** The existing wooded stream course running from the urban edge of Hedge End to Bottom Copse west of Woodhouse Lane has a local influence on the wider landscape character in SLAA 9-3-C creating local enclosure
- **Moderate sensitivity to change:** The highest most exposed ground north of Uplands Nursery which includes small areas in SLAA sites 3-8-C and 3-9-C north east of Winchester Street
- **Low sensitivity to change:** The remaining parts of the SLAA 9-3-C area west of Woodhouse Lane are relatively well enclosed and are more influenced by urbanising features
- **Low sensitivity to change:** North east of Winchester Road influences of urbanisation are evident around the periphery of the site and the powerlines , poles particularly dominate most of the SLAA -3-8-C and SLAA-3-9-C

High level guidance/recommendations and landscape opportunities:

- The margins of the wooded stream course in SLAA 9-3-C should be treated as part of the open space and green infrastructure and consideration should be given to keeping land as open space adjoining the existing urban edge of Hedge End
- Care should be taken in siting prominent buildings on the higher ground north of Uplands Nursery to reduce potential intervisibility between new development here and land being developed at Boorley Green



Landscape Sensitivity and Location of Visual Receptors



R2 Looking SE



R2 Looking NE



R2 Looking NW



R2 Looking SW

Option F Selected Photographs from Visual Receptors



R4 Looking SW



R5 Looking NE



R7 Looking NW



R8 Looking W

Option F Selected Photographs from Visual Receptors



R9 Looking SE



R10 Looking N



R13 Looking W



R13 Looking S

Option F Selected Photographs from Visual Receptors

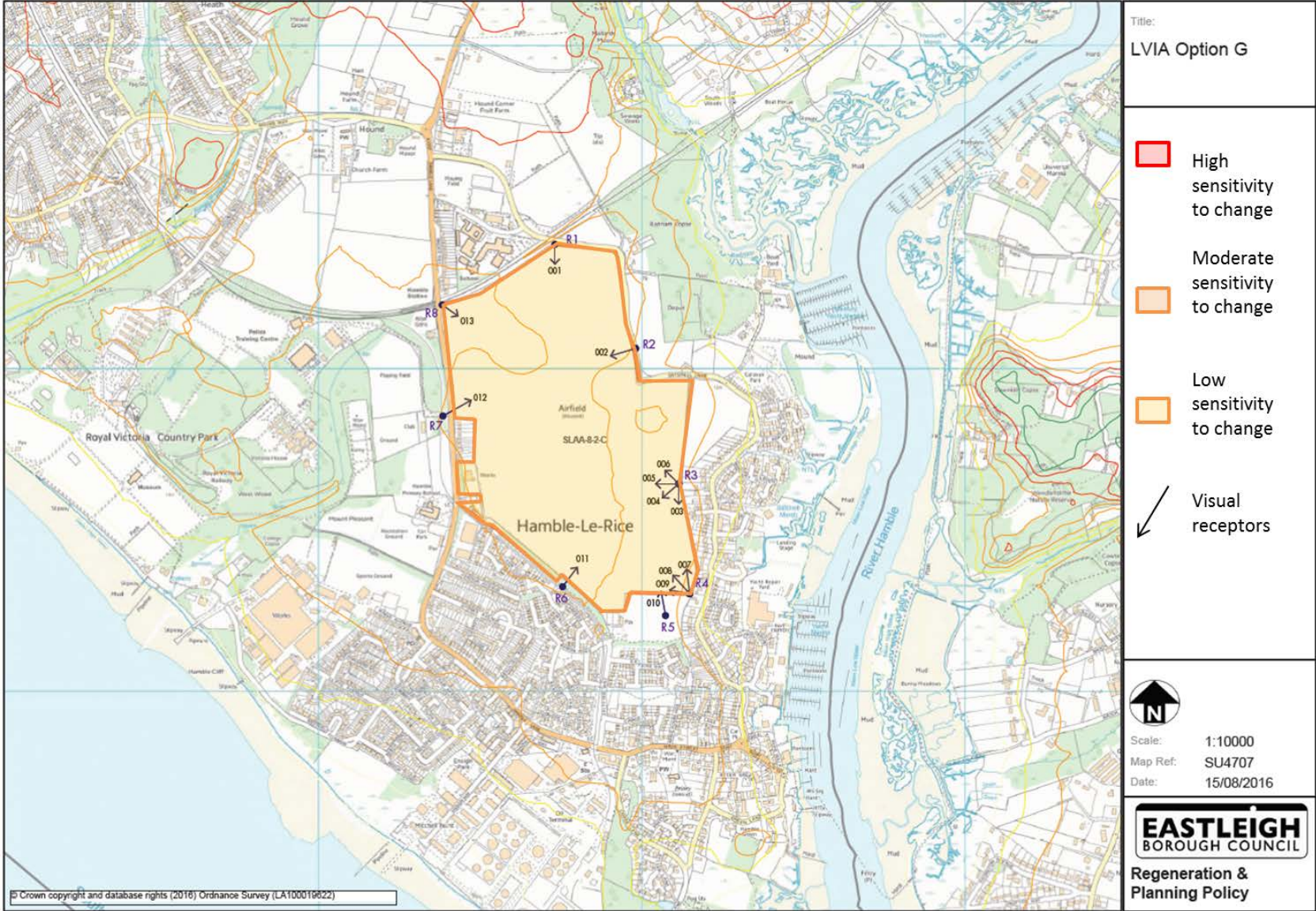
4.8 Option G ; Hamble Airfield ,SLAA 8-2-C

Description of landscape sensitivity and justification:

- The site has limited topographical variety, a very limited range of rural land uses, and little diversity of landscape elements.
- The site is influenced by the urban edge on the southern end but softened by vegetation
- There are few intrusive structures within the site
- The site is reasonably contained by established vegetation
- The open interior of the site is more vulnerable to change, particularly as perceived from the footpath, the open space and parts of the surrounding roads
- Intervisibility between Hamble and Bursledon is limited because of the location of the railway and intervening vegetation, although the north east corner of the site is physically close to the edge of Old Bursledon
- **Moderate/Low sensitivity to change:** Areas close to the public footpath route from Satchell Lane , and the open interior of the site are slightly more sensitive to change
- **Low/Moderate sensitivity to change:** Less open areas closer to the urban edge

High level guidance/recommendations and landscape opportunities:

- A new planted landscape structure is likely to be needed to sub divide the site and create a new setting for development, linking with existing boundary features
- The location and form of new development should take into account the effect on the existing footpath and adjoining open space



Landscape Sensitivity and Location of Visual Receptors



R1 Looking S



R2 Looking W



R3 Looking S



R4 Looking NW

Option G Selected Photographs from Visual Receptors

Landscape Sensitivity Appraisal of Sites being considered for Strategic Development as part of the EBLP 2016-2036



R5 Looking N



R6 Looking NE



R7 Looking NE



R8 Looking SE

Option G Selected Photographs from Visual Receptors

5. Appendix 1 , methodology

Assessment framework and criteria.

The study will examine the existing landscape condition and character, with reference to typologies set out in County and Borough Landscape Character Assessments. The study will then use this baseline data to assess the sensitivity of the landscape to change, the context being large scale development proposals.

The assessment is carried out in two parts: the first using local landscape classification derived from work carried out already at county and borough level as a baseline to measure against in the field; and the second using photographic viewpoints as an analysis of visual receptor based sensitivity.

These definitions and methodology are based on standard terminology and processes as set out in Guidelines for Landscape and Visual Impact Assessment Third Edition, Landscape Institute and IEMA.

The following tables set out the parameters and criteria for the landscape sensitivity assessment as follows:

- a) Key landscape attributes by type;
- b) Relative sensitivity of attribute by type;
- c) Landscape Sensitivity thresholds and definitions;
- d) Visual sensitivity thresholds and definitions for specific viewpoints.

Landscape classification

Assessment Criteria
<p>Physical:</p> <ul style="list-style-type: none"> • Topography • Land cover and land use whether pastoral/arable/horticulture/equestrian/developed; • Hydrology and riparian features e.g. rivers, tributaries and creeks/ponds; • Distribution of landscape elements/landscape structure – hedgerows/assarted fields/woodlands/field trees
<p>Experiential:</p> <ul style="list-style-type: none"> • Scale of the landscape (presence of human scale elements); • Enclosure/openness; • Pattern and complexity
<p>Biodiversity and habitat (to be dealt with in detail elsewhere)</p> <ul style="list-style-type: none"> • Designations; • Principal species and habitats (river valleys/wetlands/heathland/broadleaf and mixed woodland/plantation/hedgerows); • Presence of ancient woodland
<p>Historic environment:</p> <ul style="list-style-type: none"> • Presence of features from different historic periods; • Presence of historic parklands, registered parks and gardens and scheduled monuments; • Historic landscape structure/elements;

<ul style="list-style-type: none"> • Settlement and human influences – age, form, pattern and density of settlements, strategic communication and transport corridors; • Vernacular and distinctive materials noted
<p>Views, visual and visibility:</p> <ul style="list-style-type: none"> • Visual character/character of views (whether framed, filtered, short or distant); • Level of visibility with reference to landform and vegetation; • Key/important views and sensitive receptors; • Level of intervisibility with settlements, settlement edges and the wider landscape; • Horizon and skyline character (whether open/wooded/developed or undeveloped/presence of vertical elements/tall structures)

b) Relative sensitivity of landscape attributes by type.

Relative sensitivity of different landscape attributes to large scale development proposals		
Landscape qualities	Indicators of lower sensitivity to development	Indicators of a higher sensitivity to development
<p>Physical</p> <p>Landform character</p> <p>Land cover and land use</p> <p>Hydrology</p> <p>Landscape elements/structure</p>	<p>Absence of strong topographic variety/distinctive landform features;</p> <p>Limited range of land cover and land uses;</p> <p>Little hydrological distinction and variety;</p> <p>Low diversity of landscape elements, little landscape structure</p>	<p>Presence of strong topographic variety/distinctive landform features;</p> <p>Varied range of land cover and land uses;</p> <p>Hydrological distinction and variety;</p> <p>Diversity of landscape elements, strong landscape structure</p>
<p>Experiential</p> <p>Landscape scale</p> <p>Enclosure/openness</p> <p>Pattern and complexity</p>	<p>Presence of human scale elements;</p> <p>Large scale/eroded landscape pattern, with little sense of enclosure;</p> <p>Regular, uniform landscape pattern, simple;</p> <p>Close to visible signs of human activity and</p>	<p>Absence of human scale elements;</p> <p>Small scale/strong and intact landscape pattern, with defined sense of enclosure;</p> <p>Rugged/irregular landscape pattern, complex/mosaic/textured;</p> <p>Physically or perceptually remote,</p>

	development	peaceful or tranquil
<p>Biodiversity and Habitat</p> <p>Designations</p> <p>Principal species and habitats</p> <p>Ancient woodland</p>	<p>Absence of nature conservation/ environmental designations;</p> <p>Lack of habitat diversity;</p> <p>Absence of ancient woodland</p>	<p>Presence of nature conservation/ environmental designations;</p> <p>Habitat diversity;</p> <p>Presence of ancient woodland</p>
<p>Historic Environment</p> <p>Historic parklands, parks and gardens/SAMs</p> <p>Historic landscape Structure</p> <p>Settlement and human influences</p> <p>Vernacular</p>	<p>Absence of strong sense of landscape history;</p> <p>or of historic landscape structure;</p> <p>Modern/concentrated settlement pattern, with absence of traditional building patterns/vernacular;</p> <p>Presence of contemporary structures e.g. utility, infrastructure (e.g. transport corridors) or industrial elements;</p> <p>Hard/eroded settlement edges and lack of landscape setting</p>	<p>Presence of strong sense of landscape history;</p> <p>or of historic landscape structure;</p> <p>Dispersed settlement pattern with absence of modern development, characterised by small scale historic or vernacular settlement/building;</p> <p>Absence of contemporary structures e.g. utility, infrastructure (e.g. transport corridors) or industrial elements;</p> <p>Soft settlement edges and strong landscape setting</p>
<p>Views, visual and Visibility</p> <p>Visual character</p> <p>Level of visibility</p> <p>Key views</p> <p>Level of Intervisibility</p> <p>Horizon/skyline character</p>	<p>Filtered, framed or contained views;</p> <p>Views from/experienced by receptors who have low interest in their visual environment;</p> <p>Low levels of intervisibility;</p> <p>Non prominent or screened skylines, or developed/cluttered skyline character</p>	<p>Open, expansive or unfiltered views;</p> <p>Views from/experienced by receptors who have a high level of interest in their visual environment;</p> <p>High levels of intervisibility;</p> <p>Prominent, distinctive or undeveloped skylines, or skylines with important historic landmarks</p>

c) Landscape Sensitivity Scoring and Definitions

High	Key qualities of the landscape are highly vulnerable to the type of change being assessed, with such change likely to result in a significant change in character .
Moderate-high	Many of the key landscape qualities are vulnerable to the type of change being assessed, with such change likely to result in a potentially significant change in character . Considerable care will be needed in locating and designing change within the landscape.
Moderate	Some of the key qualities of the landscape may be vulnerable to the type of change being assessed. Although the landscape may have some ability to absorb change , some alteration in character may result . Considerable care may be needed in locating and designing change within the landscape.
Moderate-low	The majority of the landscape qualities are less likely to be adversely affected by change. Although change can potentially be more easily accommodated, care would still be needed in locating and designing change in the landscape.
Low	Key qualities of the landscape are less likely to be adversely affected by change. Change can potentially be more easily accommodated without significantly altering character. Sensitive design would still be needed in relation to accommodating change in the landscape.

d) Visual sensitivity thresholds for specific views

Sensitivity threshold	Definition
High	<p>An advertised or designated viewpoint from which there is a view with high scenic quality (this may include views across or within a National Park, AONB or Historic Park / Garden on English Heritage's Register).</p> <p>There are few overt or intrusive man made elements in the view.</p> <p>The view is experienced by a large number of receptors and / or is of particular importance to the viewers affected (e.g. located in a residential area or in an AONB / National Park, or on a National Trail).</p>
Moderate-high	<p>A view from which there is a high scenic quality (and which may be across / to a nationally or locally designated landscape), with relatively few overt or intrusive man made elements in the view.</p> <p>The view may be experienced by a relatively large number of receptors and or may be of some importance to the viewers affected.</p>
Moderate	<p>A viewpoint from which there is a view with some scenic quality (this may include views across, or within, a locally designated landscape).</p> <p>There are some overt or intrusive man made elements in the view.</p> <p>The view is experienced by a moderate number of receptors and / or is located in a recreational area (e.g. on a local footpath, including Long Distance / Regional footpaths).</p>
Moderate-low	<p>A viewpoint from which there is a view with some elements of scenic quality, although there may be a number of overt or intrusive man made influences already in the view. The view may be on part of a path network experienced by a relatively low number of users.</p>
Low	<p>A viewpoint from which there is a view with low scenic quality.</p> <p>There are a number of overt or</p>

	<p>intrusive man made elements already in the view. The view is experienced by a small number of receptors or a larger number of receptors with passing interest in their visual environment (e.g. motorists).</p>
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6. Appendix 2, Detailed analysis of areas B-H with photo location maps

6.1 Area Under Consideration: Option B, west

Date:18:4:16	Weather: Intermittent light cloud	Photos:0003-0018
Time:PM	Surveyors: JD	

SLAA/sub area: Option B,west (SLAA: 1-7-C;1-4-C;1-5-C;1-9-C)
District LCA context: LCA1(Broom Hill Farmland and Woodland)
Key LCA characteristics/qualities: <ul style="list-style-type: none"> Local dominance of major roads Open character of agricultural land Prominent woodland throughout
Relevant points raised in LCA: <ul style="list-style-type: none"> The impact caused by change within the character area is exacerbated by the small size of the area Prominence of road network due to traffic noise, associated infrastructure Variable condition and level of management of the woodlands Unofficial access and recreational use of the former brickworks site
Landscape Functions/Uses: <ul style="list-style-type: none"> Predominantly grazing with small copses Wet woodland around flooded clay pit with ecological value

Sensitivity Analysis

Criteria (and supporting prompts)	Comments
<p>Physical: Topography;</p> <p>Land cover and land use whether pastoral/arable/horticulture/equestrian/developed;</p> <p>Hydrology and riparian features e.g. rivers, tributaries and creeks/ponds;</p> <p>Distribution of landscape elements/landscape</p>	<ul style="list-style-type: none"> High ground rising to 70mAOD west of Allbrook Way, dropping towards Allbrook , the area divided by Allbrook Way in cutting Pasture Woodland Wetland Flooded claypits used for fishing Scattered dwellings Flooded claypit and smaller ponds with ditches A few hedgerows with trees Medium sized fields divided by the

<p>structure – hedgerows/assarted fields/woodlands/field trees</p>	<p>Allbrook Way</p> <ul style="list-style-type: none"> • Ancient woodland at Lincolns Copse • Wet willow and alder woodland associated with the claypit and ponds
<p>Experiential: Scale of the landscape (presence of human scale elements); Enclosure/openness; Pattern and complexity</p>	<ul style="list-style-type: none"> • Dwellings, small farm buildings • Low voltage power lines • Adjoining urban edge • Topography and vegetation limit long views mainly to the NE
<p>Biodiversity: Designations; Principal species and habitats (river valleys/wetlands/heathland/broadleaf and mixed woodland/plantation/hedgerows); Presence of ancient woodland</p>	<ul style="list-style-type: none"> • See separate study
<p>Historic environment: Presence of historic parklands, registered parks and gardens and scheduled monuments; Historic landscape structure/elements; Settlement and human influences – age, form, pattern and density of settlements, strategic communication and transport corridors; Vernacular design and materials noted;</p>	<ul style="list-style-type: none"> • Formerly 19thC common land and woods • Lake and ponds are a legacy of the historic brickworks • Area is mainly influenced by post war adjoining development and the construction of the M27 and link road
<p>Views, visual and visibility: (NB refer to form 2 where appropriate for recording specific key views) Visual character/character of views (whether framed, filtered, short or distant); Level of visibility with reference to landform and vegetation; Key/important views and sensitive receptors; Features which contribute to local distinctiveness; Level of intervisibility with settlements, settlement edges and the wider landscape; Horizon and skyline character (whether open/wooded/developed or undeveloped/presence of vertical elements/tall structures)</p>	<ul style="list-style-type: none"> • Long reciprocal views towards option B (Bishopstoke) across the Itchen valley from Pitmore Road (outside this area) • Long views from higher ground of wooded horizons and fields along the Itchen Valley • Key receptors from urban edge and from footpath network on higher ground • Other views curtailed by rising ground and wooded skylines • Local low powerlines • Distant pylons

Description of landscape sensitivity and justification B, west:

- **General Description:** Topographical variety with fairly varied land cover and land use including wet woodland. The site also contains hydrological variety in the form of the flooded clay pits. The area is divided into 2 main parts on either side of the Allbrook Way.
- **High sensitivity to change:** The ancient woodland of Lincolns Copse at the northern end of SLAA-1-4-C
- **High sensitivity to change:** The unusual wet woodland around the flooded clay pits in SLAA-1-5-C.
- **Moderate sensitivity to change:** The high ground east of the wooded clay pits and the skyline exposed to view from lower ground.
- **Low sensitivity to change:** The small more low lying areas on either side of Boyatt Lane in SLAA -4-C which are well enclosed , as is the remaining part of SLAA-1-4-C and the adjoining SLAA-1-9-C site which is contained by the Allbrook Way and the belt of woodland running along the rear gardens in Pitmore Road.
- **Low sensitivity to change:** South west of the Allbrook Way the lower lying land on either side of Boyatt Lane in SLAA-1-7-C which is well contained .

High level guidance/recommendations and landscape opportunities:

- Development should be avoided on the most sensitive areas of Lincolns Copse and in the wet woodland which encloses the flooded clay pits.
- Great care should be taken in siting any new development on the highest land immediately north west of the woodland around the claypits and in the high ground between Allbrook Way and the public footpath running north west –south east across the site. Roofs should be kept below the tree line as seen from lower ground.
- New development should be enclosed within a strong landscape framework connecting Lincolns Copse with surrounding hedgerows. A new landscape structure will be required to connect with hedgerows off Boyatt Lane
- The flooded claypits and wet woodland should be integrated into any new development as part of the green infrastructure

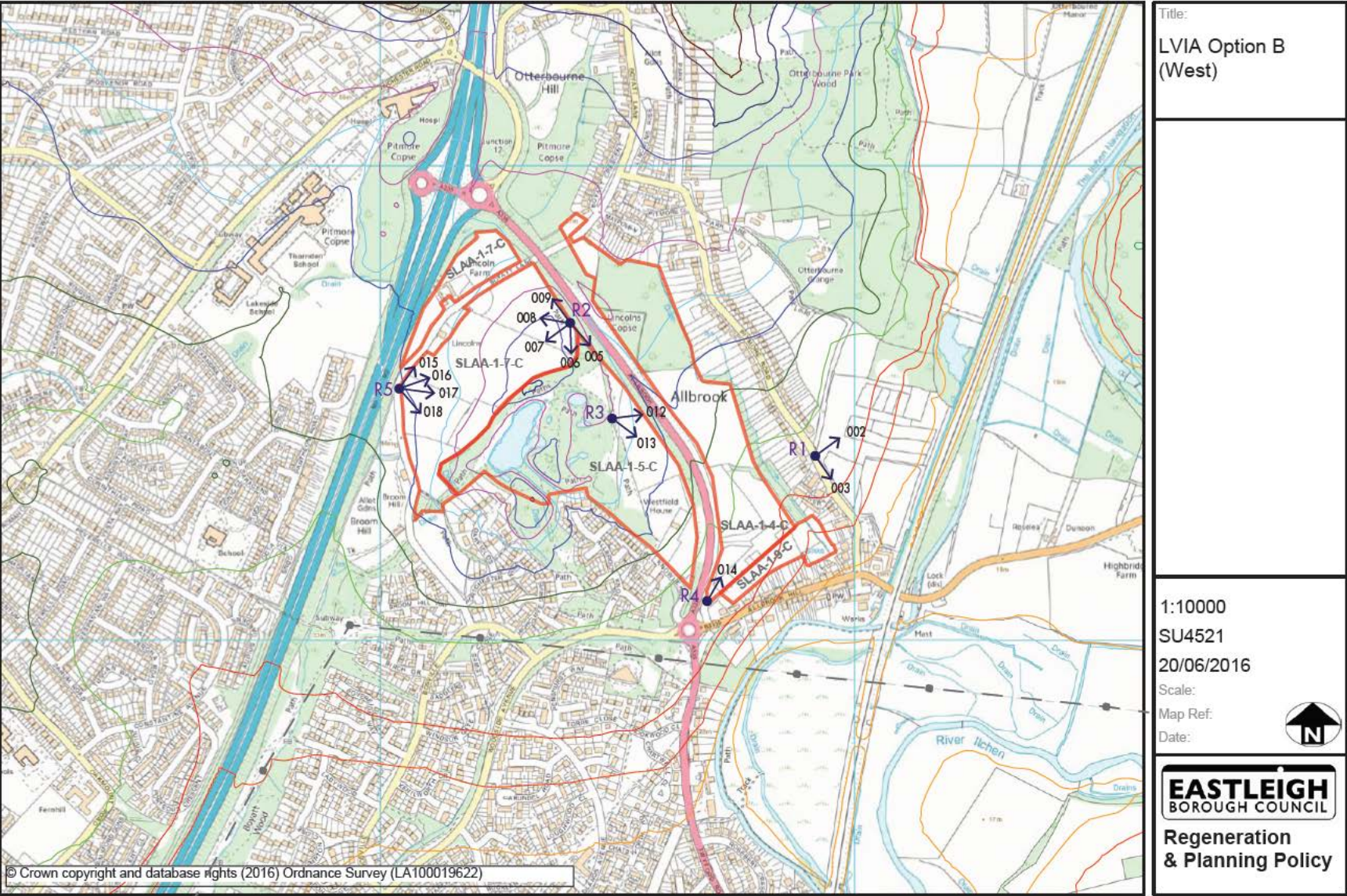
Landscape Survey Form 2: specific views

Option B west

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0003-0002	R1	SE-NE towards Bishopstoke across Itchen Valley from Pitmore Road (outside Option B West).	Panorama, Framed and filtered by vegetation and boundary walls.	Foreground: road, boundary wall, vegetation. Midground: Valley pasture with hedgerows and pylons with cables. Background: Wooded skyline.	Moderate. Views from road, footway and some houses. Some intrusive features. Some intervisibility with Bishopstoke, moderated by vegetation. Skyline important in local context. Consider effect of Option B (north of Bishopstoke) from this vantage point.
0005-0009	R2	SE-NW across sloping pasture from public footpath north of claypits.	Panorama, across rising ground.	Foreground: Hedge and pasture Midground: Pasture, with wire fences, LV power lines, dwellings to W, top of road cutting to NW tree belt to SE. Background: Horizon in middle distance, broken by vegetation in places to SE,S , opening to long views SW to distant wooded horizon, with skyline trees to NW at Pitmore Copse.	Moderate. Predominantly rural across high ground with, some intrusive features. Need to consider the effect of development on adjoining right of way and avoid breaking the skyline on the highest ground as seen from SW of the area. Skyline important in local context.

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0012-0013	R3	E-SE across Itchen Valley from footpath east of claypit.	Framed by vegetation.	<p>Foreground: Post and wire fence, remnants of hedge, grazing land.</p> <p>Midground: Pasture, trees, house, fences.</p> <p>Background: Open rising valley side with copses, pylon and power lines, wooded horizon.</p>	<p>Moderate.</p> <p>Predominantly rural across high ground with, some intrusive features.</p> <p>Some intervisibility with potential development north of Bishopstoke.</p> <p>Consider effect of new development in option B Bishopstoke and the effect of new road construction on the valley from this location.</p> <p>In reciprocal views avoid breaking wooded skyline as seen from the E-SE across the valley. Need to consider effect of development on the footpath at close quarters.</p>
0014	R4	NE towards grazing land NW of Allbrook from just N of the junction of Allbrook Hill with the A335	Framed through, hedgerow, medium distance.	<p>Foreground: Gate, trees framing view.</p> <p>Mid ground: Rising ground enclosed by vegetation with post and wire fences.</p> <p>Background: Wooded skyline.</p>	<p>Moderate to Low Sensitivity.</p> <p>Enclosed landscape, some intrusive features limited views into site.</p> <p>Existing wooded skyline is of some local importance.</p> <p>Also consider effect of development on R3 looking SE.</p>

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0015-0018	R5	NE- SE Across grazed fields to wooded skyline from Boyatt Lane.	Short view limited by tree belt.	Foreground: Sheds, fence, hedgerow. Mid ground: Grazing land and LV power lines. Background: Tree belt enclosing small field.	Low sensitivity. Some intrusive features. Contained by topography and vegetation. Wooded skyline is locally important.



Landscape Survey Form 2: specific views

6.2 Area Under Consideration: Option B, East

Landscape Survey Form 1

Area Under Consideration: Option B (East of Itchen valley)

Date: May 2016	Weather: Fair	Photos:
Time: Mid-day	Surveyors: MWG	

SLAA/sub area: Option B East of Itchen valley Bishopstoke 1:SLAA 2-23-C, 7-41-C, Fair Oak 1: SLAA 7-5-C, 7-6-C, 7-7-C, 7-8-C, 7-9-C, 7-42-C, 7-36-C
District LCA context: LCA7 Bishopstoke -Fair Oak Woodland and Farmland
<p>Key LCA characteristics/qualities:</p> <ul style="list-style-type: none"> • Undulating ridge • Frequent woodland blocks • Rectilinear pattern of small fields with good hedgerow trees • Small copses add to woodland character • Views across rural landscape from the northern edge and to the south from woodland clearings • Prominent roadside residential development • Distinct sub-area with strong hedgerow pattern to north east
<p>Relevant points raised in LCA:</p> <ul style="list-style-type: none"> • Stoke park Woods and sub area 7a provide distinctive features • The area contains a very distinctive parkland landscape • Predominantly rural, woodlands shield the urban edge • Significant woodlands can be seen from some distance away • The erosion of the rural character of Winchester Road through increased levels of residential development • The number of ecological sites in the area which need to be interconnected • The distinctively different character between area 7 and 7a
<p>Landscape Functions/Uses:</p> <ul style="list-style-type: none"> • Mixed agricultural with small copses

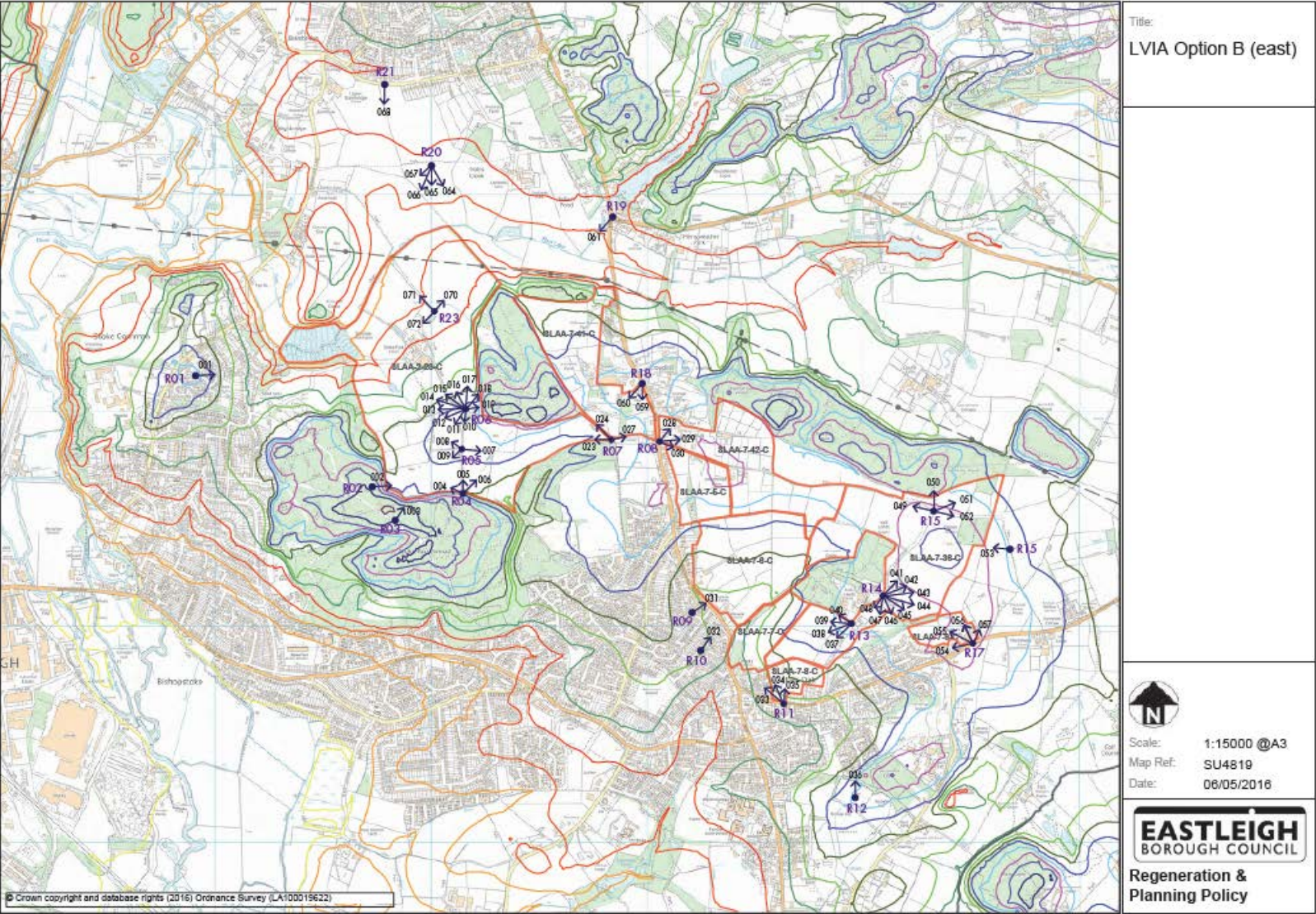
Sensitivity Analysis

Criteria (and supporting prompts)	Comments
<p>Physical: Topography;</p> <p>Land cover and land use whether pastoral/arable/horticulture/equestrian/developed;</p>	<ul style="list-style-type: none"> • Western half forms northern slopes of east/west ridge sloping down from Stokepark Wood to Bowlake Stream Course. • Eastern half has a southern slope down from Chestnut Gully Wood towards Fair Oak village. • Pasture • Arable • Woodland • Commercial Fish Farm on western edge below Stoke Common Farm

<p>Hydrology and riparian features e.g. rivers, tributaries and creeks/ponds;</p> <p>Distribution of landscape elements/landscape structure – hedgerows/assarted fields/woodlands/field trees</p>	<ul style="list-style-type: none"> • Several groups of farm buildings • Small streams running both directions north and south. Fed by Bowlake Stream to the north. • Small ponds • Mixture of low and medium height hedgerows • Medium size fields, except in northern half of SLAA7-42-C which has smaller fields.
<p>Experiential: Scale of the landscape (presence of human scale elements); Enclosure/openness; Pattern and complexity</p>	<ul style="list-style-type: none"> • Small farm buildings • Scattered sheds, dwellings, open storage • Bisected by Winchester Road • High/Low Voltage powerline in North West • Adjoining urban edge of Fair Oak and small settlement at Crowd Hill • Predominantly open character enclosed by large blocks of woodland and urban development
<p>Biodiversity: Designations; Principal species and habitats (river valleys/wetlands/heathland/broadleaf and mixed woodland/plantation/hedgerows); Presence of ancient woodland</p>	<ul style="list-style-type: none"> • See separate study
<p>Historic environment: Presence of historic parklands, registered parks and gardens and scheduled monuments; Historic landscape structure/elements; Settlement and human influences – age, form, pattern and density of settlements, strategic communication and transport corridors; Vernacular design and materials noted;</p>	<ul style="list-style-type: none"> • Stoke Park Woods and some of the land between the blocks of woodland in the western part of the area are included on the Hampshire Historic Parks and Gardens register. • Fair Oak Park in the south eastern part of the area has also been proposed for listing
<p>Views, visual and visibility: (NB refer to form 2 where appropriate for recording specific key views) Visual character/character of views (whether framed, filtered, short or distant); Level of visibility with reference to landform and vegetation; Key/important views and sensitive receptors; Features which contribute to local distinctiveness;</p>	<ul style="list-style-type: none"> • Long views from higher ground of wooded horizons with urban settlements, framed by trees • Key receptors from urban edge and from footpath network on higher ground • Particular intervisibility between western half and Colden Common to the north. • High voltage powerlines and pylons highly visible, particularly from western half. • Views of Fair Oak settlement and beyond from eastern half. • Particular skyline views of Stokepark Wood south

<p>Level of intervisibility with settlements, settlement edges and the wider landscape; Horizon and skyline character (whether open/wooded/developed or undeveloped/presence of vertical elements/tall structures)</p>	<p>from western half.</p> <ul style="list-style-type: none"> • Upperbarn Copse prominent feature view located centrally in western part. • Hall Lands Copse very prominent in the centre of eastern half. • Local low powerlines
<p>Description of landscape sensitivity and justification:</p> <ul style="list-style-type: none"> • General Description: Relatively strong topographical variety with some distinguished landscape elements such as large areas of adjoining woodland and fairly varied land cover and land use. The area is divided into 2 main parts the first being north of Stoke Park Woods to the west of Winchester Road, the second part lying between Fair Oak and Park Hills Wood, with Option C adjoining the area immediately to the east. • Views towards the exposed skyline of the site are particularly sensitive from land south of Colden Common and from footpaths within the site from undeveloped parts of the site looking towards higher ground in particular. • High sensitivity to change: The higher land on the ridgeline within SLAA-2-23-C is visible in part from footpaths to the north and this along with the distinctive skyline of Stokepark Wood and Upperbarn Copse are potentially vulnerable to change. • High sensitivity to change: Further to the east on higher ground, running around the southern and western edges of Hall Lands Copse in part of SLAA 7-42-C, 7-6-C,7-7-C 7-36-C the land is more remote, exposed and visible from a considerable distance away. • High sensitivity to change: The highest land at Tippers Copse in SLAA7-36-C is vulnerable to change, with its parkland trees and exposed skyline. • Moderate sensitivity to change: Whilst the more northerly part of SLAA-2-23-C closest to Colden Common is relatively remote, the intrinsic landscape character is not especially distinct. The land is low lying and largely screened to the north by existing mature hedgerows and trees, whilst the eye is drawn to the higher land beyond making this part of SLAA-2-23-C less sensitive to change than the land to the south. • Moderate /High sensitivity to change: Part of the land between Hall Lands Copse and Park Hill Wood in SLAA 7-36-C is better contained and is less sensitive to change than the open rising ground to the south and west. • Moderate sensitivity to change: The western part of SLAA-7-41-C adjoining Hill Copse and Upperbarn Copse is less influenced by urban elements than land closer to the urban edge. • Moderate sensitivity to change: The more southerly part of SLAA-2-23-C is less exposed than the land west of Upperbarn Copse, though still remote from development . • Moderate sensitivity to change: Parts of SLAA-7-42-C, 7-6-C on rising ground west of more exposed and more sensitive land. • Moderate/Low sensitivity to change: The lower, less exposed parts of the land adjoining the existing urban edge in SLAA-7-42-C, 7-5-C,7-6-C, 7-7-C and 7-8-C . • Moderate/Low sensitivity to change: Land at SLAA-7-9-C becomes less sensitive as the land falls away closer to the urban edge and Mortimers Lane. • Low sensitivity to change: The eastern part of SLAA-7-41-C which is most influenced by the urban character of Crowd Hill. 	
<p>High level guidance/recommendations and landscape opportunities:</p> <ul style="list-style-type: none"> • Development should be avoided on the most sensitive areas on the high ground around Hall Lands Copse and Tippers Copse • Development between Stoke Park Wood and Upperbarn Copse should be set within a new landscape framework connecting the existing areas of woodland • Development should be designed to avoid breaking the wooded skyline as viewed from the Winchester Road and care should be taken to soften the impact of new development on the rising ground which is highly visible from residential roads west of Winchester Road • New development should be concentrated around existing urban elements e.g. SLAA-7-8-C, SLAA- 	

7-9-C, southern part of SLAA-7-36-C, SLAA-7-7-C, western half of SLAA-7-6-C, western half of SLAA-7-5-C, extreme western end of SLAA-7-42-C and eastern part of SLAA-7-41-C



Photograph locations

Landscape Survey Form 2: specific views

Option B, East of Itchen valley

View No	Location	View to/from	Extent of view (framed,filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
001	R1	Stoke Park Woods, Upperbarn Copse E from Burrow Hill	Long views, framed by residential development	Foreground: private houses and gardens Midground: Judges Gulley Copse Background: Stoke Park Wood in middle distance, with Upperbarn Copse on distant horizon.	Moderate-high sensitivity. Skyline very important in local context. Viewed from suburban development Avoid breaking this skyline
002	R2	Open fields, E from Stoke Park Woods	Filtered view through mature woodland	Foreground: Mature trees and footpath Midground: Pastoral field Background: Treeline- Crowdhill Copse.	Moderate-high sensitivity. Views from rural viewpoint from recreational footpath with no urban detractors. Mitigate effects of urbanising development on a rural landscape
003	R3	Woodland and fields ,NE from Stoke Park Woods	Heavily filtered view through mature woodland	Foreground: Understorey vegetation Midground: trees Background: Obscured view of Upperbarn Copse.	Moderate sensitivity. Views from rural viewpoint from recreational footpath with no urban detractors, but views heavily filtered, especially in summer. Mitigate effects of urbanising development on a rural landscape

View No	Location	View to/from	Extent of view (framed,filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
004-006	R4	Pastoral fields from N edge of Stoke Park Wood	Open view, partially limited by topography and mature hedgerow.	Foreground: Pastoral field, fence and hedge Mid ground: Field and hedge. Background: Individual trees on skyline, low voltage power line and treeline edges of Stoke Park Wood and Upperbarn Copse.	Moderate high. Views from rural viewpoint from recreational footpath with few urban detractors. Mitigate effects of urbanising development on a rural landscape
007-009	R5	Views of pastoral landscape and woodland from junction of bridleway and footpath	All views open	Foreground: Grass and track with temporary post and wire fencing. Mid ground: Grazing fields, high and low voltage power lines and woodland in three directions. Background: Woodland containing views to the S, E & W with N distant views across the Itchen Valley with a wooded skyline	Moderate high sensitivity. Views from rural viewpoint from recreational footpath and bridleway with few close urban detractors. Mitigate effects of urbanising development on a rural landscape

View No	Location	View to/from	Extent of view (framed,filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0010-0019	R6	To pastoral fields, hedgerows and woodland from junction of 2 bridleways	Mixture of open and views confined by hedgerows and trees.	<p>Foreground: Tracks, fences, grass.</p> <p>Mid ground: grazed fields, low voltage power lines, fences, hedgerows, woodland</p> <p>Background: Mixture of long and short views of pastoral fields and woodland. With some long views of surrounding settlements partially filtered by woodland. Also distant views of pylons</p>	Moderate sensitivity. Views from rural viewpoint from recreational bridleways with some urban detractors. Mitigate effects of urbanising development on a rural landscape
0023-0024 & 0027	R7	View in 3 directions to W between Crowdhill & Upperbarn Copses and surrounding bridleway/footpath network from bridleway/footpath junction	Framed views by trees and woodland	<p>Foreground: Grass , hedgerows, tracks and post and wire fencing.</p> <p>Mid ground: Grass fields, low voltage power lines, fences and woodland</p> <p>Background: Treeline on all horizons</p>	Moderate-high. Views from recreational paths with few urban detractors. Mitigate effects of urbanising development on a rural landscape

View No	Location	View to/from	Extent of view (framed,filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0042	R8	From public recreation land south of Blackberry Drive	Medium distance framed view to south	<p>Foreground: Mown grass</p> <p>Mid ground: Individual trees in grass, paths, street lights</p> <p>Background: Tree belts</p>	Moderate-Low sensitivity in the wider landscape, but of considerable local importance as an amenity space between settlements. Will require careful integration with other open space.
0031	R9	Looking NE To countryside at Middle Farm from Mitchell Drive	Filtered by vegetation, framed by houses	<p>Foreground: Road,houses.</p> <p>Mid Ground: Grass , trees, hedgerow</p> <p>Background: Pasture interspersed with trees, hedgerows to wooded horizon</p>	Moderate-low sensitivity from this vantage point, because the intervening vegetation but views across the valley from private houses are important, as is the prominent skyline which should kept clear of development.
0032	R10	Looking NE to countryside at Middle Farm from Spring Close	Framed by Houses	<p>Foreground: Road, houses, cables</p> <p>Mid Ground: Grass , trees, hedgerow</p> <p>Background: Pasture interspersed with trees, hedgerows to wooded horizon</p>	Moderate-low sensitivity from this vantage point, because of the urban foreground but views across the valley from private houses and this road are important, as is the prominent skyline which should kept clear of development.

View No	Location	View to/from	Extent of view (framed,filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0035	R11	Looking NNE from Mortimers Lane between existing dwellings	Partial view over hedge, framed by houses	Foreground: Hedge, tree, house. Mid Ground: Grass Background: Grass, hedgerow	Low sensitivity from this vantage point because of the glimpsed view. Views will be important to residents. Introducing a tree belt behind any development here to provide a long term backdrop would be beneficial.
0036	R12	Looking N from Knowle Hill Recreation Ground	Filtered view	Foreground: Hedge, tree, house. Mid Ground: Grass, tree belt Background: Houses, glimpsed fields	Low sensitivity from this vantage point because of the very limited seasonal view.
0037-0040	R13	Looking SSW-NW from Hall-Lands Lane over Fair Oak and West End	Panorama	Foreground: Hedge, tree, grass, gate. Mid Ground: Grass, low hedgerows, agricultural sheds, houses Background: Buildings, trees, wooded horizons.	Moderate sensitivity from recreational footpath, with some detractors but very extensive views. Development here would block long views to the S and SW , less so to the North.
0041-0048	R14	Looking NE-SSW from Hall –Lands Lane of stable, farm and pasture	Panorama	Foreground: Fence, road, farm machinery Mid Ground: Grass, low hedgerows, stables, lights Background: Trees, power lines, pylon.	Moderate-Low sensitivity from this part of the recreational footpath, because of some detractors. Views limited by trees and rising topography. Development here would break skyline to north east and would require new planting to mitigate effect.

View No	Location	View to/from	Extent of view (framed,filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
049-052	R15	Looking W-E from northern end of Hall-Lands Lane towards woodland edge	Panorama	Foreground: Hedges, track, grass Mid Ground: Grass, Background: Trees, hedges, grass fields, Pylon and power lines	Moderate sensitivity from bridleway, dominated by rural character but with detractors in the form of pylons and power lines. High ground with fields and woodland. The most sensitive views are to the West, of small open fields, low hedgerows and woodland to the northern edge. Any development here would need to respect the existing field pattern ,with new planting to mitigate its impact.
0053	R16	Looking W from footpath towards rising ground	Filtered view	Foreground: Hedge Mid Ground: Grass, Background: Fence on exposed ridge	Moderate sensitivity from footpath with partial screening from hedgerow, but no detractors and steeply rising ground to local ridge. Development on the higher ground is likely to be prominent in views from the E/SE and it may be difficult to mitigate the visual effects.
0054-0057	R17	Looking W-N from Mortimers Lane at entrance to Pembers Hill Farm	Filtered panoramic view	Foreground: Road,verge,hedge,wall , gate, trees Mid Ground: Grass,fences, farm machinery,vehicles, sheds. Background: Tree belt	Low sensitivity from this location, view dominated by urban structures and machinery, longer views blocked by vegetation. Existing tree belts should be reinforced with additional long term planting.

View No	Location	View to/from	Extent of view (framed,filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0059-0060	R18	Looking S-SW towards Pear Tree Farm from Winchester Road	Filtered view	Foreground: Road, verge, hedge, fence, telecom pole Mid Ground: Shed, gate, vehicle. Background: Tree belt, glimpses of grass field	Low sensitivity from this location, evident urban structures and longer views blocked by vegetation. View is however very close to the edge of SLAA-7-41-C and existing tree belts are very young and should be reinforced with additional long term planting to provide an appropriate setting .
0061	R19	Looking SW towards Crowdhill Copse from Winchester Road	Open view	Foreground: Road, fence, hedge Mid Ground: Grass, mature trees, hedgerows, pylon, powerlines Background: Trees on skyline, rising ground.	Moderate sensitivity from this location. Although powerlines are evident, any development breaking the tree line would be very prominent. Ensure that development is sited to avoid breaking the tree line from this location.
0064-0067	R20	Looking SSE-SW From the footpath near Nob's Crook towards high ground between Stoke Park Woods and Upperbarn Copse	Panorama	Foreground: Grass Mid Ground: Grass, mature trees, hedgerows, pylon, powerlines Background: Trees on skyline, rising ground.	Moderate-high sensitivity from this location. Although powerlines are evident, the views are from a public footpath close to the edge of Colden Common and are dominated by woodland on rising ground. Any development in the SLAA-44-2-23-C area should be pulled back from the more open foreground and sited within the more enclosed parts of the site, augmented with new planting. Efforts should be made to ensure that development does not break the tree line on the skyline.

View No	Location	View to/from	Extent of view (framed,filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
068	R21	Looking S from Church Lane Colden Common towards high ground between Stoke Park Woods and Upperbarn Copse	Open	Foreground: Hedge, grass Mid Ground: Grass, mature trees, Background: Pylon, field, trees on skyline, rising ground.	Moderate-high sensitivity from this location. Although a pylon is evident, the views are from a public footway and road close to the edge of Colden Common and are dominated by open fields and woodland on rising ground. Any development in the SLAA-44-2-23-C area should be pulled back from the more open foreground and sited within the more enclosed parts of the site, augmented with new planting. Efforts should be made to ensure that development does not break the tree line on the skyline.
070-072	R23	Looking NE-SW from public footpath towards Stoke Park Farm	Framed by vegetation	Foreground: Track, hedgerow, fence Mid Ground: Grass, hedge, trees, Background: Trees, farmhouse.	Moderate sensitivity from this location within the site. The views are from a public footway and are quite enclosed by vegetation. Development should take into account the effect on the right of way and Include a layout and appropriate mitigation to retain the rural character of the footpath as far as possible.

6.3 Area Under Consideration: Option C, East of Fair Oak (SLAA: 7-38-C; 7-39-C;7-37-C;7-46-C;7-43-C)

Landscape Survey Form 1

Date: May 2016	Weather:	Photos:
Time: Mid-day	Surveyors: ME	001-019, 023-072

SLAA/sub area: Option C (SLAA:7-37-C;7-38-C; 7-39-C; 7-43-C; 7-46-C)
District LCA context: LCA7 Bishopstoke -Fair Oak Woodland and Farmland, LCA8 Knowle Hill Farmland and Woodland
<p>Key LCA characteristics/qualities:</p> <p>LCA 7:</p> <ul style="list-style-type: none"> • Undulating ridge • Frequent woodland blocks • Rectilinear pattern of small fields with good hedgerow trees • Small copses add to woodland character • Views across rural landscape from the northern edge and to the south from woodland clearings • Prominent roadside residential development • Distinct sub-area with strong hedgerow pattern to north east <p>LCA 8:</p> <p>Only a very small part of this character area is within the option area.</p> <ul style="list-style-type: none"> • Views across valley to wooded horizons • Urban influence in the western edge
<p>Relevant points raised in LCA 7:</p> <ul style="list-style-type: none"> • The area contains a very distinctive parkland landscape • Predominantly rural, woodlands shield the urban edge • Significant woodlands can be seen from some distance away • The number of ecological sites in the area which need to be interconnected • The area is predominantly rural. It has an undulating landform, good hedge structure with occasional small woods. Often has wide views out.
<p>Any relevant landscape policies related to this area:</p> <p>The South Downs National Park lies close by to the north of the area. At its closet point the Park boundary is 275m from the edge of the area.</p>
<p>Landscape Functions/Uses:</p> <ul style="list-style-type: none"> • Mixed agricultural/equestrian use with occasional small copses • Golf course

Sensitivity Analysis

Criteria (and supporting prompts)	Comments
<p>Physical: Topography;</p> <p>Land cover and land use whether pastoral/arable/horticulture/equestrian/developed;</p> <p>Hydrology and riparian features e.g. rivers, tributaries and creeks/ponds;</p> <p>Distribution of landscape elements/landscape structure – hedgerows/assarted fields/woodlands/field trees</p>	<ul style="list-style-type: none"> • North western third to the north of Mortimers Lane comprises the highest land in the area, with predominantly easterly facing slopes • North eastern third , again north of Mortimers Lane is relatively flat and lower lying • Land to the south of Mortimers Lane is lower lying but undulating, with the general slope direction being towards the east or south east <ul style="list-style-type: none"> • Pasture • Equestrian • Golf course • Arable • Limited woodland • Several Isolated farm buildings • Some horticulture <ul style="list-style-type: none"> • Small streams running south. • Small ponds <ul style="list-style-type: none"> • Mixture of low and medium hedgerows • Medium size fields
<p>Experiential: Scale of the landscape (presence of human scale elements); Enclosure/openness; Pattern and complexity</p>	<ul style="list-style-type: none"> • Scattered small farm buildings • Scattered dwellings along Mortimers and Stroudwood Lanes • Bisected by Mortimers Lane • High/Low Voltage powerline in North East • Very small length of the boundary of the area adjoins the urban edge of Fair Oak • Predominantly open character. In the northwest enclosed by large blocks of woodland beyond the north west of the area. Extreme western corner enclose by urban edge • Scattered sheds/barns, dwellings

<p>Biodiversity: Designations; Principal species and habitats (river valleys/wetlands/heathland/broadleaf and mixed woodland/plantation/hedgerows); Presence of ancient woodland</p>	<ul style="list-style-type: none"> • See separate study
<p>Historic environment: Presence of historic parklands, registered parks and gardens and scheduled monuments; Historic landscape structure/elements; Settlement and human influences – age, form, pattern and density of settlements, strategic communication and transport corridors; Vernacular design and materials noted;</p>	<ul style="list-style-type: none"> • Fair Oak Park is listed on the HCC Register of Historic Parks and Gardens. However there is limited evidence left of its layout. • There are two listed buildings as part of the Mortimers Farm complex.
<p>Views, visual and visibility: (NB refer to form 2 where appropriate for recording specific key views) Visual character/character of views (whether framed, filtered, short or distant); Level of visibility with reference to landform and vegetation; Key/important views and sensitive receptors; Features which contribute to local distinctiveness; Level of intervisibility with settlements, settlement edges and the wider landscape; Horizon and skyline character (whether open/wooded/developed or undeveloped/presence of vertical elements/tall structures)</p>	<ul style="list-style-type: none"> • High voltage powerlines and pylons visible, particularly in north eastern corner. • Views of Fair Oak from within the site are limited by the high ground between Tipper’s Copse and Pembers Hill Farm. • The topography also removes visibility between Gore Copse and the rest of the site. • Some wider views from the bulk of the site to north, east and south, including filtered views of wooded skyline within the South Downs National Park to the east. • The longer views from the flatter topography in the NE corner are mainly to the west towards receptor 5. • Key receptors outside the site include: <ul style="list-style-type: none"> ○ Rights of way and roads to the NE, close to the edge of the South Downs National Park ○ Rights of way and Alma Lane East of the site close to Lower Upham ○ West of the site from Knowle Lane

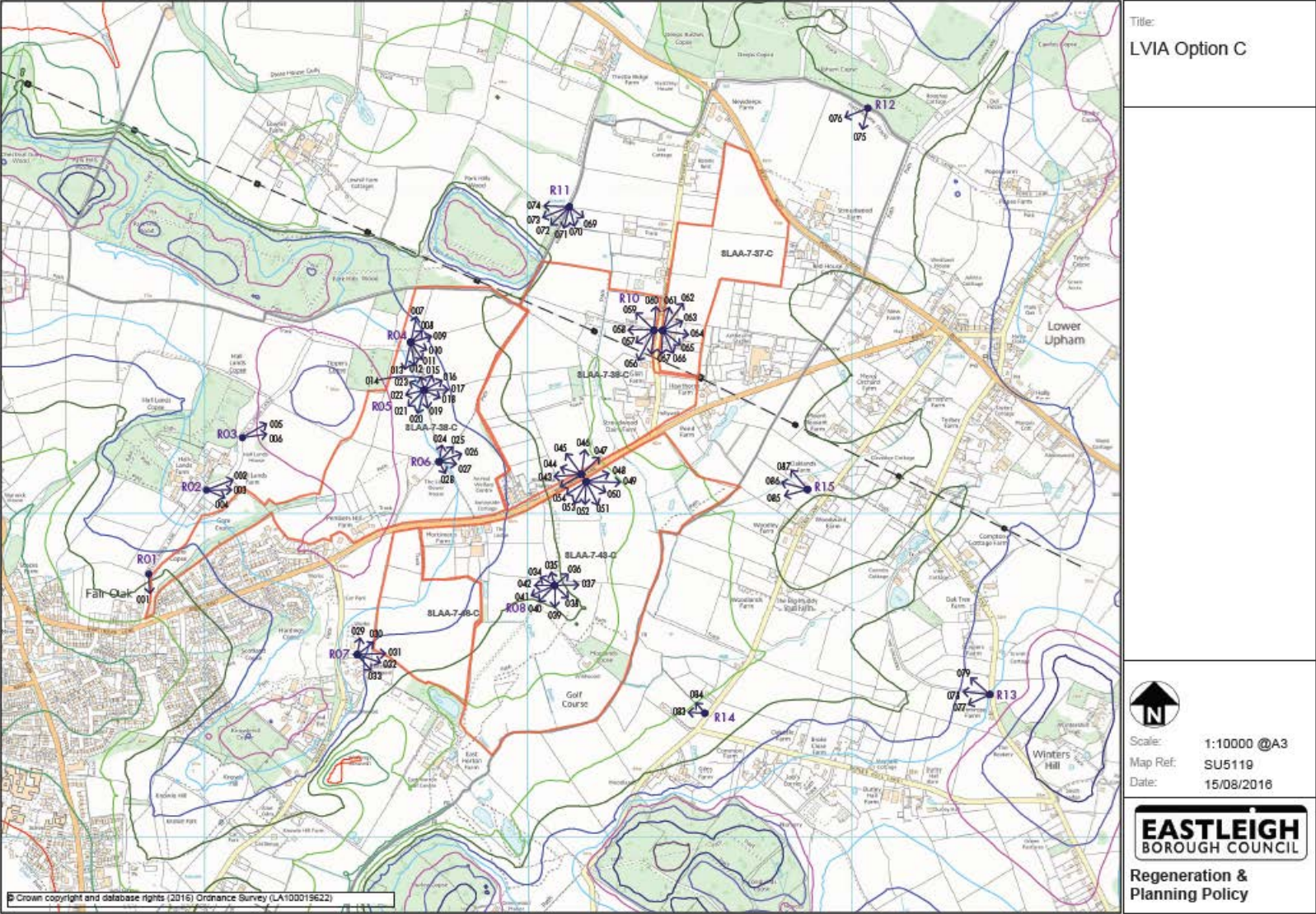
Description of landscape sensitivity and justification Option C:

- Relatively strong topographical variety with some distinguished landscape elements such as woodland and fairly varied land cover and land use.
- The bulk of the site is separated from the built elements of Fair Oak and the adjoining Option B site by topography and small copses and has a predominantly rural character
- The urban influences on the site are primarily limited to the built development on Mortimers Lane and Stroudwood Lane, the roads themselves and the high voltage powerlines which run across the site
- **High sensitivity to change:** The more open land in northern part of SLAA-7-37-C and its field pattern associated with the historic parliamentary enclosures, close to the South Downs National Park and the settlement of Lower Upham.
- **High sensitivity to change:** The narrow strip of land between Gore Copse and Hall Lands Lane on rising ground in which potential development would be exposed to view in medium-long views from the NW.
- **Moderate/High sensitivity to change:** SLAA-7-38-C includes the distinctive historic parkland associated with the land around Pembers Hill which still retains a strong landscape structure of individual mature trees and hedgerows set in pasture with an undulating topography.
- **Moderate sensitivity to change:** Land to the southern end of Stroudwood Lane in SLAA-7—37-C and 7-39-C on the eastern side of the lane is more influenced by urban detractors than the land immediately to the north, is slightly further from the South Downs National Park and is less sensitive than the land in the rest of SLAA-7-37-C.
- **Moderate sensitivity to change:** Land south of Mortimers Lane at the edge of the proposed area of development west of Pond Farm in SLAA-7-43-C is slightly more exposed and sensitive than the land immediately to the south west.

Moderate /Low sensitivity to change: Land towards the centre of the site, north and south of Mortimers Lane in SLAA-7-39-C, 7-43-C and 7-46-C is low lying, with fewer sensitive landscape features, although it is quite open to view in places from public footpaths and Mortimers Lane.

High level guidance/recommendations and landscape opportunities:

- The lower lying parts of Mortimers Lane and the southern part of Stroudwood Lane would require a new landscape structure to provide a setting for development, linking with established hedgerows and tree belts which are weak in places
- Any development site would need to avoid breaking tree dominated skylines on higher ground as seen from the existing footpaths on either side of Mortimers Lane
- Development should be avoided which would damage the parkland character remaining around Pembers Hill
- Efforts should be made to avoid development in the eastern part of the site which might undermine the distinctive identity of Lower Upham
- Longer views from higher ground within the South Downs National Park towards the site should be taken into consideration during the planning of development to avoid any adverse impact on this designated landscape.



Landscape Survey Form 2: specific views

Option C, East of Fair Oak

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
001	R1	S towards Pembers Close from Hall Lands Lane	Filtered by vegetation	Foreground: Road, hedgerow Midground: Trees Background: Tree line in close proximity	Moderate-Low sensitivity. View contained by Gore Copse (retain this feature)
002-004	R2	NE-ESE Towards Tippers Copse from Hall Lands Lane	Open Panorama	Foreground: Field entrance, Road, fence and wall Midground: Parkland, power lines Background: Trees and distant pylons over rising ground	Moderate sensitivity. Views from recreational footpath towards parkland with some detractors. SLAA site is mainly obscured by topography. Reinforce the existing tree cover with new planting on higher ground.

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
005-008	R3	NNE-ESE towards Tippers Copse from Hall Lands Lane	Open Panorama	<p>Foreground: Gate, cattle trough, pasture</p> <p>Midground: Parkland, poles, transformer, power lines,</p> <p>Background: Trees, Farm buildings</p>	Moderate sensitivity. Views from recreational footpath towards parkland with some detractors. SLAA site is mainly obscured by topography. Reinforce the existing tree cover with new planting on higher ground.
007-013	R4	NNE-SSW towards Park Pale, through towards Pembers Hill Farm	Mainly open	<p>Foreground: Pasture, hedgerow</p> <p>Midground: Pasture, trees, hedgerows</p> <p>Background: Trees on horizon, Pylons</p>	Moderate-high sensitivity. Views from rural viewpoint from right of way with few urban detractors, including some parkland with mature trees. (Not predominantly within the historic parkland). Respect and retain the parkland structure of mature trees.
014-023	R5	N-S 360 deg views towards Park Pale, Stroudwood Lane, Mortimers Lane and Tippers Copse	Panorama,	<p>Foreground: Pastoral field, trees</p> <p>Mid ground: Field, hedges trees, farm house and outbuildings, distinctive field pattern to east.</p> <p>Background: Trees on skyline, pylons, glimpses of buildings through trees.</p>	Moderate. Views from rural viewpoint from recreational footpath with some urban detractors. Retain field pattern, avoid buildings dominating high ground. Avoid parkland to SW.

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
024-028	R6	N-S Views towards Park Hill Woods, Stroudwood Lane, Mortimers lane and Mortimers Farm	Panorama	<p>Foreground: Pasture</p> <p>Mid ground: Fences, buildings , trees.</p> <p>Background: Woodland, pylons, powerlines</p>	Moderate sensitivity. Views from rural viewpoint from recreational footpath and bridleway with some close urban detractors. Site development to avoid long views of buildings in new landscape framework.
029-033	R7	NNE-SSE Views towards golf course from satellite relay station	Panorama, limited in places by intervening vegetation	<p>Foreground: Hedge, fences, disturbed ground.</p> <p>Mid ground: Grass, hedgerow, trees, power lines</p> <p>Background: Grass, treed skyline (including some conifers)</p>	Moderate-low sensitivity. Entrance to private complex with some urban detractors. Establish new landscape structure to provide setting for new development.
034-042	R8	WNW-W 360deg Views of golf course and Mortimers Farm	Panorama	<p>Foreground: Grass, road,hedge</p> <p>Mid ground: Grass fields, trees, low voltage power lines, buildings</p> <p>Background: Treeline on all horizons, pylons</p>	Moderate-low. Views from access road with some urban detractors. Establish new landscape structure to provide setting for new development.

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
043-054	R9	W-WSW360deg Views of golf course and Mortimers Farm	Panorama, limited in places by intervening vegetation	<p>Foreground: Road, grass, hedgerows</p> <p>Mid ground: Individual trees in grass, paths, hedgerows, buildings, farm equipment, vehicles</p> <p>Background: Tree belts, pylons, power cables</p>	Moderate-Low sensitivity in the wider landscape with some urban detractors. Establish new landscape structure to provide setting for new development.
055-068	R10	SSW-S 360deg Views of stables farm buildings and fields on Stroudwood Lane,	Panorama, limited in places by intervening vegetation	<p>Foreground: Road, hedge, debris.</p> <p>Mid Ground: Farmyard,rubble, barns,machinery, trees, hedgerow,pasture</p> <p>Background: Trees, buildings, pylons and powerlines</p>	Low sensitivity from this vantage point, with a number of urban detractors. The wider landscape and the distinctive surrounding field pattern is however important and efforts should be made to limit the impact of new urban development on the wider landscape framework, limiting the extent of visible development beyond existing built features
069-074	R11	SE-W views of Stroudwood Lane to Park Hills Wood	Panorama	<p>Foreground: Pasture</p> <p>Mid Ground: Grass , trees, hedgerows, assorted buildings</p> <p>Background: Pasture, with trees, hedgerows, buildings, pylons to wooded horizon in places</p>	Moderate-low sensitivity from this vantage point, because of the urban detractors in the SE quarter, contrasting with the more rural setting in the SW quarter towards the woodland (outside the site). The wider landscape and the distinctive surrounding field pattern is however important and

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
					efforts should be made to limit the impact of new urban development on the wider landscape framework.
075-076	R12	Looking SSW-SW from right of way south of Upham Copse towards Stroudwood Farm and Portsmouth Road	Panorama	Foreground: Ploughed field (outside site Mid Ground: Ploughed Field, low farm buildings Background: Trees on Portsmouth Road, Pylons	Medium-high sensitivity from this vantage point because there are few urban detractors and the open field provide a setting for the north eastern corner of the site which is very close to the South Downs National Park, near to the settlement of Lower Upham and occupies land with a distinctive parliamentary field pattern Efforts should be made to avoid any impact of new urban development on the National Park and Lower Upham and should not be sited near to the Portsmouth Road.
077-079	R13	SW-NW towards Alma Lane from Sciviers Lane	Panorama	Foreground: Arable field. Mid Ground: Arable field, tree belt, scattered buildings Background: Glimpsed fields, Wooded skyline	Medium-Low sensitivity from this vantage point because of the limited seasonal view. Site development within existing landscape framework to avoid breaking the wooded skyline in long views.
083-084	R14	W-NW towards golf course from Alma Lane	Panorama of middle distance, longer views filtered	Foreground: Fence, gate track, pasture Mid Ground: Pasture, trees, hedgerow, farm building Background: Glimpsed fields,	Medium-low sensitivity from footpath, few detractors but views of site filtered by vegetation. Site development within existing landscape framework to avoid breaking the wooded skyline in long views.

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
				Wooded skyline	
085-087	R15	SW-NW towards Mortimers Lane from Alma Lane	Panorama	Foreground: Fence, plastic containers , rubble, pasture Mid Ground: Pasture, hedgerow, trees Background: Trees, hedges, pasture, Pylons and power lines	Medium-low sensitivity from vantage point, some detractors and views of site filtered by vegetation. Site development within existing landscape framework to avoid breaking the wooded skyline in long views.

6.3 Area Under Consideration: Option D (south of Bishopstoke)

Landscape Survey Form 1

Date:18-4-16	Weather: Broken cloud	Photos:
Time:PM	Surveyors: JD	09-61

SLAA/sub area: Option D, Bishopstoke 2 (SLAA: 2-12-C;2-13-C;2-14-C;2-15-C;2-16-C)
District LCA context: LCA9
<p>Key LCA characteristics/qualities:</p> <ul style="list-style-type: none"> • Undulating land form with frequent low ridges • Medium fields usually with good hedges and hedgerow trees rather than woodlands • Intrusive urban edges in some areas • Unmanaged or inappropriately managed agricultural land
<p>Relevant points raised in LCA:</p> <ul style="list-style-type: none"> • Need to be sensitive to the setting of listed buildings at the end of West Horton Lane • Small blocks of woodland and water courses are likely to be affected by the proposals • The undeveloped open character of the recreational land south of the Fair Oak Road is very vulnerable to urbanisation
Any relevant landscape policies related to this area:
<p>Landscape Functions/Uses:</p> <ul style="list-style-type: none"> • Predominantly grazing with small copses

Sensitivity Analysis

Criteria (and supporting prompts)	Comments
<p>Physical: Topography;</p> <p>Land cover and land use whether pastoral/arable/horticulture/equestrian/developed;</p> <p>Hydrology and riparian features e.g. rivers, tributaries and creeks/ponds;</p>	<ul style="list-style-type: none"> • Low ridge running E-W between southern edge of Bishopstoke and Allington Lane, predominantly open • Pasture • Woodland • Small scale employment • Scattered dwellings • Garden centre/nursery • Small stream, south of the Bishopstoke urban edge running into the Itchen valley, via small ponds

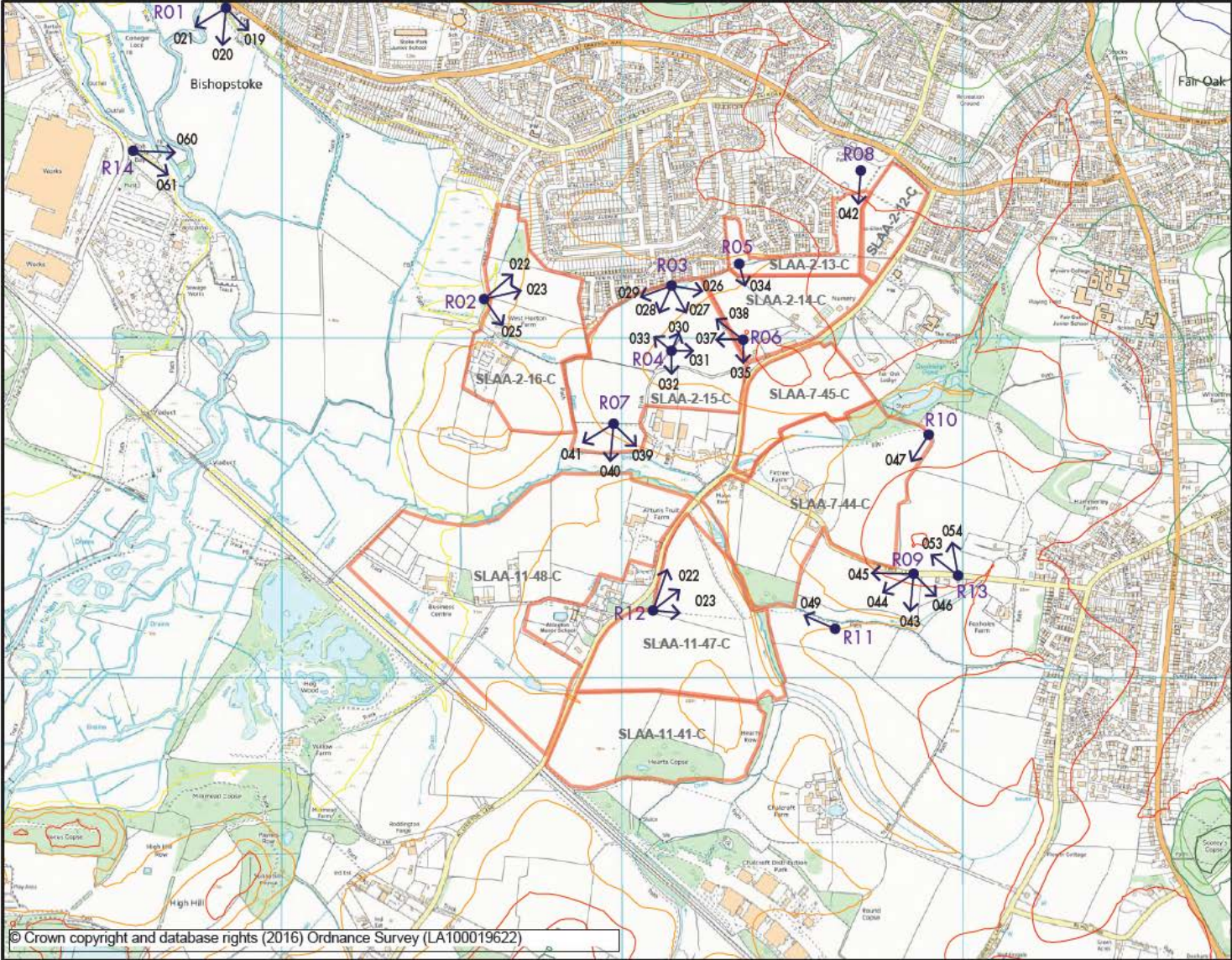
<p>Distribution of landscape elements/landscape structure – hedgerows/assarted fields/woodlands/field trees</p>	<ul style="list-style-type: none"> • Low hedgerows with trees • Medium sized fields • Wet Alder Carr woodland adjoins part of site by West Horton Lane
<p>Experiential: Scale of the landscape (presence of human scale elements); Enclosure/openness; Pattern and complexity</p>	<ul style="list-style-type: none"> • Scattered sheds, dwellings, open storage • Low voltage power lines • Adjoining urban edge • Ridge encloses lower ground to north between urban edge and rising grassland • Predominantly open character experienced from higher ground
<p>Biodiversity: Designations; Principal species and habitats (river valleys/wetlands/heathland/broadleaf and mixed woodland/plantation/hedgerows); Presence of ancient woodland</p>	<ul style="list-style-type: none"> • See separate study
<p>Historic environment: Presence of historic parklands, registered parks and gardens and scheduled monuments; Historic landscape structure/elements; Settlement and human influences – age, form, pattern and density of settlements, strategic communication and transport corridors; Vernacular design and materials noted;</p>	<ul style="list-style-type: none"> • Listed terrace on West Horton Lane, red brick, tiled roof • Area is mainly influenced by post war adjoining development concentrated on northern edge • Allington Manor (part)- recorded in Hampshire Parks and Gardens Register '1870s Allington Farm, parkland with 2 fishponds; ponds remain although smaller; now a school'
<p>Views, visual and visibility: (NB refer to form 2 where appropriate for recording specific key views) Visual character/character of views (whether framed, filtered, short or distant); Level of visibility with reference to landform and vegetation; Key/important views and sensitive receptors; Features which contribute to local distinctiveness; Level of intervisibility with settlements, settlement edges and the wider landscape; Horizon and skyline character (whether open/wooded/developed or undeveloped/presence of vertical elements/tall structures)</p>	<ul style="list-style-type: none"> • Skyline horizon views from Bishopstoke urban edge looking south • Long views from higher ground of wooded horizons with urban development in middle distance • Key receptors from urban edge and from footpath network on higher ground • Particular intervisibility with southern Bishopstoke, Allington Lane and the West End 1 part of option D below stream course to the south • Distant tall buildings visible to south emerging from wooded horizon • Local low powerlines

Description of landscape sensitivity and justification:

- The site can be broken into 3 geographical areas, SLAA 2-16-C,2-15-C,2-14-C ,2-13-C and 2-12-C NW wrapping around the southern edge of Bishopstoke NW of Allington Lane, SLAA-7-44-C,7-45-C on either side of Firtree Lane, SE of Allington Lane and SLAA-11-48-C, 11-47-C,11-41-C between the railway track and the stream course which runs from Chalcroft Farm north of Arturis Fruit Farm and then into the Itchen. **High sensitivity to change:** Distinctive wet woodland below the historic former dam at Quob Pond in SLAA-7-44C.
- **High sensitivity to change:** The existing wooded stream course and associated ponds have a local influence on the wider landscape character and constrain a comparatively narrow corridor which also helps to separate the proposed development area from the existing solar farm in SLAA 7-44-C.
- **High sensitivity to change:** The distinctive oak dominated woodland at Hearts Copse which is well connected to the surrounding hedgerows and copses in SLAA-11-41-C
- **High/Moderate sensitivity to change:** The narrow undeveloped area to the south of The Fair Oak Road between the two settlements of Bishopstoke and Fair Oak is exposed and particularly vulnerable to intensive urban development, and is linked to the land immediately to the south of Bishopstoke in SLAA-7-13-C, 2-12-C.
- **Moderate sensitivity to change:** The setting of the terrace of listed buildings at the end of West Horton Lane and the high ground to the south which is potentially exposed to view across the valley from the west.
- **Moderate sensitivity to change:** High ground on both sides of Allington Lane close to 'the Four Winds'
- **Moderate sensitivity to change:** Land associated with Allington Manor north of the railway bridge crossing.
- **Low sensitivity to change:** The lower grazed areas most influenced by urban features in SLAA-2-14-C,2-16-C, 2-15-C, 2-14-C, 7-45-C, 7-44-C 11-41-C, 7-44-C, 11-47-C and 11-48-C are best able to absorb change within the enclosure created by existing hedgerows which define the existing field pattern

High level guidance/recommendations and landscape opportunities:

- New development should be enclosed within a strong landscape framework in order to connect and reinforce the existing treed hedgerows and connect with the vegetation along the stream courses which help to define the character of the area
- Development should be designed to avoid breaking the skyline on the upper part of the ridge south of Bishopstoke and on the high ground at the southern end of West Horton Lane
- Care should be taken to reduce the exposure of new development on either side of Allington Lane at the highest point
- Open recreational uses may be best located between the existing settlements to contribute towards maintaining their distinctive identity
- Part of the historic setting of Allington Manor in SLAA-11-48-C may best suited to use as open space



Title: LVIA Option D	
1:15000 SU4717 20/06/2016 Scale: Map Ref: Date:	
EASTLEIGH BOROUGH COUNCIL	
Regeneration & Planning Policy	

Landscape Survey Form 2: specific views

Option D, South of Bishopstoke

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0022-0025	R2	West Horton Lane NE-SE including dwellings in Bishopstoke	Panorama, open, closed by topography	Foreground: low hedge field boundary, electricity pole. Midground: rising pasture Background: Horizon in middle distance, broken by rooftops and trees.	Moderate-low sensitivity. Skyline important in local context. Consider breaking new rooflines with planting.
0026-0029	R3	South of Winsford Gardens E-SW	Panorama, across gently rising ground, filtered through deciduous trees.	Foreground: Tree line Midground: Rising pasture with wire fences and remnant hedges Background: Horizon in middle distance, broken by vegetation in places.	Moderate-low sensitivity. Skyline important in local context. Consider breaking new rooflines with planting.
0030-0033	R4	High ground from footpath south of Winsford Gardens. Views N,E,S,NW	Predominantly open	Foreground: Post and wire fence, remnants of hedge, low voltage power lines. Midground: Pasture, trees, houses to south, single dwelling and trees to east, scrappy hedge and industrial buildings to south, trees and houses to NW. Background: Wooded horizon.	Low sensitivity. Views of wooded horizons are locally important.

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0034	R5	From footpath in open space east of Greens Close. View south.	Framed through, hedgerow, medium distance.	<p>Foreground:</p> <p>Hedge.</p> <p>Mid ground:</p> <p>Dwelling off Allington Lane on rising ground.</p> <p>Background:</p> <p>Individual trees on skyline.</p>	Low sensitivity.
0035-0038	R6	From footpath NW of Allington Lane, views S,SW,W, NW	Open long panoramic view.	<p>Foreground:</p> <p>Grass with temporary post and wire fencing.</p> <p>Mid ground:</p> <p>Tree lines, industrial sheds looking S,SW, grazed fields, power lines, fences, hedgerows looking W, with houses through trees looking NW.</p> <p>Background:</p> <p>Wooded horizon with buildings including the Ageas Bowl against the skyline.</p>	Low sensitivity. Views of wooded horizons are locally important.
0039-0041	R7	From footpath on southernmost edge of site, views SE,S,SW	Panoramic view	<p>Foreground:</p> <p>Grass with temporary post and wire fencing.</p> <p>Mid ground:</p> <p>Industrial sheds, commercial vehicles, caravans, grass fields, power lines, fences,</p>	Low sensitivity. Views of wooded horizons are locally important and indicate some long reciprocal views may be had across the Itchen Valley which may be softened by strategic planting.

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
				tree lines looking SE. Power lines, treed stream course looking S, with hedgerow trees on stream course looking SW. Background: Slopes of SLAA site SLAA-11-48-C visible below horizon, distant wooded horizon.	
0042	R8	From public recreation land south of Blackberry Drive	Medium distance framed view to south	Foreground: Mown grass Mid ground: Individual trees in grass, paths, street lights Background: Tree belts	Moderate-Low sensitivity in the wider landscape, but of considerable local importance as an amenity space between settlements. Will require careful integration with other open space.

6.4 Area Under Consideration: Option E

Landscape Survey Form 1

Date: 22:6:16	Weather: Broken Cloud	Photos:
Time:PM	Surveyors: JD	395-412

SLAA/sub area: Option E, West End 3 North of the M27, south of the Railway Line, (SLAA 11-46-C, 11-45-C) and West End 2 south of Allington Lane , north of the M27, (SLAA 11-28-C, 11-44-C)
District LCA context: West End 3 LCA9(Horton Heath Undulating Farmland), LCA 10 (Oaklands Woodland and Parkland), LCA11 (M27 Corridor), West End 2 (LCA9,LCA11)
<p>Key LCA characteristics/qualities,</p> <p>(LCA9):</p> <ul style="list-style-type: none"> • Undulating land form with frequent low ridges • Medium fields usually with good hedges and hedgerow trees rather than woodlands • Intrusive urban edges in some areas • Unmanaged or inappropriately managed agricultural land <p>(LCA10):</p> <ul style="list-style-type: none"> • Undulating landform (contrasting with lower ground to the west and in the Itchen valley) • Woodland cover of conifers and(mainly here) deciduous trees • Sense of enclosure and restricted views (in part) • Attractive parkland character <p>(LCA11):</p> <ul style="list-style-type: none"> • Presence of motorway • Proximity of urban edge and large areas of significant woodland • Undulating ground north of the motorway • Pockets of relatively quiet rural areas shielded by woodland and landform
<p>Relevant points raised in LCA:</p> <p>(LCA9):</p> <ul style="list-style-type: none"> • Future development and land management changes within the area increasing intervisibility between settlements <p>(LCA10):</p> <ul style="list-style-type: none"> • The erosion of the rural character of Allington Lane through low levels of management and poor screening • The need to retain woodland cover • The fragmentation of the green network due to the removal of hedgerows • There are mature oaks that indicate the Winslowe and Oaklands estates could have an historic significance, however limited evidence is available to assess the importance of the parkland <p>(LCA11):</p> <ul style="list-style-type: none"> • Further development of the character area would be visually prominent due to the presence of the motorway and smaller highways that run throughout the character area • Noise and visual disturbance from the motorway and smaller highway network

Any relevant landscape policies related to this area:
Landscape Functions/Uses: <ul style="list-style-type: none"> • Predominantly sheep pasture • Some equestrian uses mainly around Moorgreen Farm • Small block of woodland and copses • A few scattered dwellings

Sensitivity Analysis

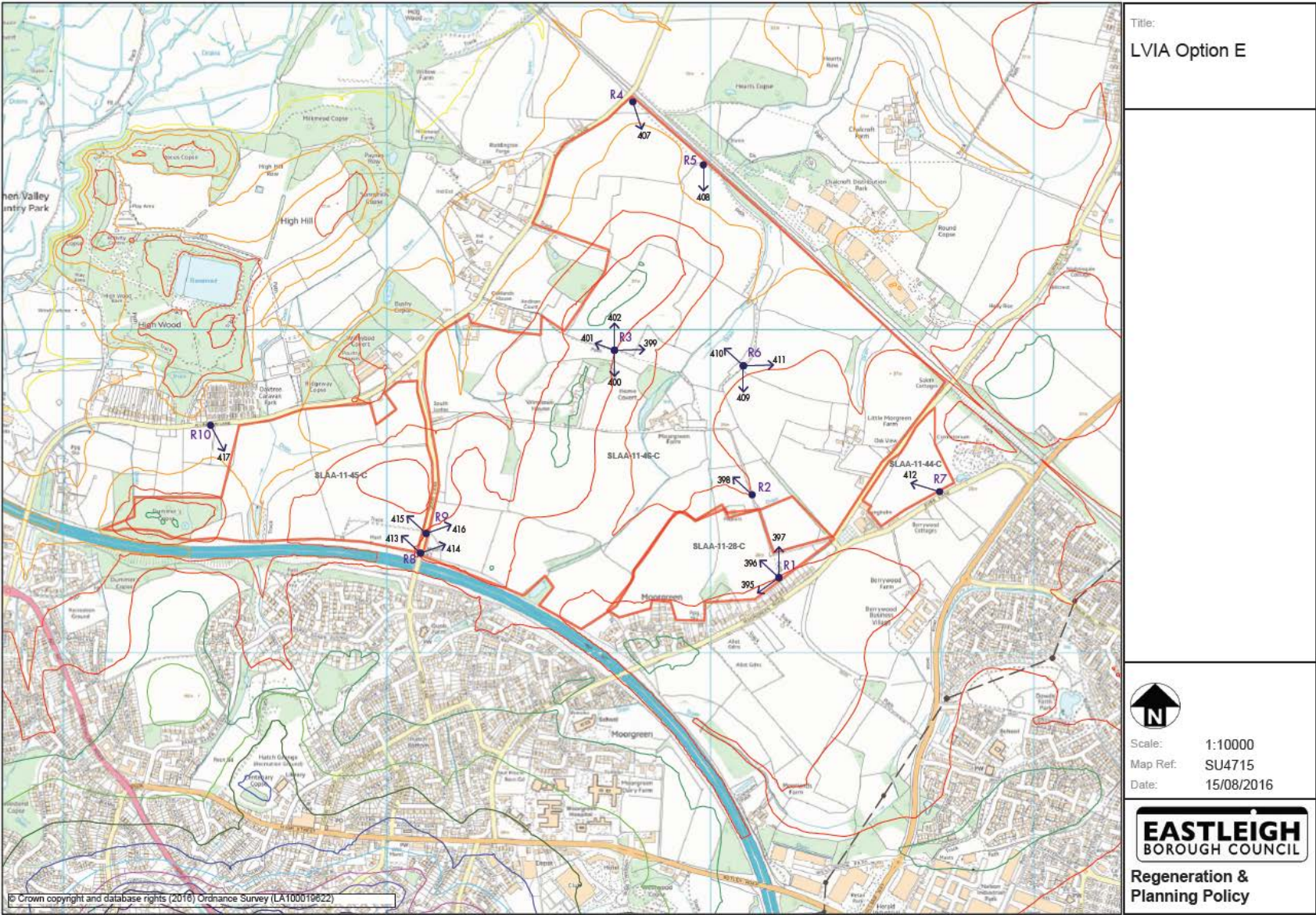
Criteria (and supporting prompts)	Comments
<p>Physical: Topography;</p> <p>Land cover and land use whether pastoral/arable/horticulture/equestrian/developed;</p> <p>Hydrology and riparian features e.g. rivers, tributaries and creeks/ponds;</p> <p>Distribution of landscape elements/landscape structure – hedgerows/assarted fields/woodlands/field trees</p>	<ul style="list-style-type: none"> • Undulating topography rising to low N-S ridge surmounted by Winslowe House • Dominated by sheep grazing with some equestrian uses • Copses • A few houses and farm buildings • Small streams, associated wetland and ponds • Medium sized fields • Tree belts along railway and Allington Lane • Hedgerows, individual mature trees • Old oak dominated copses
<p>Experiential: Scale of the landscape (presence of human scale elements); Enclosure/openness; Pattern and complexity</p>	<ul style="list-style-type: none"> • Rural parkland character, parts appear remote from development • A few dwellings, including the prominent Winslowe House and some small farm buildings including Moorgreen Farm • Adjoining urban edge in part (Moorgreen Road) • Highest part of site (central) is part wooded but with some long views out • Complex pattern of irregular fields

	and stream courses add interest
<p>Biodiversity: Designations; Principal species and habitats (river valleys/wetlands/heathland/broadleaf and mixed woodland/plantation/hedgerows); Presence of ancient woodland</p>	<ul style="list-style-type: none"> • See separate study
<p>Historic environment: Presence of historic parklands, registered parks and gardens and scheduled monuments; Historic landscape structure/elements; Settlement and human influences – age, form, pattern and density of settlements, strategic communication and transport corridors; Vernacular design and materials noted;</p>	<ul style="list-style-type: none"> • Older building include Winslowe House • Elements of Moorgreen Farm buildings are listed • Vernacular materials include • Medium irregular assarts and copses are evident • Parkland landscape appears to contain trees with historic significance but evidence to support this is limited
<p>Views, visual and visibility: (NB refer to form 2 where appropriate for recording specific key views) Visual character/character of views (whether framed, filtered, short or distant); Level of visibility with reference to landform and vegetation; Key/important views and sensitive receptors; Features which contribute to local distinctiveness; Level of intervisibility with settlements, settlement edges and the wider landscape; Horizon and skyline character (whether open/wooded/developed or undeveloped/presence of vertical elements/tall structures)</p>	<ul style="list-style-type: none"> • Filtered views into site from Allington Lane, Quob Lane, Burnetts Lane Bubb Lane • Length of views vary • Some Long views from higher ground from footpath towards distant wooded horizons • Key receptors from urban edge on Moorgreen Road, Allington Lane and from footpaths within the site • Vegetation and topography limit intervisibility with West End from public vantage points • Skyline views mainly wooded, some in the middle distance, some more distant • Predominantly undeveloped, urban elements comprise scattered buildings and ribbon development on Moorgreen Road
<p>Description of landscape sensitivity and justification:</p> <ul style="list-style-type: none"> • The site has topographical variety, a limited range of rural land uses, a variety of hydrological features and good diversity of landscape elements. • The site is influenced to a limited extent by the urban edge • Scattered buildings are well integrated into the landscape, including the listed building at Moorgreen Farm • The more exposed parts of the site may be seen from Allington Lane • Overall some of the relatively remote qualities of the landscape, particularly around the elevated centre of the site are vulnerable to change through development, with some possible intervisibility during the winter months from the land already scheduled for development around Chalcroft Farm to the north and from the NW and SE 	

- **High sensitivity to change:** The most sensitive part of the site in SLAA -11-46-C is the higher, central, relatively remote land with long views out ,which also forms a setting for Winslowe House.
- **Moderate sensitivity to change:** The remaining parts of SLAA-11-46-C and 11-28-C wrapping around the most elevated part of the site may be experienced from the footpath network ,remain relatively remote from urbanising elements
- **Moderate sensitivity to change:** The higher, more exposed elements of SLAA-11-45-C
- **Low sensitivity to change:** The lower lying margins of land in SLAA-11-45-C, 11-46-C and 11-44-C closest to the surrounding roads and urbanising influences.

High level guidance/recommendations and landscape opportunities:

- Development should be avoided on the more elevated and vulnerable landscape around Winslowe House
 - New development should be softened with a strong landscape framework from Allington Lane and Moorgreen Road
 - New planting should be designed to connect with and reinforce existing features, reflecting aspects of the parkland character evident around Home Covert and Winslowe House, providing a setting for new development particularly as experienced from the footpath network which runs through the site
- The setting of the listed buildings at Moorgreen Farm should be respected and the relationship of any new development to their curtilage should be very carefully considered



Landscape Survey Form 2: specific views

Option E

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0395-0397	R1	SW-N towards Moorgreen Farm from the rear of properties on Moorgreen Road	Panorama, limited to the east hedgerow and property boundaries	Foreground: Pasture. Midground: Pasture, hedgerows, metalled track Background: Trees against skyline, farm buildings.	Moderate. Footpath access. Few intrusive features. Skyline important in local context. Skyline important in local context. Need to consider the effect of development on the right of way and avoid or mitigate the effect of breaking the skyline on the highest ground.
0398	R2	NW Towards Winslowe House on rising ground from footpath	Open view, Across pasture.	Foreground: Hedge, fence , posts, access road, pasture Midground: Pasture, with fences, , hedges, individual trees, access track, Farm buildings. Background: Winslowe House below treed backdrop, horizon broken by mature trees and.	Moderate Good access from footpath, Predominantly rural landscape with a few intrusive and urban features. Need to consider the effect of development on the historic buildings and right of way and avoid or mitigate the effect of breaking the skyline on the highest ground.
0399-0402	R3	E-S-W-N To surrounding pasture , hedgerows and copses from public footpath NE of Winslowe House	Panorama broken by rising ground, hedgerows and copses	Foreground: Pasture Midground: Pasture, with hedges, individual trees, copses Background: Treed horizons	Moderate-high Good access from footpath, Predominantly rural varied landscape with no intrusive and urban features. Need to consider the effect of development on the right of way and avoid or mitigate the effect of breaking the skyline on the highest ground.

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
0407	R4	SE Into site from footpath off Allington Lane	View framed by hedgerow vegetation and trees	Foreground: Hedgerow, trees Midground: Pasture, with hedges, individual trees, copses Background: Treed horizons	Moderate-high Good access from footpath, Predominantly rural varied landscape with no intrusive and urban features. Need to consider the effect of development on the right of way and avoid or mitigate the effect of breaking the skyline on the highest ground.
0408	R5	S towards low ridge from footpath adjoining railway	View framed by hedgerow vegetation and trees	Foreground: Pasture Midground: Pasture, with hedges, individual trees, copses Background: Treed horizon above ridge	Moderate-high Good access from footpath, Predominantly rural varied landscape with no intrusive and urban features. Need to consider the effect of development on the right of way and avoid or mitigate the effect of breaking the skyline on the highest ground.
0409-0411	R6	S towards Ageas Bowl, NW towards Allington Lane, East towards field corner from elevated part of footpath running from Allington Lane towards Moorgreen Road	Panoramic view towards wooded horizons	Foreground: Pasture Midground: Pasture, with hedges, individual trees, copses Background: Treed horizon above ridge, glimpse of Ageas Bowl breaking skyline	Moderate-high Good access from footpath, Predominantly rural varied landscape with no intrusive features. Need to consider the effect of development on the right of way and avoid or mitigate the effect of breaking the skyline on the highest ground.
0412	R7	NW towards Burnetts Lane from stile on Bubb Lane	Narrow view framed by vegetation	Foreground: Stile, hedgerow, Pasture Midground:	Moderate Good access from footpath, Predominantly rural pasture with few distinctive features.

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
				Flat Pasture, with hedges, trees Background: Hedgerow limiting view	Need to consider the effect of development on the right of way.
0413-0414	R8	NW towards Itchen Valley, NE towards Moorgreen Farm from Quob Lane bridge over M27	Long views filtered by bridge structure	Foreground: Bridge, road Midground: M27, trees Background: Fields and treed horizon	Low View dominated by urban roads and bridge. Need to consider opportunities for reinforcing vegetation in the middle distance.
0415-0416	R9	NW towards Itchen valley, NE towards Moorgreen Farm from Quob Lane field gate and layby	Long views framed by vegetation	Foreground: Field gate, hedge, pasture Midground: Pasture, hedgerow, trees Background: Distant treed horizon to NW, closer treed skyline to NE	Moderate Limited views from roadside but of predominantly rural character with few intrusive features. Need to consider the effect of development on long views across the Itchen valley
0417	R10	SE from Allington Lane Into field	Views filtered by vegetation	Foreground: Road, treeline, fence Midground: Pasture, hedgerow, trees Background: Glimpses of field through hedgerow	Moderate Limited views from roadside but of predominantly rural character with few intrusive features. Need to consider opportunities to reinforce existing vegetation to provide setting for development and mitigate urbanisation.

7. Appendix 3 , References

- Hampshire Integrated Character Assessment: Landscape, Townscape & Seascape Assessment for Hampshire
Hampshire County Council
- Landscape Character Assessment for Eastleigh Borough
Eastleigh Borough Council
- Guidelines for Landscape and Visual Impact Assessment Third Edition: Landscape Institute and Institute of Environmental Management and Assessment. (Routledge).

www.eastleigh.gov.uk/localplan2016-2036



Detailed analysis of SDO D areas D1 & D2 with photo location maps

Area Under Consideration:

Date:17/10/2024	Weather: Cloudy with good visibility	Photos: SDO D 1-14
Time: 10:00 – 14:00	Surveyors: TD	

SLAA/sub area:
District LCA context: LCA9 (Horton Heath Undulation Farmland)
<p>Key LCA characteristics/qualities:</p> <ul style="list-style-type: none"> • Undulating landform with frequent low ridges • Medium size fields usually with good hedges and hedgerow trees rather than woodlands • Intrusive urban edges in some areas • Unmanaged or inappropriately managed agricultural land • HCC Lowland Mosaic – small, medium and open
<p>Relevant points raised in LCA:</p> <ul style="list-style-type: none"> • The area is predominantly undulating farmland with strong hedgerows and small blocks of scattered woodland. It is relatively large, complex and rural in character. • Trees belts and hedgerow trees are notable features; however the area is largely open, with rural views normally ending at wooded horizons. • The visual intrusion of existing settlement edges at Bishopstoke, Fair Oak and Horton Heath and Hedge End. • Future development and land management changes within the area increasing intervisibility between settlements. • Significant recent development north of Boorley Green, off Woodhouse Lane, Hedge End and north of Botley. • Sub Area 9 B (Pg 98) Former St Saviour Convent Parkland
<p>Landscape Functions/Uses:</p> <ul style="list-style-type: none"> • Pasture • Pony paddocks • Woodland (mixed and coniferous) • Loose group of houses centered on Shamblehurst Lane North • Open storage and light industrial

Sensitivity Analysis

Criteria (and supporting prompts)	Comments
<p>Physical: Topography;</p> <p>Land cover and land use whether pastoral/arable/horticulture/equestrian/developed;</p> <p>Hydrology and riparian features e.g. rivers, tributaries and creeks/ponds;</p> <p>Distribution of landscape elements/landscape structure – hedgerows/assarted fields/woodlands/field trees</p>	<ul style="list-style-type: none"> • Gentle Undulations • High point in the north • Slopes gently towards central and eastern stream • Pasture • Pony paddocks • Woodland (mixed and coniferous) • Loose group of houses centered on Shamblehurst Lane North • Open storage and light industrial • Stream on eastern boundary joins Ford Lake beyond the Winchester Road • Mostly assarted fields with evidence of some intermediate hedgerows removed • Mixed woodland of unknown age
<p>Experiential: Scale of the landscape (presence of human scale elements); Enclosure/openness; Pattern and complexity</p>	<ul style="list-style-type: none"> • Mixed scale with larger fields in Area B and Area A generally smaller in size or evidence of intermediate boundary removal • Enclosed by a mixture of boundary vegetation, hedgerows and woodland. • Irregular and organic boundaries away from highway and rail infrastructure
<p>Biodiversity: Designations; Principal species and habitats (river valleys/wetlands/heathland/broadleaf and mixed woodland/plantation/hedgerows); Presence of ancient woodland</p>	<ul style="list-style-type: none"> • The smaller areas and their defining boundary features are more diverse habitats • Woodland is mixed and of unknown make up • See separate study
<p>Historic environment: Presence of historic parklands, registered parks and gardens and scheduled monuments; Historic landscape structure/elements; Settlement and human influences – age, form, pattern and density of settlements, strategic communication and transport corridors; Vernacular design and materials noted;</p>	<ul style="list-style-type: none"> • Former St Saviour Convent area is defined as Sub Area 9 B (in the Eastleigh Landscape Character Assessment, Pg 98). The Parkland is distinctive in this area, particularly its open character and mature oak trees. • Area boundaries defined by highway and rail infrastructure on three sides and by the stream to the east. • Loose group of houses on Shamblehurst Lane North

<p>Views, visual and visibility: (NB refer to form 2 where appropriate for recording specific key views) Visual character/character of views (whether framed, filtered, short or distant); Level of visibility with reference to landform and vegetation; Key/important views and sensitive receptors; Features which contribute to local distinctiveness; Level of intervisibility with settlements, settlement edges and the wider landscape; Horizon and skyline character (whether open/wooded/developed or undeveloped/presence of vertical elements/tall structures)</p>	<ul style="list-style-type: none"> • Topography and vegetation limits middle and long distance views. • Viewpoint photographs examine short/middle distance views • Generally compartmentalized landscape, limits intervisibility with the notable exception across the parkland landscape (Sub Area 9 B) • From the PRoW 029/707b/1, along sections of Shamblehurst Lane and from parts of Winchester Road views to Former St Saviour Convent area (Sub Area 9 B) are of notable quality.
<p>Description of landscape sensitivity and justification:</p> <ul style="list-style-type: none"> • General Description: Topography, gently slopes down to the south east and the stream which joins Ford Lake. Mixed pasture, mixed woodland and parkland. The area is divided into 2 main parts west/north west and east/south east. • High sensitivity to change: The stream and its setting on the eastern edge has become the transition between the built edge of the new development around Boorley Green and the wider landscape to the west. • Moderate sensitivity to change: The majority of area D1 and D2. A mixture of parkland, pasture with mature hedgerows and mixed woodland. Crossed by PRoW or visible for local roads. • Low sensitivity to change: The larger fields on the western side of SDO D within D2 and the light industry off Shamblehurst Lane North within D1. 	
<p>High level guidance/recommendations and landscape opportunities:</p> <ul style="list-style-type: none"> • Housing development should be avoided in the Former St Saviour Convent area (Sub Area 9 B). Any development would need to protect and enhance the characteristics, such as a formal parkland. • Consider landscape measures which mitigation the cumulative expansion of Boorley Green. • Reinforcement and expansion of the eastern boundary as a key Green Infrastructure feature • Consider the landscape value and function of the mixed woodland west of Shamblehurst Lane North in relation to it as part of a development site. 	

Landscape Survey Form: specific views

Option D1 and D2

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
1	SDO D	From west of the roundabout on Bubb Lane / Chalcroft Way, panorama - Northeast to South	Panorama	<p>Foreground: roundabout, roads, highway signs and lighting. Open up to SDO D boundary.</p> <p>Mid ground: Mature deciduous hedgerow with limited trees</p> <p>Background: To the Northeast and South mature and veteran trees rise above intermediate vegetation</p>	<p>Moderate.</p> <p>Views from road, footway/cycleway.</p> <p>Highway infrastructure is notable influence however it is set within a strong rural character.</p> <p>Intermediate hedgerow is currently in leaf, views in winter would be filtered but more open across the large field beyond.</p>
2	SDO D	From within Nelsons Gardens Open Space, looking northeast.	Foreshortened panorama	<p>Foreground: native mixed vegetation dominated by bracken and scrub, at the top of a bank, likely from railway construction works.</p> <p>Mid ground: foreshortened view across the hidden railway (in cutting) to the varied woodland beyond</p>	<p>Moderate.</p> <p>Views from the open space offer an unusual range and diversity of vegetation for this area. The view while foreshortened is an interesting backdrop to the open space.</p>

Appendix 3 - Addendum to Landscape Sensitivity Appraisal for Strategic Development Option D (2024)

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
3	SDO D	From Hedge End Station footbridge. (not a Public Right of Way). Northwest to southeast	Panorama	<p>Foreground: Dominated by railway infrastructure with open views to the intervening boundary vegetation.</p> <p>Mid ground: The elevated position and open foreground creates a clear view to the diverse mixed shrubs and trees to the north east of the railway line</p>	<p>Moderate sensitivity (note not a public viewpoint) Beyond the railway land there are no detractors. The mixed vegetation is an interesting feature providing a significant visual boundary to the built form to the south west.</p>
4	SDO D	From Shamblehurst Lane North, northeast to southeast	Panorama	<p>Foreground: Strong native roadside planting on the left, lower and weaker on the right.</p> <p>Mid ground: To the northeast the construction of a new housing site is underway with some completed grey infrastructure/road. Houses are currently just visible in the distance.</p>	<p>Low sensitivity. The development of the land to the northeast will change the character and view from this location. That change will be determined by the scheme being built out however of note is the treeline to the north which follows the stream which joins Ford Lake beyond Winchester Road. This boundary vegetation provides a strong landscape feature which is evident now and will become more important as the development site is built out.</p>

Appendix 3 - Addendum to Landscape Sensitivity Appraisal for Strategic Development Option D (2024)

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid Ground Background	Sensitivity/importance and high level guidance re mitigation
5	SDO D	From PRoW 026/1/1 within the development site off Shamblehurst Lane North, looking west across the lane	Framed by gap in vegetation	<p>Foreground: Field boundary vegetation now forming the edge of the development site off Shamblehurst Lane North, with temporary Heras fencing. The PRoW crosses the lane ahead and turns left to run adjacent to the lane.</p> <p>Mid ground: Diverse mixed shrubs and trees to the west of Shamblehurst Lane North provide a screen to the land beyond</p>	<p>Low sensitivity The views from this PRoW will change due to the development occurring away from the viewpoint in the opposite direction. The experience will become more formal and less rural, with all season path and new planting to accompany the development. The PRoW is also likely to be used to access the station, increasing the footfall but due to utility rather than those seeking to enjoy the view.</p>
6	SDO D	From Shamblehurst Lane North by a stable / storage building	Framed by gap in vegetation	<p>Foreground: Double field gate on the edge of Shamblehurst Lane North. The lane is enclosed by vegetation, on its west woodland and on the right, a mixture of native hedge, scrub and trees.</p> <p>Mid ground: Through the access, paddocks divide up the nearer field. An intermediate hedgerow separates the paddocks from a large field beyond and the skyline is defined by its boundary vegetation which follows the stream course.</p>	<p>Moderate Sensitivity. The paddocks have some detracting feature however overall the view is rural with interest provided by the variety and range of vegetation from close to distant.</p>

Appendix 3 - Addendum to Landscape Sensitivity Appraisal for Strategic Development Option D (2024)

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid ground Background	Sensitivity/importance and high level guidance re mitigation
7	SDO D	From Shamblehurst Lane North	Filtered view through the eastern hedgerow on Shamblehurst Lane North	<p>Foreground: In this location the lane is enclosed by vegetation on the east side, made up of a mixture of native hedge, scrub and trees. The thin parts of the hedge allow filtered view to the paddocks and parkland beyond.</p> <p>Mid ground: The paddocks divide up the nearer field with post and wire fences. Without strong boundary vegetation opposite, the field morphs into the parkland associated with the Former St Saviour Convent. The mature parkland trees limit longer distance views and form the skyline.</p>	<p>Moderate sensitivity. Although a filtered viewpoint this situation is representative of many views along Shamblehurst Lane North. Few detracting features and mid-distance view to important parkland.</p> <p>Slight changes to management practices could dramatically affect the openness of the view</p>
8	SDO D	From Shamblehurst Lane North. Panorama looking north - east - south	Panorama	<p>Foreground: The lane is enclosed by a mixture of vegetated boundaries and some fences associated with neighboring houses and gardens. The hedges at this part of the lane are currently maintained more frequently and at a lower level.</p> <p>Mid ground: Views into the parkland associated with the Former St Saviour Convent, with the stream and veteran trees providing an interesting but open division of the view. Some buildings are visible, set within their own curtilages.</p>	<p>Moderate/High sensitivity. Few negative detracting features. Open view towards area of locally distinctive character.</p>

Appendix 3 - Addendum to Landscape Sensitivity Appraisal for Strategic Development Option D (2024)

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid ground Background	Sensitivity/importance and high level guidance re mitigation
9	SDO D	From Shamblehurst Lane North near PRow 029/707b/1. Panorama looking northeast to south	Panorama	<p>Foreground: The lane is enclosed by a mixture of vegetated boundaries. The hedge to the east is currently maintained at a lower level than mixed regime to the west.</p> <p>Mid ground: Views into the parkland associated with the Former St Saviour Convent, with the stream and veteran trees providing an interesting but open division of the view. Buildings associated with North Croft House are visible across the parkland landscape and add some dramatic mature trees including two Cedar of Lebanon.</p> <p>Background: Longer views extend into the parkland beyond North Croft House</p>	High sensitivity. Few negative detracting features. Panoramic view to an area of locally distinctive character.
10	SDO D	From Shamblehurst Lane North. Panorama looking northeast to southwest	Panorama	<p>Foreground: The lane is enclosed by a mixture of vegetated boundaries. The hedges to the east is currently maintained more frequently and at a lower level than the taller and less regularly maintained hedge to the west.</p> <p>Mid ground: Views into the parkland associated with the</p>	High sensitivity. Few negative detracting features. Panoramic view to an area of locally distinctive character.

Appendix 3 - Addendum to Landscape Sensitivity Appraisal for Strategic Development Option D (2024)

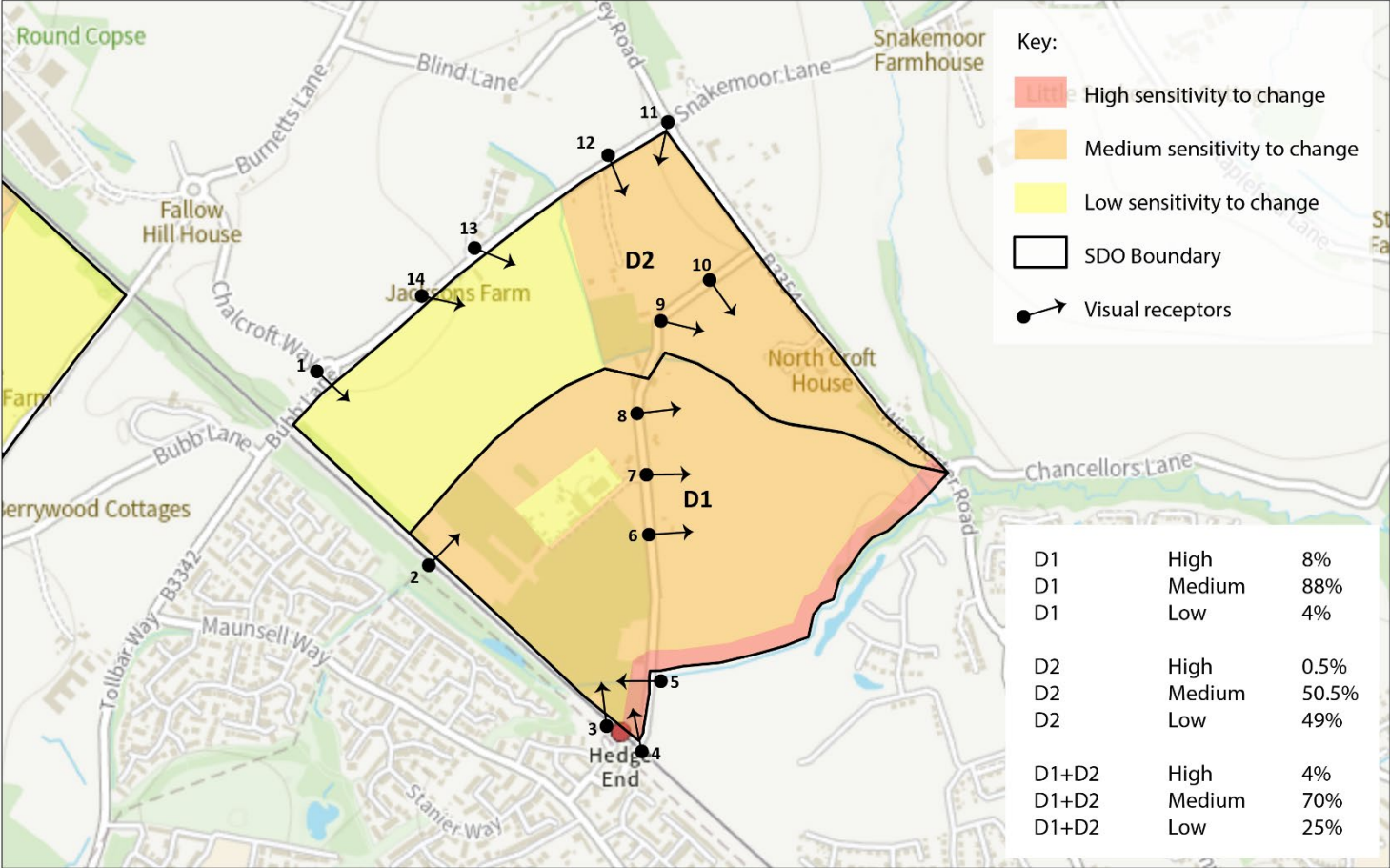
View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid ground Background	Sensitivity/importance and high level guidance re mitigation
				Former St Saviour Convent, with the stream and veteran trees providing an interesting but open division of the view. Buildings associated with North Croft House are visible across the parkland landscape and add some dramatic mature trees including two Cedar of Lebanon.	
11	SDO D	From the footway on the junction of Winchester Road (B3354) and Bubb Lane (B3342) looking south.	Panorama	Foreground: Hedgerow on southern side of the busy roundabout between Boorley Green, Hedge End and Horton Heath. Mid ground: Open views across the field to the south, constrained by its the mature native boundary vegetation.	Moderate sensitivity. High, negative, noise and visual influence from traffic / roads. Mostly viewed from passing vehicle. Interesting transition to parkland character.

Appendix 3 - Addendum to Landscape Sensitivity Appraisal for Strategic Development Option D (2024)

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid ground Background	Sensitivity/importance and high level guidance re mitigation
12	SDO D	From the junction of PRow 029/707b/1 and the footway on Bubb Lane (B3342) looking east.	Panorama	<p>Foreground: Mature hedgerow with veteran trees on the eastern side of Bubb Lane.</p> <p>Mid ground: Open views across the field to the east, gentle rising ground (which the PRow crosses) ultimately constrained by its the mature native boundary vegetation.</p>	<p>Moderate sensitivity. Some negative, noise and visual influence from traffic on Bubb Lane. Some views from passing vehicle but more sensitive are those crossing the field using the PRow. Interesting transition to parkland character.</p>
13	SDO D	From the field gate on Bubb Lane (B3342), north of Jackson Farm, looking northeast to southeast	Panorama	<p>Foreground: Native hedge along the Bubb Lane footway with double field gate.</p> <p>Mid ground: large field currently growing maize.</p> <p>Background: Mature deciduous tree belt following the stream course and associated with Mayfair Park and Clydedale</p>	<p>Moderate sensitivity. Main sensitivity from being a large open area which is susceptible to being impacted by modest changes to management practices of the hedge along Bubb Lane.</p>

Appendix 3 - Addendum to Landscape Sensitivity Appraisal for Strategic Development Option D (2024)

View No	Location	View to/from	Extent of view (framed, filtered etc)	Summary Description: Type of view Foreground Mid ground Background	Sensitivity/importance and high level guidance re mitigation
14	SDO	From the western edge of Jackson Farm on Bubb Lane (B3342), looking northeast	Single photo part of wider view along Bubb Lane	Foreground: Mixture of hording, heras and wire mesh fencing to secure Jackson Farm. Mid ground: Derelict buildings and surrounding area dominated by scrub and natural regeneration	Low sensitivity. The Jackson Farm has fallen into disrepair and is not contributing positively to it local environment.



LVA - SDO D

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Scale: NTS | Date: Nov 24 | Drawn: PP

Landscape Survey Form: specific views



SDO D Viewpoint 1



SDO D Viewpoint 2



SDO D Viewpoint 3



SDO D Viewpoint 4



SDO D Viewpoint 5

Landscape Sensitivity Appraisal of Sites being considered for Strategic Development



SDO D Viewpoint 6



SDO D Viewpoint 7



SDO D Viewpoint 8



SDO D Viewpoint 9



SDO D Viewpoint 10



SDO D Viewpoint 11



SDO D Viewpoint 12



SDO D Viewpoint 13



SDO D Viewpoint 14



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