



Landscape Review of Eastleigh Borough Council's Emerging Local Plan Allocation Area B/C (north / east of Bishopstoke / Fair Oak)

For CPRE Hampshire

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REVISION HISTORY

Rev.	Date	By	Chk	Details
01	06.08.2018	IDT	LF	Minor revisions following comments from SP and DA

1. INTRODUCTION

- 1.1. The terra firma Consultancy Ltd (TF) was appointed by the Campaign to Protect Rural England (Hampshire) in June 2018 to carry out a landscape review of the Strategic Growth Option (SGO) B/C (north / east of Bishopstoke / Fair Oak) allocated in Eastleigh Borough Council's (EBC's) Emerging Eastleigh Local Plan 2011-(2036, July 2017 (EBLP 2011-2036). SGO B/C is allocated for approximately 5200 new homes, 30,000 sq. metres of employment space, retail and community facilities, open spaces and a new link road (Allbrook Hill, north of Bishopstoke and Fair Oak link road).
- 1.2. This Review responds to the findings of the EBC's 'Landscape Sensitivity Appraisal of Sites' being considered for Strategic Development as part of the EBLP 2011-2036 and other landscape assessments produced by developers.
- 1.3. In accordance with the brief from our client this Review provides a high level assessment of landscape and visual sensitivities of SGO B/C and the suitability of the development of the area in landscape and visual terms.
- 1.4. In addition the study gives a brief assessment of two other alternative SGO which were previously considered for allocation in the emerging Local Plan:
 - Strategic Growth Option (SGO) D - Expansion of Bishopstoke to the south and Horton Heath to the west. For the purpose of this review this option will be referred to as SGO D.
 - Strategic Growth Option (SGO) E - Extension of West End to the north of the M27 with associate link road. For the purpose of this review this option will be referred to as SGO E.
- 1.5. The intention of the brief assessment of the alternative SGO is to explore how these two areas compare with SGO B/C in landscape and visual terms and whether they are more suitable as potential strategic growth areas.
- 1.6. Given that SGO B/C is included as one allocation area in the emerging local plan and that the area falls largely within one landscape character area (identified in the Landscape Character Assessment for Eastleigh Borough (2011): LCA 7 - Bishopstoke – Fair Oak Woodland & Farmland), it was judged not necessary to divide it in to smaller parcels to report on.
- 1.7. This Review has been undertaken based on guidance and principles set out in the Scottish Natural Heritage and The Countryside Agency's Landscape Character Assessment (2002) and subsequent Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity (2006), Natural England's An Approach to Landscape Character Assessment (2014), as well as the Landscape Institute / IEMA Guidelines for Landscape and Visual Impact Assessment (2013) (GLVIA).
- 1.8. A desktop study of the sites was undertaken which included the review of Ordnance Survey maps, aerial photography and landscape character assessment documents. A site visit of the areas was undertaken on 2nd July 2018.
- 1.9. The Review describes the following:
 - Description of the SGO B/C;
 - Planning history / background;
 - Interrogation of the proposed SGO allocation;
 - Overview of SGO's D and E and comparison with B/C
 - Conclusion.

2. DESCRIPTION OF SGO B/C (NORTH / EAST OF BISHOPSTOKE / FAIR OAK)

- 2.1. TF undertook a site visit to the SGO B/C on 2 July 2018. The following description also draws on a number of previous published documents which are set out in Appendix 1.

Landscape Designations

- 2.2. The land comprising SGO B/C is not subject to any landscape designations however it lies approximately 700m to the south-west of the South Downs National Park (SDNP), separated by open fields, some scattered farms, equestrian development and low density housing in large plots. For a number of reasons which are discussed below SGO B/C is considered by this Review to fall within the setting of the SDNP.

Landscape features and character

- 2.3. The boundary of SGO B/C is shown on Figure 1. SGO B/C is predominately an area of greenfield land stretching over 4km with some scattered farm and equestrian buildings and isolated houses falling within the area including along Mortimers lane and Stroudwood Lane in the east, Jamesmead Farm in the middle of the area and Stoke Park Farm in the west. SGO B/C lies to the north of the built up areas of Fair Oak and Bishopstoke. The area is divided into 2 main parts the first being north of Stoke Park Wood to the west of Winchester Road, the second part lying between Fair Oak and Stroudwood Lane and continuing southwards to include part of the East Horton golf course and fields at the south-eastern end. The area is bound to the east and south-east by pasture/grass fields set within hedgerows with mature oak hedgerow trees, some scattered farms, equestrian development and low density housing in large plots in the gap between the area and the SDNP. The middle section of the area's southern boundary follows the Fair Oak settlement edge and skirts the edge of Hall Lands Copse (which falls outside the area). The western end of the area follows the boundary of Crowdhill Copse, Stoke Park Wood, Upper Barn copse the vegetated edge of Bowlake stream, Hill Copse and the backs of Hillview Manor Park and Fair Oak Garden Centre. The built up area of Bishopstoke lies nearby to the west separated from the area by Stoke Park Wood, woodland blocks and tree and hedgerow belts. Colden Common lies approximately 0.75km to the north-west separated from the area by open fields with tree and hedgerow belts. The middle and eastern part of the northern edge of the area is bound by a small business park off Winchester Road, pasture fields and Park Hills Wood.
- 2.4. Overall SGO B/C has a strong rural character comprising an undulating ridge which is a unifying feature across the area. The ridge extends eastwards from the edge of the Itchen Valley, through Stoke Park Wood and Crowdhill/ Pylehill to Tippers Copse, where the land falls to the northeast towards the SDNP. The western half forms the northern slopes of the east/west ridge sloping down from Stoke Park Wood to Bowlake Stream Course. The eastern half has a southern slope down from Chestnut Gully Wood and Park Hills Wood towards Fair Oak village. The landcover is predominantly small to medium sized pasture fields with a good network of hedgerows and mature hedgerow trees and frequent woodland blocks, which are distinctive features, providing enclosure and containment of the adjacent urban edges. The East Horton golf course in the south-east retains a good structure of mature hedgerow trees along former field boundaries and is set within woodland and tree and hedgerow belts. The area has strong topographical variety reaching 56m AOD in the west between Stoke Park Wood and Upperbarn Copse and 66m AOD towards the east.
- 2.5. In the west the historic landscape pattern identified in the Hampshire County Council's Historic Landscape Character Assessment is that of medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure) and in the east there are areas of small regular fields with straight boundaries (parliamentary type enclosure) and small rectilinear fields with wavy boundaries.
- 2.6. Halls Land Copse and the woodland surrounding the western area is ancient woodland with areas of distinctive wet woodland. Many of the woodland areas are SINCs. For comments on biodiversity impacts see separate study by others.

- 2.7. The area contains 2 historic parks. Stoke Park Woods in the west of the character area is included on the Hampshire Historic Parks and Gardens register and described as follows “*Deer park referred to as Stoke Wood; used as a hunting ground by King John 1205; wood has changed little in size since medieval times; impark 1242 for Bishop of Winchester; woodland walks; managed by Forestry Commission.*” In addition, Fair Oak Park towards the southeast of the area has been proposed to be listed. Rural sunken lanes in the west of the area contribute to the sense of time depth.
- 2.8. The area is crossed by an extensive well-used network of public rights of way which provides opportunities for quiet recreation within easy reach of the nearby built up areas. Away from the settlement edges the area has a strong sense of remoteness and tranquillity particularly: in west of the area where Stoke Park Wood and Upperbarn Copse provide strong containment to the surrounding urban areas; and experienced from the public rights of way running north from Mortimers Lane and to the south of Park Hills Wood where Halls Lands Copse and successive layers of hedgerows with mature hedgerow trees again provide screening to the urban area of Fair Oak. There are elements of both openness and enclosure. Enclosure is provided by the strong woodland and hedgerow pattern with openness experienced in larger fields and from elevated ground where long views are possible including positive characteristic views to the South Downs National Park in the north-east.
- 2.9. The area contains a number of small streams and ponds often bound by vegetation including Bowlake Stream to the north.
- 2.10. The Eastleigh Borough Council Landscape Character Assessment notes under Landscape Character Sensitivity:
- *Overall it is an attractive landscape with Stoke Park Woods and the sub area (7a) providing distinctive features that have amenity and wildlife value.*
 - *Contained within the area is a very distinctive parkland landscape.*
- 2.11. The development of the SGO B/C will result in the development of a substantial portion of a distinctive landscape character area (Eastleigh Borough Character: Area 7: Bishopstoke-Fair Oak Woodland and Farmland) reducing Borough's landscape diversity.

Visual characteristics

- 2.12. The extensive public right of way network means a high proportion of the area is visible from public vantage points. The elevated ground within the area is visible in wider views from the surrounding area including from nearby settlements, roads and PRow where the ridge and woodland forms an important backdrop and prominent feature. Many potential views of the site are screened by adjacent woodland notably the central area in views from the north and the western area from views to the south-west.
- Views out*
- 2.13. From elevated ground within the area long views across and out of the area are possible. The most notable views out of the area are:
- Long reaching views to the South Downs National Park from the public rights of way in the east near Tippers Copse across open countryside to the prominent rural chalk escarpment to the north-east within the South Downs National Park (South Downs National Park LCA D1a) and from Mortimers Lane.
 - Long reaching views out across open countryside towards Colden Common from public rights of way to the north of Stoke Park Wood. There is intervisibility between western half of the area and Colden Common to the north.
- Views in*
- 2.14. Views of the grass fields and woodland on the eastern end of the ridge within the area are possible from public rights of way within the South Downs National Park which cross the rural chalk escarpment to the north-east.

- 2.15. Stoke Park Wood on elevated ground forms a prominent skyline in views from Colden Common and Bishopstoke. The eastern end of the ridge and Tippers Copse similarly forms a prominent skyline notably in views from the east including from Stroudwood Lane.
- 2.16. Pylons crossing the western and eastern end of the area result in a degree of visual intrusion however the woodland and mature tree cover help to limit their impact.
- 2.17. Many views are across undulating or sloping pasture fields to wooded horizons with mature hedgerow trees increasing the perception of a wooded landscape. Despite the areas proximity to the nearby large settlements, views to these urban areas are generally screened from view thus contributing to the perception of remoteness and tranquillity. When views of urban areas occur built form is substantially softened by intervening vegetation including the views to Colden Common settlement from the west and Fair Oak settlement from the east.
- 2.18. The Eastleigh Borough Council Landscape Character Assessment notes under Visual Sensitivity
- *The area is predominantly rural, with woodlands, for the most part, shielding the development at the urban edge. It has an undulating landform, good vegetation cover, and often has wide views out. The significant woodland elements in this area can be seen from some distance away.*

Settlement characteristics and gaps

- 2.19. Fair Oak settlement is generally well defined along its northern boundary by woodland, trees and hedgerows with a distinct change of character from the suburban/urban town character to the south of the area to the rural open countryside of the area.
- 2.20. The area forms part of a rural gap between:
- Fair Oak and Lower Upham with the extent of the gap particularly experienced travelling along Mortimers Lane.
 - Fair Oak and Colden Common with notable intervisibility between the area and Colden Common and experienced travelling along Winchester Lane.
 - Fair Oak and Bishopstoke with the gap experienced along PRoW crossing the western end of the area. Notably these two settlements are already coalesced along the B3037
 - Fair Oak and the SDNP with the extent of the gap particularly experienced travelling along Mortimers Lane.

Shared landscape characteristics with the National Park

- 2.21. The area lies close to the South Downs National Park landscape character type 'Downland Mosaic (D) and landscape character area South Winchester Downland Mosaic (D1.a) identified in the South Downs Integrated Landscape Character Assessment. The relevant key characteristics of this type and area are:
- *'Large scale rolling landform characteristic of the chalk dipslope, dissected by dry valleys, with a localised secondary escarpment running between Twyford and Droxford.*
 - *A prominent open ridge follows the line of the Meon anticline rising to 201m at Beacon Hill, from where there are panoramic views*
 - *A large area of early assarted enclosures with thick hedgerows and large areas of woodland creates a small scale secluded landscape across the central part of the character area.*
 - *A strong pattern of woodland cover, including ancient woodland of national importance, wood pasture on Kilmeston Down, and hedgerows providing a sense of enclosure.*
 - *A low density of dispersed settlement across the downland with nucleated villages on the dipslope of the downland e.g. Owlesbury and Upham, linked by a network of sinuous rural roads.*
 - *The downs contain a well established network of public rights of way and a strong*

hierarchical network of roads.

- *A landscape with a generally strong rural, secluded character*
- *Panoramic views'*

2.22. The area of the SDNP near the site is rural in character. The SGO B/C shares a number of characteristics with the Park. These include a distinctive topography and a strong pattern of woodland cover and thick hedgerows which creates a secluded landscape with a repetition of woodland and fields that creates a unified landscape mosaic. Elevated views are also a shared characteristic. There is intervisibility between the area and the elevated escarpment within the SDNP where the undeveloped ridge within SGO B/C is visible in rural views. The area also contributes to the rural gap between the SDNP and the built up area of Fair Oak, providing a buffer to the designated landscape. Given these shared characteristics and intervisibility it is considered that SGO B/C falls within the setting of the SDNP.

2.23. Key landscape sensitivities of South Winchester Downland Mosaic (D1.a) include:

- *The strong rural, secluded character of the landscape which may be threatened by expansion of settlements which abut its southern edge.*
- *Any landscape change or development in adjacent landscapes has the potential to be highly visible.*

3. PLANNING HISTORY / BACKGROUND

3.1. The general area of SGO B/C has been considered in relation to spatial planning:

- NPPF
- South Downs National Park Setting, Special Qualities, Tranquillity Study, Local Plan and Management Plan.
- Eastleigh Borough Council Emerging Eastleigh Local Plan 2011-2036 and supporting study's
- Reports provided by developers

3.2. The key points of relevance to SGO B/C, SGO D and SGO E are summarised below:

NPPF

3.3. The key paragraphs of the NPPF relating to landscape in the context of this Review are paragraphs 115 109, 113 and 117, which states that in National Parks great weight should be given to conserving landscape and scenic beauty, the conservation of wildlife and cultural heritage. The NPPF seeks to protect and enhance the landscape in many other ways including recognising the intrinsic character and beauty of the countryside, ensuring that developments respond to local character, integrating new development into the natural environment, protecting and enhancing valued landscapes, setting strategic priorities and criteria based policies for protected landscape areas, identifying and protecting areas of tranquillity, limiting the impact of light pollution on intrinsically dark landscapes, and requiring landscape character assessments. These points are noted in the South Downs National Park's 'Landscape Background Paper' (2017)

South Downs National Park Setting, Special Qualities, Tranquillity Study, Local Plan and Management Plan

3.4. National Parks are afforded the highest level of protection in landscape terms. The Government has provided two statutory purposes for National Parks in England:

Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

- 3.5. The South Downs Partnership Management Plan (PMP) sets out long term management policies and objectives to achieve the 2050 Vision for the national park. The SNDPA do not currently have an adopted local plan. The South Downs National Park' Local Plan (SDNPLP) was submitted to the Secretary of State on 27 April 2018. The relevant policies in the draft local plan and PMP include those relating to conserve and enhance the natural beauty and special qualities of the landscape **and its setting**, the protection of the landscape character of the National Park (SDNPLP SD5 and PMP Policy 1); safeguarding, conserving and enhancing views (SDNPLP SD7); conserving and enhancing the tranquillity of the area including in relation to light pollution (SDNPLP SD8&SD9 PMP Policy 3). The Tranquillity Study 2017 shows that the area of the National Park close to the study area shows tranquillity scores generally varying from average to high.

Eastleigh Borough Council Emerging Eastleigh Local Plan 2011-2036 and supporting studys

Eastleigh Landscape Sensitivity Study

- 3.6. This study assesses the landscape sensitivity of each part of each SGO. The findings of the Sensitivity Study are summarised in the Strategic Growth Option – Comparative assessment background paper (June 2018) and a comparison is made with other Strategic options. The findings describe that SGO B/C has a slightly higher percentage of high sensitivity land than SGO E and significantly higher than SGO D. SGO E has a lower percentage of land classed as low sensitivity than SGOs B/C, and significantly lower than SGO D. We broadly agree with the judgements of the sensitivity study although more detail of that factors that contribute to the high sensitivity judgement could have been included, notably the remoteness and tranquillity of the area and the positive views to the SDNP.
- 3.7. The Strategic Growth Option – Comparative assessment background paper (June 2018) Landscape Sensitivity section concludes as follows:
- 'SGO B/C has a significantly higher total area of high sensitivity land, more than double SGOs E or C, and much more still than SGO D.'*
- 'Overall it is considered that SGOs B/C would have more impact on landscapes classed as having high sensitivity to change, and that SGO D would have the least impact, whilst noting that none of these landscapes are protected by policy.'* (SGO back ground paper part 1 p95)
- 3.8. It should be noted that the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value (GLVIA 3, para 5.26). Landscape Value is discussed further in section 4.

Reports provided by developers

- 3.9. The following reports have been posted on Eastleigh Borough Council's website under the evidence base documents for their Emerging Local Plan 2016 – 2036 under 'Reports from developers planning consultants'.
- Landscape and Visual Baseline Report for Fair Oak North, Eastleigh Borough by Deacon Design Ltd (October 2017)
- 3.10. This Landscape and Visual Baseline Report (LVBR) has been prepared by Deacon Design on behalf of Highwood Land LLP for the Fair Oak North development which broadly covers the area of SGO B/C and includes additional land to the north and north-west of Stoke Park Wood and Upper Barn Copse which as indicated on the 'Development Framework Plan' would consist of informal and formal recreation areas. At the time this report was produced the emerging site allocation proposals were not finalised, and this report states it has been prepared to inform the site master planning process.
- 3.11. This LVBR is not a full Landscape and Visual Impact Assessment (LVIA) and does not provide an assessment of the landscape and visual effects of the development but instead focuses on the landscape and visual assessment baseline.
- 3.12. This baseline report helpfully includes correspondence from the South Downs National Park

landscape officer, Winchester Landscape Officer and Eastleigh Borough Council Development Management on the LVBR's viewpoints. These comments informed the LVBR and raised important points and concerns about the sensitivity of the area and potential impacts of the proposals including:

- The rural character of the nearby area within the SDNP;
- Likely visibility of the area from the SDNP;
- Landscape and visual impacts of the change of land use from 'countryside' to proposed open space areas within the proposed masterplan;
- The impact of the link road on existing field boundary hedges and trees, and existing Public Rights of Way/Bridleways;
- The significant impact on views from Mortimers Lane where there is currently a clear change from edge of settlement to open countryside. These views will be completely altered in character by the introduction of development on both sides of the road;
- Receptors are potentially likely to be of a medium and sometimes high sensitivity, with a medium to high magnitude of change across the site;
- Due to the scale of the site and the extensive existing access network, there is therefore a cumulative impact on visual receptors to be considered;
- The PROWs represent a valuable local resource in providing views and experience of the natural environment and the network as a whole is likely to be valued by visual receptors using these routes.

3.13. Some notable extracts from these comments are included in Appendix 3 of this Study.

Comments on LVBR:

Views

3.14. The important views to the National Park from public right of way in the east have not been included. These views will be affected by the proposals and are considered important to the existing character and amenity value of the area. The panoramic views towards Colden Common from high ground near Stoke Park Wood have not been included and limited views from footpaths around Stoke Park Farm have been included. Views from Mortimers lane have not been considered.

3.15. LVBR states that '*the visibility of the application site is relatively limited given the scale of the proposed site*'. While this might be true to some extent of views from the wider area this is a misleading statement as the site is widely visible from the network of PRoW crossing the site area. The LVBR does go on to say that '*there are many open views from PRoW on site boundary and within the site itself.*'

3.16. Representative views from the National Park have been included. In many views from the elevated ground the visual impact of potential development at SGO B/C is likely to be kept to a minimum due to screening provided by intervening topography and/or vegetation. However some views from elevated ground within the National Park are likely to be significantly adversely affected, notably from representative viewpoint 19 which is from the Pilgrims' Trail recreational route east of Sladford's Copse. TF have identified additional views from the SDNP where the undeveloped area of the ridge is more openly visible. These views have been included in Appendix 2.

3.17. In viewpoint 19 and TF's additional views from the SDNP the grass fields along the undeveloped elevated ridge at eastern end of the area around Tippers Copse can be seen. As the LVBR notes:

'The view has a strong and pleasant rural character. It is composed of large open arable fields, hedgerows and woodland areas in the far distance which provide a strong backdrop and contrast to the open landscape of the foreground. Hedgerow trees punctuate the skyline. The view is expansive and simple in nature. The skyline is created by tree cover. There are no intrusive man-made elements in this view. Individual farm buildings and very distant urban areas blend into the tree cover. The view is experienced by recreational walkers within the South Downs National Park.'

3.18. The visual receptor at viewpoint 19 is attributed a **Very high sensitivity**. As the proposals have not been fully detailed it is difficult to fully assess the magnitude of change in this view, for example building heights are not yet known nor is the extent of the tree loss required to facilitate the development. Using the methodology in the LVBR it is likely that introducing an urban extension of Fair Oak's settlement edge (of the extent indicated in the draft development framework plan) into this view is likely to result in a **Medium magnitude of change** where the view of the proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Houses located in the open fields on the top and upper slopes of the ridge will be particularly noticeable in the view. Combining the **Very high sensitivity** and the **Medium magnitude of change** would result in a **Major/ Moderate significance** which as the methodology states would be '**significant**'. The visual effects would be similar for the other views from the SDNP identified by TF. Mitigation planting to screen the proposed development would not necessarily result in a positive visual effect as it would result in the loss of views over an undeveloped ridge. Development on the ridge top of the site would be difficult to screen and planting may take many years to achieve any meaningful mitigation. To fully understand the potential impacts on views from the SDNP verified photomontages should be produced.

3.19. Of the 39 visual receptors identified within and around SGO B/C, 8 are identified as very high sensitivity, 15 were identified as high sensitivity and 15 as medium sensitivity. It is noted that not all of these receptors have views of the site however it gives an overview of the likely sensitivity of the visual receptors.

Landscape character

3.20. The landscape character section assesses that the area of SGO B/C ranges from Medium to High sensitivity with some areas of lower sensitivity where they are affected by urban influences. We would broadly agree with this assessment and it largely aligns with the Eastleigh Landscape Sensitivity Assessment.

3.21. The magnitude of landscape effect of the proposals are likely to be Very High (total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline) or High (notable loss/alteration/addition to one or more key receptors/characteristics of the baseline; or, addition of prominent conflicting elements) which means there are many areas of the SGO where, in line with the LVBR methodology, the proposed development will give rise to significant adverse landscape affects.

Fair Oak North Link Road – Landscape Appraisal and Mitigation Proposals for Fair Oak North, Eastleigh Borough by Deacon Design Ltd (08.06.18)

3.22. This Landscape Appraisal has been prepared by Deacon Design on behalf of the Highwood Group and Galliford Try Partnership for the road improvements and new link road within the vicinity of Bishopstoke, Fair Oak and Allbrook to serve the potential development area of SGO B/C. The road improvements are intended to provide relief roads to ease congestion on the current highway infrastructure and create routes to serve potential housing land under Eastleigh Borough Council's proposed Local plan policy S6.

3.23. This appraisal aims to appraise the proposed link road's key landscape and visual sensitivities and to propose a suite of landscape mitigation options that can be used to minimise its potential landscape and visual impact.

3.24. This appraisal states that it is intended to be read in conjunction with the Landscape and Visual Baseline Report (LVBR) produced in October 2017 by Deacon Design for the Fair Oak North development discussed above.

3.25. The appraisal states that the scope was confirmed with Eastleigh Borough Council and it was agreed that the appraisal and mitigation proposals would be prepared only for the route outside the proposed Fair Oak North development area, between Allbrook and Stoke Park.

3.26. Having reviewed this appraisal it appears it takes a similar approach as the LVBR in setting out the key visual and landscape sensitivities, and goes one step further by including brief descriptions of the draft link road proposals and recommended mitigation proposals, neither

of which have been fully detailed. There are a number of caveats in the report that the proposals are not fixed and the extent of area available for mitigation is unknown and the level of mitigation required '*will be driven by the development of a more detailed road design, interrogation of the site's constraints and associated landscape and ecological mitigation*' (p16 paragraph 4.3).

Comments:

- 3.27. The appraisal does not provide a systematic assessment of the landscape and visual effects of the proposed link road, considered through the appraisal of the sensitivity of the visual/landscape receptor (value and susceptibility to change) and the magnitude of the visual/landscape effects (size or scale, duration and reversibility) and the resulting significance of visual/landscape effect in line with GLVIA 3. For this reason the appraisal should by no means be read as a comprehensive assessment of the landscape and visual effects of the proposed link road.

Landscape and visual effects

- 3.28. It is likely that the proposed link road will give rise to significant visual effects, notably in views from a number of public rights of way between Bishopstoke Lane and Winchester Road where the link road will be visible crossing open rural grazing fields divided by low hedgerows with hedgerow trees along the sloping valley sides which rise from the valley bottom and form part of an undulating ridge to the east of Bishopstoke Lane. In these views the road will disrupt the natural surrounding landform by the significant regrading required (embankments and cuttings) and will introduce intrusive vehicle movement, road noise and lighting into what is currently an attractive area of rural countryside with few visual intrusions. The link road will be a major route taking large scale vehicles, including lorries and buses and accompanying cycle and pedestrian routes as described in the Strategic Growth Area Masterplan. While some of the visual effects can be reduced with mitigation planting, many views across the characteristic farmland and woodland on rolling topography will be lost or disrupted.
- 3.29. Adverse landscape effects will arise from the urbanising impacts of the road on an area of rural countryside which displays a number of positive key characteristics of the wider LCA. There will be adverse effects on the tranquillity of the area, the characteristic undulating topography, the public right of way network, the characteristic rural views, the flat valley floor by the introduction of embankments and the rural character of Bishopstoke Lane. The proposed road would require some clearance of hedgerows / trees. It would also interrupt and fragment the pattern of fields along the valley sides, leaving remnant small parcels of fields which would no longer be agriculturally viable and could become neglected and occupied by scrubby vegetation growth.
- 3.30. As discussed above in paragraphs 3.19 and 3.20, in line with the LVBR methodology, the proposed development, including the link road, will give rise to significant adverse landscape affects.

4. INTERROGATION OF PROPOSED SGO ALLOCATION

4.1. Comments on potential visual and landscape effects of development of SGO B/C

Key visual effects

- 4.2. To illustrate the points made below representative photographs and the viewpoint location plan from the Deacon Design Ltd's LVBR have been included in Figures 4 and 5 (Appendix 2) of this report and referenced in brackets below. TF's additional representative viewpoints have also been included in Figure 5 and for ease of reference the viewpoint locations have been overlaid on Deacon Design Ltd's viewpoint plan (Figure 4).
- 4.3. Identified key potential receptors likely to experience significant adverse visual effects resulting from the development of SGO B/C area as follows:

1. From a number of PRoW along elevated ground within the SDNP where the pasture fields, hedges, trees and woodland along the undeveloped ridge of the area are visible in a series of rural views, including from Upham recreation ground and 3 long distance recreational routes: the Pilgrims' Trail, Monarch's Way and Allan King Way which all cross the elevated chalk ridge within the SDNP west of Upham village. The proposed development is likely to result in urbanisation of these views and the resulting adverse visual effects are likely to be significantly adverse. Mitigation planting to screen the proposed development would not necessarily result in a positive visual effect as it would result in the loss of views over an undeveloped ridge. Development on the ridge top of SGO B/C would be difficult to screen and planting may take many years to achieve any meaningful mitigation. (see Fig 5 Photo 1, 14-20)
2. From the extensive network of public rights of way crossing the area which are a valuable local resource providing significant amenity value and rural views, including panoramic views and long views to the secondary chalk escarpment of the SDNP (see Fig 5 Photo 2), where receptors can experience perceptions of remoteness and tranquillity within easy reach of nearby settlements. Given the extensive area of the development area there will be a cumulative impact on visual receptors. The urban edge of Fair Oak and Bishopstoke is generally well contained by vegetation and hidden from view with a few glimpsed views in places with the settlement generally set at a lower elevation. (see Fig 5 Photo 4, 5 and 6)
3. From surrounding settlements where the elevated ridge of SGO B/C provides an important rural back drop with views across green fields within the area to a wooded skyline free from development which contribute the setting of the settlements. (see Fig 5 Photo 7 and 8)
4. From rural lanes, PRoW and the edge of Colden Common outside the area across open rural countryside where the elevated and wooded ridge provides an important backdrop and prominent feature. The undeveloped area of SGO B/C contributes to the perceived separation of Colden Common and Fair Oak. (see Fig 5 Photo 9, 10 and 11)
5. From Mortimers lane which forms an approach to the SDNP from the west where there is currently a clear change from edge of settlement to open countryside. These views will be completely altered in character by the introduction of development on both sides of the road (see Fig 5 Photo 13)
6. From residents and road users along Allbrook Hill and Pittmore Road and footpath users in the vicinity of the proposed link road

Key landscape effects

- 4.4. Identified key significant adverse landscape effects are likely to be as follows:
1. Adverse effects on the distinctive ridge which is a key landscape feature
 2. Adverse effects on the strong rural character, remoteness and tranquillity of an extensive area of good quality landscape
 3. Adverse effects on the strong sense of history including impacts on 2 local historic parks and sunken lanes and historic field patterns
 4. Adverse effects on the extensive well-used network of public rights of way which provides opportunities for quiet recreation within easy reach of the nearby built up areas
 5. Adverse effects the significant proportion of mature hedgerow trees across the area

Impact on the setting of the National Park

- 4.5. Paragraph 115 of the National Planning Policy Framework (NPPF) states that '*great weight should be given to conserving landscape and scenic beauty in National Parks,which have the highest status of protection in relation to landscape and scenic beauty.*'
- 4.6. The development of SGO B/C area is likely to adversely affect the setting of the SDNP

resulting from the urbanisation of an area which shares a number of positive characteristics with the Park and provides a rural 'buffer' between the designated landscape and the built up area of Fair Oak. In addition positive views to and from the designated landscape are likely to be affected and development of the area is likely to result in urbanising effects on the Park arising from the expansion of the settlement edge closer to the designated landscape and the new link road. Potential adverse effects include effects of lighting on valued dark skies, views of built form on an elevated ridge and increased traffic. In addition there are potential adverse effects of potential severances or loss of access routes for non-motorised users (NMU), e.g PRow users, linking to the National Park across the area.

Settlement setting and gaps

- 4.7. The whole area provides an important valued and diverse landscape setting to Fair Oak and Bishopstoke settlements and contains highly valued areas for quiet informal recreation, biodiversity and areas with a distinctive sense of place with cultural and historic associations.
- SGO B/C and the landscape gap between Fair Oak and Lower Upham: The development of SGO B/C would erode the landscape gap between Fair Oak and Lower Upham particularly experienced along Mortimers Lane.
 - SGO B/C and the landscape gap between Fair Oak and Colden Common: The elevated ground of the western end of the area in combination with the surrounding woodland, currently forms a visual barrier between the two settlements which is likely to be eroded by the development of the area. Development of SGO B/C is likely to increase the intervisibility between the settlements thus eroding both their perceived and actual separation.

Valued Landscape

- 4.8. Paragraph 109 of the NPPF states that '*The planning system should contribute to and enhance the natural and local environment by: - protecting and enhancing valued landscapes...*'
- 4.9. There is no clear published guidance on the definition of a 'valued landscape' (referred to in the NPPF paragraph 109) or how to assess whether a landscape has value. It has been generally acknowledged that a non-designated landscape can also be 'valued' for the purposes of paragraph 109.
- 4.10. The approach by Planning Inspectors at planning appeals is that a site should show some 'demonstrable physical attribute' rather than just popularity¹ which make the landscape out of the 'ordinary'.
- 4.11. Box 5.1 of GLVIA 3 and value identified in Eastleigh's published Landscape Character Assessment (2011) can assist with forming a judging as to whether the landscape of SGO B/C demonstrates physical attributes 'valued' in accordance with NPPF paragraph 109.
- 4.12. Box 5.1 of GLVIA identifies a range of factors that can help in the identification of valued landscapes. These are:
- Landscape quality (condition)
 - Scenic quality
 - Rarity
 - Representativeness
 - Conservation interests
 - Recreation value
 - Perceptual aspects
 - Associations

1.1.

¹ Gladman Developments Ltd against Stroud District Council's refusal of planning permission for 150 houses at the foot of the escarpment to the Cotswold Hills (Appeal reference APP/C1625/A/13/2207324).

- 4.13. As noted above SGO B/C provides an important valued and diverse landscape setting to Fair Oak and Bishopstoke settlements and contains highly valued areas for quiet informal recreation, biodiversity and areas with a distinctive sense of place with cultural and historic associations. The area demonstrates many attributes which elevates it above 'ordinary' landscape. The area forms a distinctive ridge which is a key landscape feature providing an important backdrop to many views from the surrounding area. The landscape has a strong rural character with areas of remoteness and tranquillity with a strong sense of history, including 2 local historic parks, sunken lanes and historic field patterns and a significant proportion of mature hedgerow trees which are distinctive features. There are positive long reaching views across the area to the SDNP and other positive long reaching views from the extensive well-used network of public rights of way which provides opportunities for quiet recreation within easy reach of the nearby built up areas. Halls Land Copse and the woodland surrounding the western area is ancient woodland with areas of distinctive wet woodland. Many of the woodland areas are SINCS.
- 4.14. The Eastleigh Borough Council Landscape Character Assessment includes evaluative information under the Landscape Character and Visual Sensitivity which indicates features of the area which are valued:
- *Overall it is an attractive landscape with Stoke Park Woods and the sub area (7a) providing distinctive features that have amenity and wildlife value.*
 - *Contained within the area is a very distinctive parkland landscape.*
 - *The area is predominantly rural, with woodlands, for the most part, shielding the development at the urban edge. It has an undulating landform, good vegetation cover, and often has wide views out. The significant woodland elements in this area can be seen from some distance away*
- 4.15. In light of the above it is considered that the SGO B/C is well above 'ordinary' countryside and has demonstrable physical attributes which contribute to the conclusion that this should be classified as a 'valued' landscape within the meaning of NPPF para 109.

5. OVERVIEW OF ALTERNATIVE SGO'S D AND E AND COMPARISON WITH SGO ALLOCATION SITE

- 5.1. In preparation for the emerging Local Plan 2016-2036, SGO D and E were considered by Eastleigh Borough Council as potential strategic allocation sites before settling on SGO B/C (north of Bishopstoke and Fair Oak) as their preferred allocation option. Please refer to West Waddy's Representations on Eastleigh Borough Local Plan 2011 – 2036 for more information on the planning background of the strategic options.
- 5.2. TF undertook a visit to the SGO D and E on 2 July 2018. The following descriptions also draws on a number of previous published documents which are set out in Appendix 1.
- SGO D - Expansion of Bishopstoke to the south and Horton Heath to the west**
- 5.3. This area is not subject to any landscape designations and is situated approximately 2.5km to the south-west of the SDNP and separated from it by the built up area of Fair Oak and Horton Heath and open countryside with woodland blocks on elevated ground. For these reasons it does not appear that the development of SGO D would adversely affect the SDNP.
- 5.4. SGO D comprises an area of undulating landform predominantly grazed with medium fields bound by hedges and hedgerow trees and small copses. The area contains scattered built form across the area including small scale employment areas, farms and dwellings including workshops, medium scale agricultural buildings, a plant nursery and garden centre and open storage areas at Allington Business Centre and West Horton Farm which are encroaching into the open countryside. Fields at Lake Farm are used for a large car boot sale. There are intrusive urban edges in some areas with areas of unmanaged or inappropriately managed agricultural land (as described in the LCA). The adjacent railway line intermittently reduces tranquillity.

- 5.5. The urban area of Bishopstoke/ Fair Oak bounds the area to the north which largely comprises post war settlement. To the east lie open fields which have planning approval for a large housing development north, east and south of the solar farm and adjoining the urban area of Horton Heath and extending to Firtree Farm in and Hearts Copse in the west. To the south the area is bound by the railway line and to the west by the open countryside along the Itchen Valley.
- 5.6. The area forms a low ridge running east-west between the southern edge of Bishopstoke and Allington Lane. The area has some topographical variation and reaches 25m AOD in the north-east dropping to 10m AOD in the south-west, considerably lower than SGO B/C which reaches 66m AOD towards the east and 56m AOD in the west.
- 5.7. The fields in the north somewhat contribute to the agricultural setting of the southern edge of Fair Oak. A small stream, south of the Bishopstoke urban edge runs into the Itchen valley, via small ponds and Wet Alder Carr woodland adjoins part of the area by West Horton Lane. There are a number of footpaths crossing the north of the area linking to Bishopstoke/Fair Oak in the north and Horton Heath in the south-east.
- 5.8. The locally registered historic park /garden Allington Manor lies in the south of the area, recorded in Hampshire Parks and Gardens Register and described as follows: '1870s *Allington Farm, parkland with 2 fishponds; ponds remain although smaller; now a school*'.
- 5.9. Hampshire County Council's Historic Landscape Character Assessment identifies the area as comprising parliamentary fields and small and large wavy fields.
- 5.10. Hearts Copse in the south-west is ancient woodland. For comments on biodiversity impacts see separate study by others.
- 5.11. There are skyline horizon views from Bishopstoke urban edge looking south and long views from higher ground of wooded horizons with urban development in the middle distance. Key visual receptors are from the urban edge and from the footpath network on higher ground in the north of the area. There is particular intervisibility with southern Bishopstoke, Allington Lane and West Horton lane. Distant tall buildings are visible to south emerging from the wooded horizon. There are some views of low powerlines crossing area.
- 5.12. The areas identified as having high sensitivity in the Eastleigh Landscape Sensitivity Study are the distinctive wet woodland below the historic former dam at Quob Pond, existing wooded stream course and associated ponds west of the existing solar farm and the distinctive oak dominated woodland at Hearts Copse. These areas are not extensive and could be protected in any development. As summarised in the Strategic Growth Option – Comparative assessment background paper (June 2018) out of all the SGO overall it is considered that '*SGO D would have the least impact on landscapes classed as having high sensitivity to change*'.

Settlement Gaps

- 5.13. The SGO D forms part of a gap between Bishopstoke/ Fair Oak and Horton Heath. This gap will be diminished if the SGO D is developed in its entirety, reducing the separation of the settlements. It should be noted that this gap has already been reduced as a result of permitted development west of Horton Heath and at Fir Tree Farm, which is acknowledged by Eastleigh Borough Council at paragraph 7.8 of their Strategic Growth Option – Comparative assessment background paper (June 2018) . Existing tree belts and woodland could be retained and reinforced with an opportunity to significantly enhance the existing green infrastructure including areas of wet woodland, stream side vegetation and ponds to retain visual containment between the two settlements as well as providing ecological enhancements and incorporating scenic public access routes. A substantial gap would be retained between West End and SGO D with the railway line providing a strong edge.

Summary

- 5.14. Our brief appraisal of SGO D has found that the area does have a number of landscape and visual sensitivities. The development of SGO D would result in closing the gap between the Bishopstoke/ Fair Oak and Horton Heath if developed in its entirety, a gap which has

already been reduced by permitted development west of Horton Heath. However, overall the area is more adversely influenced by the adjacent and nearby visually intrusive settlement edges and overall more degraded by urbanising influences of existing land uses than SGO B/C. The area is also less constrained in landscape terms than SGO B/C by being further removed from the SDNP and separated from the designated landscape by Fair Oak and Horton Heath urban area; having fewer remote and tranquil qualities; and located on a lower ridge. In line with the findings of the Eastleigh Landscape Sensitivity Study the development of SGO D would have the least impact on landscape judged as having a high sensitivity in comparison with the other SGO.

SGO E - Extension of West End to the north of the M27

- 5.15. This area is not subject to any landscape designations and is situated approximately 3.5km to the south-west of the SDNP and separated from it by the built up area of Fair Oak and Horton Heath and open countryside with woodland blocks on elevated ground. For these reasons it does not appear that the development of SGO E would adversely affect the SDNP.
- 5.16. SGO E comprises an area of undulating land form with some low ridges with predominantly medium pasture fields generally with a good structure of hedges, hedgerow trees and small woodland blocks. The area is predominantly undeveloped with some scattered farms and houses across the area with a nursing home, industrial estate, open storage areas and scattered dwellings west of Allington Lane.
- 5.17. The railway bounds the area to the north with the Chalcroft Business Park and open fields which have planning approval for a large housing development adjacent to Horton Heath. Houses within Moorgreen, small business and a Cremetorian bounds the area to the south-east with open field, allotments and the built up area of Hedge End beyond. The southern boundary is defined by the M27 corridor with the built up area of West End beyond. The M27 is contained by a strong tree belt between the road and SGO E with some gaps in places. To the west lies the Itchen Valley Country Park well contained by woodland and the Itchen Valley. The northern boundary is defined by the railway line, bound by vegetation.
- 5.18. The topography is undulating rising to a low north-south ridge reaching approximately 37m AOD, again considerable lower than SGO B/C which reaches 66m AOD towards the east and 56m AOD in the west.
- 5.19. The area is influenced to a limited extent by urban edges but this impact is largely reduced by intervening vegetation. The tranquillity of the southern end is affected by the presence of the motorway and in the north by the railway line. Away from these intrusive elements there are pockets with a good rural and more tranquil character particularly around the elevated centre of the site (the only area within SGO E to be attributed a high sensitivity in the Landscape Sensitivity Study).
- 5.20. The Landscape Sensitivity Study notes that there are mature oaks that indicate the Winslowe and Oaklands estates could have a historic significance, however limited evidence is available to assess the importance of the parkland. Hampshire County Council's Historic Landscape Character Assessment identifies the area as comprising parliamentary fields and small wavy fields with an area of assarted fields in the north-west.
- 5.21. The area does not contain any ancient woodland however there are ancient woodland blocks adjacent to the west. For comments on biodiversity impacts see separate study by others.
- 5.22. There are filtered views into the area from a number of lanes crossing and bounding the area with some long views from higher ground from footpath in the middle of the area towards distant wooded horizons. Key receptors are 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. There are some midrange and distant views of wooded skylines. The Landscape Sensitivity Study notes there is 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.

- 5.23. The only area identified as having high sensitivity in the Eastleigh Landscape Sensitivity Study is the higher, central, relatively remote land with long views out, which also forms a setting for Winslowe House. As summarised in the Strategic Growth Option – Comparative assessment background paper (June 2018) ‘SGO B/C has a significantly higher total area of high sensitivity land, more than double’ SGO E.

Settlement Gaps

- 5.24. The area forms part of a substantial gap between West End, Hedge End and Horton Heath. This gap will be diminished if the SGO E is developed in its entirety reducing the separation of the settlements. A gap of open fields, approximately 400m wide at its narrowest will retain the separation between West End and Hedge End and existing tree belts and woodland could be retained and reinforced to retain visual containment between the two settlements. The countryside gap between Horton Heath and SGO E, taking into account the area of land with planning approval for the housing west of Burnetts Lane, will be largely lost. Existing tree belts and woodland could be retained along the railway line and reinforced to retain some visual containment between the two settlements.
- 5.25. If a reduced area of E is considered, in combination with Option D for example, then this would present an opportunity to retain more substantial gaps between the development area and West End and Hedge End. The current countryside gap between West End, Hedge End and the railway line is substantial, greater or similar to other gaps in the area, for example between Eastleigh and Bishopstoke. If development was focused in the north-west end of Option E the perceived separation between West End and the development area could be retained by preserving the open fields either side of Quob Lane, Allington Lane and Burnetts Lane and incorporating substantial green infrastructure building on the existing strong structure of small woodland blocks, hedgerows and treelines to provide screening between the settlements.

Summary

- 5.26. Our brief appraisal of SGO E has found that the area does have a number of landscape and visual sensitivities. The development of SGO E would result in closing of the gap between West End and the Bishopstoke/ Fair Oak and Horton Heath if developed in its entirety and narrowing the gap between West End and Hedge End. However, overall the area is more adversely influenced by the presence of motorway in the south and the railway line in the north and to a limited extent by urban edges than SGO B/C. Away from these intrusive elements there are pockets with a good rural and more tranquil character particularly around the elevated centre of the site. The area is also less constrained in landscape terms than SGO B/C by being further removed from the SDNP and separated from the designated landscape by Fair Oak and Horton Heath urban area; having fewer remote and tranquil qualities; and located in a lower area with a lower central ridge. The findings of the Eastleigh Landscape Sensitivity Study SGO E show that SGO E would have less impact on landscape judged as having a high sensitivity in comparison with SGO B/C. If a partial part of SGO E was developed, with built form focused in the north-west part of the area, it is considered appropriate gaps between the settlements and potential development area could be retained with appropriate landscape mitigation incorporated.

6. CONCLUSIONS

- 6.1. This Review has concluded that there are a number of landscape and visual concerns with the allocation for the SGO B/C. A key concern is the potential adverse impact on the setting of the South Downs National Park including potential impacts on the long views to and from higher ground within the Park to the north-east.
- 6.2. The area is constrained by the key role the area plays in providing an important valued and diverse landscape setting to Fair Oak and Bishopstoke settlements which contains highly valued areas for quiet informal recreation, biodiversity and areas with a distinctive sense of place with a remote, tranquil and strong rural character and cultural and historic associations. For these reasons the development of SGO B/C will result in significant landscape and visual effects.

- 6.3. This Review demonstrates that SGO B/C contains areas well above 'ordinary' countryside and has demonstrable physical attributes which contribute to the conclusion that this should be classified as a 'valued' landscape within the meaning of NPPF para 109.
- 6.4. Our brief appraisal of SGO D and E has found that although these areas do have a number of landscape and visual sensitivities they are considered overall to be less sensitive in landscape and visual terms than SGO B/C which is a conclusion in line with the findings of EBC's landscape sensitivity appraisal.
- 6.5. We would challenge the soundness of Eastleigh Borough Council's conclusions for allocating SGO B/C as the strategic growth area in their emerging Local Plan in landscape and visual terms. It therefore recommended that further detailed landscape assessment work is undertaken to explore the two alternative areas (SGO D and E) and ensure adverse landscape and visual effects are kept to a minimum.

APPENDIX 1: BIBLIOGRAPHY

- Eastleigh Borough Local Plan 2016-2036
- EBLA (2016-2036) Strategic Growth Option – Comparative assessment background paper (2018)
- EBLA (2016-2036) Landscape Sensitivity Appraisal of Sites being considered for Strategic Development as part of the EBLP 2011-2036' (2017)
- EBLA (2016-2036) Countryside gaps background paper (2018)
- Hampshire County Council Historic Landscape Character Assessment (1999)
- Landscape Character Assessment for Eastleigh Borough (2011)
- Landscape and Visual Baseline Report for Fair Oak North, Eastleigh Borough by Deacon Design Ltd (October 2017)
- Fair Oak North Link Road – Landscape Appraisal and Mitigation Proposals for Fair Oak North, Eastleigh Borough by Deacon Design Ltd (08.06.18)
- South Downs Integrated Landscape Character Assessment (2011)
- South Downs National Park's Landscape Background Paper (2017)
- Winchester District Landscape Character Assessment (2004)
- Scottish Natural Heritage and The Countryside Agency's Landscape Character Assessment (2002)
- Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity (2006)
- Natural England's An Approach to Landscape Character Assessment (2014)
- Landscape Institute / IEMA Guidelines for Landscape and Visual Impact Assessment (2013) (GLVIA).

APPENDIX 2: FIGURES

Figure 1: Plan of SGO B/C - North / East Of Bishopstoke / Fair Oak

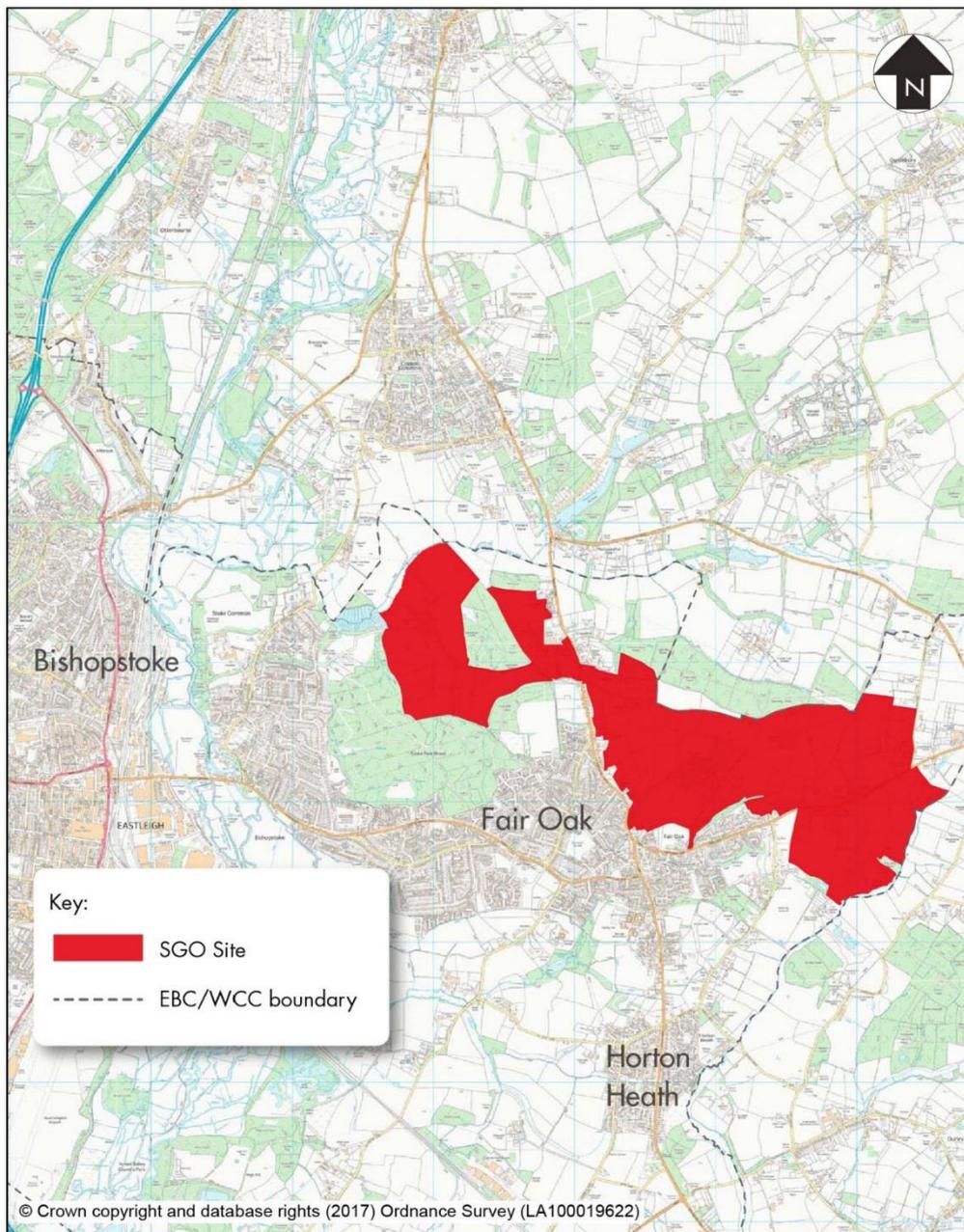
Figure 2: Plan of SGO D - Expansion Of Bishopstoke To The South And Horton Heath To The West

Figure 3: Plan of SGO E - Extension Of West End To The North Of The M27 With Associate Link Road

Figure 4: Viewpoint location plan Deacon Design's LVBR of SGO B/C with Terra Firma additional viewpoints locations

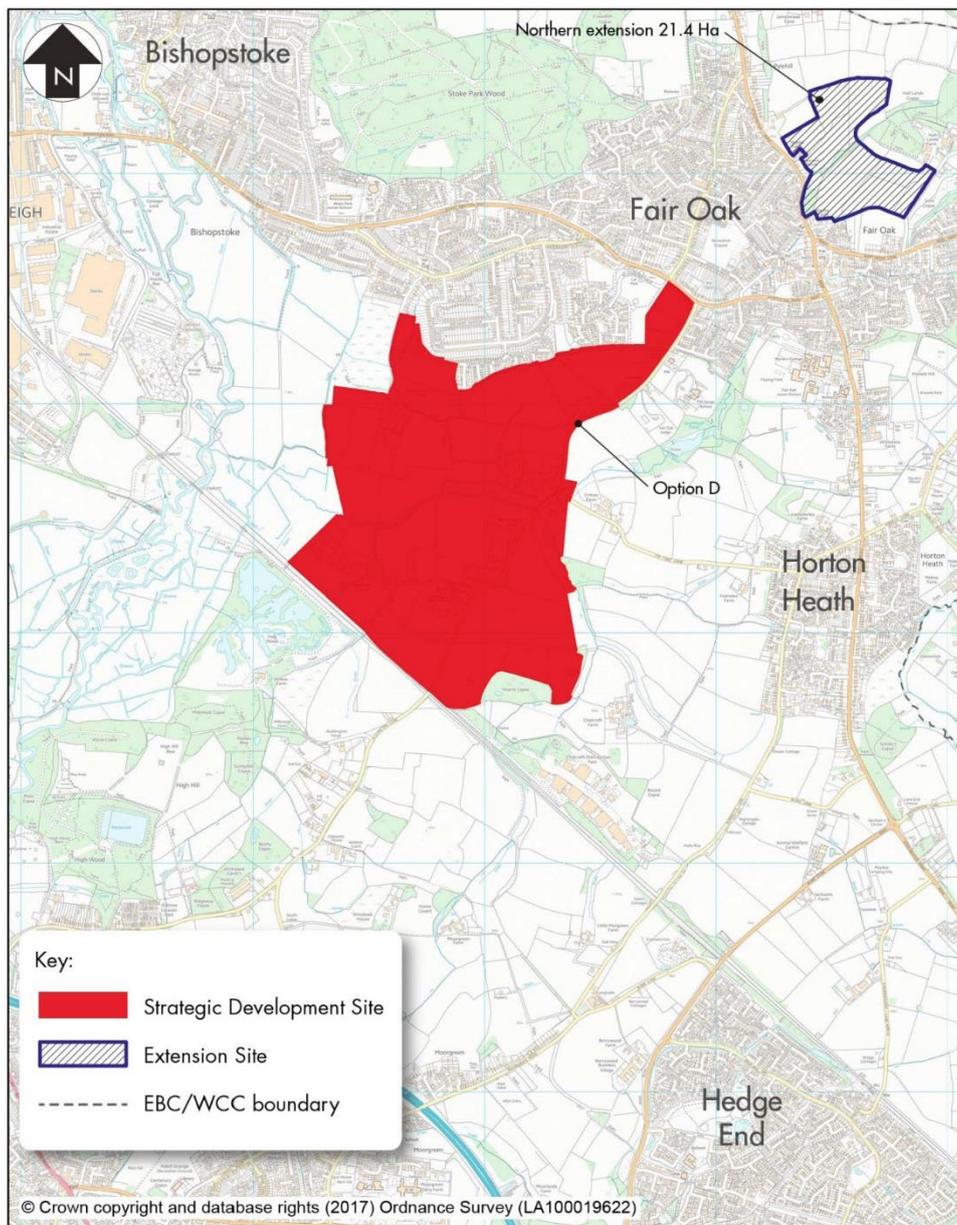
Figure 5: Viewpoint photographs and location plans for SGO D and E

Figure 1: Plan of SGO B/C - North / East Of Bishopstoke / Fair Oak



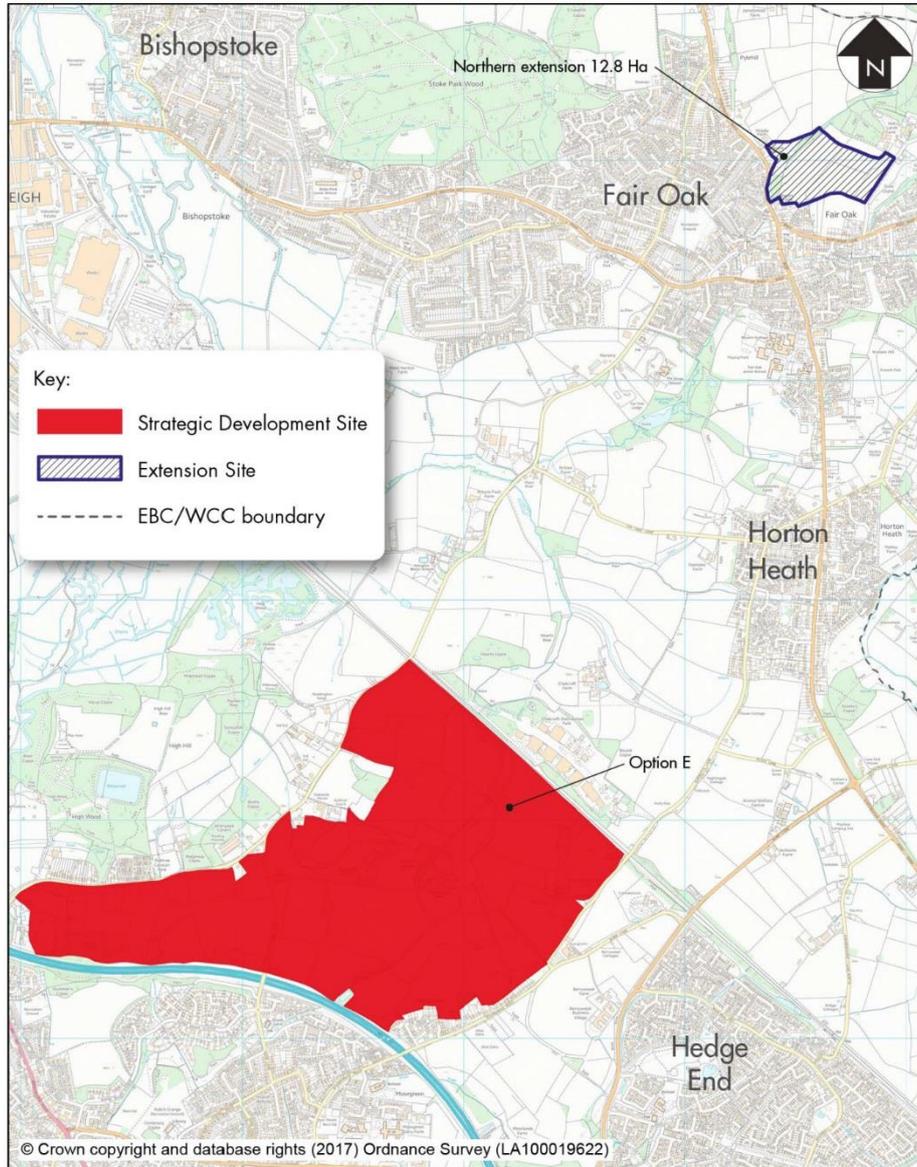
Plan extracted from EBLP 2011-2036's 'Strategic Growth Option – Comparative assessment background paper' (2018)

Figure 2: Plan of SGO D - Expansion Of Bishopstoke To The South And Horton Heath To The West



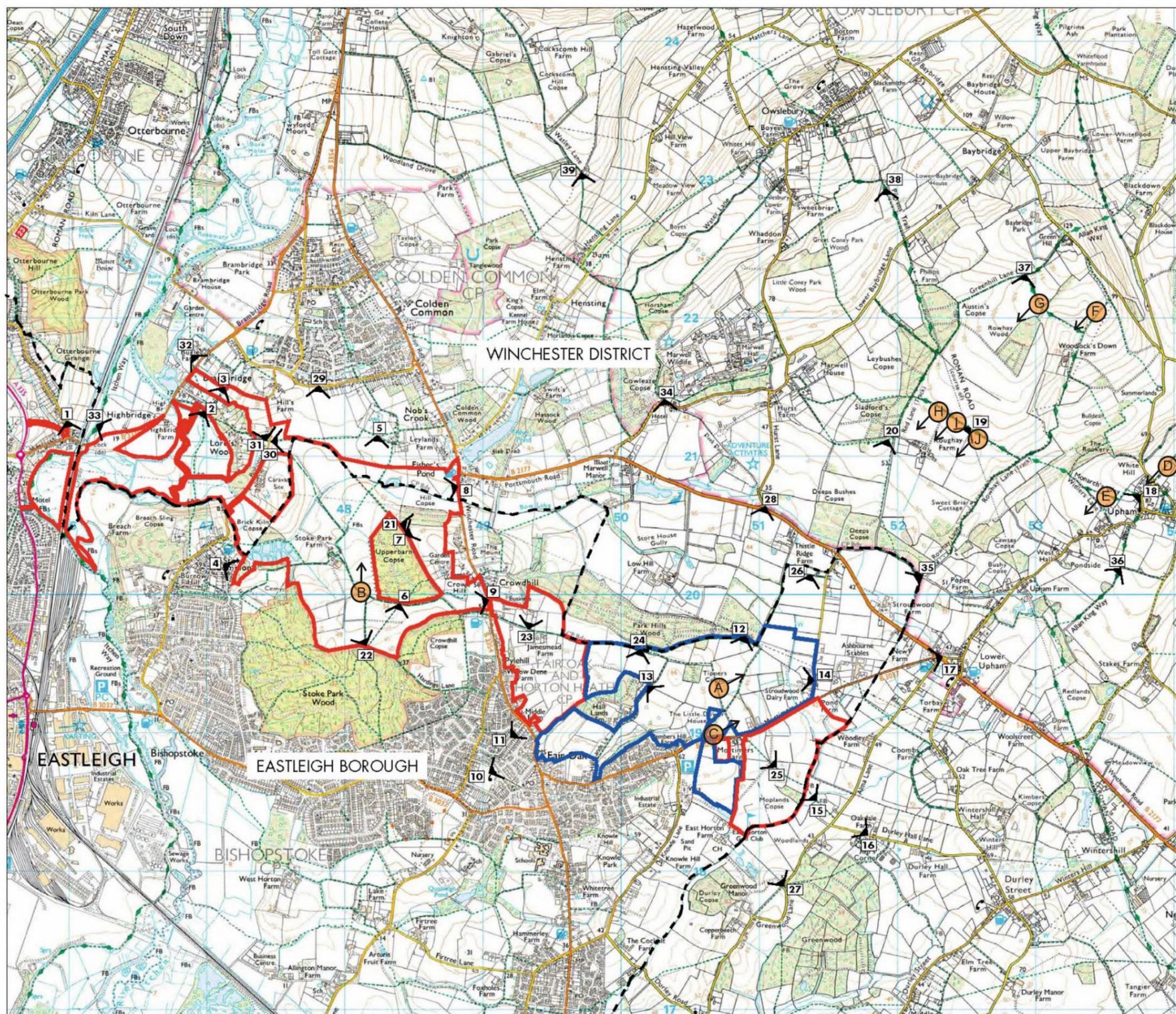
Plan extracted from EBLP 2011-2036's 'Strategic Growth Option – Comparative assessment background paper' (2018)

Figure 3: Plan of SGO E - Extension Of West End To The North Of The M27



Plan extracted from EBLP 2011-2036's 'Strategic Growth Option – Comparative assessment background paper' (2018)

Figure 4: Viewpoint location plan from Deacon Design's LVBR of SGO B/C with Terra Firma additional viewpoints locations overlaid



KEY

- Highwood Land LLP
- Drew Smith Group
- Administrative boundaries
- terra firma viewpoint



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Client
Highwood Land LLP

Project Name
Fair Oak North Development Framework

Drawing Title
Viewpoint Locations

Drawing Number: DD159_PL6
Date: 26/10/17 **Scale:** As Shown
Drawn by: MN **Checked by:** PD

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Figure 5: Viewpoint photographs and location plans for SGO D and E



Photo 1: Viewpoint 19 (part of left and right side) from Deacon Design's LVBR - representative view of the SGO B/C from elevated ground within the SDNPA from the Pilgrims' Trail east of Sladford's Copse



Photo 2: TF Viewpoint A - representative long reaching view from PRow east of Tipper Copse looking east with views to the SDNP



Photo 3: TF Viewpoint B - representative long reaching view from PRow north of Stoke Park Wood towards Colden Common



Photo 4: Viewpoint 12 (Right Side) from Deacon Design's LVBR - representative rural view from PRoW south of Park Hills Wood within SGO B/C looking across area to Tipper's Copse



Photo 5: Viewpoint 12 (Left Side) from Deacon Design's LVBR - representative rural view from PRoW south of Park Hills Wood within SGO B/C looking across area to Tipper's Copse where the area of SGO B/C forms part of the skyline



Photo 6: Viewpoint 24 (Right Side) from Deacon Design's LVBR - representative rural elevated from view from PRow south of Park Hills Woods within SGO B/C where the urban edge of Fair Oak and Bishopstoke well contain by vegetation and set at a lower elevation.



Photo 7: Viewpoint 10 (Left Side) from Deacon Design's LVBR - representative view from Fair Oak Public Space where the elevate ridge of SGO B/C provides an important rural back drop



Photo 8: Viewpoint 1 (Left Side) from Deacon Design's LVBR - representative view from Pitmore Road where the elevated ridge of SGO B/C provides an important rural back drop

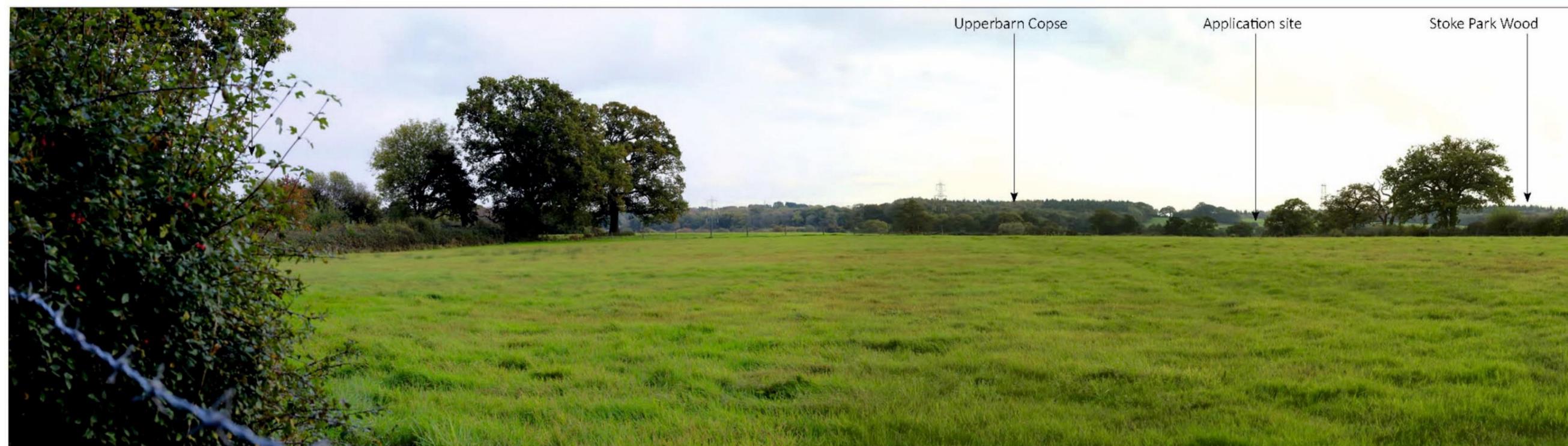


Photo 9: Viewpoint 29 (Left Side) from Deacon Design's LVBR - representative view from Church Lane in Colden Common to the north across open rural countryside where the elevated and wooded ridge (western end) provides an important backdrop and prominent feature



Photo 10: Viewpoint 16 (Left Side) from Deacon Design's LVBR - representative view from Durley Hill Lane from the south east across open rural countryside where the elevated (eastern end) and wooded ridge provides an important backdrop and prominent feature



Photo 11: Viewpoint 5 (Left Side) from Deacon Design's LVBR - representative view from PRow west of Laylands Business Park from across open rural countryside where the elevated (eastern end) and wooded ridge provides an important backdrop and prominent feature



Photo 12: Viewpoint 8 (Left Side) from Deacon Design's LVBR - representative view from Winchester Road, Fisher's Pond of rural approach to Fair Oak / Colden Common within gap between settlements



Photo 13: TF Viewpoint C - representative long reaching view from Mortimers lane which forms an approach to the SDNP to the west with positive views across open countryside of SGO B/C including views to the SDNP



Photo 14: TF Viewpoint D - representative long reaching view from Upham recreation ground (and PRoW) north of Upham village within the SDNP with rural views across countryside to SGO B/C in the middle distance



Photo 15: TF Viewpoint E - representative long reaching view from the Monarch's Way, Pilgrims' Trail and Allan King Way long distance paths (PRoW) west of Upham within the SDNP with rural views across countryside to SGO B/C in the middle distance

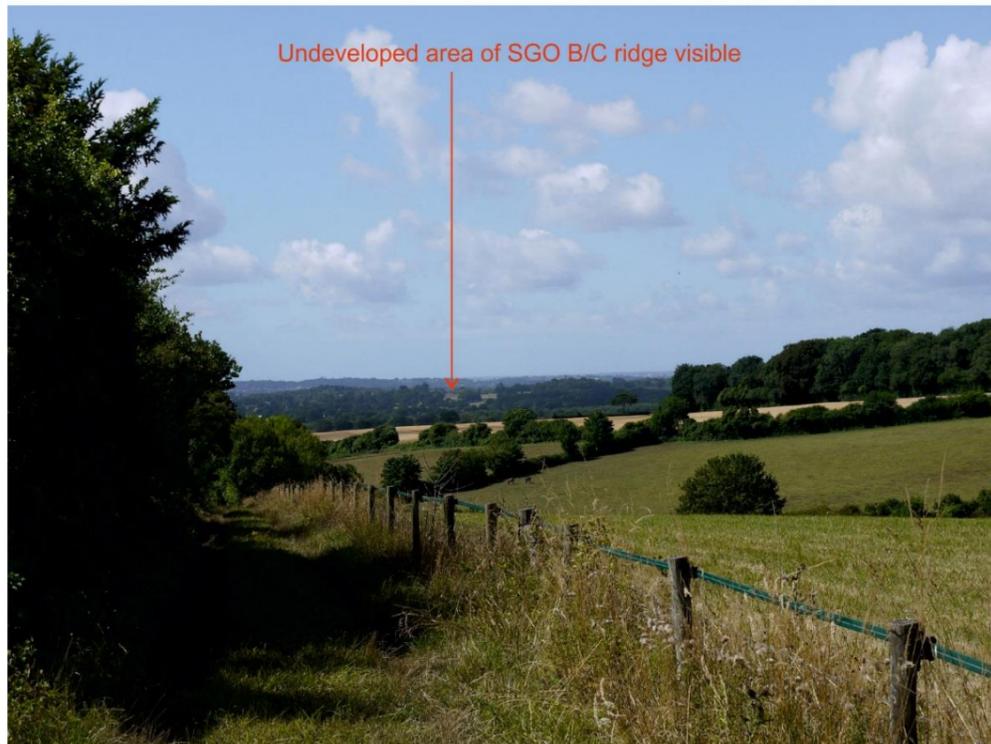


Photo 16: TF Viewpoint F - representative long reaching view from PRoW north of Woodlock's Down Farm within the SDNP with rural views across countryside to SGO B/C in the middle distance



Photo 17: TF Viewpoint G - representative long reaching view from the Allan King Way long distance path (PRoW) north-west of Rowhay Wood within the SDNP with rural views across countryside to SGO B/C in the middle distance



Photo 18: TF Viewpoint H - representative long reaching view from the Monarch's Way and the Pilgrims' Trail east of Sladford's Copse within the SDNP with rural views across countryside to SGO B/C in the middle distance



Photo 19: TF Viewpoint I - representative long reaching view from the Monarch's Way and the Pilgrims' Trail east of Sladford's Copse within the SDNP with rural views across countryside to SGO B/C in the middle distance



Photo 20: TF Viewpoint J - representative long reaching view from the Monarch's Way and the Pilgrims' Trail east of Sladford's Copse within the SDNP with rural views across countryside to SGO B/C in the middle distance

APPENDIX 3: EXTRACTS FROM OFFICER COMMENTS ON DEACON DESIGN LTD'S DRAFT LVBR VIEWPOINTS

South Downs National Park landscape officer, Winchester Landscape Officer and Eastleigh Borough Council Development Management comments Deacon Design Ltd's draft LVBR viewpoints:

SDNPA Landscape Officer:

- The area of the National Park close to the Study area *'is particularly rural at this location'*
- *'The area proposed for development is 6km long, so the likelihood is at least parts of this development are likely to be seen from somewhere within the Park, either as glimpsed or full views.'*
- *'Certainly I'd expect the Masterplan to change based upon the LVIA baseline evidence generated'*

Winchester officer:

- Comment on Development Parcels: *'Whilst some areas would change from 'countryside' to open space, rather than housing parcels, this does not mean that there will be no visual or landscape impact. Managed, publicly accessible landscapes are very different to open countryside; visually and in terms of their impact on landscape character and wildlife. I have therefore considered this, as well as that of the housing parcels and the link road.'*
- Comment on Link Road *'The proposed link road passes through the Winchester District at its northern end and along the boundary of the Winchester District to the south of Park Hills Wood. Some of this route runs along existing roads but in many places the link road is proposed along the line of existing field boundaries of hedges and trees, and also along the line of existing Public Rights of Way/Bridleways, according to the Hampshire County Council Rights of Way online maps. One such location also lies along the Winchester boundary (to the south of Park Hills Wood)'*
- Comment on Views *'Having driven along Mortimers Lane today, I am surprised that viewpoints along this route have not been included. There is at present a clear change from edge of settlement to open countryside and the proposed development will completely change this. The impact for users of Mortimers Lane of having development on both sides of the road is likely to be significant. This is a route used by cyclists and horse riders as well as those in vehicles. In addition, the public right of way that runs north and south of Mortimers Lane, close to The Lodge at Mortimer's Farm (and running south across the golf course) would seem a suitable place for viewpoints, as this public right of way would go from being a route in open countryside to a route through a large housing estate.'*

Eastleigh Borough Council Development Management officer:

- *3. Whilst it is acknowledged that viewpoints are not intended to be exhaustive and are instead representative of the site and context, the landscape is relatively enclosed with medium scale views available from a high number of PROWs. The proposed receptors are potentially likely to be of a medium and sometimes high sensitivity, with a medium to high magnitude of change across the site, therefore it is important that the potential changes across the site are given adequate coverage and thereby allow adequate mitigation measures to be proposed.*
- *West of Jamesmead Farm - much of the bridleway is enclosed, although a horserider would tend to have a view most of the time over the hedge. Note also that views open out to the meadows for walkers when following the footpath where the bridleway splits away to follow the woodland edge and the footpath continues east towards Tippers Copse.*
- *The current scenario within and surrounding the site is of a network of footpaths and bridleways through a mixture of agricultural and grazing land, and woodland. The PROWs link from suburban style settlements but once within the PROW network, views of development generally change character to a more rural nature, typically of occasional farmhouses and associated buildings.*
- *Due to the scale of the site and the extensive existing access network, there is therefore a cumulative impact on visual receptors to be considered. It is important to make an assessment of this so that adequate and appropriate mitigation can be designed into the Landscape Masterplan and GI Strategy for the site.*
- *The PROWs represent a valuable local resource in providing views and experience of the natural environment and the network as a whole is likely to be valued by visual receptors using these routes*