



(LVIA)
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

HILLVIEW, BA22 9SZ
SOUTH OF CLOSORTH

PREPARED ON BEHALF OF
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03.12.20

CONTENTS

A. OVERVIEW	05.
B. DESIGNATIONS	07.
C. CHARACTER PROFILE	08.
D. VIEWPOINTS (01- 18)	10.
E. CONCLUSION	31.



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A. OVERVIEW

SITE OVERVIEW

The site sits to the South of Yeovil and to the North East of Halstock, within the Northern limits of the Dorset AONB. Closworth, located 1.5km to the North of the site, does not fall under the AONB classification.

The surrounding landscape, which the site sits within, undergoes a series of sequential undulations. With the site itself sitting atop of land mass. The landscape falls significantly to the Eastern and Western aspects, as a result of valley formations. Within these undulations a network of public rights of way exist, in the form of footpaths and bridleways. With the landscape evidencing a predominantly agricultural use. A network of largely unclassified roads, lined with mature tree species and native hedgerows also sit within these undulations. This network connects to the A37 which cuts the landscape to the East of the site; however, this highway is located over 2km away from the site itself.

The landscape surrounding the site consist largely of agricultural land, complete with distinct and strongly defined boundary treatments. These boundaries often evidence native hedgerow and mature tree species. Scattered amongst the 'patch work' sees various pieces of woodland. These are sighted to the valley like formation of landmass which sits to the direct East and West of the site. These woodlands vary in scale and area; however, all contain a vast amount of established tree species, which in conjunction with the undulations screen the wider landscape beyond.

Sutton Bingham Reservoir is located to the North West of the site, which sees a significant change in landscape hierarchy. This area evidences significant recreational use and a train track flanking its Northern edge.

PROPOSED DEVELOPMENT

The proposed development will seek a summer house to the amenity of the existing dwelling, this development is therefore considered ancillary to the dwellings use.

The development follows the parameters set by permitted development rights (PD). Had the dwelling not form part of the AONB, the proposal could have been constructed by the homeowner under PD.



B. DESIGNATIONS

The proposed site is recognised for its value through the Dorset AONB classification. The county of Dorset evidences large proportions of land under AONB classifications.

The Dorset AONB runs adjacent to the Blackdown Hills and East Devon AONB's to the West and Cranborne Chase AONB to the East and North East.

The site is classified under both the AONB landscape character areas and Dorset's landscape types as Limestone Hills, with Clay vales to the West and Rolling Vales to the East.

There are no scheduled monuments within the immediate setting of the site. There are however two scheduled monuments located to the South West of the site, within the Village of Halstock. With a further two noted monuments to the South, located within close proximity to East Chelborough. These monuments well exceed a distance of 2km from the site itself.

Listed buildings are scattered throughout the landscape. In terms of listed buildings or those under listed context situated within 1km of the site, there is evidence of two buildings under listed classification to the Farmsteads located to the West of the site, however, these are still over 0.5km from the site.

C. CHARACTER PROFILE

Using the Preliminary Character Statement of the South West region, which was produced in conjunction with English Heritage. The site has been classified as forming part of the Dorset Downs and Cranborne Chase, the site sits to the North Western aspect of this classification.

The National character area (NCA) profile, produced by Natural England (2013) of this classification notes the following landscape features and characteristics;

NORTH-WEST TO SOUTH EAST TRANSITION OF UNDULATION, WHICH INCLUDE SCARPS, PLATEAU AND ROLLING CHALK UPLANDS.

SEMI-NATURAL ANCIENT WOODLANDS POPULATING THE UNDULATING CHALK TOPOGRAPHY

FOOD PRODUCTION VISIBLE WITH NCA

RIVER VALLEYS, DRY IN THEIR UPPER SECTIONS, SEE OCCUPATION OF THICK HEDGE-ROW AND TREE SPECIES

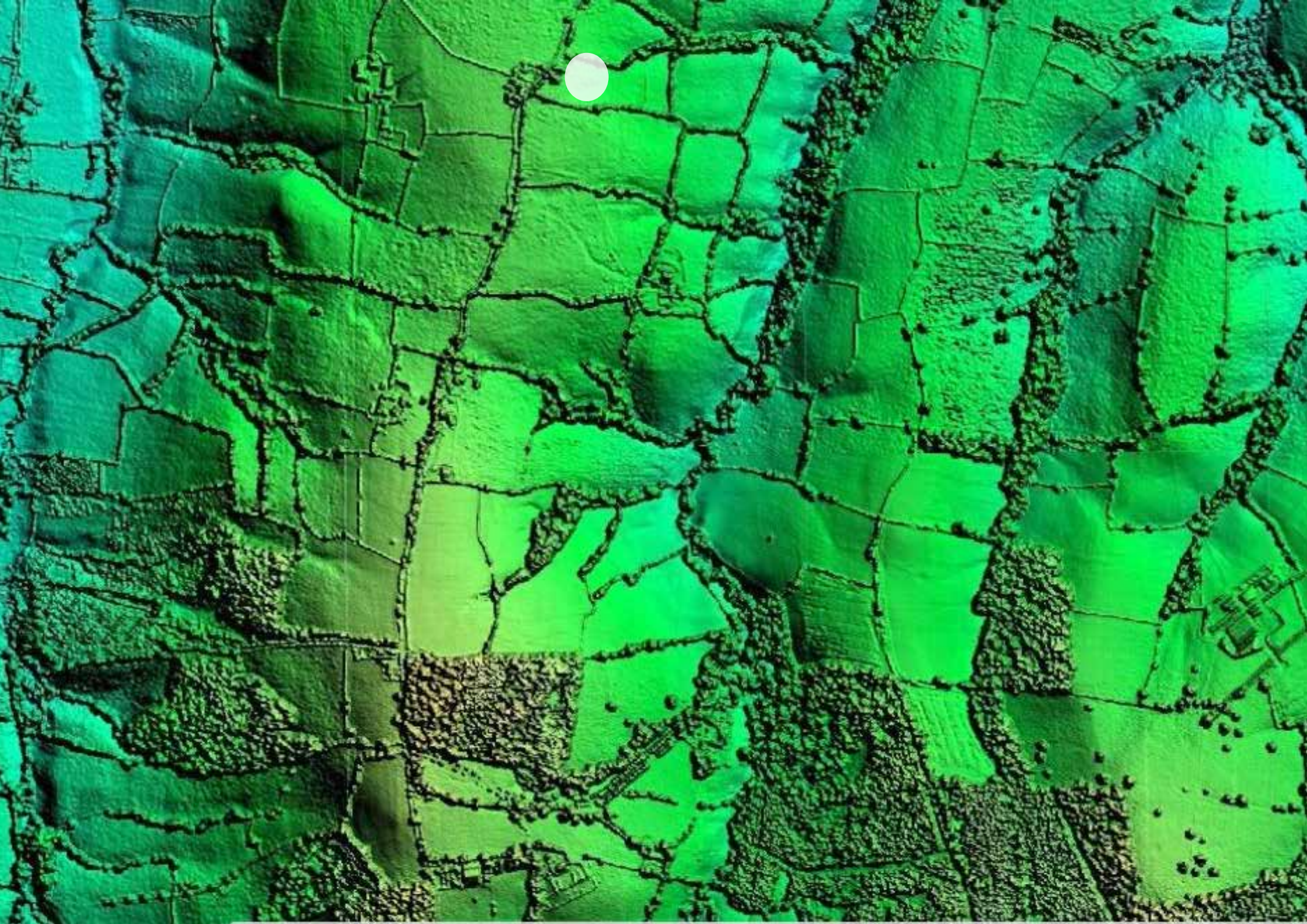
78% OF AREA UNDER AONB CLASSIFICATIONS

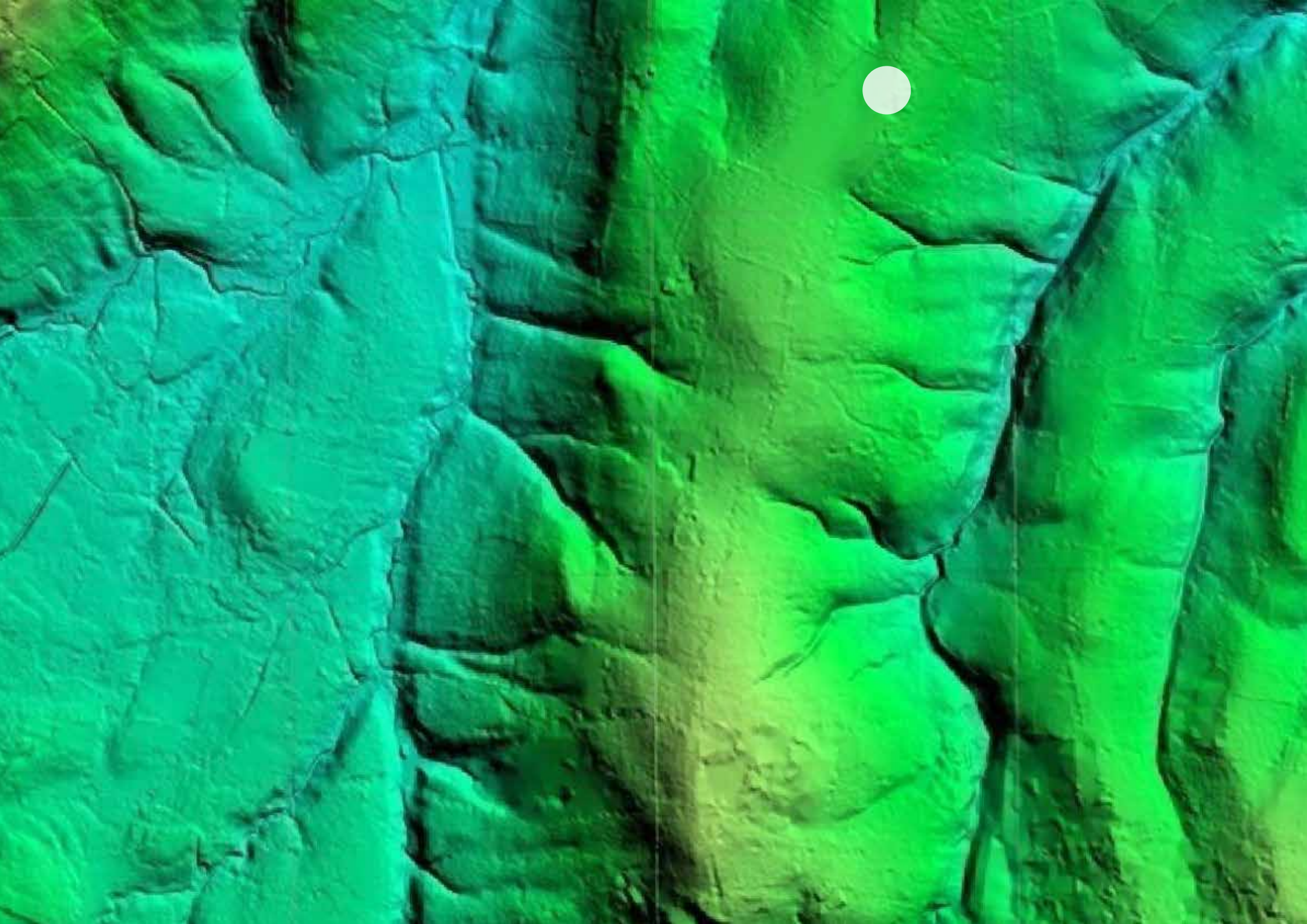
LARGE OPEN FIELDS OF PASTURE AND ARABLE LAND

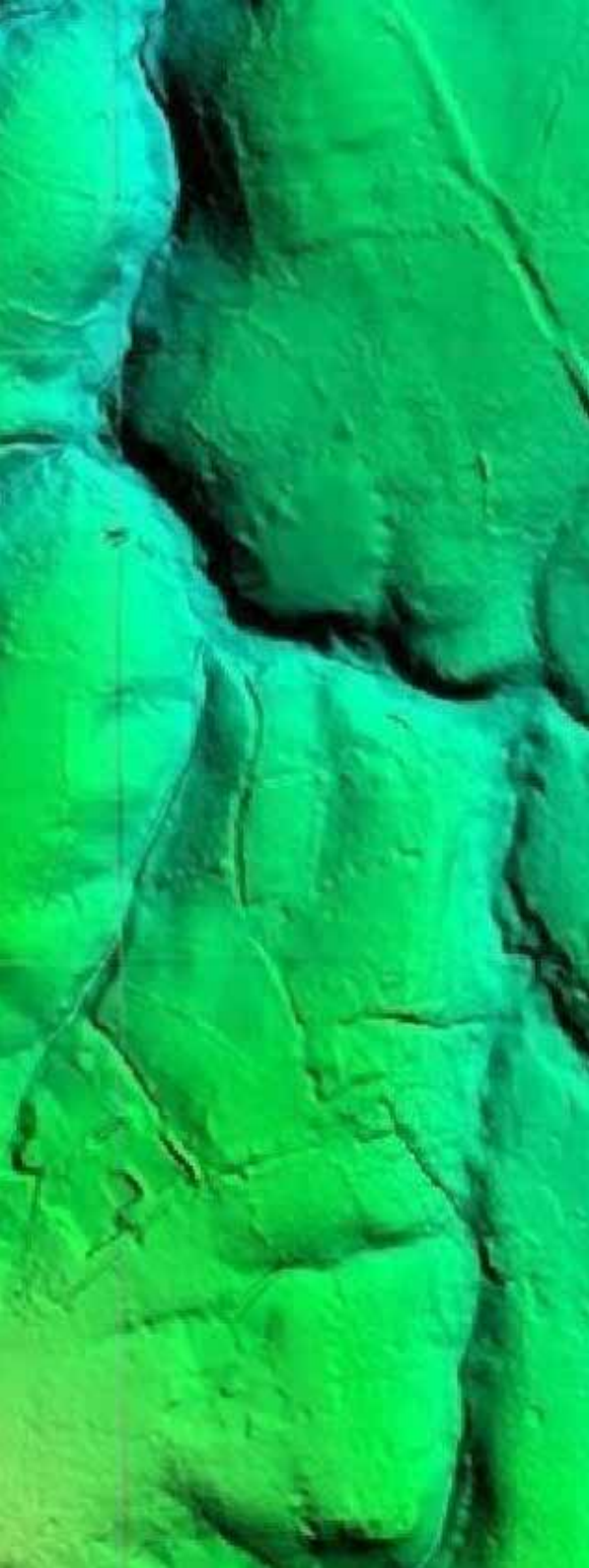
The NCA, also states over 97% of the NCA is accounted by Agricultural land under Grade 1 – 5 classifications. Within this agricultural landscape, woodlands occupy over 10% of the NCA.

Note. 2.5m contour land mass pictured overleaf.







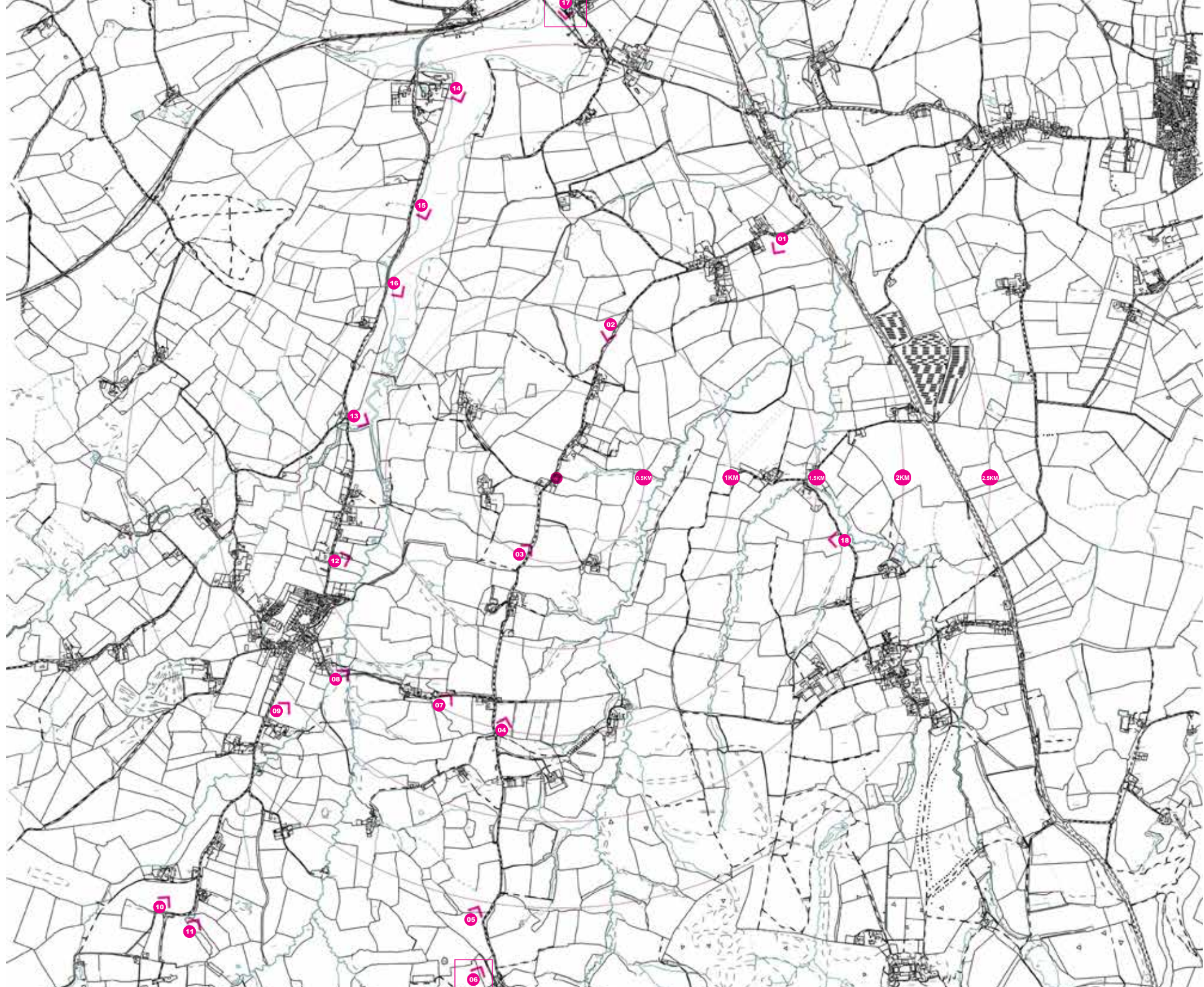


D. VIEWPOINTS

A site survey was undertaken on the 2nd December 2020, all viewpoint imagery was captured between the hours of 10.30 and 15.30.

The viewpoints consist of recreational areas, semi trodden to well-trodden footpaths and various openings within the landscape. All viewpoints are largely within a 5km distance to the site. There are selected viewpoints that extent beyond this distance to give a sense of the site within the wider landscape.

Note. 5 m contour land mass pictured overleaf.



VIEWPOINT 01



OBSERVATIONS

Strong defined boundary treatments to large open pasture/arable land beyond.

Glimpses of established tree species beyond, otherwise the hierarchy that is created is derived from the hedgerow situated to the foreground.

Fall of land mass to Southern aspect, provides further screening.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN

VIEWPOINT 02

OBSERVATIONS

Strong defined boundary treatments to the East lining the highway.

Glimpses of undulations beyond, although wide ranging views not fully possible.

Open arable/pasture located to immediate Western aspect.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN



VIEWPOINT 03



OBSERVATIONS

Established tree species and distinctive hedgerow form immediate enclosure.

Glimpses of wider views to an Western aspect possible, due to fall in land mass in conjunction with established openings and any openings within the established hedgerow.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN

VIEWPOINT 04

OBSERVATIONS

Established tree species and woodland, provides hierarchy of viewpoint.

Strong and established hedgerow provides secondary screening.

Both of the aforementioned provide an immediate sense of enclosure.

Glimpses of rising landmass beyond.

Glimpses of wide ranging view possible, due to fall in landmass and resulting valley formations.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN



VIEWPOINT 05



OBSERVATIONS

Established woodland provides hierarchy of viewpoint.

Undulating landmass and tree line situated to the high point, provide means of enclosure.

Wide ranging views to the Western aspect possible. Site however located to Eastern aspect.

Character reference of large open pasture/arable agricultural land. These features can be referenced to the Western aspect, where landmass falls away from the highway.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN

VIEWPOINT 06

OBSERVATIONS

Rise in landmass forms hierarchy and prevents wider view of landscape.

Land mass undulates and falls immediately beyond the viewpoint to the Northern aspect.

Strong and defined hedgerow lining highway, provides enclosure and prevents views across the undulating landmass to both the Eastern and Western aspects.

Wide ranging views are therefore not possible, other than when gained in established openings or breaks in vegetation.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN



VIEWPOINT 07



OBSERVATIONS

Established tree species and woodland, provides hierarchy of viewpoint.

Strong and established hedgerow provides secondary screening.

Wide ranging views not possible, other than from established openings and any openings within the established hedgerow.

Landmass falls away beyond boundary treatment.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN

VIEWPOINT 08

OBSERVATIONS

Established tree species and hedgerow, provides hierarchy of viewpoint.

Both of the aforementioned provide a sense of immediate enclosure.

Wide ranging views not possible.

Undulations and fall in landmass provide further screening.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN



VIEWPOINT 09



OBSERVATIONS

Established woodland and tree line provides hierarchy of viewpoint.

Undulating landmass creates natural enclosure to high point.

Character reference of large open pasture/arable agricultural land. These features can be referenced to the Eastern aspect, where landmass falls away from the highway.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN

VIEWPOINT 10

OBSERVATIONS

Established woodland provides hierarchy of view-point. Dwellings fronting highway prominent against layers of tree species and hedgerow.

Undulating landmass creates natural enclosure to high point, located beyond the site.

Wider views possible from a North Western through to a Southern aspect.

Character reference of large open pasture/arable agricultural land. These features can be referenced to the Eastern aspect, where landmass falls away from the highway.

Undulation of landmass prominent and provides further screening.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN



VIEWPOINT 11



OBSERVATIONS

Established woodland provides hierarchy of viewpoint.

Tree species prevent wide ranging views and offer natural screening.

Established tree line take prominence in viewpoint, given fall in land mass beyond.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN

VIEWPOINT 12

OBSERVATIONS

Strong defined boundary treatments to large open pasture/arable land beyond.

Screening formed due to scale of hedgerow, although glimpses of higher landmass possible dependant on proximity.

Glimpses of wider views, can only be gained from established openings and any openings within the established hedgerow.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN



VIEWPOINT 13



OBSERVATIONS

Hierarchy formed by landmass and tree line beyond. Utilities also prominent within wider views. Descending through the agricultural land, would result in the undulation and tree line taking on further prominence.

Strong defined hedgerow and tress species to large open pasture/arable land situated to the undulations.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN

VIEWPOINT 14

OBSERVATIONS

Hierarchy formed by landmass and tree line beyond.

Wider views possible to the Southern aspect.

Site sits beyond raised landmass, these undulations provide natural screening from prominent areas of recreational use.

Tree line and train track situated to Northern aspect (behind viewpoint) takes hierarchy in setting.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN



VIEWPOINT 15



OBSERVATIONS

Hierarchy formed by landmass and tree line beyond.

Undulation of landmass provides screening of the site and provides sense of enclosure.

Recreational users directed adjacent to waters edge. Evidence of well trodden areas and use of water body for recreational use.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN

VIEWPOINT 16

OBSERVATIONS

Hierarchy formed by landmass and tree line beyond.

Strong and distinctive hedgerow and tree species provide layers of natural screening and a sense of enclosure, both immediate and wider.

Site sits beyond raised landmass, these undulations provide natural screening from prominent areas of recreational use.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN



VIEWPOINT 17



OBSERVATIONS

Hierarchy formed by landmass and tree line beyond.
Utilities also prominent within wider views

Strong defined hedgerow and trees species to large
open pasture/arable situated to the undulations.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN

VIEWPOINT 18

OBSERVATIONS

Undulating landmass, although populated sparsely with tree species, forms a sense of natural enclosure.

Character reference of large open pasture/arable agricultural land. These features can be referenced within the undulating landmass.

With the site sitting beyond the high point, further undulation of landmass provides further screening.

FOOTNOTE

HIGHLY UNLIKELY THAT SITE COULD BE SEEN



E. CONCLUSION

Due to the aforementioned predominant landscape characteristics and considerable undulation to landmass the site evidences considerable natural screening when viewed as part of the wider landscape. The site is largely unseen within a wider viewing. Valley formations to the East and West, complete with established woodland assist in allowing vegetation and landmass to take hierarchy within the agricultural landscape and shield the site from view.

Highways and footpaths which weave the agricultural landscape are largely flanked by established hedge and tree species. From these travel locations glimpses of the surrounding landscape beyond can be achieved in isolated areas, this occurs at breaks in vegetation that have been constructed to assist with visibility to and from dwellings and farmsteads. Although the density is generally considered as low within a 10km radius of the site. Areas which evidences density increases, such as the Village of Halstock, situated to the West, sits to landmass lower than the site itself. Therefore, the site cannot be seen, the same landscape characteristic also applies to the Village of Melbury Osmond to the East.

Recreational users of the landscape, at areas such as Sutton Bingham Reservoir also sit to landmass lower than the site itself, this characteristic is assisted by undulations, large open arable land and pasture populated with pockets of tree species which are situated between the recreational area and the site itself, resulting in the site being well hidden from view.

In terms of immediate viewing, the site also evidences established boundary treatments which provides further screening of the site. Glimpses of the site be achieved when travelling along the adjacent highway upon reaching the sites boundary. Glimpses of the dwelling would also be gained alongside the proposed development. Taking in to account the aforementioned, the impact assessment therefore deems there to be a very low visual impact from the proposed development.