



**CONSTRUCTION OF NEW HOUSING AND INDUSTRIAL UNITS
AT THE DAIRY, ROADS HILL, CATHERINGTON HAMPSHIRE PO8 0T4**

LANDSCAPE AND VISUAL IMPACT ASSESSMENT.

PREPARED FOR CORNERSTONE HAMPSHIRE LTD

David Hares Landscape Architecture
4 Northgate Chichester PO19 1BA
Email david@hareslandscape.co.uk

CONTENTS

1. INTRODUCTION	2
1.1. THE PROJECT	2
1.2. LOCATION.....	2
1.3. THE SITE.....	2
1.4. THE PROPOSED DEVELOPMENT	3
1.5. RELEVANT LANDSCAPE POLICY CONTEXT	4
1.6. METHODOLOGY.....	4
2. BASELINE ANALYSIS	5
2.1. LANDSCAPE AND OTHER DESIGNATIONS.....	5
2.2. LANDSCAPE CHARACTER	5
2.3. TOPOGRAPHICAL ANALYSIS.....	6
2.4. HISTORICAL PATTERN OF LAND USE.....	6
2.5. CURRENT EXTENT OF SITE VISIBILITY	9
2.6. NATURE OF VIEWS AND RECEPTORS.....	10
2.7. LANDSCAPE CAPACITY.....	11
3. ASSESSMENT OF DEVELOPMENT EFFECTS	12
3.1. NATURE AND SCALE OF DEVELOPMENT.....	12
3.2. CONSTRUCTION EFFECTS ON THE SITE.....	14
3.3. LANDSCAPE CHARACTER EFFECTS	14
3.4. POTENTIAL CHANGE IN CHARACTER OF VIEWS	14
3.5. VISUAL IMPACTS ON VIEWS AND RECEPTORS	15
4. CONCLUSIONS	16
4.1. SENSITIVITY OF RECEPTORS	16
4.2. SCALE AND SIGNIFICANCE OF EFFECTS.....	16
4.3. MITIGATION MEASURES	16
4.4. COMPLIANCE WITH POLICY	17
4.5. SUMMARY.....	20

APPENDICES IN SEPARATE DOCUMENT

- APPENDIX 1: REDEVELOPMENT PROPOSED SITE LAYOUT
- APPENDIX 2: RELEVANT PLANNING POLICY EXTRACTS FROM LOCAL PLAN
- APPENDIX 3: TERMINOLOGY.
- APPENDIX 4: METHODOLOGY
- APPENDIX 5: EXTRACT FROM EAST HAMPSHIRE LANDSCAPE CHARACTER ASSESSMENT
- APPENDIX 6: EXTRACT FROM EAST HAMPSHIRE LANDSCAPE CAPACITY STUDY
- APPENDIX 7 PHOTOGRAPHIC LOCATIONS AND PHOTOGRAPHS:
- APPENDIX 8: LANDSCAPE CHARACTER EFFECTS: ASSESSMENT TABLE
- APPENDIX 9: VISUAL EFFECTS: ASSESSMENT TABLE
- APPENDIX 10: PROPOSED MITIGATION PLANTING.

1. INTRODUCTION

1.1. THE PROJECT

The project proposal is for the construction of housing, industrial units and a scout hut on two blocks of principally brownfield land which total some 0.8 Ha to the south of River Hill Catherington near Horndean in Hampshire. The site is located in a semi-rural area to the west of Catherington Lane. The immediate area contains various industrial uses, horse grazing and residential uses, whilst the site is historically agricultural land, it is currently used primarily for a car repair workshop, caravans and storage.

1.2. LOCATION

The proposed site for the development is located on a former dairy just to the west of Catherington Lane; to the north of Horndean and on the southern edge of Catherington. The site lies close to the southern edge of the village and close to the South Downs National Park, which extends across Catherington Down to the west of the site. The Catherington Conservation area lies to the north of the site, but lies predominantly to the east of Catherington Lane at this point. The site is situated in Horndean Parish and the Local Planning authority is East Hampshire District Council.

The location of the proposed development is shown on the location plan at figure 1.

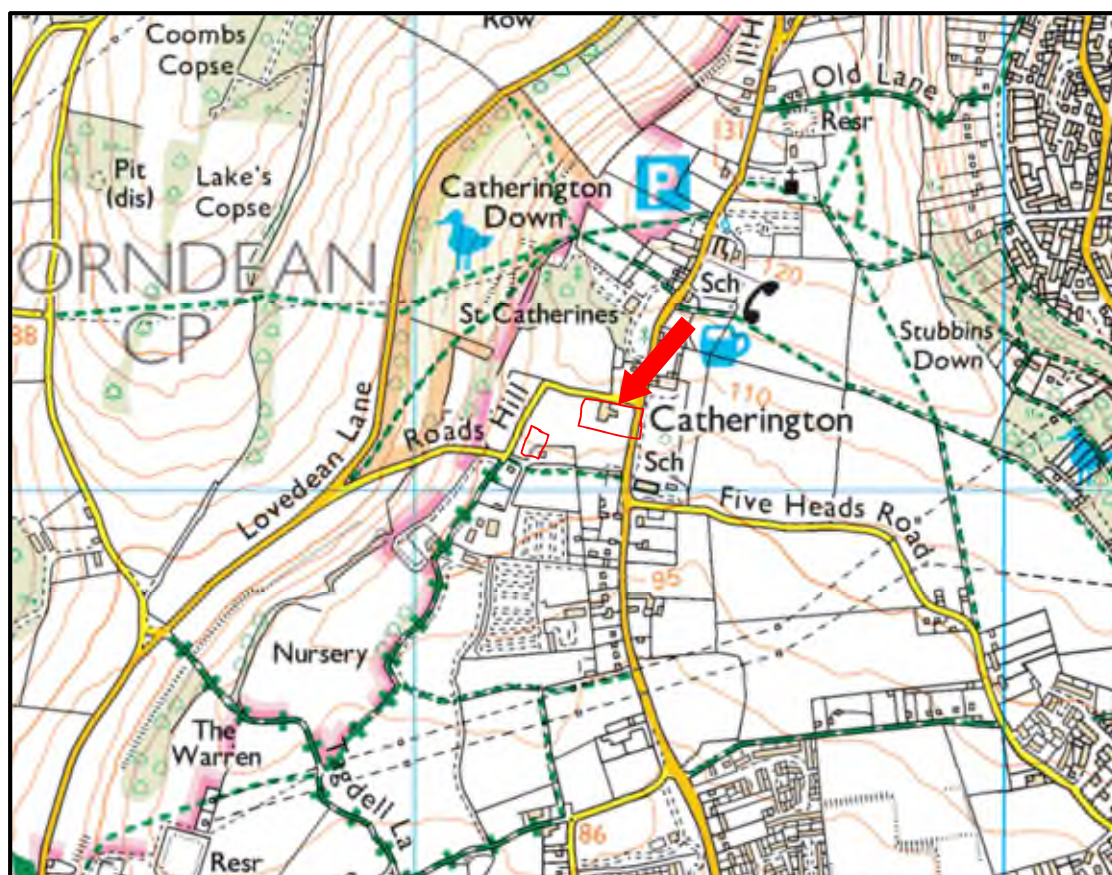


Figure 1: The location of the two sites is outlined in red. They lie to the west of Catherington Lane, and to the North of Horndean. The dashed pink line is the boundary of the South Downs National Park

1.3. THE SITE

The site is former agricultural land, currently with consent for use as a car workshop. The land to the south and west is being used as horse paddocks. Whilst predominantly rural in character the surrounding land is subject to urban fringe pressures. Land to the north of the site, and north of

Roads Hill appears to be used for industrial and storage uses, this is similarly the case to the west. Land to the south of the site is used for horse paddocks, whilst there is also a small caravan site on this boundary. Catherington Lane forms the eastern boundary of the site, and beyond the lane is Kings Court School, located in a listed building with extensive wooded grounds. The site slopes gently southwards from Roads Hill. The position of the proposed houses, industrial units and community use are shown on the aerial photo at figure 2 below, and the site is outlined on an oblique view from google earth at figure 3.



Figure 2: Aerial Photograph. The location of the proposed houses is outlined in red, whilst the community area is outlined in blue.



Figure 3: Oblique aerial view from the north, site for houses is dashed red. Proposed community use dashed blue

1.4. THE PROPOSED DEVELOPMENT

Outline consent is being sought for a proposed development on an area of some 0.59 Ha of mostly brownfield land to include some 9 houses, an industrial unit and a scout hut. The proposed scout hut will cover 0.16Ha whilst the total site area is 1.77 Ha. The height of the proposed buildings would be a maximum of 8 metres to the ridge. The layout of the proposed housing is rectangular in plan form, with an east - west width of some 110 metres, and a north-south width

of some 65 metres. The two existing accesses from Roads Hill would be used to access the site and the current access from the corner of Roads Hill and Catherington Lane would be closed off for safety reasons. A proposed site layout plan is included at Appendix 1.

1.5. RELEVANT LANDSCAPE POLICY CONTEXT

The proposed development will need to comply with the requirements of the current adopted East Hampshire Local Plan – the Joint Core Strategy and any relevant saved policies of the East Hampshire District Local Plan: Second Review. Work on a new draft Local Plan (East Hampshire District Local Plan 2017 – 2036) to replace the JCS and saved policies is under way but is not at a stage where it is a material planning consideration of any weight. Nevertheless consideration has been given to the landscape policies at Appendix 2.

The key policies relating to landscape are copied in full at Appendix 2, with the elements of the plan which relate specifically to this site and its landscape being the following:

Policy CP19: Development in the countryside, CP20 Landscape, CP23: Gaps between settlements CP 28: Green Infrastructure and policy CP29 Design

In summary these policies require that;

- Proposals conserve and enhance the special qualities, character and visual amenity of the landscape,
- The application Include proposals to integrate the scheme within the landscape
- Proposals maintain the integrity and open character of land between settlements
- Proposals should be designed to help to establish a strong sense of place, by reinforcing or enhancing local character, and relate well to their surroundings.

This report seeks to independently assess the current and potential future scale of effects on landscape character and the nature of potential effects on the appearance of the surrounding landscape (visual amenity). It includes proposals for mitigating any adverse effects in order to enhance local character and maintain the integrity of the adjoining open spaces, in order to meet the requirements of the above policies.

The report explores the relevant effects in two strands by firstly seeking to analyse the potential effects of the development on the landscape character of the area, and secondly by assessing whether the development will cause significant visual harm. These are two subtly different issues. Landscape character is a quality which is of significance in its own right, whether it is visible from the public domain or not, whereas visual impacts relate primarily to public views and viewpoints. Further explanation of these and other relevant terminology are included in Appendix 3.

1.6. METHODOLOGY

The analysis of the effects of the development, have been undertaken in accordance with national guidance produced jointly by the Landscape Institute and the Institute of Environmental Management and Assessment. The approach described needs to be adapted to suit the nature of the development and the character of the countryside within which the development is to be sited. This is explained further in Appendix 4.

This report is structured as follows:

Section 2 describes the site and location as it currently stands. This baseline analysis sets out the existing landscape character, the landform and associated extent of visibility of the site. It includes views of the site from a number of key viewpoints and describes the nature of the views, their context and the potential viewers, or receptors.

Section 3 assesses the potential effects of the development on the character of the landscape, and the views into the site.

Section 4 considers the scale and significance of the effects, and whether it is possible to mitigate the effects.

The conclusions confirm the scale and significance of the effects of the development on the landscape after mitigation measures are included in the assessment. It finally confirms whether the proposals meet the criteria of the local plan policies described above.

2. BASELINE ANALYSIS

2.1. LANDSCAPE AND OTHER DESIGNATIONS

The site is located within an area which is not subject to any national landscape designations, however the nearest nationally designated landscape is the South Downs National Park which is located between 50 and 100 metres to the west of the site at Catherington Down. This area lies below the level of the site and faces west, and there are intervening buildings and hedges which screen the site from this area.

The Catherington Conservation area extends south from the village to include Kingscourt School, which lies east of the site adjoining Catherington Lane. The school (which was formerly known as Catherington House) is a listed building grade 2, which has its main elevation facing south towards Five Heads Road. It is listed in the Hampshire county gardens register, and dates from the 18th Century. It was once owned by Admiral Hood, a successful C18th naval officer, who was responsible for the planting of various newly introduced North American trees in the grounds.

2.2. LANDSCAPE CHARACTER

The process of Landscape Character Assessment (LCA) has been developed over a period of some forty or more years by landscape professionals as a way of classifying and analysing landscape.

Current government planning practice guidance refers to and supports the LCA approach. This was originally developed and supported by the Countryside Commission, and its successor organisations, the Countryside Agency and Natural England, which have funded the application of this process on a national and regional scale.

Landscape Character assessments are designed to 'nest' one above the other such that more detailed description and analysis is provided at the regional county and local scales.

At a national level this part of East Hampshire has been included within the *South Downs* Character area. At the county level the area is classified as being part of the *South East Hampshire Downs* character area, whilst at the most detailed level, which is the East Hampshire District level the site is located within the 3F Horndean – Clanfield edge character area. The relevant extract from this study is included at Appendix 5.

Certain *Key Characteristics* of the area which are listed and described include:

- Located on the lowest elevations of the south facing chalk dip-slope. A gently sloping landform with some undulations in the chalk created by dry valleys.
- Chalk bedrock geology overlain with clay with flints at higher elevations and Head deposits along the dry valleys. A greater depth of clay has also accumulated on the lower dip slope resulting in a subtle transition to the Wooded Claylands to the south - this area was formerly part of the Forest of Bere.
- Some fields in arable cultivation remain around the built edge of Horndean and Clanfield. Much of the land is now used as paddocks for horse/pony grazing, particularly the smaller fields in the southern part of the area.
- Relatively little woodland, but that which remains for example Yoells Copse is an important local feature.
- Views are typically to blocks of residential development superimposed on the chalk landform.
- Extensive area of medieval assarted fields west of Horndean typified by small medium irregular enclosures, with a smaller area of recent enclosures to the north.
- Settlement has developed in a linear form along the A3 linking Horndean and Clanfield. These settlements have subsequently expanded to form larger blocks of built development.
- Electricity pylons cut across the landscape north of Horndean and are a highly visible and prominent feature.
- The A3 effectively severs the area from the downs to the east. Smaller rural roads link development. There are a number of ancient lanes through the area such as Coldhill, Ham, Crouch and Tagdell Lanes.

A further relevant document which was produced for the District Council is the East Hampshire Landscape Capacity study which was prepared for the council to assist in the identification of potential development sites. The relevant extracts are included at Appendix 6. In summary the study suggests that the wider 3F.2 Land north of Horndean area which covers all of the rural land surrounding the north of Horndean has a medium to low capacity to accommodate development. It should be noted that this includes land immediately to the south of the proposal site which has been allocated as site SA 35 for housing in the draft local plan

It should be recognised that the landscape character descriptions and analysis of capacity described above are for a more extensive and variable area, and that there are tendencies for certain characteristics to be absent from some local areas, whilst others may be present, particularly where the land parcel concerned abuts an adjoining character area. In the case of the application site the existing landscape character has been severely damaged and has suffered as a result of its urban fringe location and past management.

A more local character assessment of the immediate area has been undertaken as part of the assessment process and in accordance with the methodology described earlier. This found the following key characteristics:

- A gently sloping area of horse grazing land which is partially hidden from the adjoining road network by a combination of established highway hedging assorted buildings and intermittent tree lines.
- Existing buildings are visible from Roads lane and consist of a mixture of former agricultural buildings which are now used for car repairs, and storage. Intermittent views into the site are also possible from parts of Catherington lane, but otherwise views are restricted by existing highway hedges from the west.
- Assorted storage containers, caravans and parked or abandoned vehicles give the area a distinctly down at heel appearance and detract from the rural character in contrast to the conservation area and the remainder of the village which lies to the north.
- The surroundings to the north and south are also slightly rundown in appearance, particularly to the south of the east-west footpath which consists of a derelict barn, and an abandoned field, which has been allocated to housing within the draft local plan.

Consequently, at a local level the site area would be considered to be less sensitive than other more rural parts of the character area considered as part of the area 3F2 within the Capacity study.

2.3. TOPOGRAPHICAL ANALYSIS

The site is underlain by clay with flints deposits sits above chalk bedrock. The site sits on a broadly level ridge, but Catherington Down to the west is the steep eastern edge of a dry valley in the chalk which ultimately flows south and becomes a winterbourne during high winter rainfall. The site itself slopes gently south wards towards Horndean.

2.4. HISTORICAL PATTERN OF LAND USE.

Research in to the history of the local landscape has shown how the landscape of the area has evolved over the last century. Figure 4 below is an extract from 1897 Ordnance survey mapping which shows that there was a building on the site at that time.



Figure 4: 1897 OS mapping of the site, which shows the pattern of land uses at that time. The toned area to the north and east of the site indicate that the land was garden or parkland. It is likely that the building shown on the site at that time was agricultural. Subsequent mapping in 1933 shows that very little has changed.

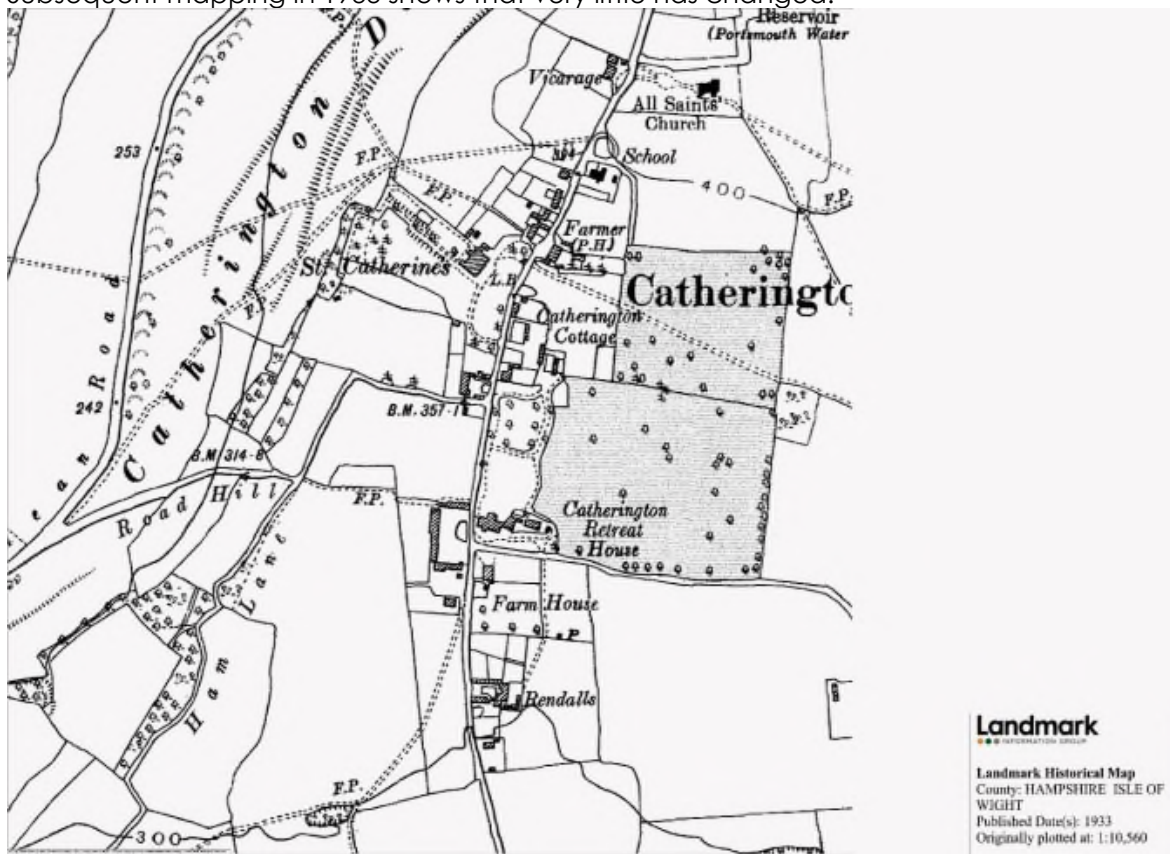


Figure 5: 1933 OS mapping showing how the site area is little changed, the building is still present in the north east corner of the field.

An additional building is shown on the 1962 mapping, we believe this is a new dairy building it is shown on the extract at Figure 6 below.

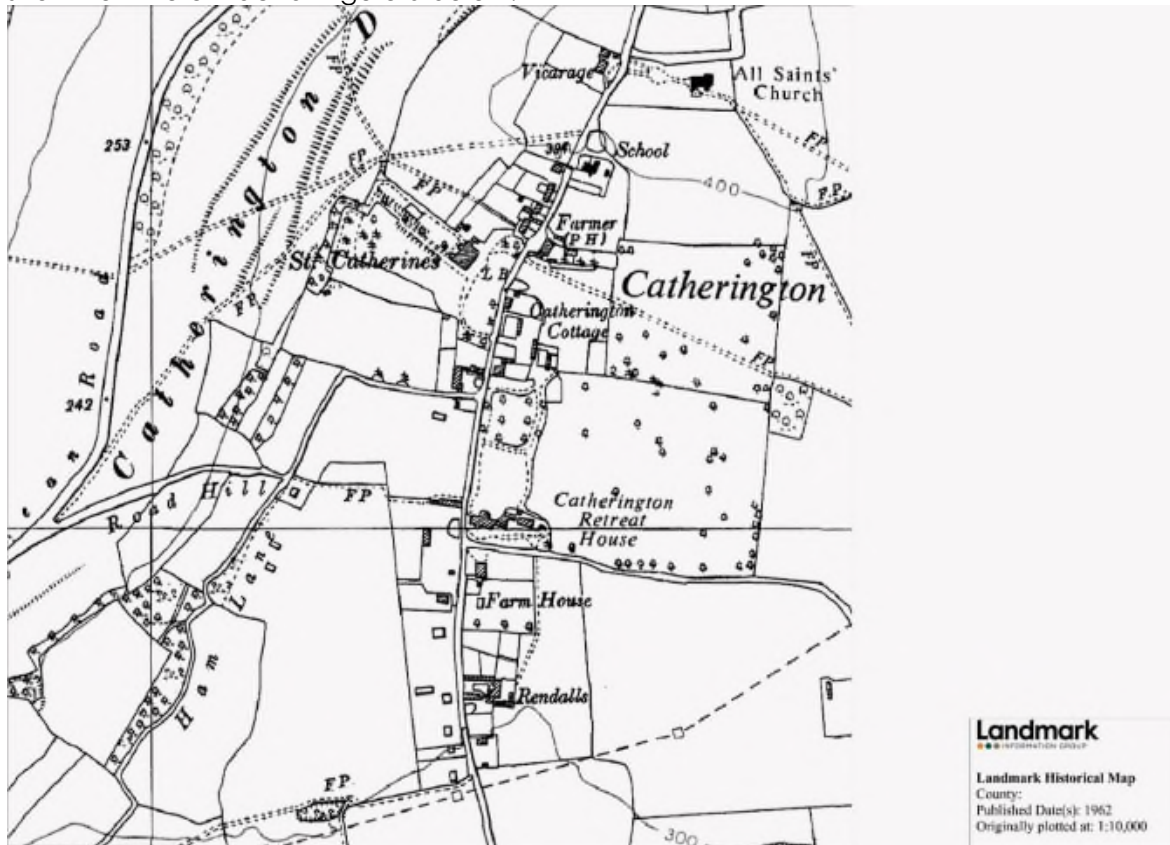


Figure 6: 1962 Ordnance survey mapping showing how an additional building is now present on the site.

By 1992 the new (dairy) building has grown, but the building shown on the mapping between 1897 and 1962 is no longer shown. This change is shown on the mapping below at Figure 7.



Figure 7: 1992 Ordnance survey mapping showing how the Dairy building is now larger, but that the previous building is no longer present.

Present day OS mapping shows how additional buildings have been constructed since 1992. These are shown on the mapping at Figure 8.

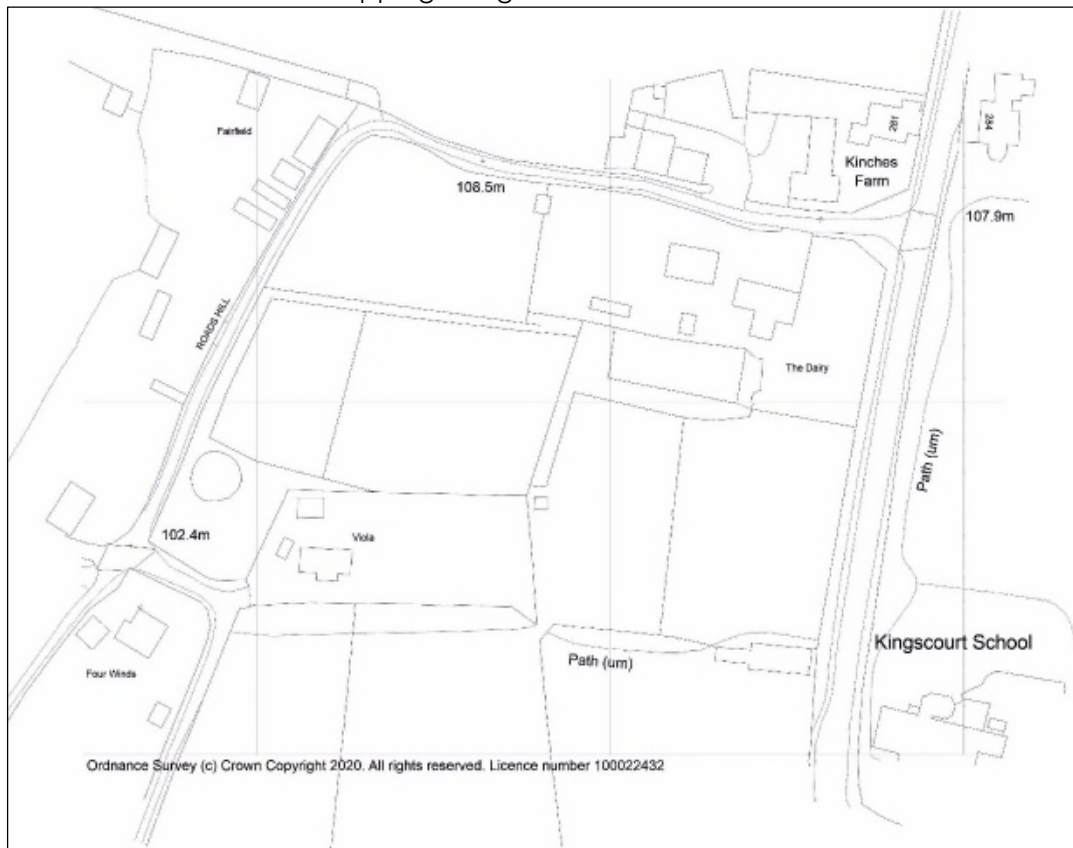


Figure 8: Current Ordnance survey detailed mapping showing additional buildings constructed since 1992.

2.5. CURRENT EXTENT OF SITE VISIBILITY

The existing buildings on the site are partially screened from the wider landscape by perimeter trees and hedging. Views which are able to see into the site are mainly from Catherington Lane, from the East (under trees and through existing hedging), from Road Hill (through the existing vehicular entrances), and from along the footpath which crosses the field to the south of the site. (Horndean Footpath 36).

The various areas affected are shown on the plan at Figure 9 indicating whether there is likely to be a significant view of the proposed site. A 0.5 kilometre square has been the basis of the study area centred on the site of the proposed development. This broadly indicates the extent from which a complex of this size could be clearly visible. Beyond this distance it is considered that views of a building complex of this size are not likely to be significant in a landscape of this nature.

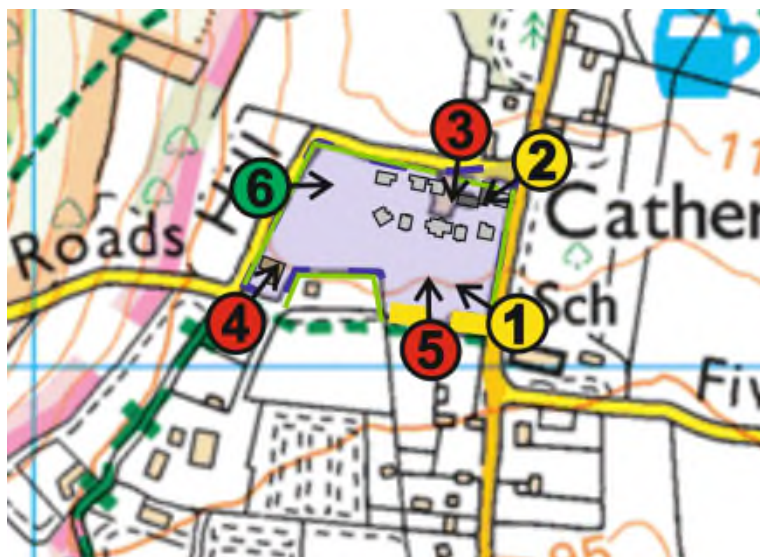


Figure 9: showing the current viewpoints with visibility into the site from the wider landscape, with the purple tint indicating the area from which some views of the existing buildings are possible.

2.6. NATURE OF VIEWS AND RECEPTORS

The views into the site in its current form from the public domain are restricted by a combination of the existing, trees and hedges. Views from Catherington Lane are partially restricted by existing roadside trees and hedging, although there are some limited views of the site from various gaps in the roadside hedge; predominantly to the south and the corner with Roads Hill. The areas with potential views are marked with purple tone on Figure 9. The photographs at Appendix 7 and the likely receptors are described at Table 1 in Appendix 8.

The majority of potential visual receptors of the newly constructed development are likely to be either drivers and cyclists using Roads Hill to the north of the site, which will see the new houses and industry through the entrance gaps in the existing roadside hedge, or walkers along footpath 36 .

Views from local residential properties to the north of the site and the west of Roads Hill have also been considered and, whilst it has not been possible to visit these properties as part of this study, it is not considered to be likely that there would be any significant visual impact on ground floor views from most of these houses, because the properties all appear to have significant hedging or shrub planting to screen the sides of their gardens which face across the road towards the site.

This is also the case in relation to Kingscourt school. This listed building is located opposite the proposed development site SA35 in the local plan (see figure 10 below) and would look out towards this development through existing roadside trees. There is a predominantly evergreen tree screen and wall which prevent views towards the application site from the rear garden of this property.

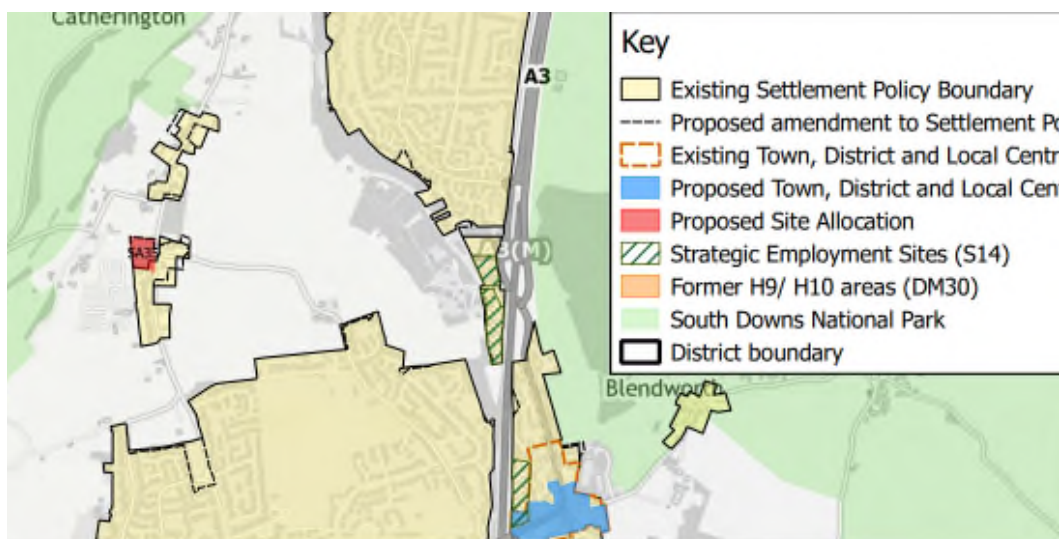


Figure 10 : Showing how allocated development site SA 35 which lies to the south of the application site, sits opposite listed Kingscourt school and is more likely to affect the setting of this listed building than the application development (which is unlikely to be visible from any part of the listed building or its setting).

Visual impacts on areas where people are enjoying the countryside or their residential properties are normally considered to be more significant than those affecting people who are driving along a road. It is therefore likely that the most significant visual impacts will affect views from Footpath 36 which runs along the southern side of the site.

2.7. LANDSCAPE CAPACITY

The East Hampshire District Landscape capacity study considered the application site as part of the 3F.2 Land north of Horndean local area. This covered a considerably larger area than just the proposal site, including much of the area between Horndean and Clanfield. This includes various areas of open countryside, with most being less run down than the application site and its south eastern neighbour. The capacity study considered that the area as a whole had a Medium to High level of visual sensitivity, due mainly to its more open nature than the application site. It considered the landscape sensitivity to also be Medium to High.

We would judge that based on similar criteria and approach, that the application site has a lower level of both visual and landscape sensitivity as a result of its current nature compared to the whole. Our judgement would be that the site itself should be considered to have a visual sensitivity of Low to Medium, and a landscape sensitivity of a similar level. In combination this would suggest that the site has a Low to Medium level of landscape character sensitivity. The wider landscape sensitivity of the area was judged to be of a Medium to High level, whereas if we focus on the area surrounding the application site we would judge that the setting is also degraded, and that this should therefore be more of a Medium level. Taking all of these factors into consideration therefore suggests that the level of the landscape sensitivity should be of a Low to Medium level, and that the site could accommodate some development, much in line with the final sentence of the Capacity study which states that :

there are sections of the settlement edge of Horndean and Lovedean which are raw and could accommodate small areas of development, which could also include an improved settlement boundary treatment.

We may assume that site SA35 has been allocated with this in mind, and feel that a similar approach would be appropriate to the application site.

3. ASSESSMENT OF DEVELOPMENT EFFECTS

3.1. NATURE AND SCALE OF DEVELOPMENT

The layout of the proposed development is shown on the illustration below at figure 11 whilst the elevations at Figure 12 show the height of the proposed buildings. Further illustrations at Figures 13 and 14 show the massing of the buildings. Single storey buildings sit next to the northern boundary, and Roads Hill, and would be between 4 and 5 metres high, whilst 2 storey houses (6-7M High) are located to the south. This arrangement will mean that the taller buildings are set further back from Roads Hill and consequently less visible from the north.



Figure 11: Plan showing the layout of the proposed development.



Figure 12: Elevations from the main central avenue looking North and South.



Figure 13: Indicative perspective of the entrance to the development from Roads Hill looking South



Figure 14: showing an oblique aerial views of the proposed housing and industry, looking south west.

The drawings omit the existing trees and hedges which sit along the northern boundary to Roads Hill, which will generally prevent views of the bungalows and housing from the north. The illustration at figure 15 shows the overall scheme with trees included (after establishment)

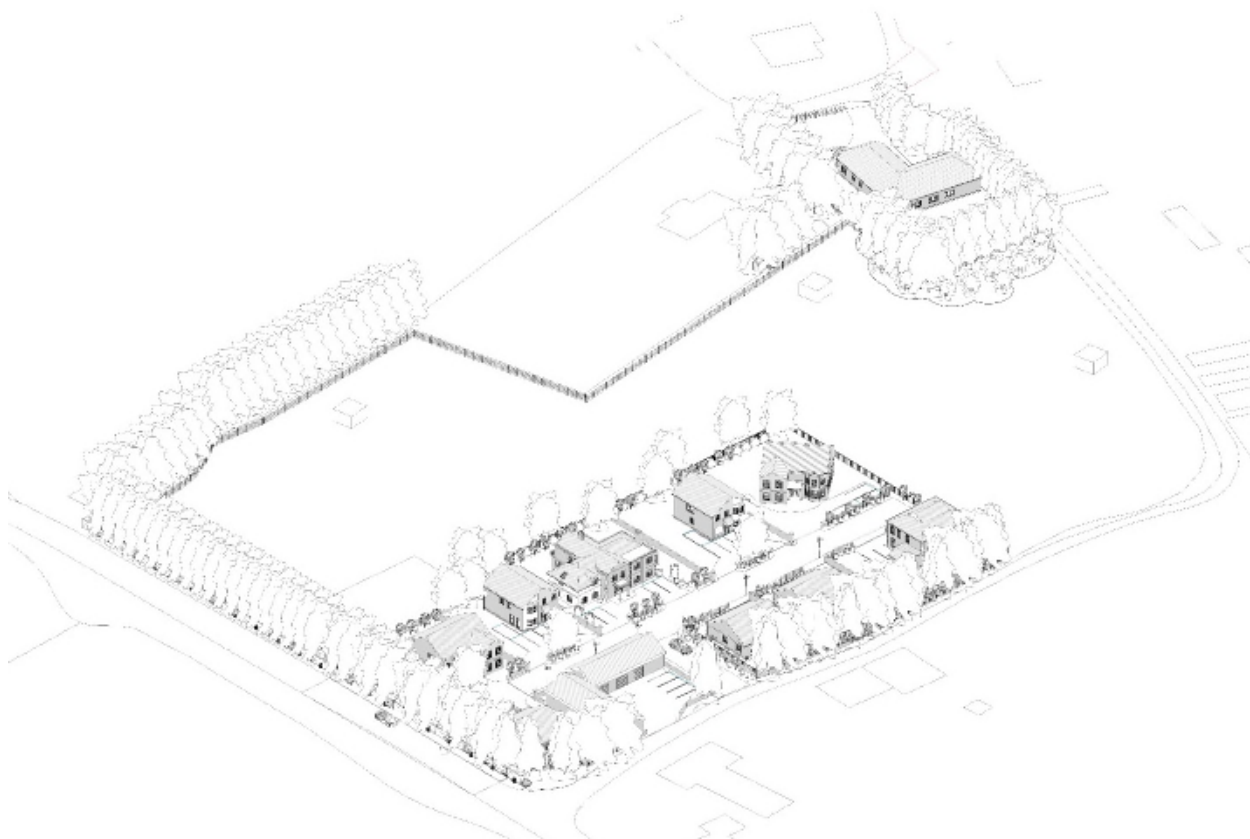


Figure 15 artists render of an aerial view showing established trees around the site.

3.2. CONSTRUCTION EFFECTS ON THE SITE.

Construction access to the site would be via the existing entrances from Roads Hill. There are no plans to remove existing trees or hedging as part of the construction of the development. Care will need to be taken to avoid damage to the trees during construction and the trees would be protected in accordance with the requirements of the current BS 5837 Trees in Relation to construction.

3.3. LANDSCAPE CHARACTER EFFECTS

The construction of the new housing, industrial and community buildings will increase the area of structures in the countryside and extend the existing group of buildings. There is inevitably an adverse landscape character effect resulting from the construction of the complex, with the height and the area adding to the scale of effect. Judgement of the scale and significance of the effect is considered within the table in Appendix 9, and takes account of the sensitivity and value of the area based on the East Hampshire Landscape Capacity Study.

A key consideration is the current degraded character of the site, and that various beneficial enhancements are proposed to balance out the adverse effects of extending the built footprint of the site. The beneficial effects are further described in the following chapter which addresses proposed mitigation measures in more detail.

Based on table A at Appendix 8, the magnitude of change is considered to be of a High to Medium level, and the sensitivity has been judged to be of a Low to Medium level locally (due to the local context). Therefore the scale of significance of the effect is considered to be of a moderate (Medium) level.

3.4. POTENTIAL CHANGE IN CHARACTER OF VIEWS

The views into the site which have been mentioned earlier and are illustrated in Figure 5 will change as a result of the redevelopment of the site. The table at Appendix 9 analyses the current nature of the view and suggests the level of effect, following the lettering system used in Figure 17. Judgement of the level of effect is based on a combination of distance, proportion of

the view which will be affected and the extent that the target will be screened by existing vegetation. The terminology is described further in Appendix 3.

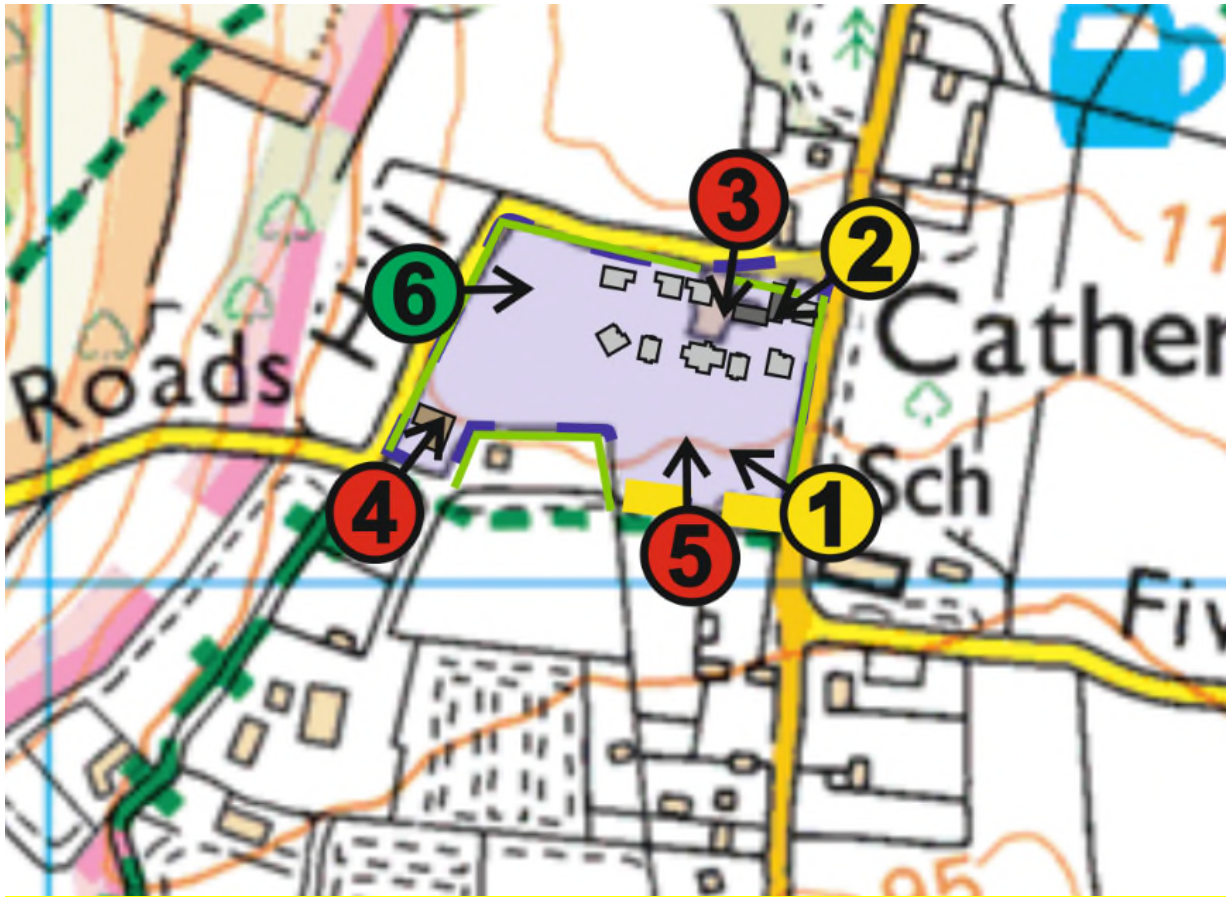


Figure 17: Showing key viewpoints which are analysed at Appendix 9.

3.5. VISUAL IMPACTS ON VIEWS AND RECEPTORS

The site is relatively well screened apart from views through the roadside hedges at the entrances to the site. The viewpoints which have been identified are relatively localised but some, particularly those from Footpath 36 to the south are more open and affect the openness of the countryside between Horndean and Catherington. It will be possible to mitigate many of these visual effects through the gapping up and or extending of the roadside hedges and the establishment of additional screen planting on the south side of the proposed redevelopment. There will never the less be significant effects on the views from Footpath 36 in the short term until planting is established on the southern boundary of the site. This has to be balanced against the removal of existing eyesores and other beneficial visual effects.

4. CONCLUSIONS

4.1. SENSITIVITY OF RECEPTORS

In assessing the visual effect of the proposals, the extent of areas from which they are visible, and the sensitivity of the receptors need to be considered. The receptors of the views include: A low to moderate number of drivers on Roads Hill, although these are via glimpsed views, through gaps in existing roadside hedges. There will also be a limited number of cyclists or pedestrians on this narrow road.

Users of footpath 36 are likely be able to see the changes to the site which are associated with the redevelopment, and these include additional and larger buildings facing south, which replace the current buildings and caravans etc. As explained earlier a higher weighting would be given to 'active receptors' such as walkers, riders or cyclists who are more able to appreciate views rather than motorists. They are also more likely to be walking or cycling for recreational purposes and more aware of views and the countryside.

In summary therefore whilst there are some significant visual impacts in certain area, such as looking north from the public footpath, the number of active receptors is restricted, and most views can be at least partially screened by new settlement edge vegetation in the future.

4.2. SCALE AND SIGNIFICANCE OF EFFECTS

The overall scale of the visual and landscape character effects of the proposal which have been identified are analysed in Appendix 8. These are considered in combination to have a Low to Medium overall level of significance, after mitigation measures are included within the overall package of proposals.

4.3. MITIGATION MEASURES

The scheme was reviewed in the light of the landscape and visual impacts identified and proposals for mitigation measures have been developed.

These measures consist of:

- Gapping up and broadening of the existing tree line and hedge along the eastern, northern and western boundaries abutting Catherington Lane, and Roads Hill to strengthen the visual buffering effect of the existing boundaries.
- Planting of new hedgerows to subdivide horse paddocks and locate horse stables in least visible locations.
- Construction of walling along Catherington Lane to match the wall opposite defining the boundary of Kingscourt School
- Planting of new hedgerow along the southern boundary of the development to help screen and provide a visual buffer to the new housing.
- Provision of new planting to increase biodiversity and help assimilate the new scout hut into the new smaller scale hedgerow and copse landscape.
- A range of ecological enhancements and benefits provided by the proposed new hedgerow and tree planting

The details of the proposed mitigation measures are shown on the separate mitigation proposals drawing at Appendix 10.

Native species will be used in the new planting including a mixture of fast-growing tree species such as willow and poplar to provide an initial effect, with slower growing species such as Oak which will provide a longer term tree structure. Shrubs and smaller tree species would include holly to provide some winter screening effect, as well as a diverse shrub mix including dogwood hazel etc. New hedging would consist primarily of hawthorn, with some blackthorn and field maple.

These proposals will help to reduce visual impacts from Catherington Lane and Roads Hill, as well as Footpath 36.

There would also be some longer term landscape character restoration (in accordance with recommendation within the East Hants Landscape Capacity Study for the area) as hedges and trees become established to strengthen the new field boundary pattern. This will help to provide a better edge to the settlement boundary, in the longer term.

4.4. COMPLIANCE WITH POLICY

Considering the proposals in relation to the landscape policy context criteria listed earlier at section 1.5, table 1 below lists the policy requirements and whether the scheme complies with each relevant policy. Addressing each of these policy requirements in order as follows:

Policy	Comment	Compliance
Policy CP20: LANDSCAPE. The special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:	We feel that the scheme will conserve and enhance the natural environment given the current degraded character	Complies
CP20 b. (a. relates to the SDNP) protect and enhance local distinctiveness sense of place and tranquility by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;	Due to the current degraded state of the area we are of the opinion that local distinctiveness and sense of place would be enhanced. The E Hants LCA and capacity study have been considered and applied as appropriate	Complies
20 c. protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;	The scheme would enhance the edge of the settlement and likewise extend green corridors	Complies
20d. protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;	Natural and historic features would be protected and enhanced	Complies
20 e. incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;	New planting would be appropriate native species and local material to enhance biodiversity	Complies
20 f. maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure).	The green infrastructure network would be maintained, managed and enhanced	Complies
CP23 GAPS BETWEEN SETTLEMENTS The generally open and undeveloped nature of the following gaps between settlements will be protected to	It can be argued that the existing development on the site is being replaced, and therefore that the open countryside is not	Broadly Complies

<p>help prevent coalescence and retain their separate identity: Clanfield/Old Clanfield Horndean/Catherington/Clanfield Horndean/Blendworth Rowlands Castle/Havant Development will only be permitted within gaps if: a) it would not undermine the physical and/or visual separation of settlements; b) it would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; and c) it cannot be located elsewhere.</p>	<p>being significantly reduced. Replacement of the existing development on the land would improve the form and character of the existing settlement</p>	
<p>CP28 GREEN INFRASTRUCTURE Development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure. Development will need to take forward the objectives and priorities presented in the District's Green Infrastructure Study and Strategy, the South Hampshire Green Infrastructure Strategy and its Implementation Framework and the avoidance and mitigation measures set out in the Joint Core Strategy's Habitats Regulations Assessment. Account will also need to be taken of other relevant joint core strategy policies such as landscape, historic environment, biodiversity, flood risk and design. New green infrastructure must be provided either through on-site provision or financial contributions. The size of contribution will be linked to the scale of the development and the resulting new green infrastructure must be located as close as possible to the development it is intended to serve.</p>	<p>The green infrastructure network would be maintained, managed and enhanced by the proposals</p>	<p>Complies</p>
<p>CP29 DESIGN The District's built environment must be of an exemplary standard and highly appealing in</p>	<p>As an outline application it is premature to comment on the detail</p>	<p>Broadly complies</p>

<p>terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit. New development will be required to:</p> <p>a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics;</p>	<p>design, however given that the scheme replaces despoiled land the visual appearance is likely to be enhanced.</p>	
<p>b) take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected;</p>	<p>Whilst not within the SDNP area, and the designated area boundary is separated from the site by intervening brownfield land. The overall setting of the SDNP would be enhanced</p>	<p>Complies</p>
<p>c) reflect national policies in respect of design, landscape, townscape and historic heritage</p>	<p>We believe the scheme reflects these</p>	<p>Complies</p>
<p>d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features</p>	<p>Details are illustrative at this stage for an outline application, consequently it may be premature to comment on the details, but broadly the scheme can enhance the local distinctiveness through the replacement of existing degradation</p>	<p>Broadly Complies</p>
<p>e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability</p>	<p>Details are illustrative at this stage for an outline application, consequently it may be premature to comment on the details, of materials but broadly the scheme can make a positive contribution to the overall appearance of the area</p>	<p>Complies</p>
<p>h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design</p>	<p>The scheme has sought to take account of these where they exist</p>	

elements of parish and town plans and conservation area appraisals;		
---	--	--

4.5. SUMMARY

The proposed redevelopment of the former Dairy will replace existing unsightly buildings with new housing industrial units and provide a community facility. The extent and scale of both landscape and visual impacts are considered to be relatively localised and proposed mitigation measures will help to reduce these impacts within a period of between 4 and 7 years.

In summary therefore whilst the construction of the proposed new development would have some limited adverse landscape character and visual effects, these have been minimised through judicious and appropriate siting and mitigation planting. The removal of the existing mix of unsightly structures and inappropriate development would improve the local environment and provide landscape benefits. The planting of a new copse, trees and restoring hedgerows will not only provide biodiversity gains, but would also compensate for the adverse landscape effects of the new building scheme. Our judgement is that the proposals as submitted generally comply with the requirements of landscape related planning policies within the Joint core strategy.

David Hares Dip LA CMLI
Wednesday, 06 January 2021