



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

LANDSCAPE AND VISUAL IMPACT ASSESSMENT: APPENDICES

Prepared for Cornerstone Hampshire Ltd

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Document reference 355 – 01 - 02

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CP20 LANDSCAPE

- a) conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan;
- b) 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;
- c) protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;
- d) 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;
- e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;
- f) maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure).

Priority will be given to working with landowners and others in order to ensure that land management practices improve public access to the countryside, conserve and enhance valued landscapes of major importance for wild flora and fauna, and restore landscapes where valued features have been lost or degraded.

CP23 GAPS BETWEEN SETTLEMENTS

The generally open and undeveloped nature of the following gaps between settlements will be protected to help prevent coalescence and retain their separate identity:

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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.

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.

- 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.

CP29 DESIGN

The District's built environment must be of an exemplary standard and highly appealing in 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:

- a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics;
- 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;
- c) reflect national policies in respect of design, landscape, townscape and historic heritage;
- 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;
- 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;
- f) make provision for waste and recycling bin storage and collection within the site;
- g) be designed to the Lifetime Homes Standard as appropriate;
- h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;
- i) be accessible to all and designed to minimise opportunities for crime and antisocial behaviour without diminishing the high quality of the overall appearance;
- j) embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;
- k) provide car parking in a way that secures a high quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.

APPENDIX 3: TERMINOLOGY.

LANDSCAPE CHARACTER

Landscape character: A combination of topography, natural and man-made patterns which together contribute to the appearance of the landscape.

Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Elements: Individual components which make up the landscape, such as trees and hedges.

Features: Particularly prominent or eye-catching elements, like tree clumps, church towers, or wooded skylines.

Characteristics: Elements, or combinations of elements, which make a particular contribution to distinctive character.

Characterisation: The process of identifying areas of similar character, classifying and mapping.

LCA: Landscape Character Assessment: The process of assessing the character of the landscape and describing its character.

Landscape Character Types: Combinations of Land Description Units that share the same key characteristics. Character Types often occur in more than one discrete geographical area.

Landscape Character Areas: Geographically discrete areas strongly associated with a place, and often comprised of more than one character type.

Land Description Units: Distinct and relatively homogenous units of land, each defined by their Physiography, Ground Type, Land Cover and Cultural Pattern that set the extent of each spatial unit.

Sensitivity: The degree to which a landscape with a character is inherently sensitive or sensitive to a particular pressure. A landscape of high sensitivity is one that, once lost, would be difficult to restore. It is primarily a function of landscape character sensitivity (i.e., the degree to which a landscape character area is vulnerable to change which will affect its character); and visual sensitivity (i.e., the degree to which a particular view or visual landscape experience is vulnerable to change).

Landscape value is also relevant in assessing landscape sensitivity and capacity for energy development. This term refers to the intrinsic value attached to a landscape, often reflected in designation or recognition, and expressing national or local consensus as to the degree of importance of a landscape.

Capacity: The degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type.

Each landscape has its own sensitivities, depending on its landform and landcover as well as on a range of other characteristics and values including, for example, enclosure, visibility, condition, scenic and perceptual qualities, natural and cultural heritage features and cultural associations. Importantly, sensitivity depends on landscape character as well as on landscape values.

VISUAL IMPACT ASSESSMENT

Development effects: A tangible effect caused by the construction of the development. This can be temporary or short term (such as the loss of hedging which is subsequently replaced), or a long-term effect such as the construction of a building with an indeterminate lifespan. Effects can be negative neutral or positive depending on their nature and the nature of the landscape or view.

Landscape Impact: Impacts on landscape character and resources, including effects on the physical and aesthetic values of the landscape caused by changes in elements, features and other qualities as a result of the development. The scale of an impact is judged on the basis of a combination of the area affected, the size of the development, the degree to which it differs from the existing character, and whether it damages or restores existing characteristics of the landscape. Impacts can be positive as well as negative. Terms used for the scale of impact range from zero, insignificant, low, and significant to high.

Visual impact: impact on visual amenity, including effects upon potential viewers and viewing groups (e.g., residents, employees, or visitors) caused by changes in the appearance of the landscape as a result of the development, and experienced by people at locations where viewers are present (visual receptors). The scale of an impact is judged on the basis of a combination of distance, proportion of the view which will be affected and the extent that the target will be screened by existing vegetation. Impacts can be positive as well as negative. Terms used for the scale of impact range from zero, insignificant, low, and significant to high.

Mitigation measures: changes in the proposed design, or the provision of additional or alternative solutions to overcome or reduce the scale of an impact (landscape or visual).

APPENDIX 4: METHODOLOGY

Introduction

Landscape and visual impact assessments are two different but linked procedures. The landscape survey baseline, its analysis and the assessment of landscape effects all contribute to the baseline for visual impact assessment studies. The assessment of the potential effect of a development on the landscape is carried out as an effect on an environmental resource, i.e., the landscape, whereas visual effects are assessed as one of the interrelated effects on people.

Landscape effects derive from changes in the physical landscape, which may give rise to changes in character and how this is experienced which may also affect the perceived value ascribed to the landscape.

Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's response to the changes, and to the overall effects with respect to visual amenity.

Current Guidance and Source Data

The assessment process has been based on published guidelines provided in the following documents:

Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment (Routledge) 3rd edition;

The Countryside Agency / Scottish Natural Heritage (2002) Landscape Character Assessment - Guidelines for England and Scotland;

The Countryside Agency / Scottish Natural Heritage (2004) Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.

The desktop landscape character assessment has been based on the following documents:

Natural England character area: South Downs

Hampshire Integrated Landscape Character Assessment;

East Hampshire Landscape character assessment

East Hampshire Landscape capacity study;

Landscape character and sensitivity

The landscape capacity study has used guidance from the Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002' to describe the overall landscape context of the site and its environs. In addition, the Natural England character area study, Hampshire and South Downs integrated Landscape Character Assessments and the East Hampshire landscape character assessments and capacity studies have all been used to describe landscape character areas that could be influenced by the proposed development and include proposals for mitigation and enhancement.

Once the character areas were identified they were reviewed through field work to gain an understanding of the potential impact that the proposed buildings would have upon the key characteristics and value of each area.

Once the landscape sensitivity had been considered, the overall assessment of effect was determined by considering the magnitude of change against the sensitivity of the landscape character area.

The definitions for magnitude of change used for the assessment are as follows:

- High (H) -** Very obvious change in the balance of landscape characteristics over an extensive area; ranging to particularly intensive change (i.e., a dominating effect) over a more limited area;
- Medium (M)** Perceptible changes in an extensive area which whilst notable do not alter the balance of the landscape characteristics; ranging to moderate changes in the localised area which whilst obvious do not fundamentally change local character;
- Low (L)** Virtually imperceptible change in any components of the wider landscape with modest and unremarkable changes in the localised area.
- No Change (N)** No material change from the current situation

Once sensitivity and magnitude are classified the two are considered to achieve an assessment of the significance of effect. The overall significance is then stated in terms of:

No Material effect Negligible effect Slight effect Minor effect Moderate effect Major effect Substantial effect

Table A shows a matrix which illustrates the process of how sensitivity and magnitude of landscape change are combined to derive the level of significance of effect.

Table A Landscape character impact assessment matrix

	Landscape sensitivity			
		High	Medium	Low
Magnitude of landscape change	High	Substantial	Major	Moderate
	Medium	Major	Moderate	Minor
	Low	Moderate	Minor	Slight
	No change	No material effect	No material effect	No material effect

As magnitude and sensitivity are on a sliding scale it is appropriate to sub-divide the High, Medium and Low categories to whichever degree most accurately evaluates any given situation, e.g., High to Medium, Very High, or even High to Medium/High are fully acceptable. This may in turn result in significance of, for example, Minor to Moderate

Visual impact assessment

The visual assessment has been based upon field survey work which identified locations from which views of the proposals might be possible.

The method of determining visual impacts is similar to the method used for landscape impacts. The receptor and potential sensitivity are identified, as is the magnitude of effect. These are then correlated to determine a significance of effect.

Relative sensitivity of visual receptors is determined and classified as follows:

- High** Recreational footpaths, important landscape features with physical, cultural or historic attributes; principal views from residential buildings; high numbers of residential receptors, views from beauty spots and picnic areas;
- Medium** Other footpaths; secondary or oblique views from residential buildings; drivers and passengers in vehicles engaged in tourism or journeys of a recreational nature;
- Low** Views from industrial or commercial buildings or areas; drivers and passengers of vehicles engaged in commercial travel or commuting; views from primarily functional main roads; and views from trains.

The classification of the magnitudes of visual effect are:

- High:** The majority of viewers affected / major changes in the character, make-up and balance of the view;
- Medium** Many viewers affected / moderate changes in the nature of the view;
- Low** Few viewers affected / minor change in the nature of the view.

In considering the magnitude of visual effects, a commentary is provided to justify the reasoning for the magnitude criterion selected. This in turn will influence the significance of the effect. Such factors considered may include, for example, the principle aspect of the viewpoints/viewers, the proportion of any particular view affected, the potential for the development to attract the eye or to become a focal point in the view to the detraction/benefit of competing visual elements, or the presence of other detracting features.

Table B shows a matrix which illustrates the process of how sensitivity of visual receptors and magnitude of visual effect are combined to derive the level of significance.

Table B: Visual impact assessment matrix

	Sensitivity of receptor			
	High	Medium	Low	
Magnitude of Visual effect	High	Substantial	Major	Moderate
	Medium	Major	Moderate	Minor
	Low	Moderate	Minor	Slight
	No change	No material effect	No material effect	No material effect

In considering the magnitude of visual effects, a commentary is provided to justify the reasoning for the magnitude criterion selected. This in turn will influence the significance of the effect. Such factors considered may include, for example, the principal aspect of the viewpoints/viewers, the proportion of any particular view affected, the potential for the development to attract the eye or to become a focal point in the view to the detraction/benefit of competing visual elements, or the presence of other detracting features.

The Study Area

The study area identified as being appropriate to the study reflects the scale of the buildings and nature of the landscape to identify effects which would be considered significant in LVIA terms. This was adjusted to suit the situation on the ground reflecting local topography, buildings and vegetation cover.

APPENDIX 5: RELEVANT EXTRACT FROM THE EAST HAMPSHIRE LANDSCAPE CHARACTER ASSESSMENT.

3F: Horndean – Clanfield Edge

Location and Boundaries

- 3F.1 The character area comprises a small area of downland to the west of Horndean and south of Clanfield. The northern boundary coincides with the edge of the South Downs National Park. The landscape of the *Horndean - Clanfield Edge* is still informed by a chalk bedrock geology, but is characterised by urban fringe land uses and views to the development edge. The southern boundary is marked by the band of clay - a flatter more wooded landscape around Lovedean which forms part of the *Wooded Claylands* landscape type.
- 3F.2 This character area is defined as an 'enclosed' subtype relating to the lower dip slope, and the built form which contributes to an enclosed character.

The character area is not in the South Downs National Park.

Key Characteristics

- 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.

- The extent of development and roads fragments the landscape into a series of smaller blocks. There is a good rights of way network extending from the urban edge, for example linking to Catherington Down SSSI.

Physical Landscape

- 3F.3 The character area lies on the lowest elevations of the south facing chalk dip slope. The chalk bedrock geology informs the landform which slopes gently in a southerly direction. Dry valleys have been cut into the chalk creating an undulating character in places. The drift geology, particularly the clay and flint deposits have influenced the soils with typical Paleo-argylic brown earths of Grade 3 Agricultural Land Capability as defined by DEFRA.
- 3F.4 The land use is predominantly housing and infrastructure, although arable fields remain on the edges of the built development, with pasture (paddocks) also common. The fields are medium/large in size and are separated by thin/gappy hedgerows.

Perceptual/Experiential Landscape

- 3F.5 Although built form only accounts for just over half of the land use, the visual influence of the built edge impacts upon the character of the area more widely. Views of the movement and activity of the urban areas are visible from rural roads which cut through the surrounding arable fields and form a marked contrast with the quieter, more tranquil landscape of the adjacent Clanfield Downland Mosaic.
- 3F.6 This is a highly varied landscape. This contrast between built development and arable land creates a landscape which is lacking in unity, a feature which is accentuated by the electricity pylons and roads which transect the landscape.
- 3F.7 Within the urban areas, the sense of tranquillity is diminished by a high level of movement and noise associated by vehicles and other forms of human activity. Traffic on the A3 is a significant audible influence. From the surrounding arable fields views are frequently to a stark built edge. An exception is the elevated scarp at Catherington Down, which provides expansive and panoramic views across to the coast, the Solent and the Isles of Wight. There is very little woodland cover to provide screening or integration of built development, although that which remains such as at Yoells Copse is an important local feature.
- 3F.8 Despite the urban nature of much of the landscape, it is well served by footpaths and bridleways linking it to the wider landscape to the South Downs, and more locally to Catherington Downs SSSI. There are in addition a number of ancient lanes. The area was formerly part of the ancient Forest of Bere.

Biodiversity

- 3F.9 The main areas of ecological interest are the small scattered woodlands, of which a number have SINCE status. Elsewhere the area is characterised by arable fields and horse paddocks, bound by a thin, gappy hedgerow network. The boundaries and verges of the ancient lanes that pass through the area are likely to be of biodiversity interest retaining woodland cover and unimproved grassland.

Historic Character

3F.10 The landscape is dominated by post-1800 settlement, representing dormitory settlements originating from a scattered core of common-edge settlement (Horndean and Clanfield). Catherington Retreat House is an example of a post 1810 park recorded on the Hampshire Register. The most distinctive feature is the extensive area of medieval assarted fields to the south and east of Horndean.

Key Historic Characteristics

- Distinct central area of medieval assarted fields typified by small-medium irregular enclosures.
- Smaller area of late medieval-post-medieval enclosures at western fringe of character area around Broadway Farm, and occupying a small block east of Clanfield village.
- Block of small enclosures of 18th-19th century date in the north-eastern corner of character area, with an area of larger enclosures between Clanfield and the Catherington Down assarts.

Settlement Form and Built Character

- 3F.11 Settlement is largely 20th century suburban development representing the growth of dormitory settlements, originating around a 19th century core of scattered settlement.
- 3F.12 Horndean developed and expanded along the Portsmouth – London Road as Portsmouth became an important naval port in the 1500s. The village expanded more rapidly in the 19th century with the establishment of a brewery – which remains a dominant landmark
- 3F.13 The historic buildings in Horndean are consistently local red brick giving a strong uniform character. Later housing is for the most part generic, modern and suburban in style and materials.

EVALUATION

Landscape and Visual Sensitivities

- 3F.14 Key sensitivities include:
- Hedgerow field boundaries and remnant areas of woodland such as at Yoells Copse.
 - The rural roads and ancient lanes which cross the area and may be under pressure to expand and be widened due to the spread of built form.
 - Arable fields and chalkland landform surrounding the built edge.
 - The scarp at Catherington Hill with its important biodiversity value, views and local recreation/access opportunities.

- The local rights of way network linking the urban area to the downland landscape.
- Remaining elements of tranquillity and dark night skies which are affected by development both within and beyond the character area on the south coast plain.
- The absence of woodland and the relatively open views accentuates the visual sensitivity of the landscape.

Landscape Strategy and Guidelines

3F.15 The overall management strategy for the Horndean – Clanfield Downland Mosaic is to conserve remaining elements of the chalk downland landscape and enhance the setting of built development.

Landscape Management Considerations

- Maintain the rights of way network, particularly the good links with Catherington Downs. Seek to limit damage to footpaths by horses.
- Conserve the integrity of the strong rolling chalk landform around Clanfield.
- Restore hedgerow boundaries to provide visual unity and intactness and increase biodiversity and link to areas of woodland. Promote growth of hedgerow trees.
- Consider opportunities for further tree and woodland planting to contain and reduce the visual impact of the built edge.
- Conserve the pattern of small assorted fields and seek to conserve/reinstate hedgerow boundaries.
- Seek to ensure good management of horse paddocks to conserve the rural setting.

Development Considerations

- Monitor the expansion of the urban edge of Horndean and Clanfield to ensure that it does not expand further onto areas of open rolling chalk downland.
- Seek opportunities for further woodland planting to soften, screen and contain built development.
- Maintain links and connections (rights of way) between the urban area and the wider downland landscapes.

APPENDIX 6: RELEVANT EXTRACT FROM THE EAST HAMPSHIRE LANDSCAPE CAPACITY STUDY.

EAST HAMPSHIRE DISTRICT COUNCIL LANDSCAPE CAPACITY STUDY

Local Area map:

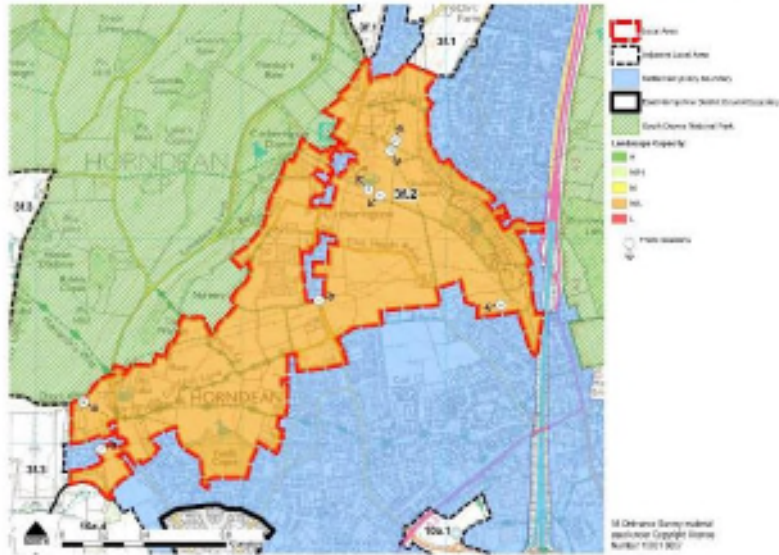


Figure 3f.2 Capacity of landscape to accept change and location of photographic viewpoints
Local area description:

The terra firma Consultancy Ltd

SEPTEMBER 2018

The Local area 3f.2 is a linear area stretching from the southern western settlement edge of Clanfield along the northern edge of Horndean, with the South Downs National Park forming the boundary to the north west, and the borough boundary to the south. The area is predominantly rural with a mix of fields of arable and grassland notable woodlands. The historic village of Catherington located on a north south alignment on a small local ridge.

For more detail refer to record sheets.

Photographs:



Photo 1: View of the undeveloped gap between the southern edge of the settlement of Catherington and Horndean. The field also contains semi improved grassland



Photo 7: View down New Road across the valley of Lovedean, with open countryside on the opposite valley side



Photo 8: Cluster of traditional buildings surrounded by open countryside on Lovedean Lane

Please refer to the methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long range views from the north across the local area to the south and beyond
- From the north, views further north and NE across to Windmill Hill and Queen Elizabeth Country Park within the SDNP
- Views from Monarch's Way
- Views from the western adjacent boundary of the SDNP
- In the west of local area, limited inter-visibility due to robust hedgerow and woodland matrix
- Eastern area forms part of skyline as seen from Catherington Lane
- Clanfield screened by woodland on Stubbins Down
- Important gap of undeveloped area between southern edge of Catherington and northern edge of Horndean, provides rural setting for Catherington
- Opportunities to improve settlement edge of Horndean with mitigation planting

2. **Landscape Sensitivity: Medium/high**
 - Elevated landform sloping down to the south, intimate valley to the west, wooded scarp face to the east
 - Predominantly grassland, with horse paddocks used for grazing
 - In the west, strong structure of hedgerows, woodland copses, with fields becoming more open and larger to the east
 - Catherington a linear settlement located on slightly elevated ridge
 - All Saints Church located at prominent high point to the north
 - Two areas of semi natural ancient woodland. One area of ancient replanted woodland
 - Two areas of good quality semi improved grassland
 - Good network of PRoW linking across to the SDNP
3. **Landscape Character Sensitivity: Medium/high (combines 1 and 2)**
4. **Wider Landscape Sensitivity: Medium/high**
 - A perception of a largely unsettled landscape with Catherington predominantly contained by mature vegetation and the western edge of Cranfield screened by the woodland on Stubbins Down.
 - The NW edge of Hordean is contained by woodland copses and robust mature boundary vegetation. The north eastern edge of the settlement of Hordean is more exposed
 - Strong physical links to wider countryside to the west, with numerous PRoW providing access across to SDNP, including the regional footpath: Monarch's Way
 - Visible from SDNP in particular long views from Windmill Hill
5. **Overall Landscape Sensitivity: Medium/high (combines 3 and 4)**
6. **Landscape Value: Medium**
 - Contains Conservation Area with Listed buildings
 - Strong physical and visible links with the SDNP, in particular the northern section is visible from Windmill Hill
 - Contains numerous PRoW and the regional footpath: Monarch's Way
 - Contains ancient woodlands
7. **Landscape Capacity: Medium/ Low (combines 5 and 6)**

Potential effect on key visual characteristics

- Impact on views from Windmill Hill (within SDNP)
- Impact on skyline
- Impact on rural setting of Catherington
- Impact on long views south
- Impact on views from PRoW and regional footpath: Monarch's Way
- Impact on views from PRoW and PRoW on boundary of SDNP
-

Potential effect on key landscape characteristics

- Loss of open landscape adjacent All Saints Church
- Loss of woodland and ancient woodland
- Impact on Conservation Area
- Impact on setting of listed buildings
- Loss of tranquility

Potential effect on key settlement characteristics

- New development will amalgamate the rural settlement of Catherington into the urban settlement edge of Hordean
- Increase visibility of the built form from adjacent viewpoints

Landscape mitigation and contribution to green infrastructure

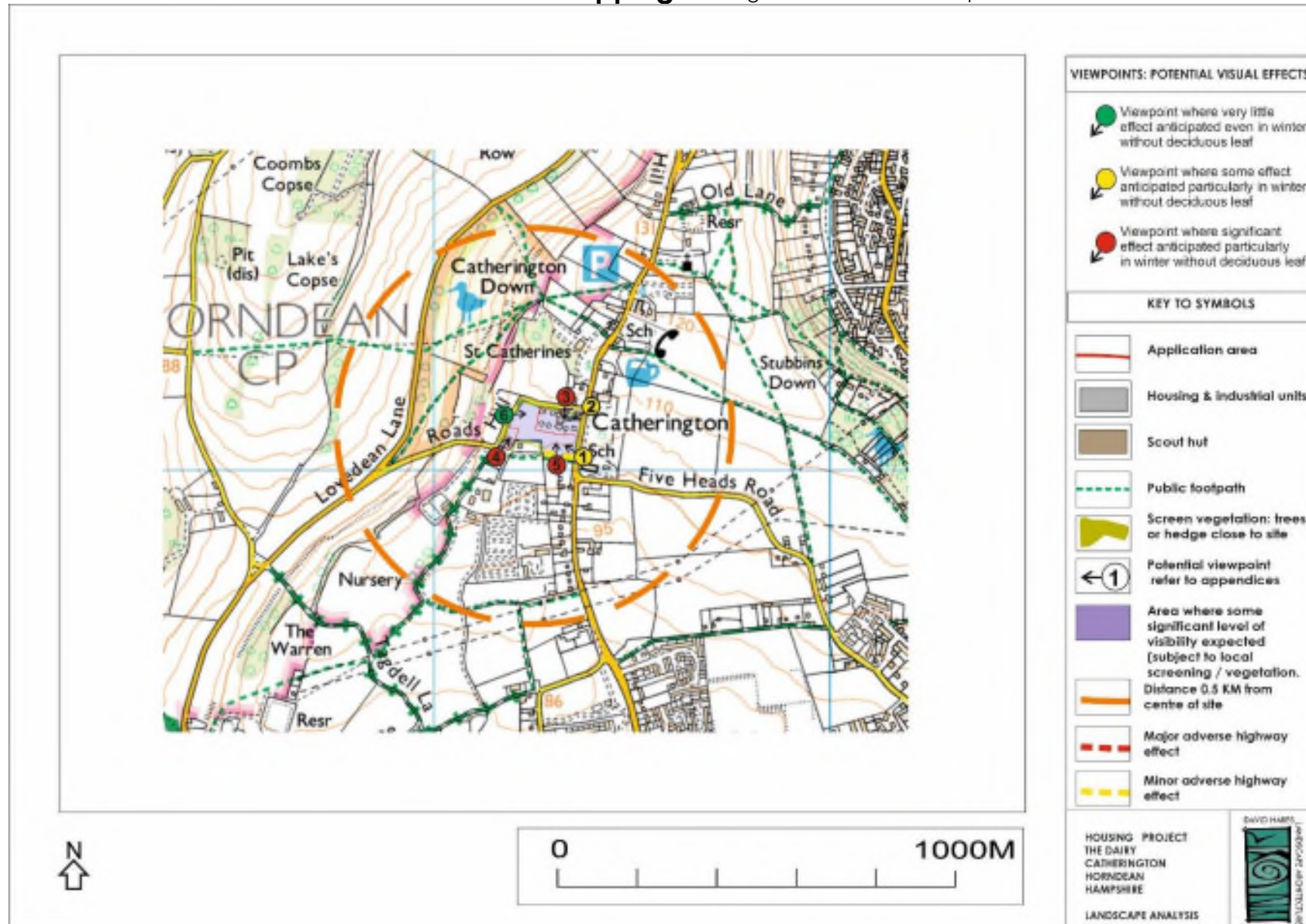
- Retention of all good woodland and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of open views to adjacent areas within SDNP and Windmill Hill
- Retaining legibility and setting of PRoW networks and creating additional links
- Maintain and where appropriate, extend screening to existing intrusive features including pylons and new settlement edges
- Potential for improving settlement edge
- Potential for providing woodland areas

Conclusion and recommendations and potential capacity of local area

Local Area 3f.2 has a medium/low capacity for new development. The local area is constrained by the contribution it makes to the rural setting of Catherington, the rural setting to the adjacent SDNP and the amenity value it provides to the local residents of the adjacent urban area.

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

APPENDIX 7: VIEWPOINT PHOTOGRAPHS Mapping showing the locations of viewpoints.





Viewpoint 1: Looking North West, from the junction of Catherington Lane and footpath 36.



Viewpoint 2: Looking South west into the secondary entrance which is to be closed.



Viewpoint 3: Looking into the primary entrance to the site.



Viewpoint 4: Looking north from the junction of footpath 36 and Roads Hill towards proposed scout hut.



Viewpoint 5: Looking north from footpath 36.



Viewpoint 6: Looking into the site from Roads hill on the west of the site towards the East.

APPENDIX 8: LANDSCAPE CHARACTER EFFECTS: ASSESSMENT TABLE

Table 1: Landscape character effects							
Landscape Character Area or Type	Baseline Description	Description of Change	Magnitude of effect, (all periods)	Sensitivity	Nature and Type of effect (all periods)	Significance (all periods) NB refer to table A at Appendix 3	Cumulative/ additive effects
Landscape Character description:							
Horndean Clanfield Edge (LCA 3F) character area	<ul style="list-style-type: none"> 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. 	The proposed redevelopment of the existing Unsightly commercial / horse use will slightly expand the area of development but there are opportunities for restoration/ enhancement of the landscape which will result in long term beneficial effects r	Medium to high dropping to low to medium in time	The capacity study suggests an overall sensitivity of Medium or Medium to high for the area as a whole. We would suggest that this area by dint of its current poor condition and setting should have a lower sensitivity rating of low to medium	Long-term Direct Adverse	Moderate level of adverse character effect in the short term, however mitigation measures have the potential to enhance and reduce the overall effect to a minor level in the longer term	Some slight additive effect, as the footprint of brownfield land extends into the designated countryside, and a notional 'gap' between Catherington and Horndean. The allocation of site SA 35 in the draft local plan would also narrow this gap, albeit site SA35 is greenfield rather than brown and would therefore seem a greater intrusion into the countryside .
Local survey	<ul style="list-style-type: none"> 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. 	The proposed redevelopment of the existing Unsightly commercial / horse use will slightly expand the area of development but there are opportunities for restoration/ enhancement of the landscape which will result in long term beneficial effects r	Medium to high dropping to low to medium in time	The capacity study suggests an overall sensitivity of Medium or Medium to high for the area as a whole. We would suggest that this area by dint of its current poor condition and setting should have a lower sensitivity rating of low to medium	Long-term Direct Adverse	Moderate level of adverse character effect in the short term, however mitigation measures have the potential to enhance and reduce the overall effect to a minor level in the longer term	
<ul style="list-style-type: none"> Terminology for Landscape Impacts: Magnitude of Impact: High, Medium, Low, No Change Sensitivity of Landscape Receptors: High, Medium, Low Nature of Impact: Long-term, Medium-term, Short-term, Direct, Indirect, Cumulative Significance: Significant, Moderately Significant, Not Significant Impact Type: Adverse, Benefit, Neutral, No Impact. 							

APPENDIX 9: VISUAL EFFECTS: ASSESSMENT TABLE

Table 2: Visual Impacts NB Only viewpoints with significant level effects based on visual analysis and photographs are considered

Viewpoint	Lat/long WGs84	Approx. Distance to SITE (m)	Landscape Character Area of Viewpoint	Designation	Direction of View to Site degrees	Description of Baseline View	Type of View and Number of Users	Description of Change	Magnitude of visual effect	Nature and Type of Impact	Sensitivity of Receptor	Significance of Impact based on matrix table B
1 : Looking North West, from the junction of Catherington Lane and footpath 36		80	3F Horndean Clanfield edge	Outside SPA	300	View across pasture field through gaps in hedge/ tree line horse stables, fences, and run- down buildings currently visible	Partially contained direct view from pavement used by low number of walkers	There will be a partial distant view of the new housing in the middle to long distance	Low level effect, partially changing the nature of the middle-distance view although intervening vegetation will reduce the effect	Long-term adverse, but potential for mitigation.	High to medium primarily occasional walkers on pavement and footpath which is non designated route	Moderate to minor level significance effect
2 Looking South west into the secondary entrance which is to be closed.		20	3F Horndean Clanfield edge and edge of Conservation area	Outside SPA	200	View across road junction to gateway in corner with area of hard-standing beyond	Partially contained direct view from pavement used by low number of walkers, and higher number of drivers passing south	There will be a partial view of the proposed housing, with a new flint and brick wall replacing the gateway and housing beyond trees and hedging will screen housing in the medium term.	Medium level effect, limited changing of the nature of the view	Long-term adverse, but potential for mitigation as the proposed trees and hedging grow	Medium primarily drivers and occasional walkers on pavement	Moderate to minor level significance effect reducing as new trees and hedging grow.
3 Looking into the primary entrance to the site		20	3F Horndean Clanfield edge	Outside SPA	180	View from road with no footpath through entrance in mature but gappy roadside hedgerow towards mixture of run-down buildings, pavings and parked vehicles	Oblique View from road used by moderate number of drivers but few walkers or cyclists	There will be a clear view of the housing which will be situated either side of the entrance and at t the end of the road.	High to medium level effect, although change might be considered beneficial	Long-term neutral, as potential for mitigation with appropriate design and materials as well as suitable new planting	Medium to low level drivers and passengers, or occasional cyclists	Moderate level significance effect which drops to minor subject to design and mitigation undertaken
4 Looking north from the junction of footpath 36 and Roads Hill towards proposed scout hut		30	3F Horndean Clanfield edge	Outside SPA	10	View from corner of road with no footpath over mature slightly gappy roadside hedgerow and ash tree (liable to die due to chalara) Access to property as well as footpath from corner.	Direct view from road / path which is used by moderate quantity of drivers, and occasional cyclists no pavement for walkers	There may be a partial view of the new scout hut which will be situated beyond the existing hedgerow.	Medium to low level effect, in winter through gaps in the roadside hedgerow	Long-term adverse, but potential for mitigation by filling gaps in hedge and new planting to buffer views of the new scout hut	Medium to low level drivers and passengers, or occasional cyclists.	Minor level significance effect once mitigation undertaken
5 Looking north from footpath 36		60	3F Horndean Clanfield edge	Outside SPA	350	View from footpath over horse paddock past stable towards parked caravan, horseboxes and rear of former agricultural buildings	Direct view from path which appears to be used by low to moderate number of walkers	There will be a direct view of the rear elevations and gardens of the new housing which will be located approximately 60 Metres from the path.	Medium to low level effect, as some enhancement due to removal of existing intrusive features	Long-term adverse, but potential for mitigation e.g., by filling planting of hedges and removal of intrusive features	High to medium occasional walkers on footpath which is non designated route	Moderate level significance effect reducing t low level as mitigation planting establishes

6 Looking into the site from Roads hill on the west of the site towards the East		100	3F Horndean Clanfield edge	Outside SPA	90	View from busy lane with no pavement over mature but gappy roadside hedgerow with field largely hidden by hedging	Oblique view from road which appears to be used by moderate quantity of drivers, and occasional cyclists no pavement for walkers	There may be a partial view of the new housing in the distance for very limited number of walkers through gaps in hedge	Low level effect, particularly in the winter when the deciduous roadside hedgerow will be more transparent	Long-term adverse, but potential for some mitigation e.g., by bolstering gaps in hedge and new planting to buffer views towards housing and scout hut	Low level drivers and passengers, or occasional cyclists.	Minor level significance effect reducing as mitigation closes off view after say 3-4 years
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Terminology for Visual effects:

Magnitude of effect: High, Medium, Low, No Change

Sensitivity of visual receptors: High, Medium, Low.

Nature of effect: Direct, Indirect, Cumulative

Significance: Substantial, Major, Moderate Minor, Slight, No material effect.

Effect Type: Adverse, Beneficial, Neutral, No Impact

Distance from Site: Distance from Application Site Boundary

Type of View: Glimpsed, Open, Oblique, Framed

Number of Viewers: Few, Moderate, Many

APPENDIX 10: PROPOSED MITIGATION PLANTING

