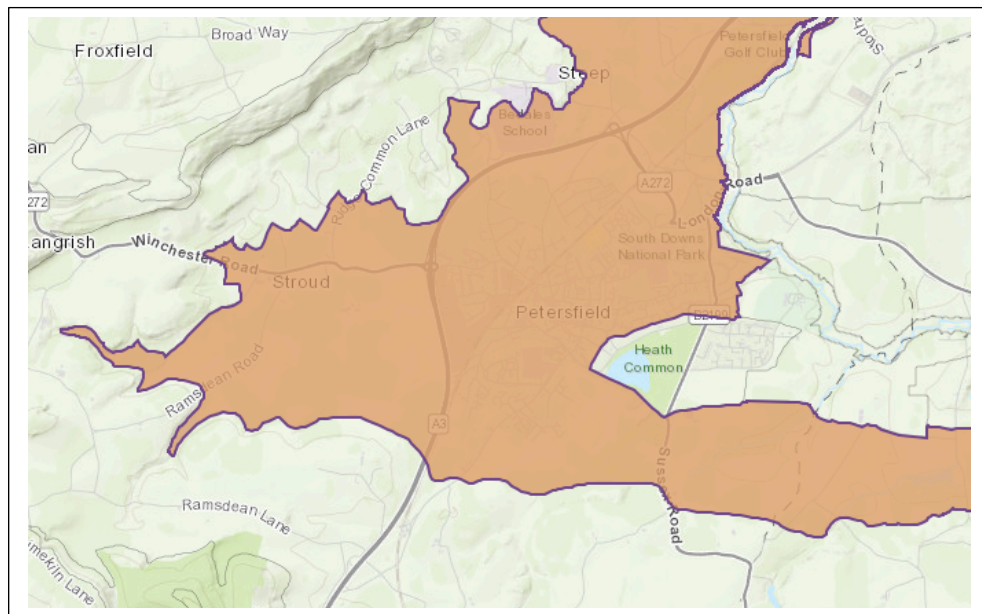


Proposed Detached Dwelling on land at 63 Princes Road, Petersfield

LANDSCAPE APPRAISAL

Landscape Context

1. The site is located within the urban area of Petersfield.
2. The South Downs National Park has produced a Landscape Character Assessment wherein Petersfield is set within Character Type L (Mixed Farmland and Woodland Vales):



3. With regard to settlements the Key Characteristics state:

Settlement is characterised by a high density of dispersed settlement across the clay comprising hamlets and isolated farmsteads of medieval origin with larger settlements on the sandstone beds.

4. Petersfield is such a larger settlement where:

This low lying landscape provides a convenient transport corridor, containing main roads (e.g. A3(T) and the mainline railway), which affect tranquillity.

5. The landscape character of the land surrounding Petersfield is already significantly affected by development within the settlement and by the A3 corridor.
6. To the north the Hangers provide glimpses of the town but the direct distance to the site is between 2.5 and 3km.
7. To the west the A3 is raised providing a visual buffer to the western parts of the town.
8. To the east and south lie developed parts of the town.

The Application Site in a Landscape Context

9. The site is raised from Winchester Road, but is completely screened by Highway trees and shrubs. This continues around to the front of the site so that the proposed dwelling will be screened and softened. Further, there is a backdrop of the existing dwellings on Princes Road to the south which are also on rising land and provide an urban backdrop to the proposed dwelling.



Screening of site from Winchester Road

10. With new dwellings to the west and commercial development to the immediate north, adjacent to the existing motorway services, the proposed new dwelling will take nothing away from the established landscape character of the area, which, as it stands has nothing to do with the Landscape Character area of Mixed farm and woodland.

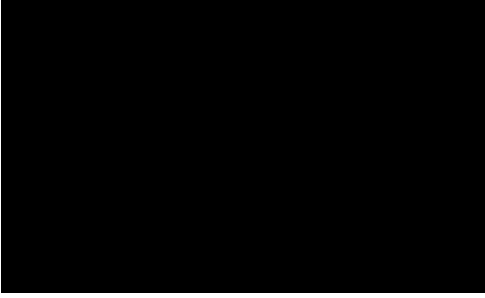
- 11. As the Character Assessment states, the site is located within an area where tranquility is already affected. A single dwelling in this context will not be appreciable.



View from northwest



Frontage of site with established development of Princes Road rising to the south



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