



**Landscape Appraisal to support the Planning Application**  
**For the erection of a Grain & Fertiliser Store**  
**At**  
**Oakcuts Farm, Stockbridge Road, Red Rice, Andover Hants, SP11 7PQ**

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## **Introduction**

This Landscape Appraisal (LA) has been undertaken to assess the potential landscape character and visual impact associated with the planning application for Grain Store at Oakcuts Farm.

Assessment of Landscape and visual impacts are a function of sensitivity combined with the magnitude of change. This is a subjective judgement, but one that is based on robust, transparent and professional judgement.

**Sensitivity:** The sensitivity of landscape receptors to the type and scale of the proposed development is determined by consideration of the susceptibility and value of the receptor which informs the professional judgement.

- **Susceptibility:**

- High – undue negative consequences are expected.
- Medium - undue negative consequences may arise.
- Low - undue negative consequences are unlikely.

- **Value:**

- High – landscapes with national or international designations.
- Medium - landscapes with local value subject to additional protection.
- Low - landscapes not subject to designation but valued at the community or local level.
- Minimal - landscapes that are degraded with little/no community or local value.

Judgements made on the scale of magnitude of landscape change (a product of size/scale, extent & duration) which are:

- Large – notable long-term change or loss of landscape components or characteristics over an extensive area or a very intensive, long-term change over a more limited area.
- Medium – moderate short-term change or loss of landscape components or characteristics over a large area or moderate long term change in a localised area.



- Small – minor long term or moderate short-term change or loss of landscape components or characteristics.
- Negligible – no discernible loss of landscape components or characteristics.

Judgements made on the scale of magnitude of visual change (a product of size/scale, extent & duration) which are:

- Large – the majority of viewers are affected, great change in view or loss of the view.
- Medium – many viewers affected, noticeable change in the view.
- Small – few viewers affected, discernible change in the view if looked for.
- Negligible – barely perceptible change.

### Proposal

The proposed grain store is proposed to be a typical agricultural barn style building regularly seen within the countryside. The building has a pitched roof 7m to eaves and 10.1m to ridge height. The grain store detail can be seen in Plan ref 02620 – 01 Sheet 01. The dimensions of the proposed grain store are 27m in width, and 62.16m in length. The materials proposed are concrete panels, colour natural, with steel sheeting olive green. The roof is to be profile cement fibre colour Anthracite.

### Landscape Setting

The proposed siting for the grain store building will be in the lower part of the field adjacent to the existing mature tree belt. The fields are agricultural crops which have mature tree belts and mature hedgerows to the field boundaries. The pocket of built form across the road is the existing grain store which includes the applicant's other agricultural barns.

### Public Access Network

There are public rights of way which provide views across towards the site. A selection of viewpoints have been taken from 096/18/1 which is a Restricted Byway, public footpath 247/25/1. Also Restricted Byway 147/9/1. Furthermore, a selection of viewpoints were taken from Danebury Hill Fort.



## Landscape Character

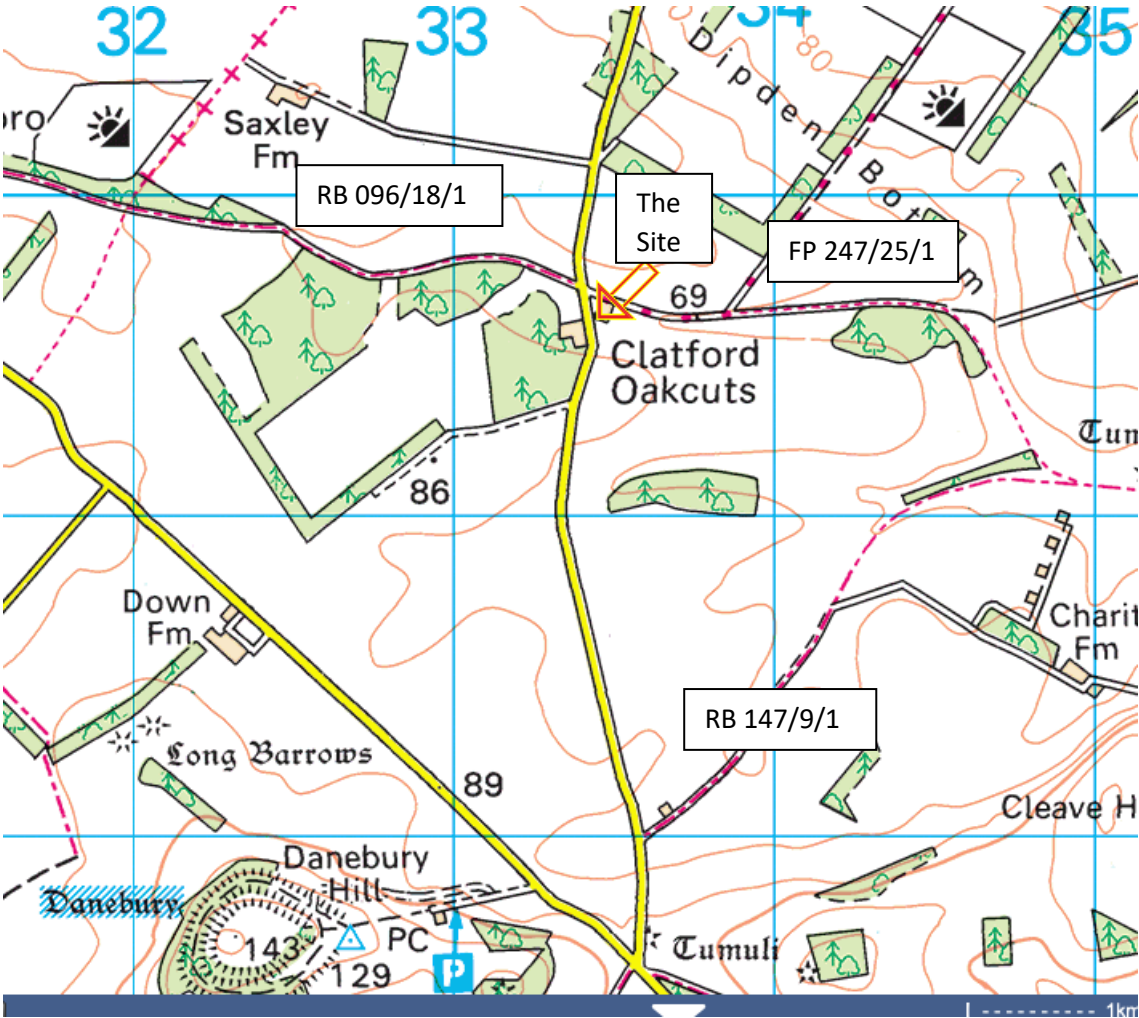
The landscape is undesignated. A landscape assessment for Test Valley was the Kennet Landscape Character Assessment updated in 2018 based on work previously undertaken in 2004. The Assessment identifies twelve landscape character types (LCTs) within the Borough, which are sub-divided into landscape character areas (LCAs). The maps provided within the Landscape Assessment determine the site as being on the boundary with two LCA's, the site is within LCA 6E Ampport Wooded Downs which is an Enclosed Chalk and Clay Woodland Type and the wider field that the grain store is to be located is within the 10C Thruxton and Danebury Chalk Downland which is Open Chalklands Type. LCA 6E is described as follows: *'The Enclosed Chalk and Clay Woodland landscape character type consists of woodland with associated fields which are predominantly arable, but mixed in size ranging from large to small scale. Smaller fields of pasture are found adjacent to settlements and areas of steep gradients. The fields have a strong hedgerow structure, which is more intact than the Open Chalklands LCT10.'* The site is not within one of the key designated areas such as the AONB/Conservation Areas/Historic Parks/SSSI's.

The enhancement priorities are *'Manage the agricultural landscapes for biodiversity such as incorporating hedgerows or grass field margins, encourage replanting of hedgerows and hedgerow trees, discourage further merging of fields and loss of hedgerows, seek opportunities to use smaller plots for pasture.'*

There is existing vegetation in the form of dense shrub/hedgerows and mature trees within the field boundaries, which are proposed to be enhanced and retained. The agricultural field will continue to be used for crops. The landscaping enhancement measures proposed will contribute to the LCA objectives and the land management objectives can be considered to be met.

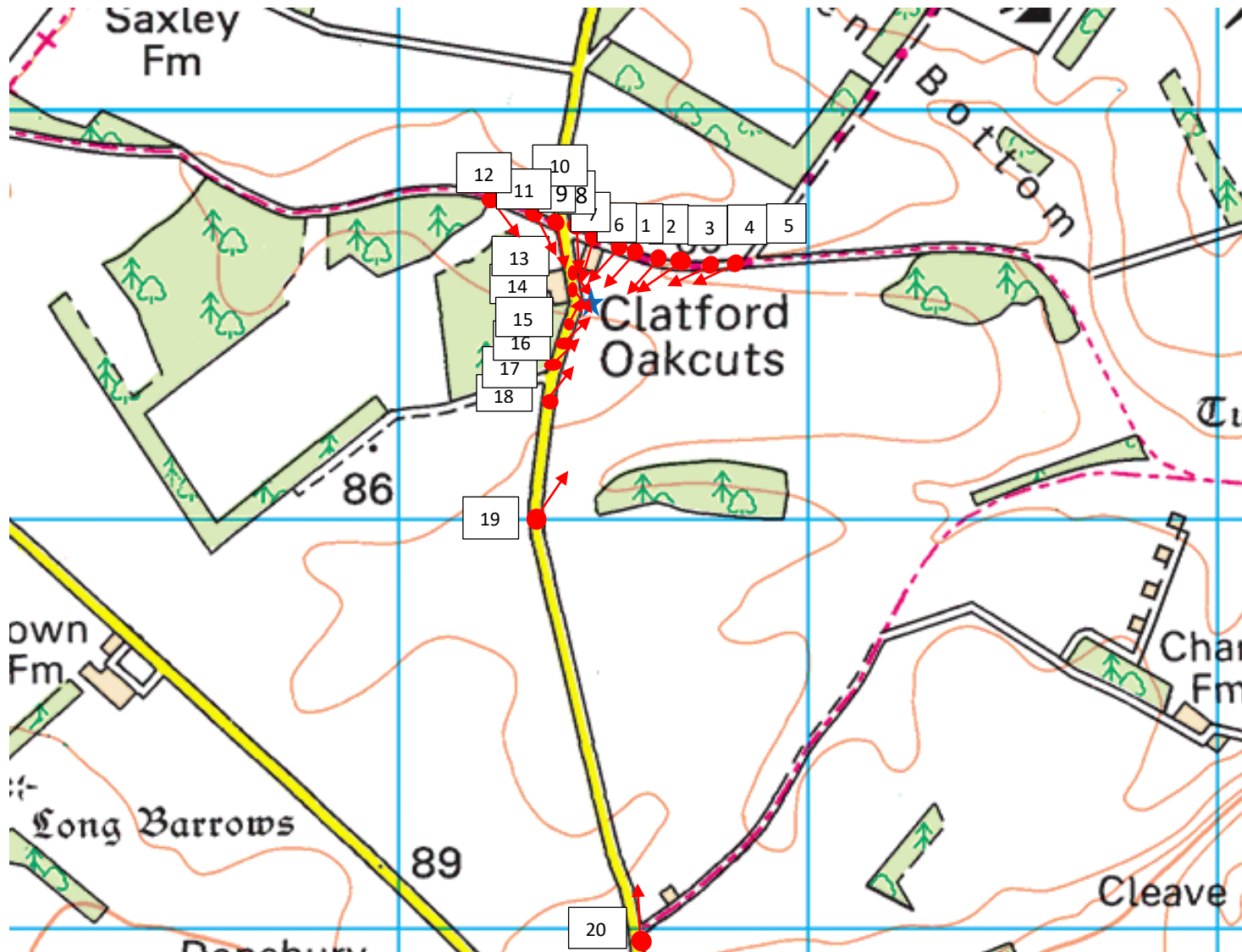


Public Rights of Way



Viewpoints

Project: Grain Store LA  
Reference: 02620-01  
Date: 10<sup>th</sup> August 2023





#### Viewpoint 1

The view from the footpath 247/25/1, mature treed belt along the footpath and a second tree belt along the line of the site will prevent the grain store being visible from this viewpoint.



### Viewpoint 2

View from the footpath is of the treed field boundary containing two lines of mature trees.

The site is not visible from this viewpoint.







Viewpoint 3

The site is not visible from this viewpoint.





Viewpoint 4

The site visit is not visible from this viewpoint.





Viewpoint 5

There is no view of the site from this viewpoint.





### Viewpoint 6

There is a gap in the footpath hedgerow however the mature tree belt to the field boundary will soften views, the grain store may just be visible in winter as an outline from this viewpoint.





### Viewpoint 7

The trees within the garden area of the listed building Clatford Oakcuts screens the site from this footpath.





### Viewpoint 8

The buildings within the New House farm are in the immediate foreground with the land rising beyond which is treed. The site is therefore not visible from this viewpoint.





#### Viewpoint 9

The footpath hedgerow is within the foreground which screen views, and together with the trees near the site, the site is not visible from this viewpoint.



### Viewpoint 10

The mature trees within the listed building grounds prevents views of the site from this viewpoint.







### Viewpoint 11

From this point the corner of the building outline may be visible behind the trees. However the field boundary trees will soften the views. The building will therefore not be highly prominent from this view point.





### Viewpoint 12

The existing farm buildings are visible from this viewpoint. The proposed grain store will be behind these buildings and not visible from this viewpoint.



### Viewpoint 13

Approaching the site along Stockbridge Road the building will become inevitably more visible in views as the site nears. The introduction of the grain store in this view would have a negligible impact.





**Viewpoint 14**

This viewpoint on Stockbridge Road is very close to the site so the grainstore will be visible, but again the trees will soften views. This view will not be long range and will not be harmful.



### Viewpoint 15

Again this view is very close to the site and the building will be prominent in views. The proposed landscaping will soften views over time.

Again not being a longer range view the building will not be intrusive.





#### Viewpoint 16

As with viewpoint 15 this view is again close range, however the proposed landscaping will soften views of the building to an acceptable level.



Viewpoint 17

As with viewpoints 15, and 16 above, however the building will become less prominent as distance from the site increases.





### Viewpoint 18

From this viewpoint the trees provide very good screening and only glimpse views of the building will be visible from this viewpoint.







Viewpoint 19

The site is not visible from this viewpoint.





Viewpoint 20

The site is not visible from this viewpoint.





Viewpoints from Danebury Hill Fort



Viewpoint 21

The woodland at Lower Oakcuts Copse, and trees along Stockbridge Road will prevent views from Danebury Hill.



Developments which are visible from Danebury



The Solar Farm is clearly visible in views from Danebury.



The farmstead at Down Farm is clearly visible in views from Danebury.



## Summary

The level of sensitivity: the sensitivity of visual receptors is Low given the undesignated nature of the landscape, and the site is not within a key location.

Size & Scale: the scale of the development is medium, the main change will be close range views when in close proximity to the site, there are few views possible from wider ranging public vantage points.

Geographic extent: the impacts on views are very localised mainly due to the rolling topography and good boundary vegetation. Also, the surrounding area also contains mature tree belts and hedgerows. There are very limited longer-range views and where glimpse views are possible the site will be a negligible part of panoramic valley wide views.

Magnitude of landscape change is assessed as Small, with few viewers affected, a discernible change in the view if looked for.

Overall, the visual effect is Minor/Negligible. The proposed grain store will have little to no visual intrusion and with scope for mitigation with some enhanced landscaping. The above viewpoints have demonstrated that this form of agricultural building is an appropriate form of development in this location. The site is very well treed from a number of different lines of mature trees and hedgerows, both within close proximity to the site and along field boundaries within more distant views. The site is rarely visible from any of the viewpoints taken from the surrounding PROWs. The site is not within an AONB nor any other landscape classification designation.

It has been demonstrated that, where the existing site buildings are visible in distant and glimpse views from the PROWs, the buildings are softened by significant tree cover. These views are spring views when the trees are not yet in leaf. It is likely that the site will be completely absorbed from these views in the summer months. The proposed building's recessive colouring will successfully blend it into the landscape.

New planting will be used to take the opportunity to enhance the landscape and biodiversity interest. All planting to be locally native, including species appropriate to the local landscape and site layout.



### Mitigation

Mitigation measures during the Construction Phase:

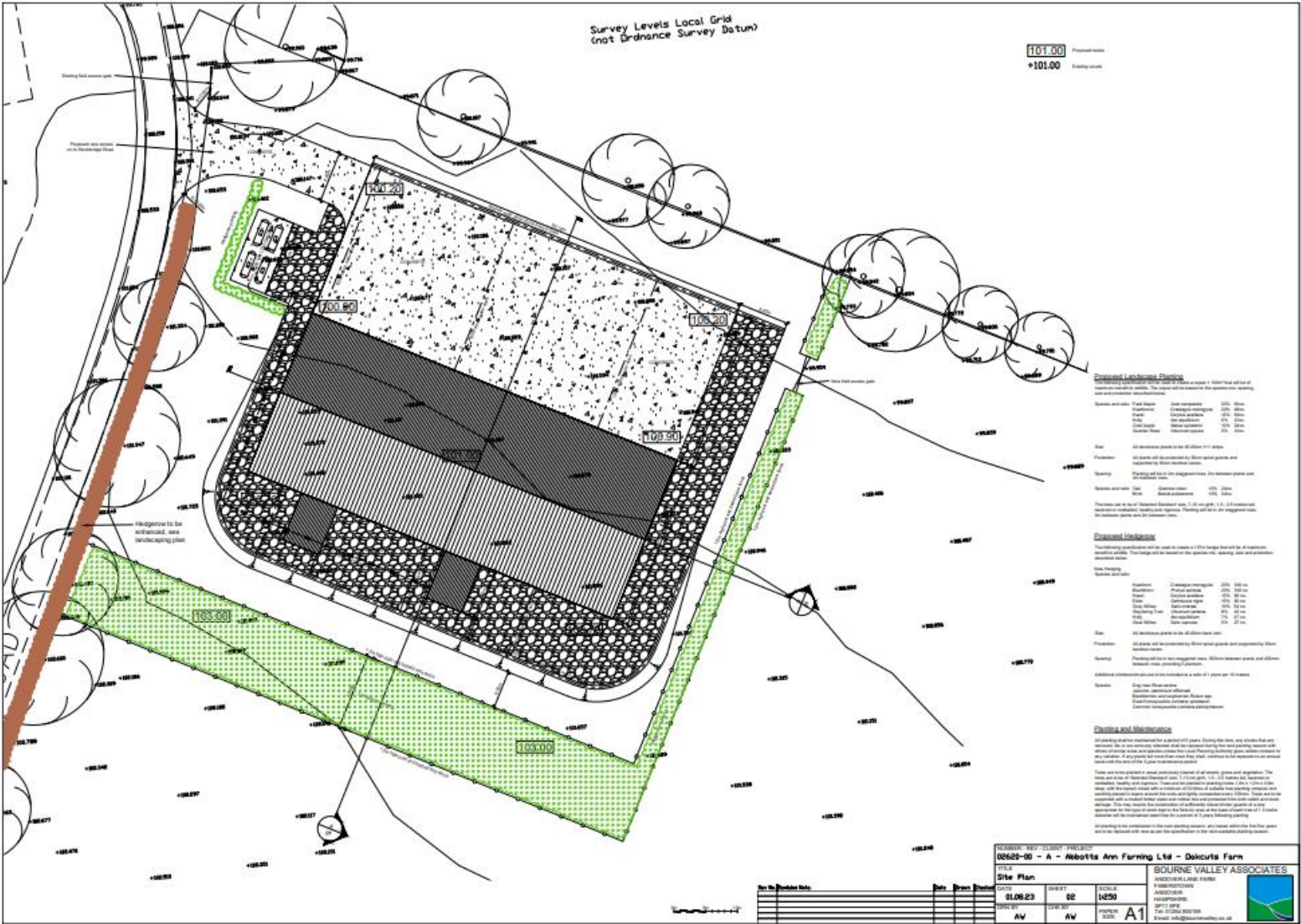
1. Keep the construction period to a minimum.
2. Keep ground disturbance area to a minimum.
3. Provide an adequate construction exclusion zone to ensure existing hedges and trees are adequately protected in line with BS5837: 2012.

Mitigation measures during the Operational Phase:

1. Undertake planting shown in the landscaping scheme in plan ref 02620-00-A Sheet 02 - Block Plan, in the first planting season following construction.
2. Undertake hedgerow enhancement planting shown in the landscaping plan ref 02620-00-A Sheet 03 - in the first planting season following construction.
3. Maintain, replace any failures/failing areas the following season for a period of 5 years.



Site Plan reference 02620-00-A Sheet 02 showing proposed landscaping plan



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# Landscaping Plan reference 02620-00-A Sheet 03 – enhanced field boundary hedgerow

