

boon brown

Proposed Residential Development
at Sundown Farm, Martin,
Fordingbridge

Landscape
And
Visual Impact
Assessment

Document Reference

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1.0 Overview

1.1 Project Overview

This Landscape and Visual Impact Assessment (LVIA) has been prepared by Boon Brown Ltd (“BoonBrown”) on behalf of the applicant, Ms Carol Besent, in support of a full planning application for the construction of a new replacement farmhouse to be situated away from the A354 main road.

1.2 The Report

This report assesses the potential landscape and visual effects resulting from the proposed development and describes the likely significant effects on the landscape character and on peoples’ views and visual amenity.

‘Landscape’ and ‘visual’ are two distinct but related sub-topics. ‘Landscape’ takes its character from the interaction of natural and/or human factors, including: landform, watercourses, land use, built-form, land cover/vegetation, and cultural/heritage influences. The pattern of landscape elements and features can vary considerably, and this is a key component that makes one area distinctive from another within a given area. The assessment of landscape effects addresses potential direct changes to landscape features and direct/indirect changes to the aesthetic and perceptual qualities of the landscape. For the purposes of this report, the term ‘landscape’, is synonymous with both rural landscapes and urban landscapes/townscapes.

‘Visual’, in the context of this assessment, refers to the nature and quality (or visual amenity value) of available views in a landscape, as experienced by people, which can be a key influence upon their quality of life. The assessment of visual effects addresses potential changes in the quality and amenity value of existing views as a result of the change, or loss of existing landscape elements, and/or the introduction of new elements, taking into account the extent to which the proposal would be visible from visual receptors.

It should also be noted that ‘Landscapes are considerably more than the visual perception of a combination of landform, vegetation cover and buildings – they embody the history, land use, human culture, wildlife and seasonal changes of an area. These elements combine to produce distinctive local character and continue to affect the way in which the landscape is experienced and valued. However, the landscape is also dynamic, continually evolving in response to natural or man-induced processes’ Guidelines for Landscape and Visual Impact Assessment, First Edition (GLVIA), 2002.

Key issues, impacts and effects that may be considered within this report include the following:

- Direct effects resulting from permanent and temporary, physical changes to the landscape in terms of landform, land use, fragmentation of landscape features or designated areas and vegetation changes.
- Indirect effects on the character and quality of the landscape in terms of encroachment, or effects on the landscape setting of features and areas, disturbance to sense of place and changes in perception of the landscape through the introduction / extension of features discordant with the landscape character.
- Direct day and assumed night-time effects on the visual amenity of visual receptors, in terms of changes in views and their composition for residents and people visiting the local area and its surroundings.
- Indirect effects on visual receptors in different places, in terms of an altered visual perception, leading to changes in public attitude, behaviour and how people value or use a place.

This report details the regulatory and policy framework related to landscape and visual matters, summarises the methodology followed for the assessment and describes the existing environment in the area within and surrounding the proposed development. Following this, the design, mitigation, and any residual effects of the proposed development are discussed, along with the limitations of the assessment.

The LVIA was carried out through a combination of desk-study review and field work on the 6th of April 2023. The LVIA was undertaken by a Chartered Member of the Landscape Institute (CMLI) Landscape Architect and moderated by Boon Brown’s Director of Landscape Architecture (CMLI).

Through applying professional judgement in line with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), 2013, the sensitivity and magnitude of impact for each receptor has been combined to give a level of effect and a conclusion has been drawn in each case, as to whether the effects are significant or not.

Mitigation has been addressed as part of the assessment process and is discussed in greater detail within the summary of the proposed development and its potential impact upon landscape character and visual amenity (see Chapter 7 of this Report). This report is to be read in conjunction with the figures listed below:

- Figure 01 Topography
- Figure 02 Location of Viewpoints (Sheet 1 of 2)
- Figure 03 Location of Viewpoints (Sheet 2 of 2)
- Figure 04 Landscape Character and Public Rights of Way
- Figure 05 Historic Designations
- Figure 06 Environmental Designations
- Figures 07-23 Visual Assessment Figures

These figures can be found in Appendix A of this Report.

2.0 The Site

2.1 Site Location

The Site is located within the village of Martin within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The village is located in very close proximity to the Dorset border to the west and the Hampshire border to the east. The site is situated on land at Sundown Farm, Drove End, Martin SP6 3JT. It is within the Civil Parish of Martin, New Forest District Council and Hampshire County Council. The area of the site is approximately 0.13 hectares. The current land use for the site is that of an agricultural field with an agricultural dwelling in the form of the existing farmhouse, the A354 runs parallel to the eastern edge of the site.

2.2 The Proposal

The development proposal consists of the construction of a replacement farmhouse to be situated away from the A354 main road.

2.3 Local & National Planning Policies

Development should seek to improve the biodiversity of the site, to be designed sensitively to ensure that there is no harm to its setting, have particular regard to the site layout, building height and soft landscaping to minimise the visual impact of the development. The setting of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) is to be taken into consideration, as well as due regard to the relationship to existing buildings and any landscape features of note.

The local and national planning policies state that there is a general presumption against development in the countryside. Where development is deemed to be acceptable, the District Council will require consideration of climate change mitigation and adaptation, a higher design quality of new development, protection and enhancement of the historic environment, landscape, protection and creation of biodiversity, development of green infrastructure and pollution control.

3.0 Landscape Character & Visual Assessment

3.1 Legislative and policy framework

A framework of international, national and local legislation/planning policy guidance exists to protect and conserve the landscape. Table 3.1 below identifies the legislation, policies and guidance relevant to the LVIA. The policies identified below have been taken into consideration as part of the assessment and mitigation design for the proposed development, and where appropriate, relevant extracts have been included for ease of reference.

Table 3.1: Legislation and Planning Policy Guidance

| Scale | Legislation / Regulation | Summary of requirements / Relevant Policies |
|---------------|---|---|
| International | Council of Europe: European Landscape Convention (ELC), Florence, 2000. | <p>The UK signed and ratified the European Landscape Convention (ELC) in 2002. The recognition that government has since given to landscape matters raises the profile of this important subject matter and highlights the role that landscape can play as an integrating framework for many areas of policy. The ELC is designed to achieve improved approaches to the planning, management and protection of landscapes throughout Europe, placing people at the heart of this process, and landscape as a resource in its own right.</p> <p>It recognises that all landscapes are potentially important, regardless of location or condition and should therefore be assessed:</p> <p><i>'... the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as areas of high quality, in areas recognised as being of outstanding beauty as well as everyday areas'.</i></p> |
| National | The Wildlife and Countryside Act 1981 | <p>The Wildlife and Countryside Act 1981 gives protection to native species, controls the release of non-native species, enhances the protection of Sites of Special Scientific Interest (SSSI) and builds upon the rights of way rules in the National Parks and Access to the Countryside Act 1949.</p> <p>This act states that: <i>'References to the conservation of the natural beauty of any land shall be construed as including references to the conservation of its flora, fauna and geographical and physiographical features'.</i></p> |
| | The National Parks and Access to the Countryside Act 1949 | <p>The National Parks and Access to the Countryside Act, 1949, enabled the creation of the National Parks and ensures that our most beautiful, valued and unique landscapes have been and will continue to be protected in the future. The purpose of the National Park is to conserve and enhance natural beauty, wildlife, cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities of the National Parks by the public.</p> |

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| | | <p>As per Section 11A: <i>'It is the duty of certain bodies and persons to have regards to the purposes for which National Parks are designated'</i>.</p> <p><i>'The National Park Authority shall seek to foster the economic and social well-being of local communities within the National Park and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park'</i>.</p> <p><i>'In exercising or performing any functions in relation to, or so as to affect land in a National Park, any relevant authority shall have regard to this Act and, if it appears that there is a conflict between these purposes, shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park'</i>.</p> |
| | <p>Countryside and Rights of Way Act 2000</p> | <p>Provides the legal framework for AONBs and places a duty on Natural England to provide general advice on development matters. It stipulates a requirement that the appropriate country agency be consulted on development plans, access arrangements and access orders. Provides local authorities with permissive powers to take action to conserve and enhance the natural beauty of the AONBs.</p> <p>With reference to Section 85 – General duty of public bodies etc.:</p> <p><i>'In relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.'</i></p> |
| | <p>National Planning Policy Framework (NPPF), 2021.</p> | <p>The NPPF sets out the Government's planning policy for England and how these policies are expected to be applied.</p> <p>The following (NPPF) policies are broadly relevant for consideration of landscape and visual issues:</p> <ul style="list-style-type: none"> a. Policy 5: Delivering a sufficient supply of homes. <p>Policy 5, paragraph 60 states that: <i>'To support the government's objective of significantly boosting the supply of homes. It is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'</i>.</p> <p>Paragraph 63 states that: <i>'Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:</i></p> <ul style="list-style-type: none"> a) <i>Off-site provision or an appropriate financial contribution in lieu can be robustly justified; and</i> b) <i>The agreed approach contributes to the objective of creating mixed and balanced communities.'</i> <p>Paragraph 64 states that: <i>'Provision of affordable housing should not be sought for residential developments that are not major</i></p> |

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| | | <p><i>developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).'</i></p> <p>b. Policy 15: Conserving and enhancing the natural environment.</p> <p>Policy 15, paragraph 174 states that <i>'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans'</i>.</p> <p>Paragraph 176 states that: <i>'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage and also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively designed to avoid or minimise adverse impacts on the designated areas'</i>.</p> <p>Within the context of the NPPF, there is a need to manage development pressures and land use changes, both within, and in the setting of the AONB with sensitivity to maintain a balance in promoting economic and social viability, whilst retaining the character of the landscape and enhancing biodiversity.</p> |
| Regional | Cranborne Chase Partnership Plan (2019-2024) | <p>The Cranborne Chase Partnership Plan is a management plan setting out the policies of the partner local authorities for this AONB. It sets out a legal basis and background for this landscape and articulates a policy framework for the conservation and enhancement of its beauty.</p> <p>A list of policies relevant to this development are outlined below:</p> <p>LANDSCAPE:</p> <p>LAN B) The landscape character, tranquillity and special qualities of the AONB and its settings are conserved and enhanced:</p> <p>LAN4 – Ensure the conservation and enhancement of the landscape character, tranquillity and special qualities of the AONB and its setting, particularly those that are sensitive to change.</p> <p>NATURAL ENVIRONMENT:</p> <p>NE A) Sustainable ecological networks are established and maintained across the AONB:</p> <p>NE3) Work with landowners, farmers, woodland managers and appropriate partners, to establish and enhance coherent and effective ecological networks at a landscape-scale through the development of further farm / woodland clusters</p> |

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| | | <p>or through new environmental land management scheme opportunities.</p> <p>HISTORIC AND CULTURAL ENVIRONMENT:</p> <p>HE B) The historic environment and cultural heritage of the AONB is conserved and enhanced.</p> <ul style="list-style-type: none"> - HE3) Promote the Historic Landscape Characterisation and related Historic Landscape Character Areas and Themes descriptions as a tool for managing the historic and cultural environment of the AONB, providing a framework for policy-making, planning decisions, research agendas and positive action. - HE7) The AONB will normally only support 'enabling development' that seeks to secure the conservation or restoration of an historic features if it is not at the expense of another historic feature or the setting of that historic feature or another. <p>PLANNING AND TRANSPORT</p> <p>PT B) Strategic and local decisions are formulated taking full account of the purposes of designation and are implemented in a comprehensive, coherent and consistent way with regard to the character and quality of the area and its setting, together with views into and out of the AONB, such that these decisions result in no net detriment to the special qualities of the AONB.</p> <p>PT14) Development proposals in the AONB or its setting should demonstrate how they have taken account of the AONB Management Plan objectives and policies.</p> <p>PT C) Policies and schemes aimed at meeting the housing and employment needs of local communities enhance the special qualities and characteristics of the AONB, including its built heritage.</p> <p>PT24) Work with local authority partners to ensure that the replacement of existing dwellings in the AONB and its setting are only supported where all the following criteria are met:</p> <ul style="list-style-type: none"> i. The replacement dwelling is not materially larger than the one it replaces; ii. The proposed dwelling does not materially impact on the special qualities of the AONB, especially through its height or bulk; iii. The proposed development will not generate the need for additional ancillary development including storage, parking and hard surfacing; and iv. The proposed permanent dwelling does not replace a temporary structure or one where the residential use has been abandoned. |
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| Local | <p>New Forest District Council: Local Plan 2016-2035 Part One: Planning Strategy</p> | <p><i>Policy STR1: Achieving sustainable development</i></p> <p>All new development will be expected to make a positive social, economic and environmental contribution to community and business life in the Plan Area by:</p> <p>Meeting most development needs within settlement boundaries, in a manner that is appropriate for and proportionate to the nature and size of the settlement, and where there is or will be sufficient supporting infrastructure and services;</p> <p>...</p> <p>ii) Taking a context and landscape-led approach to the siting and design of development to deliver high quality design that maintains local distinctiveness, creates high quality new landscapes and townscapes, safeguards the Green Belt and AONB, sustains and enhances the heritage, scenic and amenity value of the Plan Area, and has appropriate regard to and the purposes of the adjoining New Forest National Park.</p> <p>iii) Achieving an environmental net gain and avoiding wherever possible or mitigating where necessary the direct and indirect impacts of development on the integrity of the New Forest, Solent, River Avon and other International Nature Conservation sites, and on other areas, species or habitats of nature conservation value;</p> <p><i>Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park</i></p> <p>Development should not have an unacceptable impact on the special qualities and purposes of the Cranborne Chase Area of Outstanding Natural Beauty, or on the adjoining New Forest National Park and their settings. In the determination and implementation of development proposals including planned growth, great weight will be given to ensure that the character, quality and scenic beauty of the Cranborne Chase Area of Outstanding Natural Beauty and adjoining New Forest National Park are protected and enhanced.</p> <p><i>Policy STR3: The strategy for locating new development</i></p> <p>Beyond locations where site-specific policies apply and the built-up area boundary of settlements (as defined on the Policies Map), the primary objectives are to conserve and enhance the countryside and natural environment. Development will generally be restricted unless the development proposed is appropriate in a rural setting in accordance with Saved Policy CS21: Rural economy.</p> <p><i>Policy STR4: The settlement hierarchy</i></p> <p>The settlement hierarchy identifies three tiers of settlements and sets out the nature and scale of development that would be appropriate for each type of settlement. Development which is not in accordance with the settlement hierarchy will normally be resisted:</p> <p>...</p> <p>iii. Small rural villages: Breamore, Damerham, Ellingham, Harbridge, Ibsley, Martin, Rockbourne, Sopley and Whitsbury. No built-up area is</p> |
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| | | <p>defined for these small, rural villages and there is a gradual transition from settlement to countryside. These villages have limited access to facilities and workplaces. They are suitable locations for small-scale uses appropriate in countryside setting and that help to maintain community life, including proportionate and small-scale housing development where it is specifically to meet local housing needs identified by the local community.</p> <p><i>Policy ENV3: Design quality and local distinctiveness</i></p> <p>All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are:</p> <ul style="list-style-type: none"> - Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces; - Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and - Attractive: visually appealing and enjoyable to be in. <p>New development will be required to:</p> <ol style="list-style-type: none"> i. Create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features; ii. Avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity; <p>...</p> <ol style="list-style-type: none"> v. Incorporate design measures that improve resource efficiency and climate change resilience and reduce environmental impacts wherever they are appropriate and capable of being effective, such as greywater recycling and natural heating and cooling, and the use of Sustainable Drainage Systems (SuDS); <p><i>Policy ENV4: Landscape character and quality</i></p> <p>Where development is proposed there is a requirement to retain and/or enhance the following landscape features and characteristics through sensitive design, mitigation and enhancement measures, to successfully integrate new development into the local landscape context:</p> <ol style="list-style-type: none"> i. Features that contribute to a green infrastructure and distinctive character within settlements including the |
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| | | <p>locally distinctive pattern and species composition of natural and historic features such as trees, hedgerows, woodlands, meadows, field boundaries, coastal margins, water courses and waterbodies;</p> <p>ii. Features that screen existing development that would otherwise have an unacceptable visual impact;</p> <p>iii. Existing or potential wildlife corridors, footpath connections and other green links that do, or could, connect the site to form part of an integrated green infrastructure network;</p> <p>iv. The landscape setting of the settlement and the transition between the settlement fringe and open countryside or coast;</p> <p>v. Important or locally distinctive views, topographical features and skylines; and</p> <p>vi. Areas of tranquillity and areas of intrinsically dark skies.</p> |
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Common themes exist throughout the policy documents and legislation referenced above, including the importance of the Cranborne Chase and West Wiltshire Downs AONB and the weight attributed to the need to conserve, enhance and protect this valuable national landscape. With particular relevance to the LVIA in relation to the proposed development, is the need to design a development that features appropriate mitigation, which sympathetically relates to the existing landscape situation, taking due care to protect the natural environment and to preserve the features and characteristics that make it valuable.

3.2 Study Area

Visual baseline conditions can be established by identifying the area from which a proposal is theoretically, likely to be visible. Manual study of mapping has been undertaken to establish an assessment study area, identifying potential viewpoints and then verifying on site by direct field observation to establish the primary locations from where the site, and the proposed development would be visible. The LVIA study area is comprised of a 2km wide study zone around the proposed development and covers the areas where it has been deemed that the proposed development may have impacts upon landscape character and visual amenity.

3.3 Ecology & Biodiversity

Where land proposed for development may be of wildlife value, applicants will be expected to provide appropriate survey information. Where there are opportunities for enhancements which benefit nature conservation and biodiversity the council will seek appropriate measures to secure this. To comply with all relevant government legislation on biodiversity and Natural England advice, a Biodiversity Appraisal accompanied by a Biodiversity Mitigation Plan (BMP) may be required as part of a planning application or if chosen, a demonstration that the statutory and policy requirements have been met.

4.0 Assessment Methodology

4.1 Relevant Guidance

This LVIA has been undertaken in accordance with the “Guidelines for Landscape and Visual Assessment”, third edition 2013, published by Routledge for the Landscape Institute and Institute of Environmental Management & Assessment.

The assessment of significance for both landscape and visual effects of the proposed development has been based upon a combination of magnitude and sensitivity through following the assessment matrix as laid out within Table 9.8.

The proposed development has been assessed in the context of the identified landscape and visual baseline in accordance with the guidance documents outlined in Chapter 3. The assessment of landscape and visual effects was preceded by a review of baseline information to inform the landscape and visual context. This also included analysis of the planning framework and statutory designations. The assessment was undertaken by a Landscape Architect, who visited the study area in April and May 2023, when vegetation was not in leaf (April) and in May when vegetation was in leaf. This process identified, informed and refined the number and type of visual receptors looking towards the proposed development, the nature of the views and the sensitivity of the visual receptors.

4.2 Assessment Assumptions and Limitations

Survey work was undertaken from as near to the potentially affected buildings or viewpoints as possible, without trespassing on private land. Specific viewpoint locations include Public Rights of Way (PRoW) [and any additional noteworthy locations]. As viewpoint photography has not been undertaken from private land/property, professional judgement has been used to assess the potential effect of the proposed development upon these receptors.

Ordnance Survey (OS) base maps and aerial photography were used to determine where a straight line of sight may be available of the proposed development and therefore indicating potential viewpoint locations, considering the topography and any intervening features such as buildings and vegetation.

Seasonal variations have been accounted for during the assessment, including the loss of leaves from deciduous trees during the wintertime and the resulting impact and opening up of views of the proposed development.

4.3 Approach to Identification of Baseline Conditions

Landscape Baseline Studies

The European Landscape Convention (ELC) defines landscape as ‘being an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’. This definition recognises landscape not just in terms of appearance and visual amenity, but as providing a spatial framework for understanding the interaction between the natural, cultural and perceptual elements, embedding landscape or ‘place’ into policy, whilst managing and protecting the landscape as a resource in its own right and promoting sustainable development.

A review of the landscape resource and topography (see Figures 07-23) within the study area was undertaken as part of the desk study analysis, with reference to the following relevant published sources to establish the national and regional landscape character, and to inform aspects of the assessment and the process of the LVIA:

- Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape Institute Advice Note 01/11 (Landscape Institute, 2011);

- Pest and disease threats to plants, Landscape Institute Technical Information Note 01/15 (Landscape Institute, 2015);
- Landscape architecture and the challenge of climate change, Landscape Institute Position Statement (Landscape Institute, 2008);
- IEMA Environmental Impact Assessment Guide to Climate Change Resilience and Adaptation (Institute of Environmental Management and Assessment (IEMA), 2015);
- Climate change and natural forces – the consequences for landscape character (Topic paper 9) (Natural England, 2002);
- Techniques and criteria for judging capacity and sensitivity (Topic paper 6) (Natural England, 2002);
- An Approach to Landscape Character Assessment (Natural England, 2014);
- Cranborne Chase Partnership Plan 2019-2024 (Cranborne Chase AONB, 2019);
- A Guide to Conserving and Enhancing the Landscape Settings of our Rural Highways (Cranborne Chase AONB, 2015);
- New Forest District Council: Local Plan 2016-2036 Part One: Planning Strategy (New Forest District Council, 2020);
- Cranborne Chase & Chalke Valley Landscape Character Assessment (Cranborne Chase & Chalke Valley Landscape Partnership, 2018);
- Cranborne Chase and West Wiltshire Downs AONB – Integrated Landscape Character Assessment (The Countryside Agency, 2003);
- Planning and the AONB – Sustaining Landscape Character (Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, 2006);
- Landscape Sensitivity Study (Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, 2007);
- New Forest District Landscape Character Assessment: Main Report (New Forest District Council, 2000);
- Residential Design Guide for Rural Areas of the New Forest District (New Forest District Council, 1999);
- Salisbury District Landscape Character Assessment (Salisbury District Council, 2008);
- Hampshire County Integrated Character Assessment – Interactive Map: [Hampshire Integrated Character Assessment | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/character-assessment)
- New Forest District Council Online Map: [NFDC WebMap \(newforest.gov.uk\)](https://www.newforest.gov.uk/webmap)
- Topographic Map Data (en-gb.topographic-map.com);
- Magic Map (Magic.defra.gov.uk/MagicMap.aspx);
- Natural England - National Character Area Profiles: 134 Dorset Downs and Cranborne Chase (2014).
- 1:25,000 Ordnance Survey Explorer Map Sheet (ProMap); and
- Map data: Google, DigitalGlobe (Google Earth Pro).

The identification of Local Landscape Character Areas within the study area included the following:

- Sorting the landscape into parcels of land (or character areas) likely to be affected by the proposed development - each with a distinct, consistent and recognisable character;
- Describing their character in terms of key characteristics;
- Assessing their condition/quality using criteria in Table 9.1;
- Considering their importance or value using Table 9.2, such as local or national designations, ecological importance and historical/cultural assets of significance, as well as assets of local significance without designation that may be valued by local communities for their contribution to local distinctiveness and their sense of identity; and
- Considering their sensitivity and susceptibility, i.e. the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape policies and strategies.

A site-based assessment was undertaken in April 2023 when vegetation was not in leaf, with additional viewpoints undertaken in May 2023 (VPs 15 and 16) and this assessment helped in the validation of the findings of the desk study.

Visual Baseline Studies

The visual baseline assessment describes and analyses ‘visual receptors’ that may have specific or general views of the study area and that the proposed development may affect. These visual receptors are assessed in

relation to the representative viewpoint locations see Figures 02-03 for viewpoint locations and Figures 07-23 for the full Visual Assessment.

A desk study was undertaken with reference to the following technical sources:

- 1:25,000 scale Ordnance Survey (OS) map;
- Topographic Map Data (en-gb.topographic-map.com);
- Aerial photography; and
- Map data: Google, DigitalGlobe (Google Earth Pro).

As part of this process the following features were analysed:

- Potential screening features, including: vegetation (tree lines, woodland blocks etc.) and individual buildings.
- Potential visual receptors, such as: residential properties, Public Rights of Way (PRoW) and amenity areas.

The site survey identified, informed and refined the number and type of visual receptors looking towards the proposed development, the nature of the views and the sensitivity of the receptors.

4.4 Assessment Criteria and Assignment of Significance

For the Assessment Criteria and Assignment of Significance methodology, refer to Appendix 2 of this report.

5.0 Baseline Conditions

5.1 The Site & Surrounding Wider Landscape

As part of the first stage in evaluating the significance of effects of the proposed development on the landscape and visual receptors, an assessment of the landscape character of the surrounding countryside has been undertaken. A study area / buffer zone of approximately 2km has been chosen as a suitable size for assessment, refer to Figures 02-03 – note the majority of the viewpoints are located within the 2km buffer zone of the proposed development site, this is due to the nature of the intervening topography and landscape elements limiting views beyond this zone (see Figure 01), viewpoints outside of this 2km buffer zone are located along the ridgeline to the south where land rises beyond the perimeter of the Martin Down National Nature Reserve (NNR).

Within this area, a survey by foot and car has been undertaken to review the existing land uses, quality of the landscape, and the identification of typical locations where the proposed development may or may not be seen.

The proposed development is located to the northwest of the village of Martin in the New Forest district of Hampshire. The proposed development site is located in close proximity of the A354 and is proposed as a replacement dwelling to the existing dwelling, which is situated immediately adjacent to the dual carriageway. The replacement dwelling is situated further away from the A354 within agricultural land, currently used for grazing sheep. The proposed development has been designed to sit within the natural dip of the landform, with the ridge height also purposefully designed to ensure that it is embedded within the landscape.

A desktop review of the wider landscape around the site has also been undertaken and reference has been made to the 'National Character Area 134 Dorset Downs and Cranborne Chase' published in 2013, the Cranborne Chase Partnership Plan 2019-2024 published in 2019, the Cranborne Chase & Chalke Valley Landscape Character Assessment published in 2018, Planning and the AONB – Sustaining Landscape Character published in 2006, the Landscape Sensitivity Study published in 2007, the New Forest District Landscape Character Assessment published in 2000 and the Salisbury District Landscape Character Assessment published in 2008. A summary of these reports is given below together with a description of the local landscape around the site.

5.2 National Character Areas

Natural England have divided England into 159 distinct natural areas/profiles. Each profile is defined by a unique combination of the following: landscape, biodiversity, geodiversity, history and, cultural and economic activity. In addition to detailing the landscape components of each area, including: topography, geology and soils, rivers and coastal features, trees and woodland, field patterns and boundary features, agricultural uses, semi-natural habitats, species closely associated with the area, history of the area, settlement and development patterns, roads, railways and rights of way, commonly used building materials and building design, tranquillity and remoteness; the profiles also provide information about change in the landscape, the main attributes and actions and information to conserve and improve the natural environment. National Character Areas (NCAs) provide a broad description of landscape character, the NCA likely to be effected by the proposed development is: NCA 134 Dorset Downs and Cranborne Chase, key landscape characteristics and potential conservation and enhancement opportunities are outlined in the following Table 5.1.

Table 5.1: National Character Area – Landscape Character Summary

| National Character Area Profiles | Landscape Character Summary |
|---|---|
| <p>134 Dorset Downs and Cranborne Chase</p> | <p>Landform and geology:</p> <ul style="list-style-type: none"> • North-west to south-east transition through dramatic scarps, plateaux, rolling chalk upland, and a gentle but expansive dip slope – all dissected by often steep-sided, sheltered valleys and coombes. • The chalk plateau of Cranborne Chase itself, particularly the inner Bounds and the Walks. <p>Vegetation pattern:</p> <ul style="list-style-type: none"> • Relict, species-rich calcareous grassland, meadows, water meadows, ancient woodland and parkland. Chalk streams and rivers play host to a thriving, distinctive community of plants, invertebrates and fish. • Semi-natural ancient woodlands, with large coups of hazel coppice, and the deer parks of Cranborne Chase, clothe the undulations of the dip slope. Prominent planted shelterbelts and hill-top clumps of beech, oak and ash emphasise and reinforce the simple but expansive geometry of the high downland. • River valleys, dry in their upper sections are often occupied by winterbournes, each with its own character, with thick hedgerows, flood meadows and linear villages in a variety of vernacular styles and materials. <p>Land use:</p> <ul style="list-style-type: none"> • Very large fields, resulting from the enclosure of downland for sheep and corn that took place between the 16th and 19th centuries. Changes during the 20th century have resulted in an intensively arable agricultural landscape. • An intimate and older (often medieval in origin) enclosed, mixed-farming landscape of smaller, often hedgerow-bounded fields is found in the valleys and combs, and around the formally landscaped estate parklands. <p>Settlement:</p> <ul style="list-style-type: none"> • Highly legible and coherent history of early human occupation, including a particularly well-preserved network of imposing hill forts, clusters of barrows, field systems, earthworks, ancient lanes and other prehistoric features, often delineating ritual landscapes. • The wide flood plain of the River Stour brings a lowland interlude to this downland NCA, and provides the location for the NCA's second-largest town, Blandford Forum. • Isolated farmsteads punctuate the highest downland areas, contrasting with closely spaced, linear villages and hamlets close to water along the valley bottoms or at the foot of the coombes and scarp, along the springline. • A suite of large houses and estates have played a key role in the formation of the character of the NCA. |

5.3 Areas of Outstanding Natural Beauty (AONB)

Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)

The proposed development site is located within the Cranborne Chase and West Wiltshire Downs AONB, a nationally important, protected landscape.

The proposed development site sits within the AONB Character Area: *Open Chalk Downland / Type 2B: Southern Downland Belt*. A summary of this Landscape Character Type can be found in the table below:

Table 5.2: Cranborne Chase and West Wiltshire Downs AONB Special Qualities Summary

| Cranborne Chase and West Wiltshire Downs AONB Character Area | Landscape Character Summary |
|--|---|
| Southern Downland Belt | <p>Landform and geology:</p> <ul style="list-style-type: none"> • A large-scale landscape of broad rolling hills and gentle slopes cut to the south by a series of distinct river valleys. • Dominated by an Upper Chalk geology with drift clay with flints capping on higher ground. • A large skyline and panoramic, distant views to the west. <p>Vegetation pattern:</p> <ul style="list-style-type: none"> • Mixed woodland is a significant feature to the west where the land is more undulating. <p>Land use:</p> <ul style="list-style-type: none"> • A predominantly arable landscape divided into large, regular field units with straight-sided fields representing late 18th and early 19th century Parliamentary enclosure. <p>Settlement:</p> <ul style="list-style-type: none"> • Settlement is scarce (predominantly dispersed farms to the east and south) emphasising the remoteness of the landscape. • The A354 runs in a north east direction from Blandford Forum to Salisbury and is a prominent feature creating a corridor of movement. • Numerous Neolithic burial and ritual monuments, such as the Wor Barrow, the Knowlton henge complex and the Dorset Cursus, and large groupings of Bronze Age round barrows, as on Wyke Down and Oakley Down. • Later prehistoric and Romano-British earthworks including Badbury Rings and Buzbury Rings hillforts, linear ditches and defensive earthworks, such as Grim's Ditch and Bokerley Dyke. • Roman road from Old Sarum to Badbury rings forms a straight line in the landscape. |

Regional Landscape Character Areas

At a regional scale, Hampshire County Council have produced a countywide study that offers a broad-brush, strategic approach to Landscape Character Assessment and it was created with the intention that detailed local studies should be undertaken to assess site-specific proposals. The regional scale, provides for a more detailed overview of the landscape character areas relevant to the proposed development. The Regional Landscape Character Area that will be affected by the proposed development is as follows: Wooded Hills. Key landscape characteristics and potential conservation and enhancement opportunities are listed in Table 5.3 below.

Table 5.3: Regional Landscape Character Area Summary

| District Character | Landscape Character | Landscape Character Summary |
|-------------------------------------|------------------------|---|
| Martin and Rockbourne Open Downs | | <p>Landform and geology:</p> <ul style="list-style-type: none"> • Designated AONB, the rolling hills of chalk dip slope with broad sweeping skylines incised by river valleys towards the southeast are of high scenic quality. • Panoramic views over the surrounding chalk farmland. Sweeping views to the horizon with ridgelines silhouetted against the sky. • Upper chalk geology forms a south-easterly sloping dip slope to the chalk escarpment that lies within Wiltshire. • A large scale, expansive landscape offering long distance views from hilltops and valley sides and from the A354. <p>Vegetation pattern:</p> <ul style="list-style-type: none"> • Rich biodiversity with chalk downland designated at a national level. • Open chalk grassland, textured with scrub with few hedgerows or boundary fences. • Limited woodland in the northwest with increasing woodland cover in river valleys to the southeast. • Species-rich water meadows. • Small fragments of calcareous grassland with scrub cling to the steeper hill slopes with a more extensive area of chalk grassland in the west. • Strong contrast between the open downland on upper slopes in the north and more undulating wooded slopes in the southeast and southwest, although this woodland cover is generally low there are blocks of semi-natural woodland with areas of plantation, particularly on hills which are capped by clay with flints e.g. Martin Wood. • Martin and Tidpit Downs SSSI is located in the west of the character area on the Hampshire-Wiltshire border. It comprises an extensive tract of chalk downland, chalk heath and scrub over a gently undulating plain. It rises to a high east-west ridge with Bokerley Ditch linear prehistoric earthwork on the crest. The chalk flora is exceptionally rich and includes species with both distinctly south-west and eastern distributions. • Martin Downs National Nature Reserve contains notable plants including bastard toadflax, field fleawort, early gentian, lesser centaury and twelve orchid species. <p>Land use:</p> <ul style="list-style-type: none"> • Predominantly pastoral landscape. • Geometric regular field boundary pattern. • Dominated by arable rotation with limited pasture in the river valleys to the southeast, some of which is semi-improved or marshy. |

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| | <p>Settlement:</p> <ul style="list-style-type: none"> • Many scattered farmsteads and small villages. • Intact historic nucleated villages nestled in valley locations on spring lines. • Communication routes follow river valleys in a NW-SE direction. • Wealth of archaeological remains which are visually conspicuous. • Settlement pattern comprises nucleated villages historically located on spring lines and nestled in the shallow chalk valleys. These settlements remain historically intact and are conservation areas e.g. Martin, Damerham, Rockbourne and Whitsbury. <p>Opportunities:</p> <ul style="list-style-type: none"> • Continued conservation of remnant areas of unenclosed chalk downland on steeper slopes and hill tops, which contribute to the visual texture, cultural history and biodiversity of the landscape. • Re-connect and enhance the area of chalk downland through restoration or reversion of former sites. • Manage downland to retain its biodiversity and open character, in accordance with BOA and AONB Management Plan policies. • Target agri-environment and other grant schemes to manage and re-plant woodland, copses, shelterbelts and hedgerows with characteristic local species, including ash, beech, holly and yew, and replacing non-native coniferous species where possible. This will maximise the area's biodiversity, and ensure that the landscape retains a robust structure and historic field patterns. • Plant new trees to replace mature and dying trees within the valleys to ensure that the wooded character of the valleys is retained. • Minimising loss of hedgerows, woodland, grass verges and field margins, in order to maximise the biological diversity and visual quality of the landscape. |
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Local Landscape Character Areas (LCAs)

At a local scale, the proposed development sits within the administrative boundary of Hampshire County Council. The Cranborne Chase & Chalke Valley Landscape Character Assessment was undertaken in 2018 for the Cranborne Chase & Chalke Valley Landscape Partnership. This Landscape Character assessment re-interprets and builds upon existing landscape character assessments and other related information to provide a bespoke, finer scale of assessment for the Landscape Partnership Area. Character areas have been refined into Landscape Character Types. The proposed development sits within the Landscape Character Area C – Open Chalk Downland and Landscape Character Type: C2 Martin Down to Coombe Bissett Down Open Chalk Downland. The following Landscape Character Types are also located within the assessment study area: A – Wooded Chalk Downland: A3 Stonedown Wood to Vernditch Chase Wooded Chalk Downland and D – Downland Hills: D1 Pentridge Hill Downland Hills. A summary of these Local Landscape Character Types can be found in Table 5.4 below.

Table 5.4: Local Landscape Character Area Summary

| Local Landscape Character Areas / Types | Landscape Character Summary | Quality/Condition | Value | Susceptibility | Sensitivity |
|--|---|---|--|---|--|
| <p>C - Open Chalk Downland: C2 Martin Down to Coombe Bissett Down Open Chalk Downland</p> | <p>Landform and geology:</p> <ul style="list-style-type: none"> • An elevated and exposed, large-scale, chalk landform of broad rolling hills with dry river valleys. • Large, open skies and panoramic views over adjacent landscapes and towards the Dorset coast. • The character area lies predominantly on a gentle chalk dip slope, with local deposits of Clay-with-Flints. • Martin Down National Nature Reserve has long distance and panoramic views across the wider landscape, and more locally the archaeological features in the form of ancient banks and ditches and 20th century mounds. <p>Vegetation pattern:</p> <ul style="list-style-type: none"> • High quality habitats of unimproved calcareous grassland (e.g. Martin Down National Nature Reserve). • Very little woodland cover. No Ancient Woodland present. <p>Land use:</p> <ul style="list-style-type: none"> • An intensive agricultural landscape, dominated by arable production and large fields. | <p>This is a character area that exhibits a strong, positive character with value and distinct features in a balanced combination of built-development, landform and land cover contributing to unity, richness and harmony and creating a strong sense of place.</p> <p>The Cranborne Chase & Wiltshire Downs AONB is within this LCA.</p> <p>This is a LCA of Exceptional quality/condition.</p> | <p>This is a LCA of high importance and rarity with limited potential for substitution. It is an LCA with a High value.</p> | <p>This is a LCA with a High susceptibility to change – it is a landscape where features / elements are harmonious and give rise to positive character. A landscape traditional in style, where natural influences predominate and with a clear relationship to other surrounding landscapes, typically with views in and out.</p> | <p>This is a LCA with a High landscape sensitivity, of high-quality with distinctive elements and features making a positive contribution to character and sense of place. It is an area rich with environmental and historic designations.</p> |

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| | <ul style="list-style-type: none"> Well served by Rights of Way. Martin Down is an area of access land, a popular recreational area which is heavily used, particularly in summer. <p>Settlement:</p> <ul style="list-style-type: none"> Low density scattered settlement of farmsteads and the occasional downland village. The LLCA is crossed by the main A354 between Salisbury and Blandford Forum, increasing access, but reducing on tranquillity. A number of footpaths cross the area, with one following the route of Ackling Dyke Roman road. A high density | | | | |
| <p>A - Wooded Chalk Downland: A3 Stonedown Wood to Vernditch Chase Wooded Chalk Downland</p> | <p>Landform and geology:</p> <ul style="list-style-type: none"> A generally less eroded and dramatic chalk landscape, sloping gently from north-west to south-east on the chalk dip slope. Wide panoramic views and big skies, particularly notable from the higher ground. <p>Vegetation pattern:</p> <ul style="list-style-type: none"> Significant blocks of woodland. High quality habitats including deciduous woodland and semi-improved grassland. Part of Martin Down National Nature Reserve falls within this LLCA, noted for its calcareous grassland habitats. <p>Land use:</p> | <p>This is a character area that exhibits a strong, positive character with value and distinct features, creating a strong sense of place. This landscape character area is located within the Cranborne Chase and West Wiltshire AONB.</p> <p>This is a LCA of Exceptional quality/condition.</p> | <p>This is a LCA of high importance and rarity with limited potential for substitution. It is an LCA with a High value.</p> | <p>This is a LCA with a High susceptibility to change – it is a landscape where features/elements are harmonious and give rise to positive character, where natural influences predominate.</p> <p>This is a landscape with a clear relationship to other surrounding landscapes, typically with views in and out.</p> | <p>This is a LCA with a High landscape sensitivity, of high-quality with distinctive elements and features making a positive contribution to character and sense of place. It is an area rich with designations.</p> |

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| | <ul style="list-style-type: none"> • Mosaic of farmland. • Significant areas of open access land including Stonedown Wood and Vernditch Chase. <p>Settlement:</p> <ul style="list-style-type: none"> • No settlements or major roads. • Quiet, minor roads generally running north-south pass through the LLCA linking settlements in the Chalke Valley to the north with the downland villages. • A number of promoted routes and footpaths cross the area including the Hardy Way and Shire Rack, the latter following the historic border between Wiltshire and Dorset. • High density of upstanding and known buried archaeological remains including prehistoric sites, a Roman road and a medieval boundary bank. | | | | |
| D- Downland Hills: D1 Pentridge Hill Downland Hills | <p>Landform and geology:</p> <ul style="list-style-type: none"> • A landscape of gentle slopes, dominated by the distinctive 'whale back' form of Pentridge Hill. • Panoramic views from the top of Pentridge Hill. <p>Vegetation pattern:</p> <ul style="list-style-type: none"> • Predominantly wooded skyline. | <p>This is a character area that exhibits a strong, positive character with value and distinct features, creating a strong sense of place. This landscape character area is located within the Cranborne Chase and West Wiltshire AONB.</p> <p>This is a LCA of Exceptional quality/condition.</p> | <p>This is a LCA of high importance and rarity with limited potential for substitution. It is an LCA with a High value.</p> | <p>This is a LCA with a High susceptibility to change – it is a landscape where natural influences predominate and has a clear relationship to other surrounding landscapes with views in and out.</p> | <p>This is a LCA with a High landscape sensitivity, of high-quality with distinctive elements and features making a positive contribution to character and sense of place. It is an area rich with designations.</p> |

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|--|---|--|--|--|--|
| | <ul style="list-style-type: none"> • High quality habitats including deciduous woodland, lowland calcareous grassland and semi-improved grassland. Remnants of calcareous grassland can be found at Martin and Tidpit Downs and Pentridge Down. <p>Land use:</p> <ul style="list-style-type: none"> • A predominantly arable landscape with some areas of pasture. • The northern part of the LLCA is well served by public rights of way with the Jubilee Trail and Hardy Way passing through. <p>Settlement:</p> <ul style="list-style-type: none"> • Largely unsettled with no hamlets or villages and just a few scattered farms. The absence of major roads contributes to the feeling of remoteness. • A range of archaeological features, including Neolithic and Bronze Age burial monuments, prehistoric and Romano-British enclosures, settlements, field systems and linear boundaries and hillforts. | | | | |
|--|---|--|--|--|--|

The potential for effects upon the visual amenity of people enjoying views from the LCAs from various viewpoints has been considered as part of the visual assessment (see Figures 07-23) and a summary of the results in Table 6.2.

5.4 Ecological and Heritage Designations

Ancient Woodland

The visual amenity of people enjoying views from the following areas of Ancient Woodland have been considered as part of this LVIA (refer to Chapter 6 of this report) and to Figure 06:

- *Vernditch Chase located 0.57km to the west;*
- *Moodys/Reddish Gores located 0.94km to the northeast;*
- *Chettle Head Copse located 2.21km to the west;*
- *Denbose Wood located 3.06km to the southwest; and*
- *High/Stone Hill Woods located 3.99km to the south.*

Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)

The visual amenity of people enjoying views from the following designated areas have been considered as part of this LVIA (refer to Chapter 6 of this report) and to Figure 06:

- *Martin and Tidpit Downs SSSI, 0.62km to the southwest;*
- *Martin Down NNR, 0.62km to the southwest;*
- *Chickengrove Bottom SSSI, 0.70km to the northwest;*
- *Knighton Downs & Wood SSSI, 0.94km to the northeast;*
- *Bowerchalke Downs SSSI, 1.9km to the northwest;*
- *Pentridge Down SSSI, 3.01km and 4.73km to the southwest;*
- *Toyd Down and Quarry SSSI, 3.6km to the southeast; and*
- *Boulsbury Wood SSSI, 4.01km to the south.*

Heritage Assets: Scheduled Monuments, Conservation Areas and Listed Buildings

The surrounding landscape is one that is culturally and historically rich. The following statutory and non-statutory historic designations have been considered as part of this LVIA (refer to Chapter 6 and to Figure 05):

- *Scheduled Monument: Roman Road 0.44km to the northwest;*
- *Scheduled Monument: Linear Earthworks 1.14km to the southwest;*
- *Scheduled Monument: Long Barrow 1.60km to the southwest;*
- *Scheduled Monument: Bokerley Dyke 1.14km to the southwest;*
- *Scheduled Monument: Long Barrow 1.32km to the southeast;*
- *Scheduled Monument: Bowl Barrow 2.98km to the southwest;*
- *Listed Building: Grade II Listed Milestone 0.2km to the northeast;*
- *Listed Building: Various Listed buildings Grade I, II and II* in Village of Martin, 2.01km to the southeast; and*
- *Conservation Area: Martin Conservation Area 1.70km to the southeast.*

The extent to which ecological and heritage designations contribute to the environmental, cultural and historical aspects and overall character of the landscape is considered in the assessment of sensitivity of the Landscape Character Area receptors and is taken into consideration in the assessment of both landscape and visual sensitivity.

The nature of potential effects upon the visual amenity of people enjoying views from publicly accessible environmental and heritage assets has been considered as part of the visual assessment (see Figures 07-23 and summarised in Table 6.2).

5.5 Visual Receptors

The proposed development is located to the northwest of the village and civil parish of Martin, Hampshire. The proposed development is located within the Cranborne Chase and West Wiltshire Downs AONB. Views of the proposed development are generally restricted to within 2km, with occasionally more distant views at elevated ground along the ridgeline to the south of the Martin Down National Nature Reserve (see Figures 02-03 for Viewpoint Location Plans).

Desk-based study and field work were undertaken to identify the following visual receptors which may be affected by the proposed development. As part of this assessment, 17 No. representative viewpoint locations have been selected to ensure a 360-degree coverage of the site and they define the extent of the potential nature of the effects on visual amenity. From the analysis of the impacts observed and recorded for each viewpoint, an assessment of the overall visual impact has been undertaken.

The visual receptors that will be discussed as part of the visual assessment are outlined below:

Recreational Receptors

The recreational receptors include: users of the Public Rights of Way (PRoW) in the following locations (see Figure 04):

- Public Right of Way (PRoW): BROA 3 (Byway) (VP2);
- Public Right of Way (PRoW): BROA 3 (Byway) (VP3 and VP6);
- Public Right of Way (PRoW): BROA 2 (Byway) (VP4);
- Public Right of Way (PRoW): 153 31/3 (Bridleway) (VP5 and VP7);
- Public Right of Way (PRoW): 153 7/1 (Bridleway) (VP8 and VP9);
- *Public Right of Way (PRoW): 153 9/4 (Bridleway) (VP10);*
- Public Right of Way (PRoW): E52 43 (Bridleway) (VP11);
- *Public Right of Way (PRoW): E52 45 (Bridleway) (VP12);*
- *Public Right of Way (PRoW): 153 35/2 (Bridleway) (VP13 and VP14);*
- *Public Right of Way (PRoW): 153 34/1 (Bridleway) (VP15);*
- *Public Right of Way (PRoW): BSTO 28 (Bridleway) (VP16); and*
- *Public Right of Way (PRoW): 153 13b/1 (VP17).*

The relative visual susceptibility / value of the view and the sensitivity of these recreational receptors will be discussed as part of the visual assessment.

Transport Receptors

The transport receptors likely to be affected by the proposed development are as follows:

- Transport receptors travelling along Howgare Road (VP1);

The attention of these transport receptors will be focussed upon navigating along their respective routes. The value of these transport receptors is **Low** and their visual susceptibility is **Low**. The sensitivity of these visual receptors is judged to be **Low**. However, the National Cycle Route 3 may be enjoyed by users travelling along the route for leisure and therefore the sensitivity of this visual receptor is judged to be **Medium**.

6.0 Assessment of Effects on Landscape Character and Visual Receptors

As demonstrated by Figures 07-23 there are numerous locations where the proposed development will impact upon the visual amenity and resultantly upon the local Landscape Character Areas – for reference those viewpoints associated with the LCAs are listed in Table 6.1 below – where a summary of the significance of effects upon Local Landscape Character are outlined.

Table 6.1: Landscape Character Assessment Table

| Landscape Character Area | Context of Viewpoint | Nature of Change | Significance of Effect | Significance of Effect with Mitigation |
|---|--|---|---|---|
| C - Open Chalk Downland: C2 Martin Down to Coombe Bissett Down Open Chalk Downland | See Figures 07, 12, 14-16 and 21-22 for an assessment of viewpoints within this LCA. | <p>The nature of change would be limited to localised elevations within the rural network of footpaths and largely within 2km of the proposed development site. Immediately adjacent to the proposed development, there would be very localised adverse impacts upon the landscape character with the addition of built development within the rural landscape. Other visibility is within 2km on elevated ground at Martin Down Nature Reserve to the southwest of the proposed development and about the vicinity of the Ox Drove (Track) to the northwest of the proposed development site (<2km).</p> <p>The development would appear as an additional built-form within the landscape – when viewed in the context of the existing farm buildings and associated infrastructure within the landscape, it is in keeping with the character of the place.</p> <p>This is an LCA of Exceptional quality/condition, High value, High susceptibility to change and High Sensitivity.</p> | <p>The impact is considered to be of a Local extent and the proposed development would lead to a slight loss of damage to existing character or features and elements.</p> <p>Combining this LCA's High sensitivity with a Minor Adverse Magnitude of impact the significance of effect is deemed to be Slight Adverse.</p> | <p>With proposed mitigation in the form of a sensitively designed residential development, in keeping with local traditional building styles / materials and the strengthening of boundaries with native tree and shrub planting – the development would be better integrated into the surrounding landscape through sensitive design and enhanced screening.</p> <p>This would lead to a Minor Adverse magnitude of impact resulting in a Slight Adverse significance of effect upon landscape character.</p> |
| A - Wooded Chalk Downland: A3 Stonedown Wood to Vernditch Chase Wooded | See Figures 08-11 and 13 for an assessment of viewpoints within this LCA. | <p>The nature of change would be very localised to locations along the Roman Road and breaks in vegetation to the north of the proposed development within 1.5km of the site. Views beyond this are limited by intervening topography and mature vegetation.</p> | <p>The magnitude of change is considered to be Minor Adverse due to the highly localised nature of the impact about the Roman Road to the north of the proposed</p> | <p>With proposed mitigation in the form of a sensitively designed residential development in keeping with the local traditional building styles and materials and the strengthening of boundaries with</p> |

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|--|---|--|--|---|
| <p>Chalk Downland</p> | | <p>The proposed development would be read visually in the context of the existing farm buildings and associated infrastructure within the landscape.</p> <p>This is an LCA of Exceptional quality/condition, High value, High susceptibility to change and High Sensitivity.</p> | <p>development and within 1km of the development site. Overall, the proposed development would lead to a slight loss or damage to existing character.</p> <p>Combining this LCA's High sensitivity with a Minor Adverse Magnitude of impact the significance of effect is deemed to be Slight Adverse.</p> | <p>native tree and shrub planting – the development would be better integrated into the surrounding landscape through sensitive design and enhanced screening.</p> <p>This would lead to a Minor / Negligible Adverse magnitude of impact resulting in a Slight Adverse significance of effect upon landscape character.</p> |
| <p>D - Downland Hills: D1 Pentridge Hill Downland Hills</p> | <p>See Figures 17-20 for an assessment of viewpoints within this LCA.</p> | <p>The nature of change would be very localised to elevated footpaths to the south of the Martin Down National Nature Reserve.</p> <p>There would be very glimpsed, long-distance partial visibility of the proposed ridgeline of the development. The proposed development is largely obscured by intervening topography and mature vegetation.</p> <p>This is an LCA of Exceptional quality/condition, High value, High susceptibility to change and High Sensitivity.</p> | <p>The magnitude of impact is considered to be Negligible Adverse due to the barely noticeable loss or damage to the existing landscape character and therefore the significance of effect is Neutral / Slight Adverse.</p> | <p>With proposed mitigation in the form of a sensitively designed residential development in keeping with the local traditional building styles and materials and the strengthening of boundaries with native tree and shrub planting – the development would be better integrated into the surrounding landscape through sensitive design and enhanced screening.</p> <p>This would lead to a Negligible Adverse magnitude of impact resulting in a Neutral / Slight Adverse significance of effect upon landscape character.</p> |

Cranborne Chase and West Wiltshire Downs AONB

The viewpoint locations identified and assessed as part of this LVIA are all located within the Cranborne Chase and West Wiltshire Downs AONB. Across the assessment area, of the 17 viewpoint locations assessed, 8 of these were identified as having Neutral / Slight Adverse impacts as a result of the proposed development, with Slight Adverse effects upon a very localised section of PRoW 153 31/1 and Slight / Moderate Adverse effects upon transport receptors travelling along Howgare Road and along a localised section of PrOw BROA 3. The largest impacts are within 1km of the proposed development and are located immediately adjacent to the proposed development site (VP1) and to the north along the Roman Road, where a localised break in vegetation opens up partial views of the proposed development (VP3). The remainder of impacts within the AONB are either

Slight Adverse or Neutral to Slight Adverse and are largely located to the northwest and southwest of the proposed development site from elevated positions along the numerous Public Rights of Way within 3km of the proposed development.

The proposed development will lead to further development of rural land, albeit viewed in the context of existing agricultural buildings, so it will not be entirely out of character of the local landscape character, but there is a slight adverse impact, as a result of cumulative built development on this largely undeveloped landscape.

With appropriate mitigation in the form of strengthened northern, western and eastern boundaries, with native tree and shrub planting and the use of local materials and a sensitive layout in keeping with the local context, the Magnitude of Impact upon the AONB would be Negligible / Minor Adverse. The AONB affords High sensitivity and the significance of effect upon this sensitive receptor would be **Slight Adverse**.

Landform and Geology

The proposed development will have a very localised impact upon landform within the proposed development site, where the proposed development will be built into the existing contours of the land, this is to ensure that the proposed development is sensitively situated and integrated within the landscape, rather than located at a more elevated / more prominent position.

Ancient Woodland

The proposed development will have no impact upon Ancient Woodland.

Cultural Heritage

There is partial visibility from the Roman Road which runs parallel to Vernditch Chase and from the PRow network that runs throughout the Martin Down NNR – there are numerous Scheduled Monuments throughout both of these designated sites (see Figure 06), and as such there would be a neutral / slight adverse impact upon the visual amenity of people walking in proximity of these heritage assets.

There is no visibility of the proposed development site from the Martin Conservation Area due to the nature of the topography and intervening mature vegetation. However, any proposed development should be designed sensitively, with due regard to the setting of the Conservation Area, any development should seek to explore design principles and use of materials in keeping with the character and quality of the historic core of Martin.

Recreation and Access

Figures 07-23 identify those recreational receptors adversely impacted by the proposed development. In summary, those recreational receptors adversely affected by the proposed development after mitigation, are as follows:

- Public Right of Way (PRow): BROA 3 (Byway) (VPs 2, 3 and 6);
- Public Right of Way (PRow): 153 31/3 (Bridleway) (VPs 5 and 7);
- Public Right of Way (PRow): 153 7/1 (Bridleway) (VP 8);
- Public Right of Way (PRow): 153 9/4 (Bridleway) (VP 10);
- Public Right of Way (PRow): E52 43 (Bridleway) (VP 11);
- Public Right of Way (PRow): E52 45 (Bridleway) (VP 12); and
- Public Right of Way (PRow): 153 35/2 (Bridleway) (VP 13).

Note that the impacts are as identified by the representative viewpoints and do not constitute an adverse impact upon the entirety of the routes. The degree of adversity primarily falls into the Neutral / Slight Adverse category with receptors at VP1 assessed as being Slight / Moderate Adverse and a localised impact for VP3 categorised as Moderate Adverse.

Transport Receptors

Figures 07-23 identify those transport receptors adversely impacted by the proposed development. In summary, transport receptors adversely affected by the proposed development after mitigation, are as follows:

- Transport receptors travelling along Howgare Road (VP1).

6.1 Summary of Magnitude of Impact upon Visual Receptors

See Figures 07-23 for the visual assessment of the LVIA. See Table 6.2 for a summary of the visual assessment.

Table 6.2 Visual Impact Assessment Summary Table

| Viewpoints | Distance from site & elevation | Description of view | Receptor (context of viewpoint) | Significance of Effect | Significance of Effect with mitigation |
|------------|--------------------------------|--|---------------------------------|------------------------|--|
| VP 1 | 8m @ 91m AOD | Located to the southeast of the proposed development site from Howgare Road. | Transport receptors | Moderate Adverse | Slight / Moderate Adverse |
| VP 2 | 0.41km @ 114m AOD | Located to the northwest of the proposed development site from PRow BROA 3 (Byway). | Recreational receptors | Slight Adverse | Neutral / Slight Adverse |
| VP 3 | 0.65km @ 134m AOD | Located to the north of the proposed development site from PRow BROA 3 (Byway). | Recreational receptors | Moderate Adverse | Slight / Moderate Adverse |
| VP 4 | 0.90km @ 145m AOD | Located to the north of the proposed development site from PRow BROA 2 (Byway). | Recreational receptors | No change | No change |
| VP 5 | 0.39km @ 122m AOD | Located to the west of the proposed development site from PRow 153 31/3 (Bridleway). | Recreational receptors | Slight Adverse | Slight Adverse |
| VP 6 | 1.52km @ 175m AOD | Located to the northwest of the proposed development site from PRow BROA 3 (Byway). | Recreational Receptors | Slight Adverse | Neutral / Slight Adverse |
| VP 7 | 1.45km @ 129m AOD | Located to the west of the proposed development site from PRow 153 31/3 (Bridleway). | Recreational receptors | Slight Adverse | Neutral / Slight Adverse |

| | | | | | |
|-------|-------------------|---|------------------------|--------------------------|---------------------------------|
| VP 8 | 0.97km @ 98m AOD | Located to the southwest of the proposed development site from PRow 153 7/1 (Bridleway). | Recreational receptors | Slight Adverse | Neutral / Slight Adverse |
| VP 9 | 0.98km @ 90m AOD | Located to the south of the proposed development site from PRow 153 7/1 (Bridleway). | Recreational receptors | Neutral / Slight Adverse | Neutral |
| VP 10 | 2km @ 108m AOD | Located to the southwest of the proposed development site from PRow 153 9/4 (Bridleway). | Recreational receptors | Slight Adverse | Neutral / Slight Adverse |
| VP 11 | 3.19km @ 143m AOD | Located to the south of the proposed development site from PRow E52 43 (Bridleway). | Recreational receptors | Slight Adverse | Neutral / Slight Adverse |
| VP 12 | 3.1km @ 147m AOD | Located to the south of the proposed development site from PRow E52 45. | Recreational receptors | Slight Adverse | Neutral / Slight Adverse |
| VP 13 | 2.95km @ 139m AOD | Located to the south of the proposed development site from PRow 153 35/2 (Bridleway). | Recreational receptors | Slight Adverse | Neutral / Slight Adverse |
| VP 14 | 3.08km @ 85m AOD | Located to the south of the proposed development site from PRow 153 35/2 (Bridleway). | Recreational receptors | No change | No change |
| VP 15 | 1.90km @ 88m AOD | Located to the southeast of the proposed development site from PRow 153 34/1 (Bridleway). | Recreational receptors | No change | No change |
| VP16 | 2.53km @ 134m AOD | Located to the northeast of the proposed development site from BSTO 28 (Bridleway). | Recreational receptors | No change | No change |
| VP17 | 3.67km @ 93m AOD | Located to the southeast of the proposed development site from 153 13b/1. | Recreational receptors | No change | No change |

6.2 Summary

In summary, the proposed development is likely to lead to very localised Slight / Moderate Adverse visual effects upon PRow users directly to the north of the proposed development site (PRow BROA 3 – where there is a localised opening up along this route). Slight / Moderate Adverse effects upon transport receptors travelling along Howgare Road, however, due to the nature of the receptor as a transport receptor, this user is focussed upon their journey along the road, rather than views into the site.

There are also Slight Adverse effects on PRow users travelling along Bridleway 153 31/3. The remainder of the visual effects are categorised as Neutral to Slight Adverse and these would not be considered to be significant adverse effects, these effects are largely upon PRow users travelling along the Roman Road that runs parallel to Vernditch Chase and the PRow network running through the Martin Down NNR.

The study area for the LVIA is located within the Cranborne Chase and West Wiltshire Downs AONB and there would be Slight Adverse effects upon the AONB as a result of the proposed development.

Effects on landscape character are also deemed to be Slight Adverse for the following local Landscape Character Areas: C – Open Chalk Downland: C2 Martin Down to Coombe Bissett Open Down Open Chalk Downland and A – Wooded Chalk Downland: A3 Stonedown Wood to Vernditch Chase Wooded Chalk Downland.

The majority of the landscape and visual effects are located to the northeast and southeast of the proposed development and primarily constitute either Neutral / Slight Adverse or Slight Adverse impacts which are not considered to be significant effects upon either visual or landscape receptors. With the proposed mitigation measures, the proposed development site has the capacity to accommodate the proposed residential dwelling without causing either significant landscape or visual effects.

Chapter 7 of this report details the proposed mitigation measures which have served to lessen the significance of adversity for both landscape and visual receptors impacted by the proposed development.

7.0 Mitigation & Recommendation for Local Distinctiveness

7.1 Mitigation Approach

A review of the planning policies and an assessment of the landscape character has been carefully considered, together with the identification of the potential landscape and visual impacts of the proposed development, to inform a sympathetic landscape mitigation plan. The assessment that has been undertaken includes recommendations for mitigation which would help, in part, to ameliorate the impacts identified and to maintain the varied character of the local landscape, the open countryside, and the protected and valued landscapes that the development is set within.

The mitigation measures proposed include a reference to the local vernacular through the design of a flint and mixed brick plinth with black timber cladding and a clay plain tiled roof. The softer tone of the roofing material has been chosen to assist in allowing the proposal to blend with the surrounding landscape. The typology for the dwelling is that of a barn typology, with eaves lower than that of a traditional farm house dwelling – which serves to lower the overall ridge level to a point where it is largely only partially visible within the surrounding landscape.

There should be a sensitive treatment of the spaces around the buildings, with garden boundaries formed by 1.2m high livestock fencing, post and rail fencing or estate railing with native species hedgerows, hedgerow trees and native tree and shrub belts, reflecting the rural character of the site.

To the curtilage of the proposed dwelling's garden, native buffer planting is proposed to provide additional screening and enhanced visual amenity, helping to bed the development into the landscape. Where possible, wildflower planting should be explored along verges and a combination of flowering lawns and calcareous grassland planting are proposed.

The planting of native trees / shrubs / hedgerows, hedgerow trees, wildflower verges, grassland buffer planting and an ecological pond with supporting marginal planting are suggested to enhance the site's biodiversity value. Native planting will be in keeping with the landscape character of the area and the local species that predominate in the rural landscape.

Furthermore, in respect of the dark skies associated with the AONB, where glazing is proposed, this has been mitigated through the design of the residential dwelling, so that the proposal is embedded within the landscape and limits views towards the majority of the built form. As such, solar panels have been proposed within the curtilage of the land, rather than as a reflective treatment to the roof. First floor windows have been reduced to slot windows, akin to ventilation slot windows as traditionally used in hay barns, so as to minimise impacts upon the dark skies. Any glazed areas are recessed within the projecting gable, so that the roof will enclose the light spill, avoiding vertical light pollution. Tinted glazing will also be explored to further minimise any residual light pollution impacts. Rooflights will also be fitted with integral blinds to mitigate pollution from these necessary openings.

8.0 Appendix 1: Figures

- Figure 01 Topography
- Figure 02 Location of Viewpoints (Sheet 1 of 2)
- Figure 03 Location of Viewpoints (Sheet 2 of 2)
- Figure 04 Landscape Character and Public Rights of Way
- Figure 05 Historic Designations
- Figure 06 Environmental Designations
- Figures 07-23 Visual Assessment Figures

9.0 Appendix 2: Assessment Criteria and Assignment of Significance

Receptor Sensitivity: Landscape

Overview

The sensitivity of a landscape is an important consideration informing the assessment of the significance of an effect and is based upon the capacity of a landscape to accommodate change of the type proposed, without causing harm to the character of the landscape. For example, a less sensitive, more 'robust' landscape would be able to accommodate changes of the type proposed whilst essentially retaining the same set of key characteristics. Conversely, a landscape with a very high sensitivity to changes of the type proposed could have these key characteristics changed to such an extent that the landscape ceases to be what it once was. The emphasis of these judgements must be focussed on change 'of the type proposed' as a landscape may be able to accommodate certain types of development without changing its essential character or affecting its key components, whereas other types of development could not be accommodated in this way.

The outputs from the landscape character assessment (i.e. landscape characteristics, their condition and value) should be considered to assess their sensitivity to changes arising from the project; *'The determination of the sensitivity of the landscape resource is based upon an evaluation of each key element or characteristic of the landscape likely to be affected. The evaluation will reflect such factors as its quality, value, contribution to landscape character, and the degree to which the particular element or characteristic can be replaced or substituted.'* (GLVIA para. 7.1.7).

Susceptibility to change means the 'ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape policies and strategies' (Guidelines for Landscape and Visual Impact Assessment, First Edition (GLVIA), 2002 para 5.40). The 'value' of the landscape receptor is therefore identified using the above criteria and susceptibility to change.

Determining Quality/Condition and Value of the Baseline Landscape

Table 9.1 below sets out the criteria used to assess the quality/condition of the elements that make up the baseline landscape character areas within the study area for the proposed development.

Landscape Quality/Condition is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.

Table 9.1: Landscape Quality/Condition Criteria and Descriptors

| Quality / Condition | Description |
|---------------------|--|
| Exceptional | Includes areas that exhibit a strong, positive character with value and distinct features in a balanced combination of built development, landform and land cover, contributing to unity, richness and harmony, and creating a strong sense of place. These are landscapes that are considered to be of particular importance to conserve on a national or international level. Includes nationally recognised areas such as Areas of Outstanding Natural Beauty (AONBs). |

| | |
|----------|---|
| Good | <p>Includes areas that exhibit a positive character and sense of place, but which may have evidence of the degradation or erosion of some features, resulting in areas of a more mixed character and occasional detracting features.</p> <p>There is a reasonable distribution of trees and shrub cover and the overall view of the area is pleasant. It is potentially sensitive to change.</p> <p>In general, change may be detrimental if inappropriately dealt with, but may require special or particular attention to detail. Landscape designations of cultural and historical value may be present.</p> |
| Ordinary | <p>Includes areas with a distinguishable landscape structure often dominated by land use, such as primarily functional development and some detracting features.</p> <p>Few distinctive features worthy of conservation on a local scale with scope for positive enhancement. Land may have a local landscape designation.</p> |

Using the criteria outlined in Table 9.2 below, the assessment of landscape quality/condition is then used to inform the landscape value of the local landscape character areas within the study area for the proposed development. The end result in terms of providing the landscape baseline for the project is to divide the study area into specific landscape character areas, with an assessment as to their quality/condition, together with a judgement as to the value of the landscape, both as a whole and of the individual character areas, features and elements that make up the landscape and define its sense of place.

Landscape value is defined as the relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.

Table 9.2: Criteria and Definitions of Landscape Value

| Value | Descriptors |
|--------|---|
| High | High importance and rarity, national and international scale, and limited potential for substitution. |
| Medium | High or medium importance and rarity, regional scale, limited potential for substitution. |
| Low | Low or medium importance and rarity, local scale. |

Determining Landscape Susceptibility

The word ‘susceptibility’ relates to the state of being likely or liable to be influenced or harmed by a particular thing.

Susceptibility to change is defined in paragraphs 5.40-5.41 of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), 2013 as follows:

Paragraph 5.40: ‘This means the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.’

Paragraph 5.41: ‘The assessment may take place in situations where there are existing landscape sensitivity and capacity studies, which have become increasingly common. They may deal with the general type of development

that is proposed, in which case they may provide useful preliminary background information for the assessment. But they cannot provide a substitute for the individual assessment of the susceptibility of the receptors in relation to change arising from the specific development proposal'.

To understand susceptibility to change, the various characteristics/factors that make up a particular landscape must be identified and consideration given as to how these will be affected by the proposed development. Landscape susceptibility is appraised through consideration of the baseline characteristics of the landscape and, in particular, the scale or complexity of a given landscape.

The evaluation of landscape susceptibility is undertaken with reference to a three-point scale as outlined in Table 9.3 below:

Table 9.3: Criteria and Definitions of Landscape Susceptibility

| Landscape susceptibility | Descriptors |
|--------------------------|---|
| High | <p>Landscapes which by nature of their character would be most susceptible to changes of the type proposed and are considered to be intolerant of even minor change. Typically, these would be:</p> <ul style="list-style-type: none"> • Intimate, smaller-scale landscapes (relative to the development proposed); • Complex, organic/variable landscapes; • Landscapes of an irregular pattern; • Landscapes where features/elements are harmonious (and hence more easily disrupted) and give rise to positive character; • Landscapes traditional in style, of where natural influences predominate; • Landscapes which have a clear relationship to other surrounding landscape, typically with views in and out; and • Landscapes with few or no screening features. |
| Medium | <p>Landscapes which by nature of their character would be partly susceptible to changes of the type proposed and are considered to be tolerant of some degree of change. Typically, these would be:</p> <ul style="list-style-type: none"> • Medium-scale landscapes (relative to the development proposed); • More open, or less complex landscapes; • There will be a range of landscape features/elements with some of those elements creating a degree of harmony and others creating a degree of discord within the landscape; • Landscapes of a mixed style and with some natural influences; • Landscapes which partly relate to other surrounding landscapes, typically with some views in and out; and • Landscapes featuring partial screening features. |
| Low | <p>Landscapes which by nature of their character would be less susceptible to changes of the type proposed and are considered to be tolerant of a large degree of change. Typically, these would be:</p> <ul style="list-style-type: none"> • Larger-scale landscapes (relative to the development proposed); • Simple landscapes with a consistent pattern of features/elements; • Landscapes where geometric and/or linear forms are commonplace; • A landscape where the features/elements present (whether built/designed or naturalistic) do not accord with one another, are arranged haphazardly and/or detract from the overall character; • A landscape that includes contemporary/industrial development, or that is clearly functional in land use; • Landscapes where there is no clear relationship with other surrounding landscapes e.g. typically with no views in and out; and |

| | |
|--|--|
| | <ul style="list-style-type: none"> Landscapes where views are frequently interrupted by screening features, for example vegetation cover or variations in landform. |
|--|--|

Using the criteria outlined in Table 9.3 above, the assessment of landscape susceptibility is then used in conjunction with landscape value, to inform the landscape sensitivity of the local landscape character areas within the study area for the proposed development.

Determining Landscape Sensitivity

Landscape sensitivity is the extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.

Landscape sensitivity relates to the stability of a landscape’s character, the degree to which that character is robust enough to continue and to be able to recuperate from loss or damage. A landscape with a character of high sensitivity is one that, once lost, would be difficult to restore; a character that, if valued, must be afforded particular care and consideration in order for it to survive.

Susceptibility to change and landscape value are taken into consideration when determining the sensitivity of landscape receptors. In addition, Table 9.4 below has also been consulted as a basis for determining landscape sensitivity.

Table 9.4: Landscape Sensitivity

| Sensitivity | Description |
|-------------|---|
| High | <p>Landscapes which by nature of their character would be unable to accommodate change of the type proposed. Typically, these would be:</p> <ul style="list-style-type: none"> Of high quality with distinctive elements and features making a positive contribution to character and sense of place. Likely to be designated, but the aspects that underpin such value may also be present outside of the designated areas, especially at the local scale. Areas of special recognised value through use, perception or historic and cultural associations. Likely to contain features and elements that are rare and could not be replaced. |
| Moderate | <p>Landscapes which by nature of their character would be able to partly accommodate change of the type proposed. Typically, these would be:</p> <ul style="list-style-type: none"> Comprised of common place elements and features creating generally unremarkable character but with some sense of place. Locally designated, or their value may be expressed through non-statutory local publications. Containing some features of value through use, perception or historic and cultural associations. Likely to contain some features and elements that could not be replaced. |
| Low | <p>Landscapes which by nature of their character would be able to accommodate change of the type proposed. Typically, these would be:</p> <ul style="list-style-type: none"> Comprised of some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little sense of place. Not designated. Contain few, if any, features of value through use, perception or historic and cultural associations. Contain few, if any features and elements that could not be replaced. |

The overall landscape sensitivity judgement is a complex and non-linear process, taking into consideration, intrinsic and inherent sensitivity, susceptibility to change of the type proposed and landscape value. For example, a highly valued, intrinsically sensitive landscape (such as a National Park) may have a low susceptibility to change, due both to the characteristics of the landscape and the nature of the change proposed. In this LVIA, landscape sensitivity is expressed on a three-point scale of High, Moderate or Low, where appropriate, intermediate levels such as Moderate / High or Low / Moderate are used to refine the assessment. Table 9.4 above is provided as a simple example of landscape sensitivity values, however, the final assessment of sensitivity is one of professional judgement based on consideration of the susceptibility and value assessments, with a statement to support the judgement made.

Receptor Sensitivity: Visual

Overview

Visual sensitivity is dependent on the location, context and expectations of the viewer (e.g. the occupier of a residential property with open views would be highly sensitive, whereas an office worker within an urban context would be less so). In this report, visual sensitivity is assessed in terms of *'the susceptibility of the receptor to the type of change arising from the specific proposal in terms of views and visual amenity; and also the value attached to the particular views by the receptor'* (paragraph 3.26 of the Landscape Institute and the Institute of Environmental Management and Assessment, 2013).

Determining Visual Susceptibility

The susceptibility of visual receptors to change is defined in paragraph 6.32 of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), 2013:

Paragraph 6.32 : 'The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- *The occupation or activity of people experiencing the view at particular locations; and*
- *The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.'*

A range of visual amenity receptors were identified during the desk study and verified during the field survey work. The extent and nature of their views have been described, and the susceptibility of the receptors has been defined. In addition to the consideration of the quality of view, i.e. the better the view, the more susceptible the receptor – the susceptibility of visual receptors is also dependent on the occupation or activity of people experiencing the view and particular locations and the extent to which their attention or interest may therefore be focused on the view. For example, occupiers of residential properties are likely to have a high susceptibility, due to the importance of a home's surroundings in affecting the enjoyment of that home and the long-term nature of the experience of those surroundings. By contrast, people in their place of work are likely to have low susceptibility to change, as their attention would generally be focused on their work or activity and the setting does not have a direct bearing on the quality of their working life. In addition, the existing baseline visual amenity has a bearing on a receptor's likely susceptibility to the identified impacts. If, for example, the identified receptors are recreational walkers using an area that is already dominated by residential development, then their susceptibility to this type of development would be less than if the baseline was of open countryside.

The evaluation of visual susceptibility is further explained in Table 9.5 below, and is undertaken with reference to a three-point scale – High, Medium and Low:

Table 9.5: Criteria and Definitions of Visual Susceptibility

| Visual Susceptibility | Descriptors |
|-----------------------|---|
| High | <p>The visual receptors most susceptible to change are generally likely to include:</p> <ul style="list-style-type: none"> • Residents at home; • People engaged in outdoor recreation, whose attention/interest is likely to be focused on the landscape or particular views, including from Public Rights of Way (PRoWs); • Visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience; • Communities where views contribute to the landscape setting enjoyed by residents; and • Travellers on scenic routes. • Likely to contain features and elements that are rare and could not be replaced. |
| Medium | <p>Visual receptors considered to be tolerant of some degree of change include the following:</p> <ul style="list-style-type: none"> • Travellers on road, rail, or other transport routes. |
| Low | <p>Visual receptors likely to be less sensitive to change include the following:</p> <ul style="list-style-type: none"> • People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and • People at their place of work whose attention may be focused on their work or activity, not on surroundings, and where the setting is not important to the quality of working life (although there may be occasions where views are an important contributor to the setting and quality of working life). |

In conjunction with the criteria outlined in Table 9.5 above, the visual amenity experienced by those receptors is also to be taken into account when identifying and categorising the relative susceptibility of a visual receptor. Paragraph 6.5 of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), 2013, states the following: *‘The division is not black and white and in reality there will be a gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity’.*

For instance, the presence of existing detracting features in any given view may reduce the visual amenity of those experiencing the view. This may therefore reduce their susceptibility to certain types of change and ultimately their sensitivity.

Value attached to views

In accordance with paragraph 6.37 of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), 2013 when considering the relative value attached to a view, the following points should be taken account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art.

The assessment of value is expressed using a three-point verbal scale of High, Medium or Low, with justification as to why the judgement has been made.

Determining Sensitivity of Visual Receptors

The susceptibility to change of visual receptors and the value attached to views is considered together to form a judgement on the sensitivity of visual receptors. Due to the non-linear and complex relationship between susceptibility and value, professional judgement is the primary determinant of the attributed sensitivity value.

Visual sensitivity is expressed on a three-point scale of High, Medium or Low, with justification for the particular sensitivity attributed to each visual receptor, so that it is clear how each judgement has been formulated.

Nature of Change (Magnitude of Impact)

For the purpose of both the landscape and visual assessment, impacts of the proposed development have been graded according to their scale or magnitude. The magnitude of impact has been determined through consideration of the following aspects:

- The size or scale of the potential effect: The extent of landscape elements/view that would be lost or affected and the proportion that this represents within the study area, alongside a consideration of the contribution that each element makes to the character of the study area. The degree to which aesthetic or perceptual aspects of the landscape or view would be altered by the removal of existing elements or the addition of new ones and whether the impact changes the key characteristics of the landscape or view.
- Geographical extent: The geographical area over which the potential effects will be felt.
- Duration and reversibility of impacts: Whether the potential effects are short- or long-term and whether the potential effects can be completely reversed or is permanent.

Impacts have been rated according to a 5-point scale, consisting of: Major, Moderate, Minor, Negligible and No Change using the criteria laid out in Tables 9.6 and 9.7 below.

The terms used to describe the magnitude of landscape impacts are set out in Table 9.6 below.

Table 9.6: Magnitude and Nature of Landscape Impact and Typical Descriptors

| Magnitude of Impact | Typical Criteria Descriptors |
|-----------------------|---|
| Major Adverse | Total loss or large-scale damage to existing character or distinctive features and elements, and/or the addition of new but uncharacteristic conspicuous features and elements. |
| Moderate Adverse | Partial loss or noticeable damage to existing character or distinctive features and elements, and/or the addition of new but uncharacteristic noticeable features and elements. |
| Minor Adverse | Slight loss or damage to existing character or features and elements, and/or the addition of new but uncharacteristic features and elements. |
| Negligible Adverse | Barely noticeable loss or damage to existing character or features and elements, and/or the addition of new but uncharacteristic features and elements. |
| No Change | No noticeable loss, damage or alteration to character or features or elements. |
| Negligible Beneficial | Barely noticeable improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic features and elements, or by the addition of new characteristic elements. |
| Minor Beneficial | Slight improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic features and elements, or by the addition of new characteristic elements. |

| | |
|----------------------------|--|
| Moderate Beneficial | Partial or noticeable improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic and noticeable features and elements, or by the addition of new characteristic features. |
| Major Beneficial | Large-scale improvement of character by the restoration of features and elements, and/or the removal of uncharacteristic and conspicuous features and elements, or by the addition of new distinctive features. |

The terms used to describe the magnitude of visual impacts are set out in Table 9.7 below.

Table 9.7: Magnitude of Visual Impact and Typical Descriptors

| Magnitude of Impact | Typical Criteria Descriptors |
|---------------------|--|
| Major | The project, or part of it, would become the dominant feature or focal point of the view. |
| Moderate | The project, or part of it, would form a noticeable feature or element of the view, which is readily apparent to the receptor. |
| Minor | The project or part of it, would be perceptible but not alter the overall balance of features and elements that comprise the existing view. |
| Negligible | Only a very small part of the project would be discernible, or it is at such a distance that it would form a barely noticeable feature or element of the view. |
| No change | No part of the project, or work or activity associated with it is discernible. |

Significance of Effect

The magnitude of impact has been combined with the sensitivity of the landscape/visual receptors to establish a resultant category of significance of effect, expressed as a scale ranging from neutral to very large, which can be positive (beneficial) or negative (adverse) see Table 9.8 below.

Table 9.8: Landscape and Visual – Significance of Effect Categories

| Landscape / Visual Sensitivity | Magnitude of Impact | | | | |
|--------------------------------|---------------------|------------------|-------------------|------------------|--------------------|
| | No change | Negligible | Minor | Moderate | Major |
| High | Neutral | Slight | Slight / Moderate | Moderate / Large | Large / Very Large |
| Medium | Neutral | Neutral / Slight | Slight | Moderate | Moderate / Large |
| Low | Neutral | Neutral / Slight | Neutral / Slight | Slight | Slight / Moderate |

The terms used to describe the significance of effect categories are set out in Tables 9.9 and 9.10 below.

Table 9.9: Landscape: Typical Descriptors of Significance of Effect Categories

| Nature of Potential Effects | Description |
|--|--|
| Very Large Beneficial (Positive) Effect | <p>The project would:</p> <ul style="list-style-type: none"> • Greatly enhance the character (including quality and value) of the landscape. • Create an iconic high-quality feature and/or series of elements. • Enable a sense of place to be created or greatly enhanced. |
| Large Beneficial (Positive) Effect | <p>The project would:</p> <ul style="list-style-type: none"> • Enhance the character (including quality and value) of the landscape. • Enable the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development. • Enable a sense of place to be enhanced. |
| Moderate Beneficial (Positive) Effect | <p>The project would:</p> <ul style="list-style-type: none"> • Improve the character (including quality and value) of the landscape. • Enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development. • Enable a sense of place to be restored. |
| Slight Beneficial (Positive) Effect | <p>The project would:</p> <ul style="list-style-type: none"> • Complement the character (including quality and value) of the landscape. • Maintain or enhance characteristic features and elements. • Enable some sense of place to be restored. |
| Neutral Effect | <p>The project would:</p> <ul style="list-style-type: none"> • Maintain the character (including quality and value) of the landscape. • Blend in with characteristic features and elements. • Enable a sense of place to be retained. |
| Slight Adverse (Negative) Effect | <p>The project would:</p> <ul style="list-style-type: none"> • Not quite fit the character (including quality and value) of the landscape. • Be at variance with characteristic features and elements. • Detract from a sense of place. |
| Moderate Adverse (Negative) Effect | <p>The project would:</p> <ul style="list-style-type: none"> • Conflict with the character (including quality and value) of the landscape. • Have an adverse impact on characteristic features or elements. • Diminish a sense of place. |
| Large Adverse (Negative) Effect | <p>The project would:</p> <ul style="list-style-type: none"> • Be at considerable variance with the character (including quality and value) of the landscape. • Degrade or diminish the integrity of a range of characteristic features and elements. • Damage a sense of place. |

| | |
|---|---|
| Very Large Adverse (Negative) Effect | <p>The project would:</p> <ul style="list-style-type: none"> • Be at complete variance with the character (including quality and value) of the landscape. • Cause the integrity of characteristic features and elements to be lost. • Cause a sense of place to be lost. |
|---|---|

Table 9.10: Visual: Typical Descriptors of Significance of Effect Categories

| Significance | Description |
|--|--|
| Very Large Beneficial (Positive) Effect | <ul style="list-style-type: none"> • The project would create an iconic new feature that would greatly enhance the view. |
| Large Beneficial | <ul style="list-style-type: none"> • The proposals would cause obvious improvement to a view from a moderately sensitive receptor, or perceptible improvement to a view from a more sensitive receptor. |
| Slight Beneficial | <ul style="list-style-type: none"> • The project would cause limited improvement to a view from a receptor of medium sensitivity or would cause greater improvement to a view from a receptor of low sensitivity. |
| Neutral | <ul style="list-style-type: none"> • No perceptible change in view. |
| Slight Adverse | <ul style="list-style-type: none"> • The project would cause limited deterioration to a view from a receptor of medium sensitivity or would cause greater deterioration to a view from a receptor of low sensitivity. |
| Moderate Adverse | <ul style="list-style-type: none"> • The project would cause obvious deterioration to a view from a moderately sensitive receptor, or perceptible damage to a view from a more sensitive receptor. |
| Large Adverse | <ul style="list-style-type: none"> • The project would cause major deterioration to a view from a highly sensitive receptor and would constitute a major discordant element in the view. |
| Very Large Adverse | <ul style="list-style-type: none"> • The project would cause the loss of views from a highly sensitive receptor and would constitute a dominant discordant feature in the view. |

Assessment of the Significance of Effects with Landscape Mitigation

Mitigation planting is included as part of the LVIA process (see Chapter 7), including the extent and type of proposed planting, with the impacts of the proposed mitigation discussed as part of the visual assessment – demonstrating its degree of success in minimising any adverse impacts of the proposed development and where applicable, its potential to positively enhance the landscape character and visual amenity.

10.0 Appendix 3

- 4885 BB-DR-101 Landscape Mitigation Plan
- 4885 – 003 – SITE PLAN PROPOSED
- 4885 – 005 – PROPOSED NORTH AND SOUTH ELEVATIONS
- 4885 – 006 – PROPOSED EAST AND WEST ELEVATIONS AND SECTIONS AA BB
- 4885 – 007 – EXISTING AND PROPOSED SITE SECTION AA
- 4885 – 008 – EXISTING AND PROPOSED SITE SECTION BB

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