



Enderby Associates



PROPOSED RESIDENTIAL DEVELOPMENT,
ROOKERY FARM, MONK SHERBORNE

LANDSCAPE AND VISUAL APPRAISAL
AND
LANDSCAPE STRATEGY

for

The Manydown Company Ltd.

August 2023



ENDERBY ASSOCIATES

Chartered Landscape Architects ♦ Environmental Planning Consultants

The Smithy
West Kington
Chippenham
Wilts SN14 7JE

Tel: [REDACTED]

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1.0 INTRODUCTION

1.1 Enderby Associates (Landscape Architects and Environmental Consultants) have been appointed by The Manydown Company, to advise on and undertake a landscape and visual appraisal of the proposals to demolish the existing farm buildings at Rookery Farm and construct three dwellings on the site which is located at the southern end of Monk Sherborne.

1.2 This report summarises:

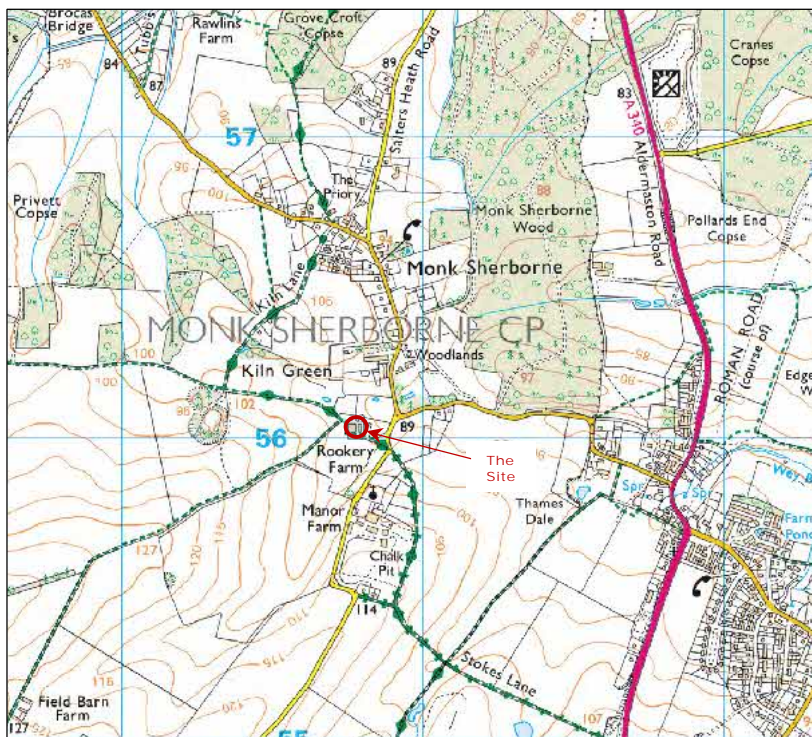
- the proposals;

- the environmental planning context of the area;

- the landscape and visual context of the site;

- the potential effects of the proposals on the character and visual amenity of the area.

1.3 This report is supported by various plans and photographs which are contained in the Annexes at the rear of this document. The location of the site is shown on Figure 1 below. The report should be read in conjunction with the submitted plans and Planning, Design & Access Statement (PDAS) and the other relevant information submitted with the application. The site's location is shown below.



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Figure 1: Site location

Outline of the site and the proposals

- 1.4 The site is currently occupied by three modern portal framed barns within the centre of the site (two of which are conjoined), ranging in height between approx. 6.75m and 7.88m, with a collective footprint of approx. 44m x 27.5m. To the north, separated from the central barns, is another barn measuring 18.75m x 9.3m x 6.78m high. The third barn, located on the southern side of the yard, is 27.6m x 9m, orientated west/east, varying in height between 4.25m-5.33m.
- 1.5 The barns are of steel frame construction, and mostly clad with grey corrugated cement sheet material with some block/concrete walling. The yard is surfaced mostly in concrete.
- 1.6 The western/south western end of the yard is at a lower level than the adjoining land. The northern boundary is defined by a post and rail/wire fence beyond which is a pony paddock.
- 1.7 The proposals involve the removal of all of the buildings and much of the existing surfacing and replacing with 3 dwellings, arranged to form a three-sided, south facing courtyard, emulating the form of traditional farm buildings. Further details of the proposals are provided in section 5.
- 1.8 Access to the site would be unchanged, following the concrete surfaced roadway accessed from Ship Lane, which is shared with the adjoining Rookery Farm house.

2.0 ASSESSMENT METHODOLOGY

Relevant Legislation, Guidelines and Studies

2.1 The main legislation, guidance, planning documents and other studies that are relevant to this assessment are:

- National Planning Policy Framework; Ministry of Housing, Communities & Local Government (September 2023);
- National Planning Policy Guidance; Ministry of Housing, Communities & Local Government (first published November 2016, and frequently updated);
- Basingstoke & Deane Local Plan 2011-2029 (adopted May 2016);
- Basingstoke & Deane Landscape Character Assessment (May 2021);
- Monk Sherborne Conservation Area Appraisal (2003);
- Design and Sustainability SPD (July 2018), including Countryside Design Summary;
- Landscape, Biodiversity and Trees SPD (December 2018);
- Guidelines on Landscape and Visual Assessment (GLIVIA), 3rd Edition (2013); Landscape Institute/Institute of Environmental Management and Assessment.
- Visual Representation of Development Proposals; Landscape Institute Technical Guidance Note 06/19 (September 2019).

Scope of the Appraisal

2.2 GLIVIA notes that the Guidelines may be used to identify the landscape and visual effects of development for non-EIA development¹. It also notes the importance of proportionality and that the EU Directive (2011/92/EU, regarding the assessment of environmental effects²) places the emphasis on 'the identification of likely significant environmental effects³'. GLIVIA also advises that the identification of significant effects should be 'in proportion to the scale of the project that is being assessed and the nature of its likely effects' and that 'Judgement needs to be exercised at all stages in terms of the scale of the investigation that is appropriate and proportional⁴'. However, with 'appraisals' of proposals for non-EIA development it is not necessary to identify the significance of any effects⁵.

¹ GLIVIA para. 1.11

² EU Directive (2011/92/EU) 'The assessment of the effects of certain public and private projects on the environment'

³ GLIVIA para. 1.17

⁴ GLIVIA para. 1.17

⁵ GLIVIA para. 3.2

- 2.3 Accordingly, this appraisal focuses on identifying any material landscape and visual effects that may arise from the proposals – that is, those effects that are of particular importance in informing decisions about the acceptability, or otherwise, of the development proposals.
- 2.4 This LVA considers landscape and visual effects (i.e., changes predicted to arise from the development compared to the existing 'baseline' situation) separately. Landscape effects arise from physical changes to the landscape, such as changes to land use, landform, water courses, footpaths, trees, hedgerows and other areas of vegetation which are components of landscape character, and includes 'aesthetic, perceptual and experiential aspects of the landscape that make different places distinctive'⁶. Visual effects arise from changes in views experienced by people (visual receptors) and their 'visual amenity' ('the overall pleasantness of the views they enjoy of their surroundings'⁷).
- 2.5 In all cases the assessment of effects makes comparison with the baseline year (2023), when the original assessment was undertaken.
- 2.6 Temporary, short term landscape and visual effects would arise during demolition, site preparation and the construction of the new dwellings. As these effects are not expected to exceed six months they have not been considered separately in this assessment.
- 2.7 Permanent landscape and visual effects would arise following the completion of the development (the operational stage) and are likely to be 'worst case'. Any such effects are considered following completion and once any proposed planting may be expected to be well developed and effects (visual effects in particular) are likely to reduce.
- 2.8 Details of the appraisal methodology are provided in Annex B.

Definition of the study area

- 2.9 GLIVIA advises that the study area should include the site and 'the full extent of the wider landscape around it which the proposed development may influence in a significant manner'⁸ (emphasis added). The assessment is therefore focused upon the identification of more material effects (Major or Moderate effects) that would arise from the proposals.
- 2.10 The study area for this assessment is based upon the area from where the site may be currently visible (i.e., at the 'baseline') and the area from which the proposals may be visible. This is called the 'visual envelope'. Following survey work, it is apparent that, due to the

⁶ GLIVIA para. 2.19

⁷ GLIVIA para. 2.20

⁸ GLIVIA para. 5.2

character of the surrounding landscape and nature of views available towards the site, that it would be difficult to identify any significant changes in the landscape or views beyond 700m from the site (to the south). Whilst site work has identified views of the site from beyond this distance (viewpoint 4, as referred in section 6), it is apparent that there would be no material visual effect on these longer distance views (to the south west of the site).

Appraisal Method

2.11 The assessment process comprises the following distinct tasks:

Desk study, to examine relevant planning policy context and identify particular environmental constraints.

Site visit to record the landscape and visual context of the site and identify views that are representative of those available towards the site from external publicly accessible locations (recorded photographically).

Input to the development of the site layout taking account of the need to avoid/ minimise potential adverse landscape and visual effects, including the incorporation of mitigation measures to minimise likely adverse effects and, where possible, to provide landscape/visual benefits.

The appraisal of the landscape and visual effects of the final revised proposals based upon the methodology set out in Annex B.

2.12 In order to assess the landscape and visual effects of the proposals, the following must be determined first:

The Value of the receiving environment and views (i.e., the relevant landscape resources and the nature of visual receptors views available towards the development site). This is based on the criteria set out in Tables 1 and 4 of Annex B respectively.

The Susceptibility of the landscape and visual receptors to change from the proposed development, based upon the criteria set out in Tables 2 and 5 of Annex B respectively.

2.13 Using the findings of the Value and Susceptibility assessments the overall Sensitivity of landscape and visual receptors may be established using the matrix set out in Table 8 in Annex B.

2.14 Once the Sensitivity of landscape and visual receptors has been established, the Magnitude of the landscape and visual effects of the proposals may be assessed in accordance with Tables 3 and 6 in Annex B.

- 2.15 Once the Sensitivity of landscape and visual receptors has been established, the Magnitude of the landscape and visual effects of the proposals may be assessed in accordance with Tables 3 and 6 in Annex B.

3.0 ENVIRONMENTAL CONTEXT

- 3.1 This section summarises the environmental planning constraints that apply to the site and its more immediate surroundings.

Environmental constraints

The following are the principal environmental constraints that are relevant to the site and its more immediate locality:

The site is located within countryside, as is the village of Monk Sherborne.

Much of the village, extending south to Manor Farm and including the site, falls within a Conservation Area.

The farmhouse of Rookery Farm, and the war memorial at the junction of Ship Lane/Salters Heath Road/Monk Sherborne Road are listed grade II.

All Saints Church, some 200m to the south of the site, is listed grade I.

Trees on the boundary between Rookery Farm house and Ship Lane are identified as being of Townscape Significant in the Conservation Appraisal, although the vegetation consists primarily of a hedgerow.

A public footpath (ref. 161/7/3) follows the farm access between the road and the yard, passing between farm buildings, linking with two public footpaths (refs. 161/6/1 and 161/7/1) to the west.

- 3.2 The site is located over 1.5km from the nearest boundary of the North Wessex Downs AONB to the west/south west.
- 3.3 The western boundary of the Basingstoke-Sherborne St. John Strategic Gap lies some 700m to the south east.

Policy context

- 3.4 The PDAS summarises national and local planning context.

National policy

- 3.5 The latest version of the NPPF was published in September 2023. As with the previous version, it recognises three overarching objectives to sustainable development: Economic, Social and Environmental. With regard to the environmental role, it notes:

An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using

natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy' (para. 8c).

- 3.6 Section 15 (Conserving and enhancing the natural environment) notes (para. 174) that policies and decisions should:

'contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;'

Local Policy

- 3.7 The Basingstoke & Deane Local Plan sets out the planning policy for the area. The following policies are relevant to the scope of this appraisal:

Policy EM1 – Landscape

- 3.8 The policy seeks to protect the landscape. Development must demonstrate that it is 'sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected'.

Particular regard should be had to eight criteria:

- 'a) The particular qualities identified within the council's landscape character assessment and any subsequent updates or relevant guidance;
- b) The visual amenity and scenic quality;
- c) The setting of a settlement, including important views to, across, within and out of settlements;
- d) The local character of buildings and settlements, including important open areas;
- e) Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features and their function as ecological networks;
- f) Intrinsically dark landscapes;
- g) Historic landscapes, parks and gardens and features; and
- h) The character of the borough's rivers and tributaries, including the River Loddon

and Test, which should be safeguarded.’

3.9 It also states that:

‘Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings. The assessment of character and visual quality and the provision of a landscaping scheme should be proportionate to the scale and nature of the development proposed.’

3.10 The need for a proportionate approach is reflected in the supporting text:

‘A proportionate approach shall be applied to development proposals so that the requirements of policy EM1 will be applied flexibly depending on the nature and scale of the proposals. Where considered necessary by the LPA, as a result of the nature and scale of the proposal, a landscape assessment will be required to demonstrate compliance with the criteria of this policy.’ (para. 6.13).

Policy EM5 – Green Infrastructure

3.11 The policy seeks to protect existing GI and not conflict with the Council’s GI Strategy. Rights of way and churchyards are noted as GI assets.

Policy EM10 – Delivering High Quality Development

3.12 The policy sets out particular considerations that should be taken account of in new development, including:

- ‘a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;
- b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;
- c) Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;

d) Are visually attractive as a result of good architecture; '.

Policy EM11- The Historic Environment

3.13 The policy affords protection to heritage assets and is considered in further detail in the submitted Heritage Impact Assessment.

4.0 SUMMARY OF LANDSCAPE AND VISUAL CONTEXT

- 4.1 This section summarises the principal landscape and visual characteristics of the site and its surroundings.

The site and surroundings

- 4.2 The location and context of the site is shown on Figure 1 and Plans 1 and 2 in Annex A. Photographs 1-9, provided on plans 3.1-3.10 in Annex A, also show the characteristics and local context of the site.

Landscape character

- 4.3 The site is located on the boundary between the northern part of Basingstoke Down (16) and North Sherborne (4) Landscape Character Areas (LCAs), as defined in the district Character Assessment. Relevant extracts are reproduced in Annex C.
- 4.4 Essentially, the site lies within a local valley landform within the transitional landscape between these two character areas, with open downland rising to the west and south, and the more wooded landscape of the North Sherborne LCA to the north and north west, although the site and its immediate surroundings display more of the characteristics of the North Sherborne LCA.
- 4.5 The village is discrete within the landscape due to the containment provided by the combination of woodland and topography. The site lies to the south of the main part of the village, which is essentially a ribbon settlement aligned along Salters Heath Road, with a more concentrated area of development adjoining Ramsdell Road at the northern end of the village. Rookery Farm, All Saints Church and Manor Farm lie within the southern part of the village.
- 4.6 The 2003 Conservation Area Appraisal describes the character of the village, noting:
- 'The area is characterised by an informal arrangement of vernacular residential buildings interspersed with more modern buildings. The occasional glimpse through gaps in the hedges lining the main road, or between buildings, reveals the surrounding countryside and Monk Sherborne Wood. The dispersed settlement pattern and topography result in a Conservation Area of subtle, but distinctive character.'
- 'The open areas within the Conservation Area, to the north and the south of the settlement, illustrate the scattered development of the village along a ribbon plan form. Many of the

houses are set back from the roads in extensive well-kept gardens, often hiding the buildings from view or allowing only brief glimpses on passing by.’

4.7 The Conservation Area includes the arable field to the south of Rookery Farm rising up to the area around All Saints Church and Manor Farm, the smaller pasture fields to the north extending to Monk Sherborne House, and the field east of Rookery Farm house to the east of Ship Lane. The Appraisal identifies areas of trees noted for their ‘Townscape Significance’, none of which are located within the site. A copy of the Appraisal map is reproduced in Annex D.

4.8 The submitted Heritage Impact Assessment (HCUK; August 2023) provides a detailed consideration of the site’s history, the heritage assets and their settings, and the Conservation Area. It shows how the site has evolved over time from a dispersed collection of buildings positioned around a yard (shown by the historic map extracts, Figures 4-6 in the report) to its current form. It notes how the existing farm buildings ‘do not contribute to or better reveal the significance⁹ of the adjoining listed farm house. It notes that:

‘Instead, due to their scale and dominating effect (specifically in views of the listed farmhouse from the access track and east) they are a feature of the asset’s setting found to detract from the ability to appreciate the significance of Rookery Farmhouse (grade II)’.

Landscape Receptors, Susceptibility to Change, and Sensitivity

4.9 The landscape within the local context of the site, being located outside the AONB and its related perceptual character of tranquillity, remoteness and mainly dark skies, with much of it within the Conservation Area, is considered to be of Medium value, with a Medium susceptibility to change from the redevelopment proposals; it is therefore considered to be of Medium sensitivity overall, in accordance with the assessment methodology.

4.10 The existing group of poor quality ‘industrial’ farm buildings detract from the local landscape. There are no features within the site that make a positive contribution to local character.

4.11 The main positive landscape features within the vicinity of the site are:
the grade II listed Rectory Farm house and associated grounds
the mature trees that flank the site access
the open undulating agricultural fields rising to the south and west, and the smaller pasture fields to the north, and
the grade I listed All Saints Church.

⁹ Para 4.7

- 4.12 These elements, and their respective settings, are sensitive to changes that could arise from the redevelopment of the site.
- 4.13 Whilst the main frontage of the adjoining listed farm house faces south, the adjoining farm buildings are significant detracting elements within its local, otherwise undeveloped rural setting. The bulk and height of the buildings detract from its independent position within the landscape and the modern materials are wholly at odds with the traditional materials of the farm house; overall the farm buildings detract from its setting within the landscape.

Visual appraisal

- 4.14 A site visit has determined the visibility of the site and potential visibility of the proposals from publicly accessible locations within the surrounding area. At the time of the visit (early April), vegetation was just beginning to 'leaf out'. The site is very well contained from most aspects, except from three local rights of way. Photographs showing available views towards the site are provided in Annex A; locations of the viewpoints are shown on Plans 1 and 2 in the Annex. Photographs were taken with a DSLR full frame camera at a focal length of 50mm which is representative of the view perceived by the naked eye (in accordance with Landscape Institute Advice¹⁰). These viewpoints are considered further below.
- 4.15 The site is screened in views from all other aspects.
- 4.16 The Conservation Area Appraisal identifies 'vistas' (defined as 'Important general view especially of wider landscape setting') and 'viewpoints' (defined as 'to an important building or group of buildings'). The Appraisal plan is reproduced at Annex C. None of the vistas or views identified are of or towards the site, with the exception of a view northwards from All Saints Church churchyard.

Views from the east

- 4.17 Views from this aspect are mostly screened by vegetation, although there are some filtered glimpses through the hedgerow flanking the west side of Ship Lane within the locality of the listed war memorial (viewpoint 1). The vegetation and Rookery Farm house screens or partially obscures most of the farm buildings. In summer months any such views are likely to be mostly screened with filtered views possible in winter.
- 4.18 Partial views are available between trees and other vegetation from Ship Lane within the immediate vicinity of the existing access (viewpoint 2). The central block of modern barns is partly visible and there are limited glimpses of Rookery Farm house in the same view.

¹⁰ Advice Note 01/11 - Photography and photomontage in landscape and visual assessment

Views of the site open up when walking westwards along the site access from the road, and an open view to the south elevation of the house is available through the driveway entrance (as shown in site photograph B).

Views from the south

- 4.19 The site is screened by roadside vegetation when approaching the village along Ship Lane from the south.
- 4.20 All Saints Church (listed grade I) is located on elevated ground on the south side of the valley that separates it from the village. Views towards the site are mainly contained by vegetation, but there are open views of the site from the western side of the churchyard (viewpoint 3). The view is one of the 'vistas' identified in the Conservation Appraisal (as shown on the plan reproduced in Annex D). The group of barns is a prominent detracting feature (particularly where clad in light coloured corrugated sheeting) within the view; the buildings detract from the areas rural character, the attractive rural setting of the church and the setting of the adjoining farm house which is partly visible.

Views from the south west

- 4.21 A distant view (over approx. 1.6km) towards the site is available, along the line of a dry valley, from the A339 within the immediate vicinity of its junction with Basingstoke Road (viewpoint 4; location shown on Plan 1). The views (which are likely to be only very briefly available to passing road users) are panoramic and far reaching over an apparently wooded landscape beyond the site, which is located discreetly within a fold in the landscape below. The cluster of buildings are discernible but not particularly noticeable over this distance.
- 4.22 More immediate views of the barns are available from public footpath 161/6/1, which follows a farm track, when descending towards the site (viewpoints 5 and 6). The flanking belt of woodland means that the views vary along part of the route, with the barns sometimes being fully screened, or only visible in part. The barns almost entirely obscure Rookery Farm house, dominating its rural setting. A new hedge is developing along the eastern side of the northern part of the track, and this is likely to screen the already partly filtered views of the farmyard available from the lower section of the route.

Views from the west

- 4.23 Footpath 161/7/1 (part of the St. James' Way) follows a farm track west of the site. When walking towards the site, the farm buildings are revealed across open farmland, after passing the woodland at Kiln Green (viewpoint 7). The buildings, being slightly 'cut in' from this aspect, partly obscure the listed farm house beyond. Whilst not being overly dominant from

this aspect and distance, they are at odds with the otherwise more discreet built elements within the view, including the spire of All Saints Church located in an elevated position to the east.

- 4.24 The buildings become progressively more dominant being seen in the foreground when walking further east (viewpoint 8), although the backdrop provided by trees beyond and the developing screening created by an intervening young hedge, helps to reduce their impact. The farm house is almost entirely obscured by the buildings.
- 4.25 The route then joins footpath 161/7/3 (part of the St. James' Way; viewpoint 9) which passes through the unattractive environment of the utilitarian farmyard, dominated by the farm buildings (as shown by site photographs E and F).

Views from the north

- 4.26 There are no public views towards the site from northerly aspects.

Nature of Views, Visual Receptors, Susceptibility to Change, and Sensitivity

- 4.27 The sensitivity of visual receptors (people that may potentially be affected by views of the proposals and related changes) is based primarily upon the occupation/activity of the receptor, the visual amenity of the view, and the degree to which their attention may be drawn to the view. With one exception, all of the locations from which there are views towards the site are from within the countryside that is not subject to any specific designation for its landscape quality. These views are therefore considered to be of Medium value. The susceptibility of most receptor(s), primarily users of local rights of way, to changes that may arise from the proposals, is also considered to be Medium on the basis of the nature of the proposals and the prevailing landscape context, although users of the St James Way (a long distance trail) are considered to have a High susceptibility to change. Accordingly, these receptors are considered to be of Medium sensitivity and High sensitivity respectively, based upon the methodology set out in Annex B.
- 4.28 All Saints' Church is grade 1 listed and the churchyard forms a most important part of its immediate setting, whilst the countryside beyond contributes to its wider setting and appreciation within the landscape, as well as its relationship with the village. Views available from it are therefore considered to be of High value, with receptors potentially having a High susceptibility to changes within its setting that may affect the experience of the asset. Accordingly, these receptors are considered to be of High sensitivity based upon the appraisal methodology.

4.29 The above assessment is summarised in the table below.

TABLE 1: ASSESSMENT OF SENSITIVITY OF VISUAL RECEPTORS			
Viewpoint	Value of view	Susceptibility of receptors	Sensitivity of receptors
Photograph 1 – Northern end of Ship Lane	Medium	Medium	Medium
Viewpoint 2 - Ship Lane south of site access	Medium	Medium	Medium
Viewpoint 3 - All Saints Church	High	High (within curtilage of grade I listed building; important viewpoint identified in Conservation Area Appraisal)	High
Viewpoint 4 - Junction of A339/Basingstoke Road	Medium	Low (receptors are principally passing road users with very limited views towards the site)	Low
Viewpoints 5 and 6 – Public footpath 161/6/1	Medium	Medium	Medium
Viewpoints 7 – 9 Public footpath 161/7/1 (St James' Way)	Medium	High (users of St James' Way long distance footpath)	High

4.30 The Magnitude (or degree) of change and the visual effects that are predicted to arise as a result of the proposals are set out in section 6.

5.0 THE PROPOSALS

5.1 Details of the proposal are provided in the PDAS. Essentially, the proposal is for the removal of the existing farm buildings and the construction of three new detached dwellings with integral garages (referenced H1-H3), set around a south facing yard within the centre of the site. This form of development reflects the historic, more traditional layout of farm buildings that existed previously on the site. Plot H1 would be a two storey 4 bed dwelling designed with the appearance of a traditional barn; the first floor would be accommodated in the roof. Plots H2 and H3 would be smaller 3 bed two storey detached dwellings, with first floor also occupying the roof space, designed to reflect rural estate workers houses. The garages, with bedroom space above, would be connected to the dwelling but at a reduced height.

5.2 Proposed heights of the buildings are:

- Barn (H1) – 6.715m to ridge; garage 5.355m to ridge.
- Houses (H2 and H3) – 7.705m to ridge; garages 6.26m to ridge.

Finished floor levels of the buildings would be close to existing levels.

5.3 The ridge of H1 would be at approx. 98.165m, which is approx. 1m below the ridge of the highest existing barn and just over 800mm lower than the ridge of Rookery Farm house. The nearest part of the building would be approx. 35m from the farm house.

5.4 The ridges of H2 and H3 would be between 0.445 and 0.655 lower than the ridge of the farm house. H2, the nearest dwelling, would be separated from the farm house by approx. 22m.

5.5 The proposals would result in a reduction of just over 70% in the area that is currently occupied by buildings within the site, and related significant reduction in the overall volume of buildings. There would also be a significant reduction in hard surfacing within the site.

5.6 A consistent palette of building materials is proposed (refer to the architects' detailed drawings), reflecting materials found within the locality, comprising:

- Clay pantile roofs, reflecting the local vernacular with a hipped roof on H1
- Stained timber weatherboarding above a brick plinth (H1), with areas of glazing
- Stained timber weatherboarding above a brick plinth to the elevations of the garages of H2 and H3, (with a lower ridge height)
- Red brickwork at ground floor level, with a brick string course and tile hanging above for the elevations of H2 and H3
- Timber joinery

- Conservation rooflights.

5.7 The main courtyard would be surfaced in gravel, replacing the existing concrete hardstanding. Brick walls would flank the entrance into the courtyard and contain the southern and western sides of the yard. The yard would be softened by planting in front of the dwellings with separation between the plots H1 and H2/H3 provided by planting. The proposed landscape strategy is described in more detail below.

5.8 Overall, the proposals would result in the removal of 1,640m² of existing buildings, with new buildings occupying an area of 480m²; this would constitute a reduction in built floor area of just over 70%.

Landscape strategy

5.9 The proposed landscape mitigation strategy has been informed by the existing characteristics of the site and is shown on the plan provided in Annex A, and comprises the following:

Mixed native hedges, incorporating native trees, along the rear garden boundaries of the dwellings, to define the property curtilages and provide containment and assimilation of the dwellings, gardens and related domestic elements.

Mixed garden planting in the discreet areas in front of the dwellings, with one part accommodating a rain garden to attenuate roof drainage.

A linear soft landscape area breaking up and sub-dividing the courtyard, incorporating a mixed native hedge and a small number of trees.

Areas of mixed native tree and shrub planting on the southern and western sides of the courtyard/driveway, interspersed with areas of species-rich grassland. Trees would extend the existing tree-lined character of the approach to the site. The planting would assimilate the new walling defining the courtyard and would create a natural setting, integrate the development and provide a transition between the redeveloped area and the farmland beyond. It will also create a more attractive environment along the public footpath (accommodated on its existing alignment through new wildflower grassland), which currently crosses the concrete farmyard between the existing farm buildings.

5.10 Areas of new planting west and south of the development would be fenced off from the adjoining fields. Native planting would be protected by tubular shelters during the establishment period.

5.11 Full details of the proposed landscape scheme may be secured by planning condition.

6.0 POTENTIAL LANDSCAPE AND VISUAL EFFECTS OF THE PROPOSALS

Effects on landscape character

- 6.1 As noted in the previous section, the proposals would result in a significant reduction in built form (both in terms of plan area and building volume). This would result in a permanent landscape change. No significant vegetation would be removed and approximately 560m² of native tree and shrub planting and 380m of mixed native hedge would be created.
- 6.2 The development would result in beneficial changes to the character of the site and its surroundings, including the Conservation Area, owing to:
- The removal of the prominent utilitarian agricultural buildings and associated areas of concrete surfacing.
 - The replacement of these buildings with smaller structures that are more in keeping in terms of design, materials and scale with their surroundings, including the setting and relationship with the adjoining listed farm house.
 - An improvement in the character and experience of the public right of way that currently passes through the existing yard.
 - Provision of significant native planting, reinforcing local landscape character and assimilating the site within its landscape context.
 - Removal of external storage areas associated with the existing use.
- 6.3 The only potential adverse landscape effect may arise from the slight increase in lighting within the site. Although lighting already exists, its use is likely to be less frequent compared to that associated with the proposed residential use of the site. Vehicle lighting within the yard would be contained on three sides by the buildings and on the south side by the proposed wall and new planting.
- 6.4 The buildings have been designed to reflect a farmyard vernacular, although their domestic use would be clearly apparent. However, the proposals would be beneficial in terms of landscape character overall, as they would create a more appropriate form of development that is more in scale with its surroundings and more sympathetic and appropriate to the setting of the listed farmhouse. There would also be a significant improvement in the character and environment of the public right of way, with the route being more clearly defined, passing through green space, as opposed to the existing farmyard.
- 6.5 Overall, it is therefore considered that the proposals would result in a Slight beneficial effect on local landscape character once construction is complete, and a Moderate beneficial effect

once the proposed planting assimilates the site into its already largely discrete local landscape setting.

- 6.6 The proposals would create the impression of the farm house being associated with a farmyard of a more appropriate traditional design and scale. The proposals would be far more in keeping with the character of the Conservation Area, as noted in the Heritage Impact Assessment which states that the proposals would offer 'a clear aesthetic enhancement over and above the existing built form, reinforcing the area's historic agricultural past and rural characteristics. In this sense the proposed development would represent a clear enhancement with regards to the significance, character and appearance of the Monk Sherborne Conservation Area.'¹¹
- 6.7 The proposed landscape strategy accords with the management guidelines for the North Sherborne LCA to enhance field boundary hedgerows and perpetuate the wooded character of the locality. The proposed planting would be reflective of the local landscape that characterises the discreet, enclosed and remote nature of the village, created by woodland, trees and hedgerows in combination with the varied topography.

Visual Effects

- 6.8 The visual appraisal shows that publicly accessible locations from which the site is visible are quite limited and principally from two rights of way.
- 6.9 The effects on views identified in the previous section are considered below, based upon all receptors being of Medium sensitivity.

View from Ship Lane (viewpoint 1)

- 6.10 Views towards the site from Ship Lane within the vicinity of the war memorial are largely screened by the roadside hedgerow in summer with filtered views possible through the hedge in winter.
- 6.11 The existing farm buildings would be removed from the view with part of the new barn (H1), and possibly part of the related garden, being visible where the southern end of the existing northern farm building is currently visible through the small gap in the hedgerow. Part of the roof of H2 would be visible above the intervening outbuilding associated with the farm house, with the rest of that building and H3 being obscured by the farm house. The external materials of those elements of the new buildings that would be visible would be complementary to the traditional materials that are evident in the visible parts of the

¹¹ Para 5.5

adjoining farm house, in contrast to the modern materials evident in the existing farm buildings. As a consequence, there would be a perceptible enhancement to the view (a Slight benefit), resulting in a Minor beneficial effect.

View from Ship Lane, near site access (viewpoint 2)

- 6.12 The modern farm buildings visible from this location would be removed, with only the southern gable end and upper eastern parts of house H3 and part of H2 being visible, partially filtered and broken up by intervening vegetation. The gates and southern wall enclosing the courtyard would also be apparent although more of the countryside beyond the site would be visible where it is currently obscured by existing buildings in the southern part of the farm yard. The changes would bring about a perceptible enhancement to the view (a Slight benefit), resulting in a Minor beneficial effect.

View from All Saints Church (viewpoint 3)

- 6.13 As noted in section 4, the barn complex detracts from the wider rural setting of the church and the setting of Rookery Farm house, in the view from the churchyard. Their removal and replacement with the proposed dwellings, with a farmstead layout and vernacular and with appropriate materials, would result in a clearly noticeable enhancement to the view (a Moderate visual benefit) and complement the nearby listed farm house. The proposed planting would assimilate the site within the valley floor. Whilst views into the courtyard between the buildings would be possible in the early years of the scheme, the extensive planting proposed on the southern side of the development would enclose the courtyard over time.
- 6.14 The proposals therefore have the potential to deliver a Major/Moderate beneficial effect on views experienced by visual receptors (of High sensitivity) at this location (curtilage of grade 1 listed building and a viewpoint identified as important in the Conservation Area Appraisal).

View from A339/Basingstoke Road (viewpoint 4)

- 6.15 The removal of the buildings and replacement with the proposals are likely to be barely perceptible (a Negligible benefit) in the context of the wider views available to passing receptors over this distance (1.6km), resulting in a Negligible beneficial effect on the experience of the view. Planting would also contribute to the assimilation of the site over time.

Views from public footpath 161/6/1 (viewpoints 5 and 6)

- 6.16 As noted in section 4, views from this route are changeable, varying from screened to partial and full views of the farm buildings. Where visible, the existing buildings form a prominent mass, their grey tones contributing to their prominence against the darker backdrop of woodland and obscuring the farm house.
- 6.17 The removal of the existing buildings, and their replacement with smaller buildings, arranged and designed to emulate a more 'in scale' traditional set of farm buildings (albeit with the character of converted buildings) with appropriate planting to integrate them, would provide a clearly noticeable enhancement (a Moderate benefit) in the views experienced by users of the footpath when walking towards the site. More of the listed farm house would be apparent and would be perceived as part of the building group. The proposals would therefore have a Moderate beneficial effect on these views; this positive effect will be strengthened further with the development of the proposed planting along the western and southern sides of the site which will create containment and assimilate the development in its rural context (in contrast to the existing barns which do not benefit from any screening in views from this aspect).

Views from Footpath 161/7/1 (part of the St. James' Way - viewpoints 7 and 8)

- 6.18 The removal of the existing utilitarian farm buildings, and replacement with more appropriate smaller scale and designed buildings, together with their assimilation with native planting, would provide a clearly noticeable enhancement (a Moderate benefit) in views experienced from this footpath when approaching the site from the west. The new buildings would also be a more appropriate component of the wider setting of All Saints' Church which is apparent in the view. The visibility of Rookery Farm House is also likely to increase, apparent in the context of a more appropriate setting of buildings. Planting would create a vegetated framework around the site, and this coupled with the continued growth of the young existing hedgerows, would assimilate the site and form a distinction between the development and adjoining fields. Overall, the proposals would have a Major/Moderate beneficial effect on the views experienced by these visual receptors.

View from footpath 161/7/3 (part of the St. James' Way - viewpoint 9)

- 6.19 The existing footpath passes alongside and between the existing dominant buildings and its precise route is unclear on the ground; there is also the potential for conflict between users and agricultural activities. The proposals accommodate this part of the route, on its existing alignment, through a more pleasant area of planted rural space outside the wall of the new

courtyard, keeping a clear distinction between the public footpath and private space. Whilst the new buildings would be visible from this section of the route, they would be far more appealing and softened by planting and there would be a very obvious visual enhancement (Major benefit) compared to the existing situation. Overall, the proposals would have a Major beneficial effect on the experience of this section of the route.

7.0 SUMMARY

- 7.1 The submitted PDAS sets out the proposed development in detail.
- 7.2 Monkton Sherborne and the site are situated within open countryside, on the edge of two landscape character areas (Basingstoke Down and North Sherborne). Most of the village lies within a Conservation Area, which extends southwards to the grade I listed All Saints' Church, including Rookery Farm and the adjoining grade II listed farm house.
- 7.3 The site comprises a group of five large utilitarian agricultural buildings set within a concrete yard with adjoining storage uses. Collectively, the buildings form a prominent and unattractive feature within the Conservation Area and local landscape and detract from the immediate setting of the nearby listed farmhouse and the wider setting of the grade I listed church.
- 7.4 Historical evidence shows that the site previously accommodated a range of buildings, set within a more traditional yard arrangement. These were removed to make way for the current buildings. The proposals have been designed to emulate the more traditional layout and vernacular, with using appropriate materials and detailing.
- 7.5 The proposals would result in a reduction of just over 70% in the area occupied by buildings. The tallest building (H1) would be around 1m lower than the tallest existing building and just over 800mm lower than Rookery Farm house. There would also be a significant reduction in hard surfacing within the site.
- 7.6 No significant positive landscape features would be removed to accommodate the development the site is devoid of significant vegetation and the existing buildings are a prominent unattractive feature in the landscape.
- 7.7 The site is quite well contained visually with views being limited, primarily by a combination of topography and vegetation, to the more immediate vicinity of the site. These views are principally from two rights of way west/south west of the site, a short section of Ship Lane and a small part of All Saints' churchyard.
- 7.8 This appraisal has examined these views and the changes that would occur as a result of the removal of the existing building complex and yard and replacement with the three new buildings and associated courtyard. In all cases, the proposals would have a beneficial effect on the experience of views by receptors' using the rights of way, including part of the St. James' Way long distance trail (part of which currently passes between buildings within the yard). In some cases, these beneficial visual effects would be considerable, including a clear

improvement in the view from the churchyard, as well as improvements to the character and visual characteristics of the southern part of the Conservation Area.

- 7.9 There is already lighting within the farm buildings and there would be lighting associated with the proposed development. Whilst it may be expected that residential lighting would be in more frequent use it would be limited primarily to internal spaces and would be seen in conjunction with lighting in the adjoining farm house. Any external lighting may be controlled by planning condition.
- 7.10 Significant new planting is proposed as part of the redevelopment scheme to assimilate the development in its rural setting; this approach ties in with the character of the locality and reflects the management guidelines provided in the District Landscape Character Assessment. Overall, the proposals would be a more appropriate form of development within the site and have a very recognisable beneficial effect on landscape character and this part of the Conservation Area.
- 7.11 The relationship of the proposals to the landscape policy (EM1) of the Local Plan (as referred in section 3 above) is summarised in the following table:

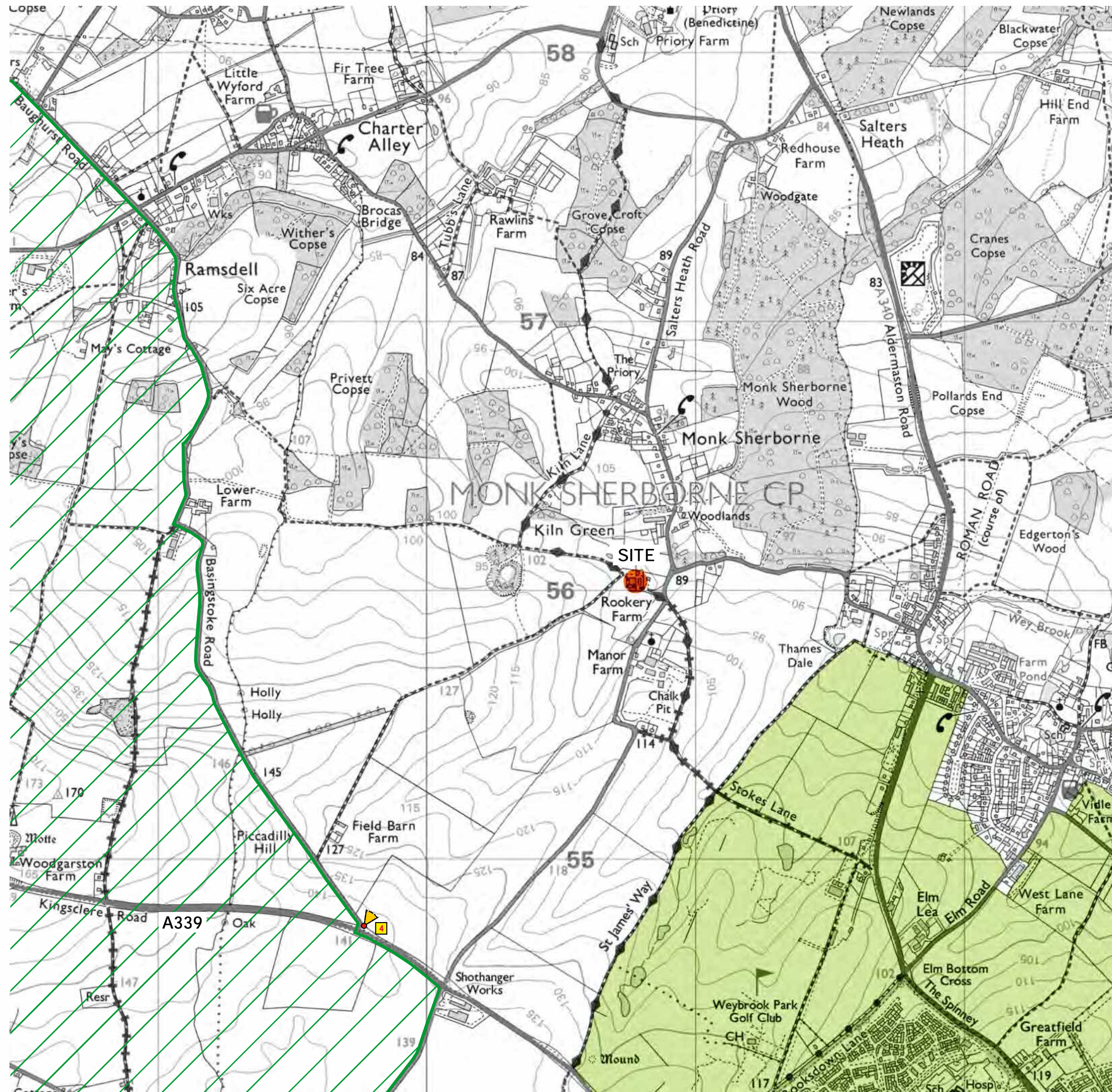
TABLE 2: THE PROPOSALS AND LOCAL PLAN LANDSCAPE POLICY CONSIDERATIONS	
Policy EM1 criteria	Response
The policy states that particular regard must be had to the following criteria:	
'a) The particular qualities identified within the council's landscape character assessment and any subsequent updates or relevant guidance;	The site lies on the boundary between two character areas; it has more of an affinity with the typical characteristics of the North Sherborne LCA. The proposals would create a more appropriate, less dominant form of development within the local landscape which is appropriate to the rural setting of the village edge and qualities of the Conservation Area. The proposed landscape strategy would create new areas of native planting and wildflower grassland, reinforcing landscape structure which is noted as being 'relatively weak' within the LCA. The section of the St. James' Way, which passes close to and through the farmyard, and the experience of it by users, would be improved significantly.
b) The visual amenity and scenic quality;	The visual amenity and scenic quality of the locality would be improved with the replacement of the poor quality buildings by the new, appropriately designed development and associated planting. The proposals would achieve a 70% reduction in building volume overall.

Policy EM1 criteria	Response
c) The setting of a settlement, including important views to, across, within and out of settlements;	The proposals would improve the setting of the village, Conservation Area and views.
d) The local character of buildings and settlements, including important open areas;	As detailed in the PDAS the proposals, both in terms of layout and materials, reflects the sites' setting and its relationship to listed buildings.
e) Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features and their function as ecological networks;	There would be no effect on existing landscape features and significant new native planting (comprising 560m ² of native trees and shrubs and 380m of native hedging) would be provided to create new landscape features and contribute to biodiversity.
f) Intrinsically dark landscapes;	There is already lighting within the site and within its vicinity. Most lighting would be internal; external lighting may be controlled by planning condition.
g) Historic landscapes, parks and gardens and features; and	There would be an improvement to the setting of heritage features, as detailed in the Heritage Impact Assessment.
h) The character of the borough's rivers and tributaries, including the River Loddon and Test, which should be safeguarded.'	The proposals would not have any effect on rivers.





7.12 The proposals are considered to accord with the principal policy requirement that development should be 'sympathetic to the character and visual quality of the area concerned' and 'successfully integrate with the landscape and surroundings'.

ANNEX A

Plans and photographs

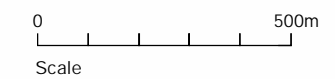


Legend

-  The site
-  Area of Outstanding Natural Beauty (AONB)
-  Strategic Gap: Basingstoke - Sherborne St John
-  Viewpoint location (refer to Plan 2 for further viewpoints and Plans 3.1 - 3.10 for photographs)


Note:

The site is located on the boundary of two Landscape Character Areas - Basingstoke Down and North Sherborne (as defined in the Basingstoke and Deane Landscape Character Assessment)



PLAN 1

No.	Date	Notes

 **Enderby Associates**

LANDSCAPE ARCHITECTS
11 NORWICH PLACE, BATH, AVON, BA1 1JN
The South West
West Kingston
CH Sherborne
Wiltshire, BA52 9JL
Tel: 01249 297968

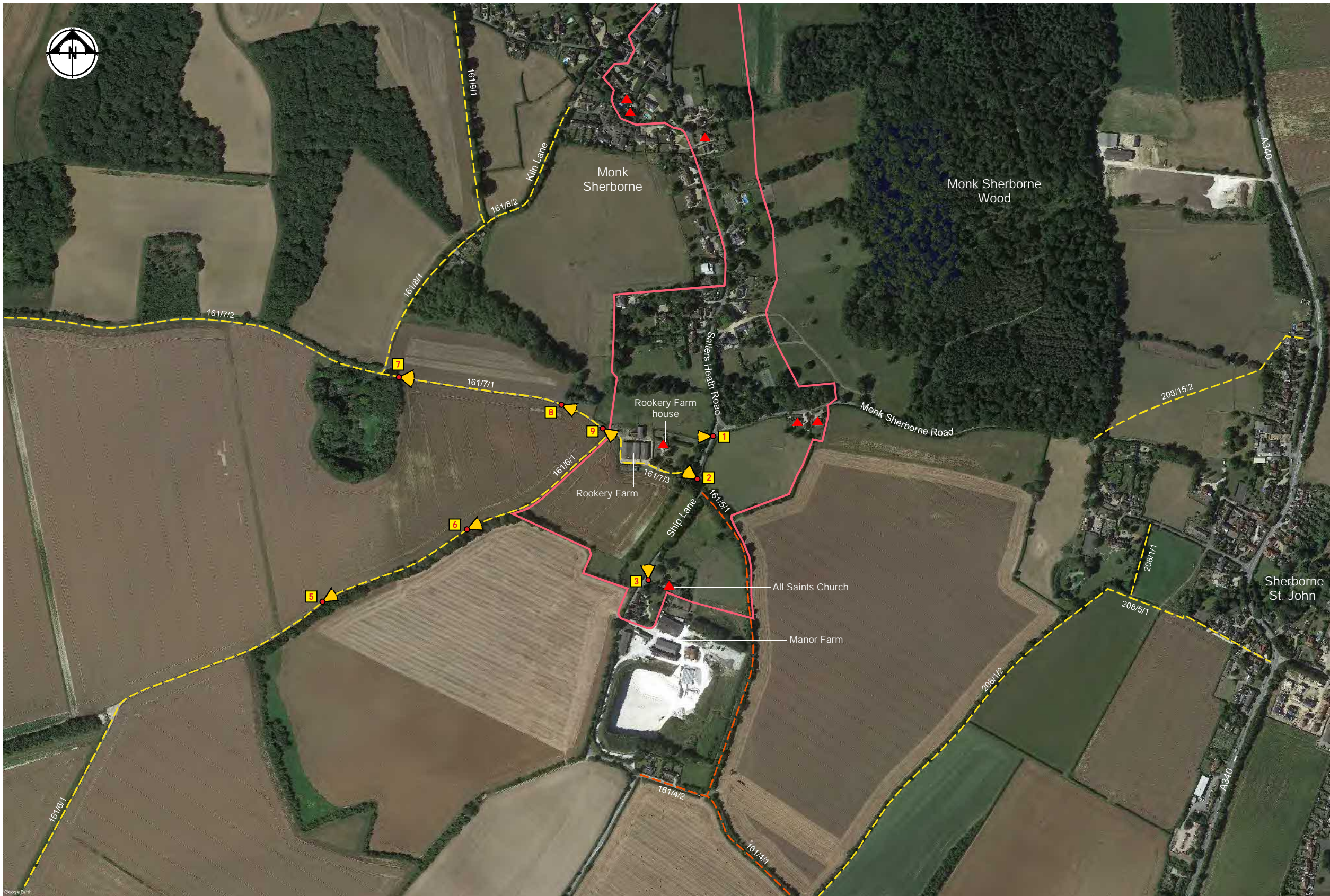
Project: Rookery Farm, Monk Sherborne

Drawing: Environmental Context

Scale: As shown **Date:** May 23

Drawing no.: 522/01 **Rev.:**

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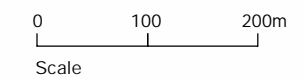


Legend

- Conservation Area boundary
- ▲ Listed building
- 208/15/2 Public footpath & reference number
- 161/5/1 By-way Open to All Traffic (BOAT) & reference number
- 1 Viewpoint location (refer to Plan 1 for viewpoint 4 and Plans 3.1 - 3.10 for photographs)

Note:

The site is located on the boundary of two Landscape Character Areas - Basingstoke Down and North Sherborne (as defined in the Basingstoke and Deane Landscape Character Assessment)



PLAN 2

Name	Date	No.
Enderby Associates <small>LANDSCAPE ARCHITECTS ENVIRONMENTAL PLANNING CONSULTANTS The Guildry West Kingston Chichester W Sussex PO14 2JH Tel: 01243 797968</small>		

Project: Rookery Farm, Monk Sherborne	
Drawing: Site Context	
Scale: As shown	Date: May 23
Drawing no. 522/01	Rev.

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Entrance to Rookery Farm house



Site Photograph A. View west into site from site access/public footpath 161/7/3



Site Photograph Locations



Site Photograph B. View north to Rookery Farm house from site access/drive entrance



Site Photograph C. View north east to Rookery Farm house from south east part of site



Site Photograph D. View south along boundary between site and Rookery Farm house

Manor Farm

Plan 3.1

Visualisation Type: Type 1

Date: 04/04/23

Weather conditions: Sunny; good visibility

Equipment used: Nikon D750 DSLR with full frame (FX) sensor; Nikon f1.8 50mm lens

Image sizes: Panoramic images reduced to fit drawing sheet unless otherwise stated.

Note: Photographs are only a 2D representation of a view at the moment in time with prevailing weather and visibility conditions; they only represent an approximation of the view that might be perceived by a receptor and do not capture the experience of the view.

Project:

Rookery Farm,
Monk Sherborne

Date:
26/04/23

Drawing no.
522/3.1

Rev:

 Enderby Associates

CHARTERED LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNING CONSULTANTS

The Smithy
West Kingston
Chippenham
Wilts. SN14 7JE
Tel: 01249 782666

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Rookery Farm house

Rookery Farm buildings



Photograph 1. View west from northern end of Ship Lane

Visualisation Type: Type 1

Date: 04/04/23

Weather conditions: Sunny, good visibility

Equipment used: Nikon D750 DSLR with full frame (FX) sensor; Nikon f1.8 50mm lens

Image sizes: Panoramic images reduced to fit drawing sheet unless otherwise stated.

Note: Photographs are only a 2D representation of a view at the moment in time with prevailing weather and visibility conditions; they only represent an approximation of the view that might be perceived by a receptor and do not capture the experience of the view.

Project:

Rookery Farm,
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Date:
26/04/23

Drawing no.
522/3.2

Rev:

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The Smithy
West Kingston
Chippenham
Wiltshire, SN14 7JE
Tel: 01249 782666

Buildings within site

Site access and route of public footpath 161/7/3

Rookery Farm House



Photograph 2. View west from Ship Lane, south of site access

Visualisation Type: Type 1

Date: 04/04/23

Weather conditions: Sunny, good visibility

Equipment used: Nikon D750 DSLR with full frame (FX) sensor; Nikon f1.8 50mm lens

Image sizes: Panoramic images reduced to fit drawing sheet unless otherwise stated.

Note: Photographs are only a 2D representation of a view at the moment in time with prevailing weather and visibility conditions; they only represent an approximation of the view that might be perceived by a receptor and do not capture the experience of the view.


Project:

Rookery Farm,
Monk Sherborne

Date:
26/04/23

Drawing no.
522/3.3

Rev:

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Tel: 01249 782666



Photograph 3. View north from western side of All Saints Church

Visualisation Type: Type 1
 Date: 04/04/23
 Weather conditions: Sunny, good visibility
 Equipment used: Nikon D750 DSLR with full frame (FX) sensor; Nikon f1.8 50mm lens
 Image sizes: Panoramic images reduced to fit drawing sheet unless otherwise stated.

Note: Photographs are only a 2D representation of a view at the moment in time with prevailing weather and visibility conditions; they only represent an approximation of the view that might be perceived by a receptor and do not capture the experience of the view.

Project:
**Rookery Farm,
 Monk Sherborne**

Date: 26/04/23
 Drawing no. 522/3.4
 Rev:

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 The Smithy
 West Kingston
 Chippenham
 Wiltshire, SN14 7JE
 Tel: 01249 782666



Photograph 4. View north east towards Monk Sherborne from vicinity of junction of Basingstoke Road/A339 (on edge of AONB)

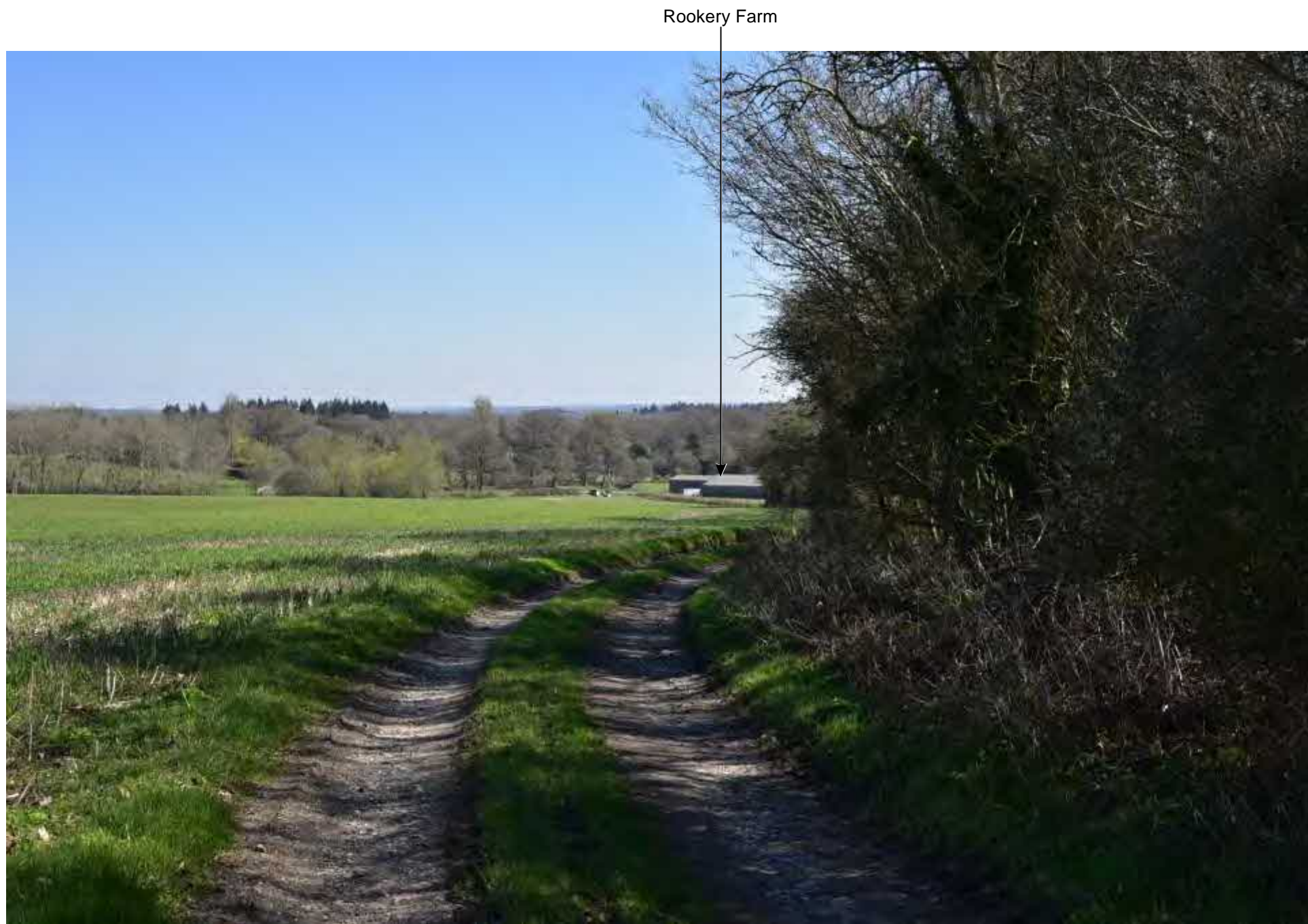
Visualisation Type: Type 1
 Date: 04/04/23
 Weather conditions: Sunny, good visibility
 Equipment used: Nikon D750 DSLR with full frame (FX) sensor; Nikon f1.8 50mm lens
 Image sizes: Panoramic images reduced to fit drawing sheet unless otherwise stated.

Note: Photographs are only a 2D representation of a view at the moment in time with prevailing weather and visibility conditions; they only represent an approximation of the view that might be perceived by a receptor and do not capture the experience of the view.

Project:
**Rookery Farm,
 Monk Sherborne**

Date: 26/04/23
 Drawing no. 522/3.5
 Rev:

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Rookery Farm

Photograph 5. View north east from public footpath 161/6/1

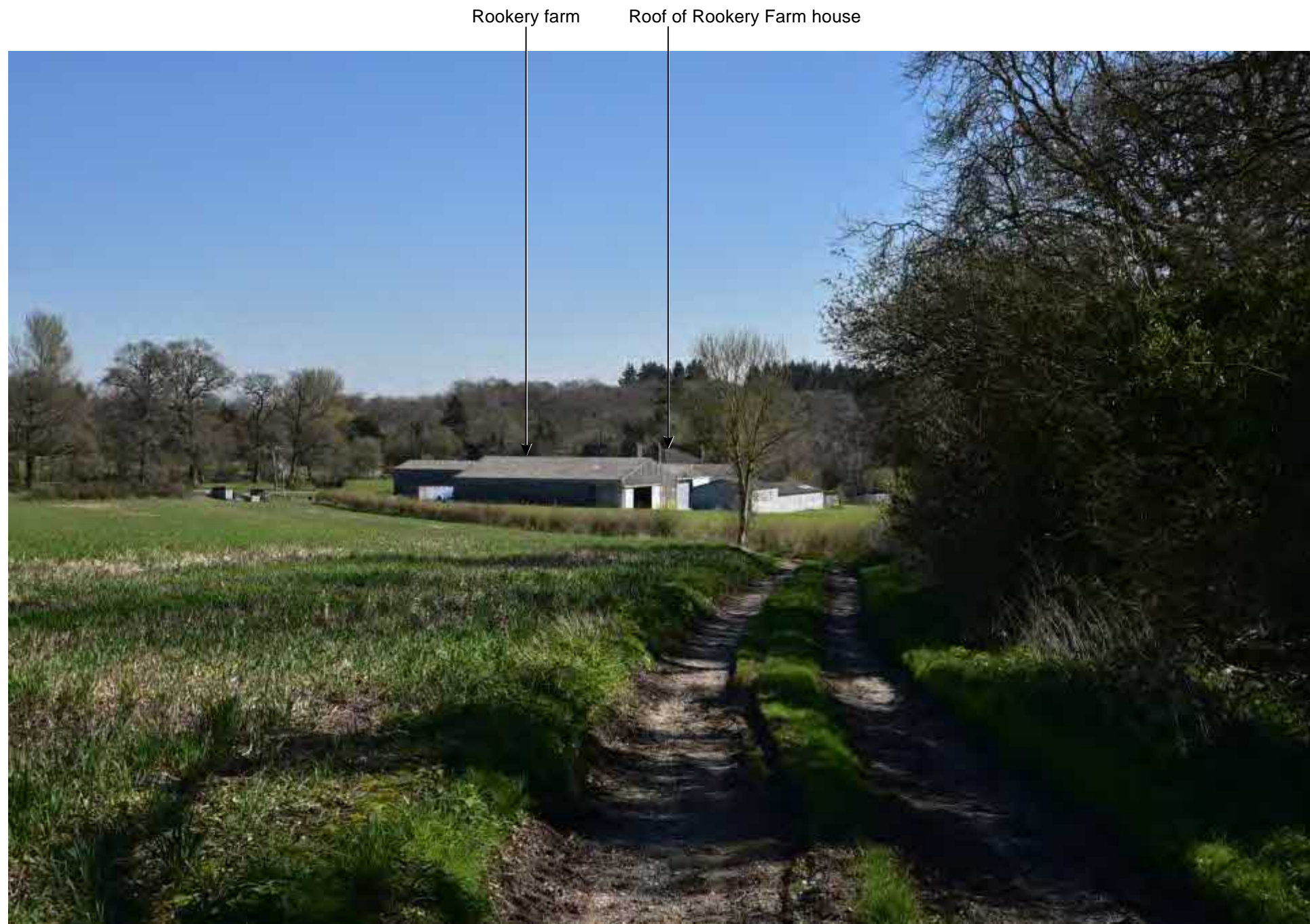
Visualisation Type: Type 1
 Date: 04/04/23
 Weather conditions: Sunny, good visibility
 Equipment used: Nikon D750 DSLR with full frame (FX) sensor; Nikon f1.8 50mm lens
 Image sizes: Panoramic images reduced to fit drawing sheet unless otherwise stated.

Note: Photographs are only a 2D representation of a view at the moment in time with prevailing weather and visibility conditions; they only represent an approximation of the view that might be perceived by a receptor and do not capture the experience of the view.

Project:
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Date: 26/04/23
 Drawing no. 522/3.6
 Rev:

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 ENVIRONMENTAL PLANNING CONSULTANTS
 The Smithy
 West Kingston
 Chippenham
 Wiltshire, SN14 7JE
 Tel: 01249 782666



Photograph 6. View north east from public footpath 161/16/1

Visualisation Type: Type 1
 Date: 04/04/23
 Weather conditions: Sunny, good visibility
 Equipment used: Nikon D750 DSLR with full frame (FX) sensor; Nikon f1.8 50mm lens
 Image sizes: Panoramic images reduced to fit drawing sheet unless otherwise stated.

Note: Photographs are only a 2D representation of a view at the moment in time with prevailing weather and visibility conditions; they only represent an approximation of the view that might be perceived by a receptor and do not capture the experience of the view.

Project:
**Rookery Farm,
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Date: 26/04/23
 Drawing no. 522/3.7
 Rev:

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 West Kingston
 Chippenham
 Wiltshire, SN14 7JE
 Tel: 01249 782666

Buildings at Rookery Farm

Rookery Farm house



Photograph 7. View east from public footpath 161/7/1

Visualisation Type: Type 1
Date: 04/04/23
Weather conditions: Sunny, good visibility
Equipment used: Nikon D750 DSLR with full frame (FX) sensor; Nikon f1.8 50mm lens
Image sizes: Panoramic images reduced to fit drawing sheet unless otherwise stated.

Note: Photographs are only a 2D representation of a view at the moment in time with prevailing weather and visibility conditions; they only represent an approximation of the view that might be perceived by a receptor and do not capture the experience of the view.

Project:
**Rookery Farm,
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Date: 26/04/23
Drawing no. 522/3.8
Rev:

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ENVIRONMENTAL PLANNING CONSULTANTS
The Smithy
West Kingston
Chippenham
Wiltshire SN14 7JE
Tel: 01249 782666



Photograph 8. View south east from public footpath 161/7/1

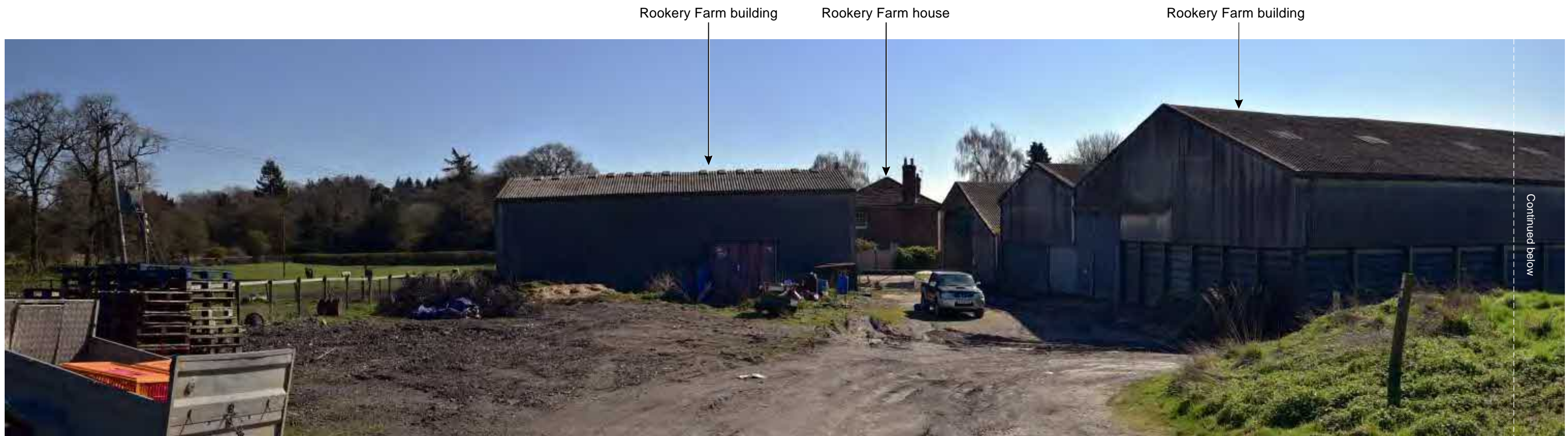
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 Weather conditions: Sunny, good visibility
 Equipment used: Nikon D750 DSLR with full frame (FX) sensor; Nikon f1.8 50mm lens
 Image sizes: Panoramic images reduced to fit drawing sheet unless otherwise stated.

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Project:
**Rookery Farm,
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Date: 26/04/23
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 The Smithy
 West Kingston
 Chippenham
 Wiltshire, SN14 7JE
 Tel: 01249 782666



Photograph 9. View of site from eastern end of public footpath 161/7/1



Plan 3.10

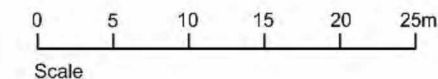
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 Weather conditions: Sunny, good visibility
 Equipment used: Nikon D750 DSLR with full frame (FX) sensor; Nikon f1.8 50mm lens
 Image sizes: Panoramic images reduced to fit drawing sheet unless otherwise stated.

Note: Photographs are only a 2D representation of a view at the moment in time with prevailing weather and visibility conditions; they only represent an approximation of the view that might be perceived by a receptor and do not capture the experience of the view.

Project:
**Rookery Farm,
 Monk Sherborne**

Date: 26/04/23
 Drawing no. 522/3.10
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Enderby Associates
 CHARTERED LANDSCAPE ARCHITECTS
 ENVIRONMENTAL PLANNING CONSULTANTS
 The Smithy
 West Kingston
 Chippenham
 Wiltshire, SN14 7JE
 Tel: 01249 782666



Perimeter garden boundaries
Garden boundaries to be defined by post and rail fencing and native hedge planting, incorporating irregularly spaced native trees.

Courtyard
Mixed native hedge and trees to subdivide courtyard, with wildflower verges, with simple areas of garden planting and low hedges adjoining dwellings. Yard to be surfaced in gravel.

Rain garden
Rain garden to attenuate roof run-off.

Field access

Existing young hedge

H1

Garden

Rookery Farm House

Garden

H2

Garden

H3

Existing retained trees

SHIP LANE

Edge of existing field

Native tree and shrub planting
Areas of mixed native tree and shrubs to create shelter and enclosure of the site and the courtyard in views from the south/south west, providing a transition between the site and landscape beyond and mixed habitat.

Right of way
Public footpath (St. James's Way) accommodated on existing alignment (currently through farmyard) through wildflower grassland between areas of mixed native planting.

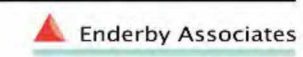
Native hedge
Native hedge planting flanking drive to assimilate garden boundary.

Perimeter garden boundaries
Garden boundaries to be defined by post and rail fencing and native hedge planting, incorporating irregularly spaced native trees.

Field/site boundary
Boundary defined by timber post and rail fence and mixed native species hedgerow incorporating occasional native trees.

PLAN 4

Rev.	Date	Note
A	09/23	Minor amendments to field boundary hedge



CHARLES BIRCH LANSING AND ASSOCIATES
ENVIRONMENTAL PLANNING CONSULTANTS
The Smithy
West Kingston
Chippenham
Wiltshire, SN14 7JL
Tel: 01249 782666

Project: Rookery Farm, Monk Sherborne

Drawing: Proposed Landscape Strategy

Scale: 1:500 @ A3 Date: Sep 23

Drawing no. 522/04 Rev. A

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ANNEX B

Assessment Methodology

ASSESSMENT METHODOLOGY

- B.1 The following should be read in conjunction with section 2.0. It sets out the criteria used for establishing the Value, Susceptibility to change, and the Magnitude of effects for landscape and visual receptors, and the assessment of the level of those effects (both adverse and beneficial).
- B.2 Effects have been considered at completion and following the establishment of planting.
1).

Methodology for assessing Landscape Effects

- B.3 The criteria used to determine the Landscape Value of receptors is set out in the Table below.

ANNEX B: TABLE 1 – VALUE OF LANDSCAPE RECEPTORS	
Value of receptor	Landscape receptor criteria
Very High	An area, site, or element feature recognised by international designation, such as a World Heritage Site.
High	An area, site, feature or element possessing a particularly distinctive sense of place, in good condition, or highly valued for its quality and/or landscape character; for example, National Parks, AONBs, Heritage Coasts, Grade 1 listed buildings and historic parks, national trails; or an intact feature of high intrinsic value which forms a key part of the landscape pattern or historic landscape pattern; landscapes, features or elements with a high susceptibility to change from the proposed development.
Medium	An area, site, feature or element with a well-defined sense of place and/or character in moderate condition; or an area valued by designation at a local or regional level including locally 'valued' landscapes; or a partly damaged feature/element of high intrinsic value; or an intact feature/element of moderate intrinsic value; or Important or species-rich hedgerows which contribute to the character of the site, screening of views, landscape or historic landscape pattern; a landscape, feature or element which is moderately susceptible to change from the proposed development.
Low	An area, site, feature or element with a poorly defined sense of place, and/or landscape character in poor condition, often not valued for its quality; or a feature/element of low intrinsic value; or a landscapes, feature or element that has a low susceptibility to change from the proposed development.

- B.4 The criteria used to determine Susceptibility (defined as 'the ability of the landscape receptor ... to accommodate the proposed development without undue consequences for the

maintenance of the baseline situation...¹²) is assessed in accordance with the criteria in Table 2.

ANNEX B: TABLE 2 – LANDSCAPE SUSCEPTIBILITY TO CHANGE	
Susceptibility to Change	Landscape susceptibility criteria
High	Landscapes/features/elements/attributes that have very limited or no ability to accommodate change from the proposed development without substantial harm to their particular characteristics.
Medium	Landscapes/features/ elements/attributes that may accommodate change from the proposed development without particular harm to their particular characteristics.
Low	Landscapes/features/elements/attributes that may accommodate change from the proposed development with limited/no harm to their particular characteristics.

B.5 The criteria employed to assess the Magnitude of landscape effects (including those on landscape character, components of the landscape, and historical landscape character and setting) are based upon the amount of physical change that would occur to the receiving landscape as a result of the proposals, in accordance with the Table below.

ANNEX B: TABLE 3 –MAGNITUDE OF LANDSCAPE EFFECTS	
Magnitude of Effect	Magnitude of Landscape Effects criteria
Major adverse landscape effect	The proposals would be at complete variance with the scale, landform, pattern or character of the receiving landscape, and/or would substantially diminish or destroy the integrity of characteristic landscape features and their settings, and/or the proposals are likely to have a large effect on the perceptual qualities of the receiving landscape.
Moderate adverse landscape effect	The proposals would be at clearly at odds with the scale, landform, pattern or character of the receiving landscape and/or would cause clearly recognisable harm to the integrity of characteristic landscape features and their settings, and/or the proposals are likely to have a medium effect on the perceptual qualities of the receiving landscape
Slight adverse landscape effect	The proposals would not quite fit into the scale, landform, pattern or character of the receiving landscape and/or would cause perceptible harm to the integrity of characteristic landscape features and their settings, and/or the proposals are likely to have a small effect on the perceptual qualities of the receiving landscape.

¹² GLIVIA para. 5.40

ANNEX B: TABLE 3 –MAGNITUDE OF LANDSCAPE EFFECTS	
Magnitude of Effect	Magnitude of Landscape Effects criteria
Negligible adverse landscape effect	The proposals will create a very limited deterioration in the scale, landform, pattern or character of the receiving landscape and/or would cause very limited harm to the integrity of characteristic landscape features and their settings, and/or the proposals are likely to have a minimal effect on the perceptual qualities of the receiving landscape.
Neutral landscape effect	The proposals would result in a very small change in the scale, landform, pattern or character of the receiving landscape but would not cause a recognisable deterioration in the integrity of characteristic landscape features and their settings, and/or the proposals are likely to have no discernible effect on the perceptual qualities of the receiving landscape. Any adverse effects of the proposals may be considered to be offset by beneficial effects of the proposals.
No change	The proposals will not cause any change to the scale, landform, pattern or characteristics of the receiving landscape and/or its perceptual qualities.
Negligible landscape benefit	The proposals would result in a very limited improvement to the scale, landform, pattern, character and/or perceptual qualities of the receiving landscape.
Slight landscape benefit	The proposals would result in a noticeable improvement to the scale, landform, pattern, character and/or perceptual qualities of the receiving landscape.
Moderate landscape benefit	The proposals would result in an obvious improvement to the scale, landform, pattern, character and/or perceptual qualities of the receiving landscape.
Major landscape benefit	The proposals would fit in within the receiving landscape and result in a large improvement to the landscape character, features, elements and/or perceptual qualities of the receiving landscape; the proposals may restore or create a new landscape character that accords with the character of the surrounding landscape.

Methodology for assessing Visual Effects

- B.6 Visual receptors are people within the study area that may potentially be able to experience views towards the proposed site and may be affected by the development proposals. These may be people using public rights of way, travellers along roads, users of recreational facilities (such as open space or sports facilities), visitors, or those working or resident within the area. Views available from private land are not formally assessed.
- B.7 Views may be screened, glimpsed, partial, or open. Where the receptor is likely to be moving (such as travellers along a road or walkers along a public footpath), the views will be transitional and are likely to vary according to the speed and direction of travel.
- B.8 The assessment of visual effects is dependent upon three factors:

The Value attributed to views (such as the popularity of the viewpoint, views associated with heritage assets, or reference(s) to it in literature);

The Susceptibility of visual receptors to change. This will be influenced by such matters as:

- the location and context of a viewpoint;
- the expectations and occupation or activity of the viewer;
- the degree to which the viewer's attention may be focused upon the view;
- the scale of the view and the extent of visibility; and
- the visual amenity experienced within the view.

The Magnitude of the visual effects, which is influenced by such considerations as:

- the size/scale and nature of change;
- its geographical extent;
- the context of the view;
- the direction and angle of the view;
- distance from the viewpoint;
- climatic conditions and time of day;
- the duration of the effects; and
- reversibility of the effects.

B.9 The criteria used for the assessment are defined in the Table below.

ANNEX B: TABLE 4 – VALUE ATTRIBUTED TO VIEWS	
Value	Value of views criteria
High	Views from viewpoints within nationally protected landscapes or heritage assets/cultural associations; from particularly popular visitor attractions; from viewpoints recognised in well-known literature and/or guidebooks; from locations identified specifically in planning designations. Views from residential property.
Medium	Views from viewpoints within landscapes identified as being important at regional/district level; views from landscapes identified as being important at a local level (such as locally 'valued' landscapes); views from visitor attractions important at regional/district level.
Low	Other views from undesignated landscapes and locations that are of no more than local value; locations without notable historic/cultural associations; locations that are not of recognised popularity.

B.10 The following table sets out the criteria used to determine the Susceptibility (or Sensitivity) of visual receptors to change. There may be variations in these categories based upon the circumstances of each project.

ANNEX B: TABLE 5 – SUSCEPTIBILITY OF VISUAL RECEPTORS	
Susceptibility to change	Susceptibility of Visual Receptor
High	People with a particular interest in their visual environment and/or prolonged viewing opportunities. For example, users of National Trails/long distance routes; visitors to nationally designated landscapes (National Parks, AONBs), defined Heritage Coasts, and heritage assets; residents with views from principal habitable rooms.
Medium	People with a moderate interest in their visual environment. For example, visitors to regionally or locally valued countryside; users of local open space facilities; walkers on rights of way and travellers along roads where the nature/quality of the views make a particular positive contribution to their experience of the route/journey; residents with views from secondary rooms (such as bedrooms).
Low	People with a passing or momentary interest in their visual environment as their attention is focused principally on other activities. For example, people at their place of work; travellers along roads where views are limited or of incidental interest; people engaged in sporting activities whose attention is focussed principally on other activities and are therefore less sensitive to changes in their surrounding environment.

B.11 The following scale has been adopted to determine the Magnitude of visual effects, based on the degree of change to the view and/or composition of the view. This is based on best practice and experience.

ANNEX B: TABLE 6 –MAGNI TUDE OF VISUAL EFFECTS	
Magnitude of Visual Effect	Magnitude of Visual Effects criteria
Major adverse visual effect	The proposals would cause a dominant or complete change to the composition of the view, the appreciation of landscape character, and the receptor’s visual amenity.
Moderate adverse visual effect	The proposals would cause a clearly noticeable change to the view, which would affect the composition of the view, the appreciation of landscape character, and the receptor’s visual amenity.
Slight adverse visual effect	The proposals would cause a perceptible change to the view, which would not materially affect the composition of the view, the appreciation of landscape character, and the receptor’s visual amenity.
Negligible adverse visual effect	The proposals would cause a barely perceptible change to the view, which would not affect the composition of the view, the appreciation of landscape character, and the receptor’s visual amenity.
Neutral visual effect	The proposals would result in a change to the view, but the change would accord with the prevailing character of the view and not result in any recognisable adverse change in the quality and enjoyment of the view.

ANNEX B: TABLE 6 –MAGNITUDE OF VISUAL EFFECTS	
Magnitude of Visual Effect	Magnitude of Visual Effects criteria
No change	The proposals would cause no change to the view.
Neutral visual benefit	The proposals would result in a change to the view, but the change would accord with the prevailing character of the view and not result in any recognisable beneficial change in the quality and enjoyment of the view.
Negligible visual benefit	The proposals would cause a barely perceptible enhancement to the view, which would not affect the composition of the view, the appreciation of landscape character, and the receptor’s visual amenity.
Slight visual benefit	The proposals would cause a perceptible enhancement to the view, but which would not materially alter the composition of the view, the appreciation of landscape character, and the receptor’s visual amenity.
Moderate visual benefit	The proposals would cause a clearly noticeable enhancement to the view, which would enhance the composition of the view, the appreciation of landscape character, and the receptor’s visual amenity.
Major visual benefit	The proposals would cause a very obvious enhancement to the composition of the view, the appreciation of landscape character, and the receptor’s visual amenity.

B.12 A number of other criteria have a bearing on the assessment of landscape and visual effects. These are listed in the table below, together with terminology used (where appropriate to the proposal).

ANNEX B: TABLE 7 –ADDITIONAL ASSESSMENT CONSIDERATIONS	
Criteria	Terminology/Definition
Nature of Effects	Effects may be: Adverse - a negative change. Neutral – a change which is neither adverse or beneficial. Beneficial - a positive change. Direct - an effect arising as a direct result of the proposal. Indirect/Secondary - an effect arising as a consequence of the proposal. Cumulative. No effect.
Cumulative Effects	Additional effects arising as the consequence of the proposal in conjunction with other proposal(s) of similar or different types.

ANNEX B: TABLE 7 –ADDITIONAL ASSESSMENT CONSIDERATIONS	
Criteria	Terminology/Definition
Type of view	Views may be: Screened Glimpsed Framed Restricted Transitional Contained Semi-open Open Oblique Panoramic.
Number of receptors	Number of receptors may be: Few viewers Moderate number of viewers Many viewers.
Distance of receptor	The approximate distance between the receptor and the proposals is categorised as follows: Local – 0 to 0.5 km. Medium - 0.5 to 2 km. Long - over 2 km.
Duration of the proposals	Duration may be: Short term - 2 years or less Medium term - 2-10 years Long term - over 10 years
Reversibility of effect	Reversibility may be: Temporary - a temporary effect arising, for example, from construction activities. Permanent - an irreversible effect arising, for example, from a housing development. Reversible - a reversible effect arising, for example, a solar farm that would be removed after an agreed period.
Extent of effects	Site - the effect would be limited to the site. Local - the effect would be limited to the site and its more immediate setting. Intermediate - the effect would occur beyond the local setting and may affect more than one landscape character area. District - the effect would occur over a wider area and may affect several landscape character areas.

- B.13 Where relevant to the proposal, consideration is also given the likely effects of lighting at night. This involves an understanding of the baseline night-time environment and is referred to in the assessment as appropriate.

Determining the Sensitivity of Landscape and Visual Receptors

- B.14 The Sensitivity of landscape and visual receptors is determined in accordance with the following table.

ANNEX B: TABLE 8 – SENSITIVITY OF LANDSCAPE AND VISUAL RECEPTORS			
Value of Landscape/Visual Receptor	High Susceptibility	Medium Susceptibility	Low Susceptibility
High Value	High	High	Medium
Medium Value	High	Medium	Low
Low Value	Medium	Low	Low

Assessment of Landscape and Visual Effects

- B.15 The matrix shown in the Table below is used to assess the landscape and visual effects of the proposals. This is based upon the assessment of the Sensitivity of receptors (left column) and the degree of effect (top row). Major, Major/Moderate effects are likely to be material considerations when considering the scheme in the overall 'planning balance'. Depending upon the circumstances of the project, Moderate effects may also be considered to be material to decision-making. It is unlikely that Minor or Negligible effects would be considered to be material.

ANNEX B: TABLE 9 - ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS						
Sensitivity of Receptor	Major adverse effect or Major benefit	Moderate adverse effect or Moderate benefit	Slight adverse effect or Slight benefit	Negligible adverse effect or Negligible benefit	Neutral Adverse effect or Neutral benefit	No Change
High	Major	Major/Moderate	Moderate	Minor	Neutral	No change
Medium	Major/Moderate	Moderate	Minor	Minor/Negligible	Neutral	No change
Low	Moderate	Minor	Minor/Negligible	Negligible	Neutral	No change

ANNEX C

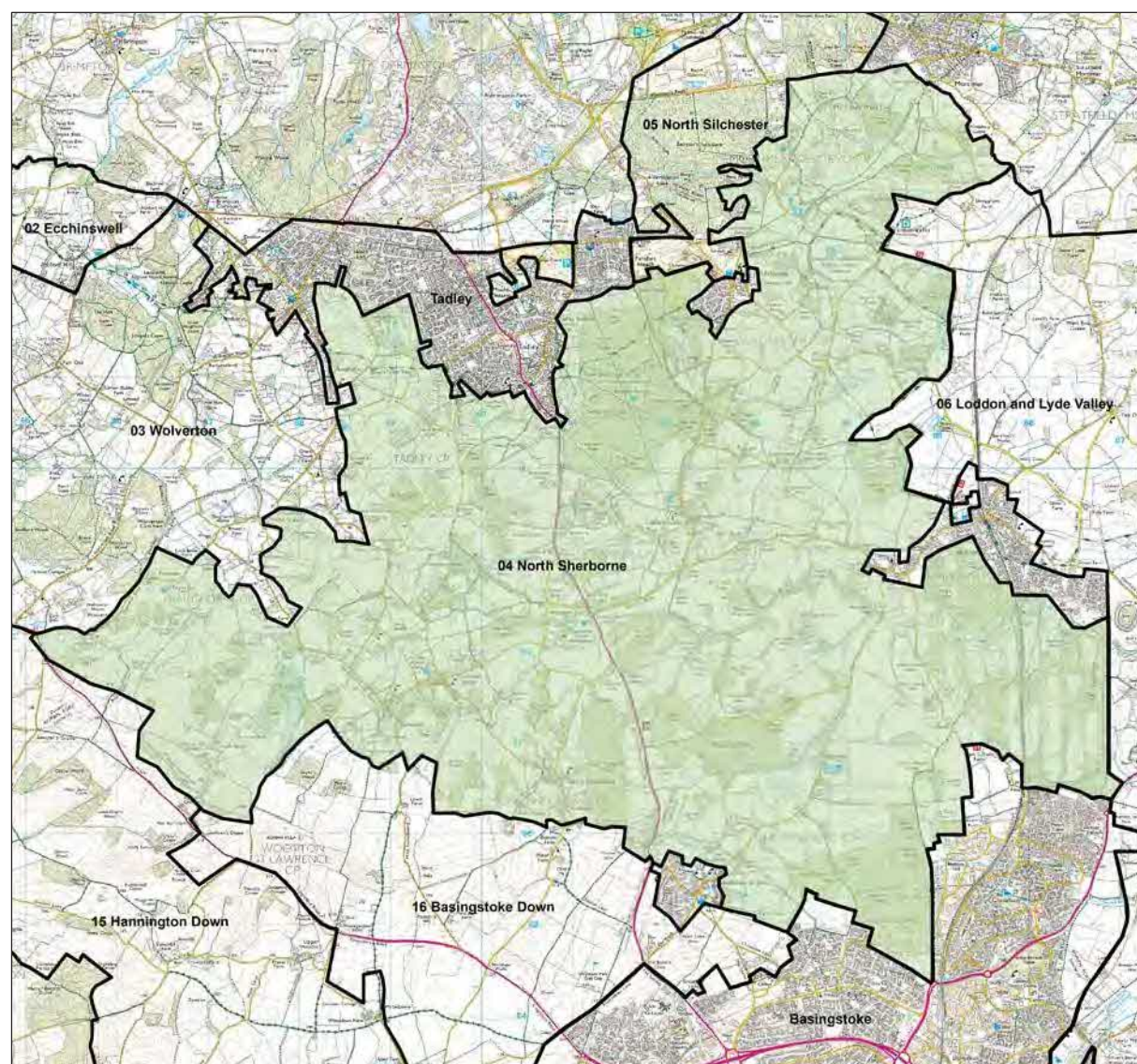
Extracts from Basingstoke & Deane
Landscape Character Assessment

Basingstoke and Deane Landscape Character Assessment



May 2021

CHARACTER AREA 4: NORTH SHERBORNE



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Location and Boundaries

This Character Area lies in the north of the Borough and stretches from the more wooded Wolverton Character Area to the west, to the Loddon and Lyde valley system to the east. The northern boundary is marked by the settlement of Tadley, the enclosed plantation and heathland landscape of the North Silchester Character Area, and the Borough boundary. Its southern boundary is defined by the distinct change in geology between the clay/Bagshot Beds of the lowland mosaic and the chalkland to the south.

Formative Influences

This area is underlain predominantly by heavy clay, permeable sands and gravels, forming a subdued, low-lying landform which strongly contrasts with the elevated chalklands to the south. Minor streams have dissected the underlying geology, resulting in a gently undulating topography. Much of this area was formerly part of the Royal Forest of Pamber. In medieval times, the process of 'assarting' progressively cleared the once large-scale woodland cover. Of particular archaeological importance is the remarkable preserved Roman town of Calleva Atrebatum (Silchester) and its associated earthworks, which were built on an existing Iron Age settlement. Occupation was established elsewhere within the area by the medieval period. For example Ewhurst, Sherborne St John and Monk Sherborne are amongst settlements mentioned in Domesday survey of 1086.



Overall Landscape Character

In common with much of the lowland landscape to the north of the Borough, this area is a patchwork of mixed farmland and woodland, which forms the setting for a diversity of other landscapes including managed parkland, minor valleys, and more extensive areas of woodland. Despite its diversity, the overall effect is a unified and balanced landscape, with the low-lying and gently undulating landform linking the various landscape types into one distinct Character Area. A small southern part of the area, between Wolverton and Ramsdell, lies within the North Wessex Downs AONB. In many areas the landscape has retained a quiet, rural character, with a network of narrow, winding roads linking the dispersed villages, hamlets and isolated farmsteads. The quietness of the area is disrupted, however, in those areas along the A340 corridor, and the rural character affected near the larger settlements of Tadley, Bramley and Chineham.

North Sherborne Key Characteristics

- Gently undulating, subtle landform dissected by a network of minor tributary valleys;
- Pattern of predominantly arable farmland and improved grassland with occasional well-managed parkland, and a low density of small scale scattered settlement, enclosed within an established woodland and hedgerow structure with many hedgerow trees;
- South-west corner lies within North Wessex Downs AONB, and overall landscape typically has a rural character, except near Tadley and Mortimer to the north and Basingstoke/Chineham to the southeast. Generally quiet, apart from areas along the busy A340. Occasional detracting influence from pylons and overhead wires, including within the AONB;
- Predominantly assarted and small parliamentary fields, giving way to large wavy, small wavy and parliamentary fields to the east;
- Two pockets of more open arable farmland towards the south-east, characterised by parliamentary fields with infrequent woodland cover and low, well-cut hedgerows, notably between The Vyne and North Chineham and to the north-west of Bramley;
- Variety of woodland, including small predominantly broadleaf copses and larger woodland such as Morgaston Wood and Carpenters Down Wood. Also Pamber Forest, which has placed a crucial role in the historical development of the area;
- Significant areas of ancient woodland, including Pamber Forest to the north, and Monk Sherborne Wood to the south;
- Remnant areas of scarce habitat types including ancient semi-natural woodland, heathland (notably part of the Pamber Forest and Silchester Common SSSI), and neutral/acidic unimproved grassland. The latter includes Ron Wards Meadow with Tadley Pastures SSSI, one of Hampshire's finest surviving hay meadow/pasture complexes;
- Three distinctive areas of parkland, 'The Vyne' (Grade II), Beaurepaire Park and Ewhurst Park, contributing a well-managed element to the landscape;
- Moderate intervisibility across the area, with vegetation and low-lying nature of the landscape containing distant views;
- A settlement pattern dominated by small villages, such as Charter Alley and Little London, hamlets, isolated farmsteads and individual properties distributed throughout the rural landscape, reached through a network of narrow, winding roads;
- Larger settlements adjoin the Character Area, including Tadley to the north, and the Chineham to the south-east. Chineham has seen considerable westwards expansion in recent years, necessitating realignment of the previous Character Area boundary to follow the new settlement edge, related to the existing landscape structure of intact hedgerows which define the new settlement edge;
- A network of public rights of way crosses the majority of the area, although some areas have limited public access, such as to the south-west within the AONB, and areas to the south-east, including farmland and the former Bramley Ordnance Depot;
- The Reading to Basingstoke railway line crosses through the eastern end of the Character Area, with the nearest station at Bramley;
- There are two large solar farms towards the centre of the Character Area, at Berry Court and Hill End, appearing as incongruous features, albeit low lying, where visible in the surrounding landscape;
- Remarkably preserved Roman town of Calleva Atrebatum (Silchester) and its associated earthworks, together with many other Scheduled Ancient Monuments, reinforcing the historic richness of the landscape.

Key Issues

- Poor species and structure diversity and ecological value within coniferous plantations;
- Under-management of the numerous ancient semi-natural woodlands, including hazel coppice woods;
- Loss of broadleaf woodlands;
- Relatively weak landscape structure, primarily within more open arable landscapes, and resulting need to encourage hedgerow planting;
- Management of hedgerows and field patterns of historic significance, and retention of hedgerow tree saplings;
- Management of road verges and hedgebanks, and damage from scrub encroachment, road improvements and legacy of agrochemical use on adjacent farmland;
- Lack of permanent grass field margins, including uncultivated buffer strips next to rivers, streams and other sensitive habitats;
- Loss of heath associated vegetation through inappropriate management and more intensive agricultural use;
- Management of unimproved neutral grassland and areas of neutral/acidic unimproved/semi-improved grassland, to maintain or enhance biodiversity;
- Some adverse impacts of horse grazing (e.g. rank grassland with weeds, poorly-managed boundaries or inappropriate styles of fencing etc.);
- Conservation and management of Calleva Roman town and associated historic features;
- Localised suburban influence of some built development and roads, including suburban styles of fencing, signage, lighting and planting, and impacts on quiet, rural character in immediate areas.
- Pressure for housing development, including extensions to existing urban edges, such as Chineham, Tadley and Bramley, encroaching into the Character Area;
- Prospect of further energy generation development, including solar farms.

GUIDANCE

North Sherborne Landscape Aims

The strategic aim for the North Sherborne Character Area is to conserve the overall rural pattern of farmland and woodland with small scale settlement, whilst limiting increases in urbanisation through incongruous development. Opportunities for enhancement are in management of the hedgerow network, and the variety of woodland. Areas which are within the AONB or form part of its setting should be considered with regard to the landscape, land management and development key issues and policies set out in the North Wessex Downs AONB Management Plan, including those related to dark skies, siting of new development, and intrusion from certain types of development.

Landscape Guidelines

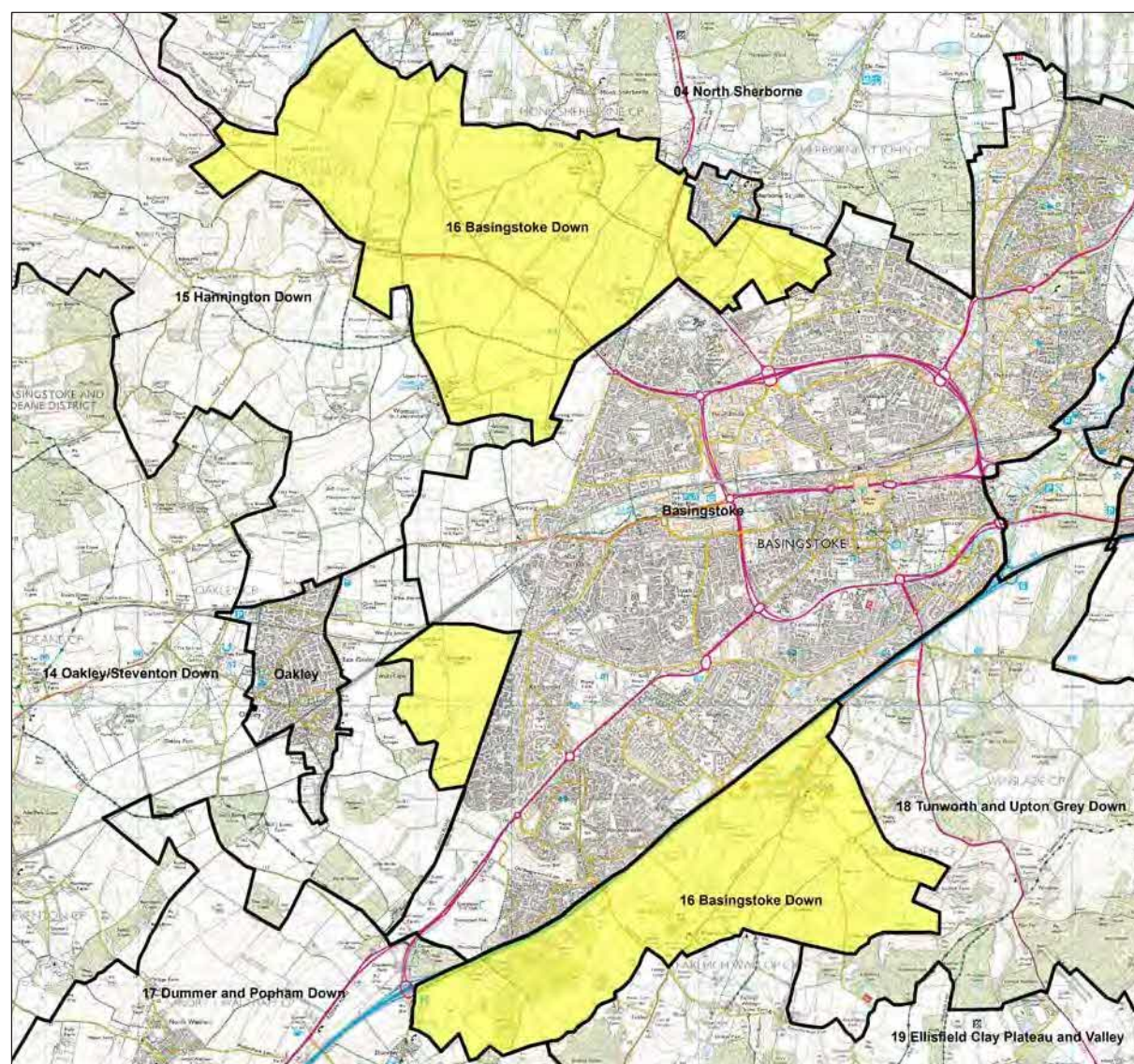
Land Management

- Conserve, enhance and restore woodlands, in particular ancient woodland such as Pamber Forest, Monk Sherborne Wood, Morgaston Wood and Carpenters Down Wood, and other areas of woodland including smaller woods located across the Character Area, through effective long term management and replanting with locally appropriate species to retain their varied character and their ecological value;
- Encourage sensitive management of plantations for their species and wildlife value;
- Restore grass field margins wherever possible, particularly next to sensitive habitats such as rivers and streams, including Silchester Brook and Bow Brook;
- Ensure consistent management and restocking of hedgerows to enhance the hedgerow network throughout the Character Area, and in particularly areas of more open arable fields such as towards the north of the Character Area;
- Encourage improved management of road verges and roadside hedgebanks, including along the winding lanes through the Character Area;
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as hedgerows, woodlands, heath and grasslands;
- Raise awareness of the historic dimension and underlying archaeology of the landscape to landowners including the assorted field patterns and woodlands, and encourage conservation of the those elements;
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.

Built Development

- New development should be associated with existing settlement, for example at Tadley, Sherborne St John, Chineham, and Bramley, where appropriate, and should respond to existing urban edges.
- Retain natural buffers and boundaries to settlements where possible, including the existing woodland, hedgerows, trees along boundaries surrounding Tadley, Chineham and Sherborne St John, and promote the use of appropriate species for potential planting and boundary treatments to integrate development into the adjoining rural landscape;
- Retain the rural character along lanes, such as those within the vicinity of Little London, and conserve existing historic settlements, such as Ramsdell, Monk Sherborne and Three Ashes, as well as more isolated farmsteads such as Pamber Priory Farm (located to the south-west of Pamber End);
- Avoid visual intrusion from development of energy generation sites, such as solar farms;
- Encourage the use of locally characteristic building forms and include sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials;
- Where possible limit effect of settlement expansion on the separate identities between Tadley and Silchester, and between Sherborne St John and Basingstoke, by retaining existing boundary hedges and trees in the area to help prevent visual or physical coalescence between the settlements.
- Conserve the rural roads and lanes across the area;
- Ensure that potential road lighting schemes in currently unlit areas, such as along Silchester Road through Little London, are assessed for visual impact, and encourage conservation of the existing 'dark skies' on the skyline.

CHARACTER AREA 16: BASINGSTOKE DOWN



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Location and Boundaries

Recent development allocations and changes to the Settlement Policy Boundary around Worting, and Kempshott Park have split the Character Area into three main parts. This irregularly-shaped area lies in the centre of the Borough, taking its form from the settlement of Basingstoke, which defines its eastern boundary and, for a part to the south, its northern edge. Most of its northern boundary is defined by the distinct change in geology, relief and vegetation characteristics between chalkland and lowland mosaic landscapes. The western and southern boundaries mark a transition to a more enclosed mosaic of farmland and woodland characteristic to the surrounding Character Areas. The north-westernmost extent of the northern part of the Character Area, is within the North Wessex Downs AONB.

Formative Influences

This area is underlain predominantly by chalk layers with occasional deposits of clay and flint. Erosion of the chalklands to the north of Basingstoke gives rise to a characteristic rolling landscape. This landform merges into a gentle rising slope to the south, which becomes steeper to the south of Basingstoke, rising to a high clay plateau at Farleigh Wallop. The present landscape was probably initiated as long ago as the earlier prehistoric period (Neolithic and Bronze Age), when the original forest cover was largely cleared for arable agriculture and grazing. A few patches of woodland survived or regenerated in the

north of the Character Area. The settlement of Worting is amongst those mentioned in the Domesday Survey of 1086. Medieval open field systems and downland were largely replaced by enclosure by informal means during the 17th-18th centuries, and later by parliamentary enclosure.



Overall Landscape Character

This is an area of relatively consistent landscape character, the urban form of Basingstoke creating a unifying element within a landscape of varying landform, which predominately falls to face Basingstoke. The area is characterised by a large-scale pattern of arable fields with low, well-trimmed hedges that have become weak and broken in places. These elements, together with the infrequent woodland blocks and small-scale woodland blocks, give a feeling of openness to the area. Urban influences, such as golf courses on the edge of Basingstoke, and main roads/motorway development, adversely affect the rural character of parts of the landscape. The major settlement of Basingstoke, and its associated infrastructure, exerts a strong urban influence on the character of the immediate surrounding landscape, affecting its rural character. In terms of settlement pattern, however, development outside Basingstoke is limited to a scattering of isolated farmsteads and small villages/hamlets.

Basingstoke Down Key Characteristics

- Rolling landform to the north, becoming more undulating and northward sloping to the south to face Basingstoke;
- Predominantly large-scale farmland, lacking a distinctive sense of place;
- Provides landscape setting for the western and southern parts of Basingstoke, whilst the western quarter of the area lies within the North Wessex Downs AONB. Urban influences affect much of the area, with Weybrook golf course to the north-west of Basingstoke, and Dummer golf course to the south-west of Basingstoke, and significant noise intrusion from the M3 motorway and A-roads;
- Open character formed by large-scale, arable fields, the mix of track-bound fields, large wavy-edged fields and parliamentary fields reflecting enclosure from post-medieval to 19th century times;
- Low, well-cut hedgerows and very few woodland blocks, although shelter belt planting exists north of Basingstoke, and very occasional remnants of ancient semi-natural woodland exists, especially concentrated in the south of the area;
- High intervisibility within the area due to the lack of woodland or strong hedgerow structure, enabling views of Basingstoke from many parts of the Character Area;
- The Character Area adjoins a number of settlements, including Basingstoke to the east, the village of Sherborne St John to the north-east, Monk Sherborne to the north-west, and the small village of Dummer to the south. The Character Area provides the setting to these settlements and the village Conservation Areas, and helps maintain the separate identities between each settlement. The fields around Battledown Farm within the middle part of the Character Area, also provide part of the separation between Basingstoke and Oakley to the west;
- There is limited settlement within the Character Area itself, the main exceptions being the village of Cliddesden, which is also within a Conservation Area, and hamlet of Broadmere to the east, and part of Wootton St Lawrence to the west. Elsewhere, there are scattered isolated farmsteads, linked by relatively small, narrow roads, contrasting with direct but intrusive road network linking Basingstoke with surrounding areas via the M3 and A-roads. Roman road defines the abrupt, straight, western built edge to Basingstoke, and the M3 corridor marks a similar sharp edge on the southern side;
- Public Rights of Way link Basingstoke to the surrounding countryside, and provide walkers with a sense of tranquillity within the AONB, but views of settlement on slopes facing Basingstoke limit the sense of remoteness;
- Various Scheduled Ancient Monuments, including Woodgarston ring motte, and a Roman site north-west of Woodgarston Farm, within the northern part of the Character Area, north-east of Upper Wootton.

- Intrusion of built development, urban land uses and major roads on the landscape;
- Pressure for housing development, including extensions to Basingstoke and Sherborne St John, encroaching into the Character Area.

GUIDANCE

Basingstoke Down Landscape Aims

The strategic aim for the Basingstoke Down Character Area is to maintain the general openness of the landscape whilst enhancing the integrity of the hedgerow network and condition of existing woodland; limiting the effect of settlement expansion on the landscape and maintaining the separate identities of settlements where possible. Opportunities for enhancement are in management of the hedgerow network and woodland. Areas which are within the AONB or form part of its setting should be considered with regard to the landscape, land management and development key issues and policies set out in the North Wessex Downs AONB Management Plan, including those related to dark skies, siting of new development and intrusion from certain types of development.

Landscape Guidelines

Land Management

- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their ecological value, including in particular areas of ancient semi-natural woodland such as Skyers Wood/Mays Copse to the north, and Rowley Copse, Kempshott/Shortwood Copse and Middle Copse to the south;
- Ensure consistent management and restocking of hedgerows across the Character Area, and particularly within extensive open areas, to enhance the hedgerow network;
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such hedgerows and woodlands, and improve biodiversity through enhanced field margins and chalk grassland;
- Raise awareness of the historic dimension and underlying archaeology of the landscape to landowners and conserve historic elements of the landscape;
- Encourage the use of suitable fence styles, in keeping with the local style or material.

Built Development

- Carefully site new development, ensuring it is consistent with the pattern of existing settlement and limits inappropriate urbanisation of the landscape from expansion of built form, particularly on the edge of Basingstoke;
- Conserve existing historic settlements, and maintain the character of associated conservation areas, including Cliddesden;
- Limit the effect of development on the separate identities of Sherborne St John, Oakley and Basingstoke by retaining existing landscape structure including boundary hedges and trees in the area, to help to retain essential gaps between settlements;
- Encourage any new built development to use locally characteristic building forms and include sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials;
- Avoid the location of new large or bulky structures where visually intrusive on this Character Area. Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact and integrate with the rural context;
- Conserve the rural roads lanes, minimising small-scale incremental change such as signage, fencing and kerbing, or improvements to the road network which could change their character. Promote the use of traditional signage features with particular regard to local style and materials;
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' on the skyline.

Key Issues

- Under-management of some ancient semi-natural woodlands;
- Weakened hedgerow structure across the more extensive, open landscape types, resulting from previous hedgerow removal;
- Decline in extent of unimproved chalk grassland and sheep pasture through scrub encroachment and agricultural improvement, particularly conversion to arable farmland;
- Areas of intensive farming with low biodiversity levels;
- Management of grass field margins, road verges, hedgerows, and uncultivated buffer strips adjacent to sensitive wildlife habitats to maintain or increase biodiversity;

ANNEX D








Monk Sherborne Conservation Area Appraisal Map



Monk Sherborne

Monk Sherborne Conservation Area Appraisal

Key

-  Conservation Area Boundary
-  Listed Building, Wall or Railing
-  Notable Building, Wall or Railing
-  Trees of Townscape Significance
-  Landmark or point of interest
-  Vista - important general view, especially of the wider landscape setting
-  Viewpoint - to an important building or group of buildings

Basingstoke and Deane Borough Council

April 2000

Scale: NTS

