

LANDSCAPE AND VISUAL APPRAISAL

LAND AT ROWAN OAK, OVER WALLOP

DPLC/370/LVA

17 OCTOBER 2023



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Introduction

- 1 This Landscape and Visual Appraisal follows guidelines published by the Landscape Institute and Institute of Environmental Management and Assessment to appraise the magnitude of the anticipated impact of two dwellings on land to the south of Rowan Oak, adjacent to Craydown Lane, near Over Wallop.
- 2 The development proposal is shown in Appendix B.
- 3 The assessment has been carried out by David Parfitt MA MSc CMLI, a chartered landscape architect specializing in the assessment of landscape and visual effects.
- 4 The LVA considers the range of landscape and visual effects likely to occur and considers the scope for mitigation measures to reduce any adverse effects.

Anticipated Effects on Landscape Character

- 5 The proposal site consists of an area of improved grassland to the south of Rowan Oak, opposite dwellings on Kings Lane. A mature hedgerow lines the west boundary of the proposal site and a driveway access bounds the east side of the proposal site.
- 6 The proposal would have limited effects on the key valued characteristics of the Thruxton and Danebury Chalk Downland landscape character area.
- 7 There would be a Minor and beneficial effect on local vernacular as the proposal would comprise good examples of local vernacular in similar style as the flint and timber weatherboarding and tile roof evident at Rowan Oak.
- 8 The proposal would have a Minor and neutral effect on public rights of way with glimpses of dwellings beyond Rowan Oak, and emerging hedgerow. There would be no direct effect on public rights of way.
- 9 The effect of the proposal upon the other key valued characteristics is considered to be Negligible or None.

Recommended Mitigation

- 10 The proposal in its current outline form contains some primary mitigation to reduce effects upon landscape character. The proposal has an area of wildflower enhanced grassland with native trees which would enhance views along King Lane and Craydown Lane. Gaps and weak parts of the existing hedgerow would be repaired with mixed native species.
- 11 Native hedgerows would be planted around the curtilage of

each proposed dwelling and along the eastern side of the driveway with native hedgerow trees. The hedgerow would provide an unbroken enclosure along the eastern side of the site which would mitigate effects on views from Craydown Lane and provide habitat connectivity.

- 12 The proposed dwellings are arranged to sit comfortably within their respective garden curtilage. The proposal could introduce around 9 new native trees into the landscape.

Anticipated Effects on Visual Amenity

- 13 The proposal would be visible by receptors on King Lane, Craydown Lane and the bridleway to the north of the site within a 200m radius of the proposal site.
- 14 The baseline sensitivity of views varies with most views being of Medium sensitivity and Low sensitivity. The effect of the proposal upon views is likely to be Negligible to Minor and Neutral or Beneficial from locations on King Lane and the bridleway to the north and west of the proposal site. The proposal would be obscured beyond the existing dwelling at Rowan Oak and the hedgerow that lines the line.
- 15 The proposal would comprise a Beneficial effect where improvements would be made to the boundary hedgerow and new trees planted.
- 16 There would be a very limited potentially adverse effect at the proposed entrance (View 9). The assessment of the effect on this view is based upon the change that would be experienced as there would be an increased mass of dwellings and views could be impeded slightly. The effect would be mitigated through the beneficial effects of the landscape proposal which would be visible in the foreground.
- 17 The effect on views gained from Craydown Lane would be Minor to Moderate depending upon the proximity of the view point. These effects would be Neutral as new native hedgerows and hedgerow trees would be planted along the east site boundary. The frontages of dwellings consisting of local vernacular materials would be visible beyond the hedgerow, however this would be in the context of a backdrop of other dwellings.
- 18 The overall effect of the proposal upon Visual Amenity is considered to be Minor and Neutral to Slightly Beneficial.

Recommended Mitigation

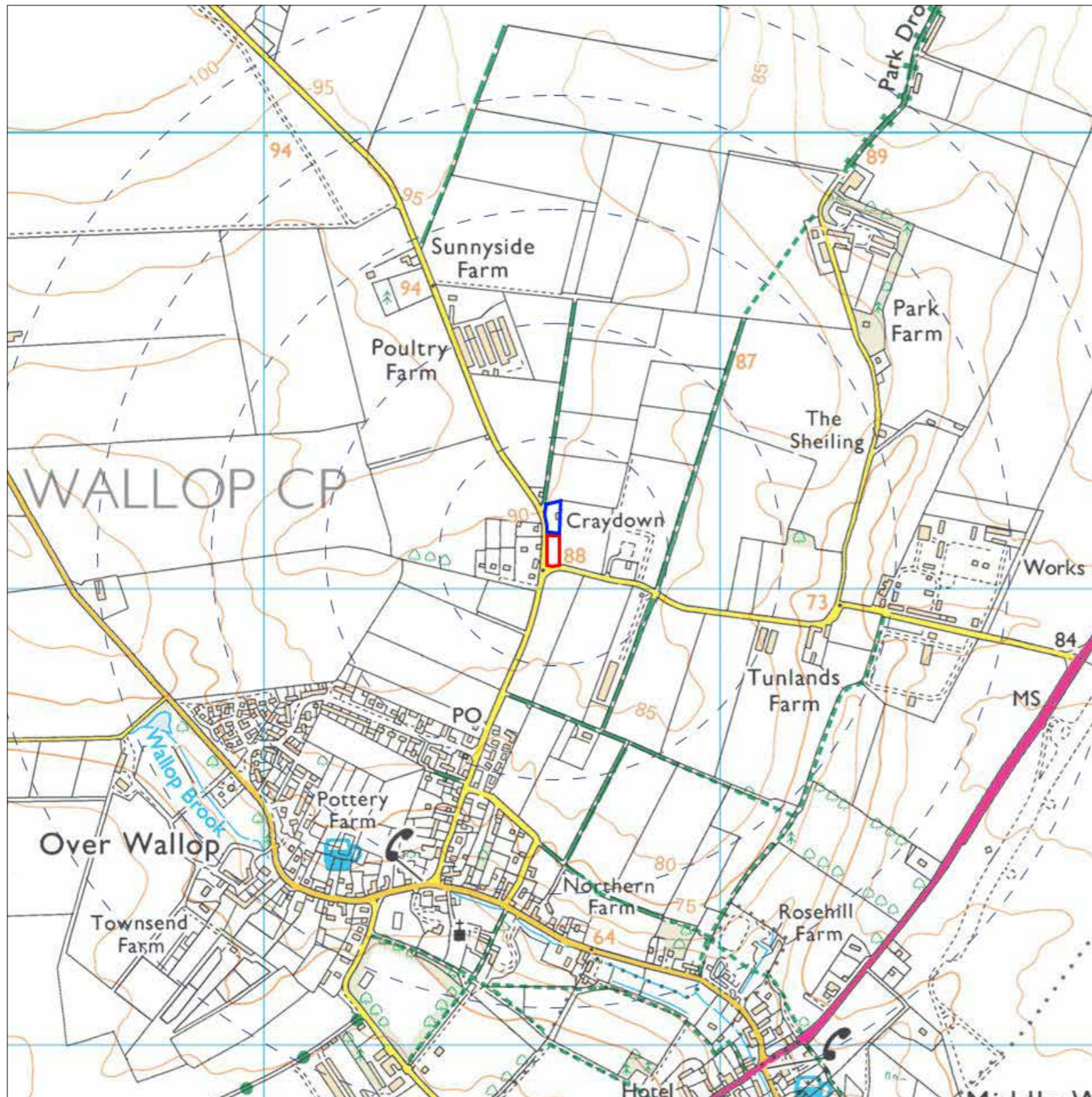
- 19 The proposal has been configured to conserve views and enhance the appearance of the site by restoring and creating hedgerow boundaries around the site. Hedgerow trees would

develop to soften and screen the proposal effectively.

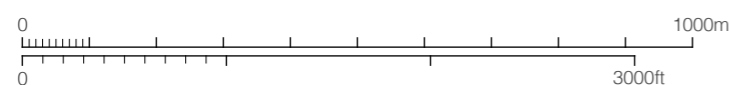
Local vernacular materials are proposed and this would help the proposal to conserve and enhance visual amenity.

Conclusion

- 20 The proposal would generally conserve the key valued characteristics of the Thruxton and Danebury Chalk Downland landscape character area. The proposal would conserve and enhance visual amenity.
- 21 Primary mitigation included within the proposal is considered to be effective in reducing adverse effects.



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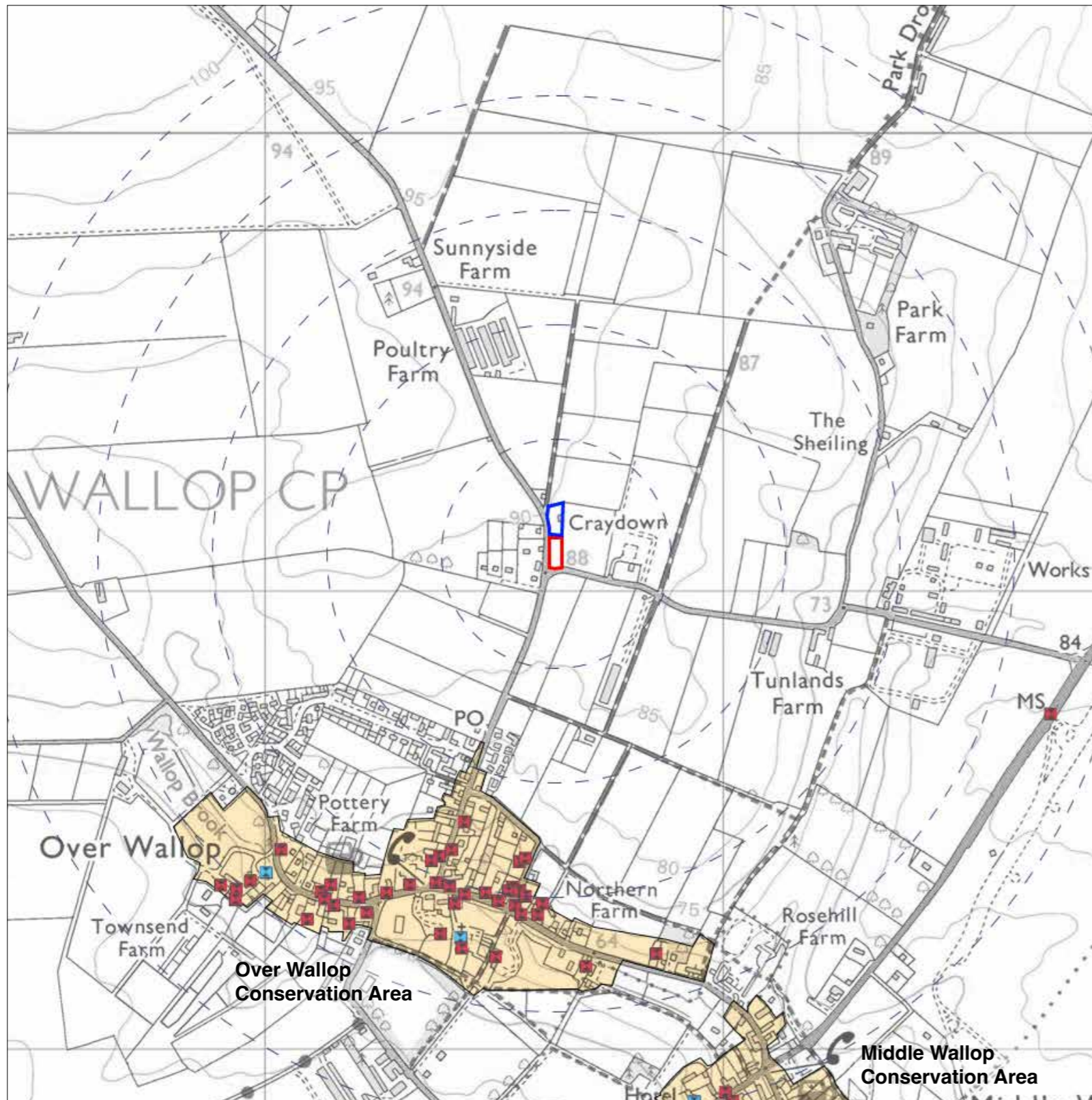


Site Location

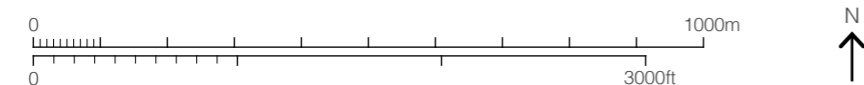
- 22 The proposal site is situated about 400 metres to the north of the village of Over Wallop, at the junction of King Lane and Craydown Lane.
- 23 The proposal site consists of an area of mown grassland bounded by post and rail and wire fence. A mature hedgerow bounds the west of the proposal site along King Lane. A sparse hedgerow encloses the site to the south on its boundary with Craydown Lane.
- 24 The site is enclosed by post and rail fences to the north between the garden curtilage of Rowan Oak to the north, and to the east between an arable field and the proposal site.
- 25 A gravel drive passes along the east side of the site between Craydown Lane and the garden of the dwelling at Rowan Oak. Five bar gates facilitate access from the lane and into the garden to the north.
- 26 Opposite the site to the west of King Lane there are several two storey brick dwellings. Native hedgerows enclose garden curtilages.
- 27 The proposal site is not located within any statutory landscape designations. The village of Over Wallop is designated as a Conservation Area.

KEY

-  Site Boundary
-  Ownership Boundary
-  Radii (250m intervals)



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Heritage Designations

Conservation Areas

- 28 Over Wallop is part of a conservation area known as the Wallops, comprising Over Wallop, Nether Wallop and Middle Wallop linked together by the Wallop Brook.

At Over Wallop and Nether Wallop the valley has an intimate, enclosed and tranquil character which is generally unspoilt by the intrusion of roads and modern suburbanising influences. The pastoral landscape pattern and associated water channels and ditches blend seamlessly with the built development of the villages. (Wallops Conservation Area Character Appraisal)

Listed Buildings

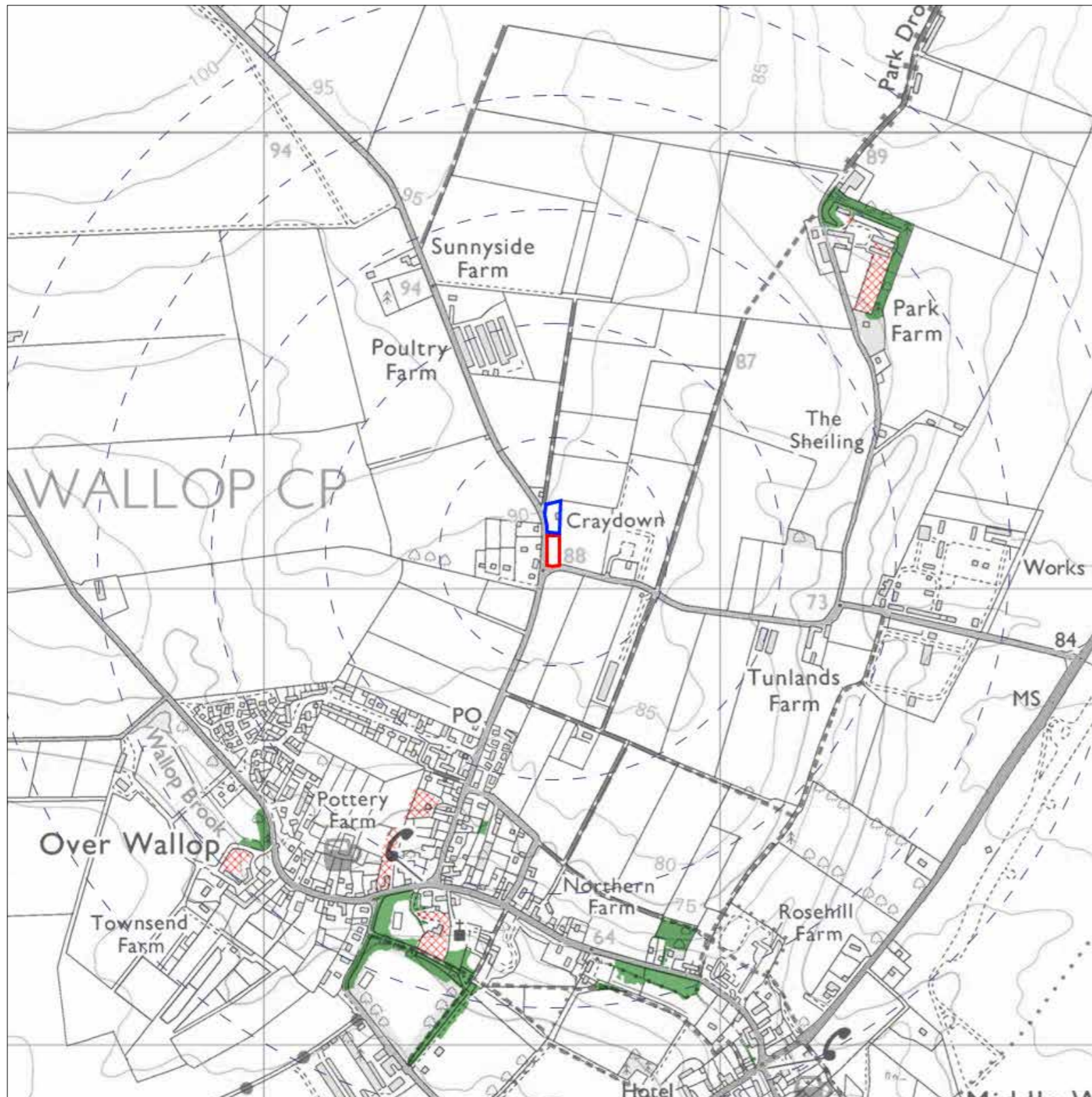
- 29 The original settlements developed in a linear pattern along the Wallop Brook hence the considerable number of grade II listed buildings along the stream.
- 30 The church of St Peter dating from the 12th century and the mid-18th century brick Townsend Farmhouse are both Grade II* listed buildings.

KEY

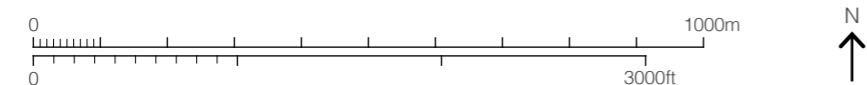
- Conservation Area
- Grade II Listed Building
- Grade II* Listed Building
- Site Boundary
- Ownership Boundary
- Radii (250m intervals)

LAND AT ROWAN OAK, OVER WALLOP

LANDSCAPE & VISUAL APPRAISAL
DPLC/370/LVA/1



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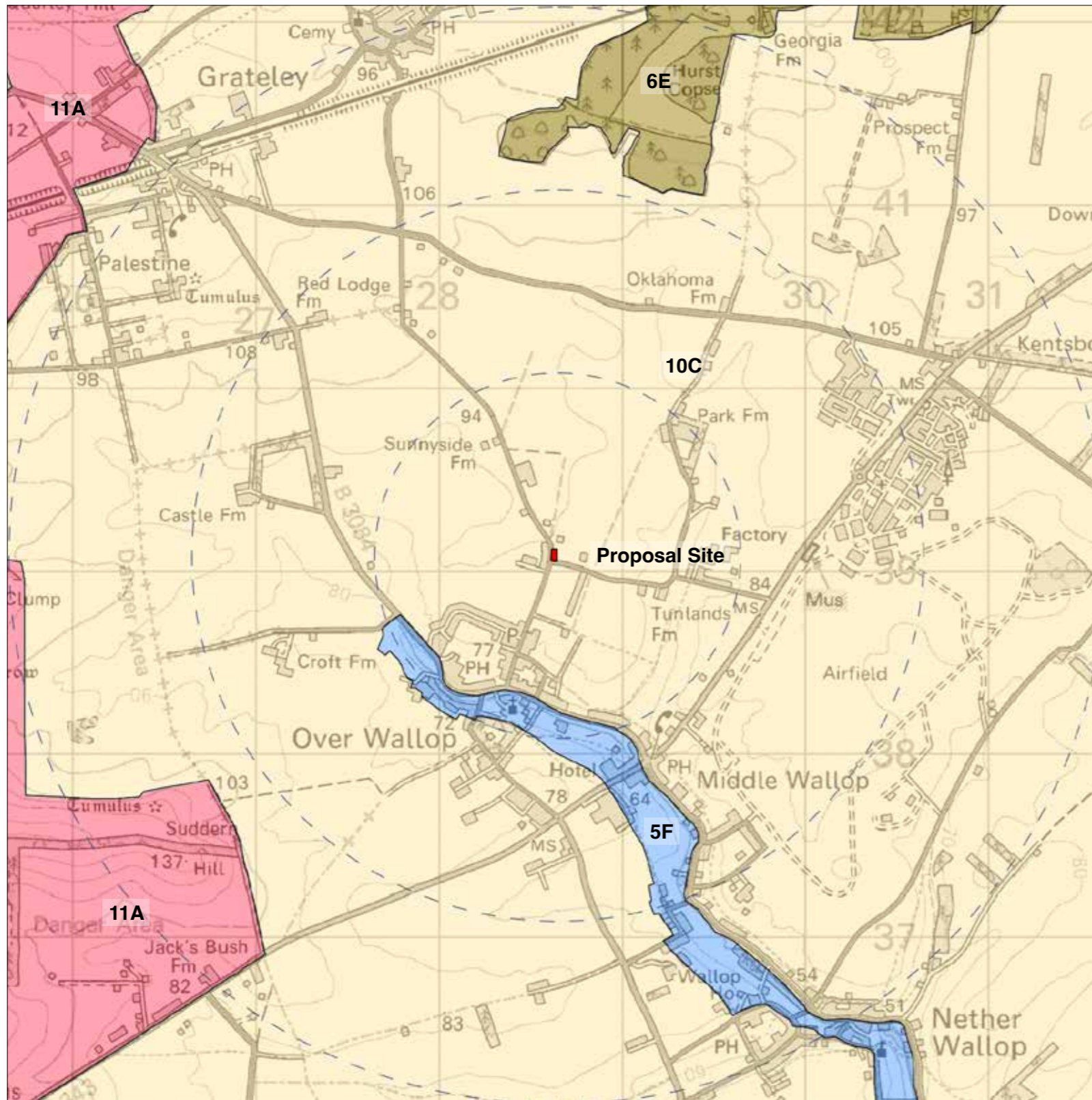


Priority Habitats

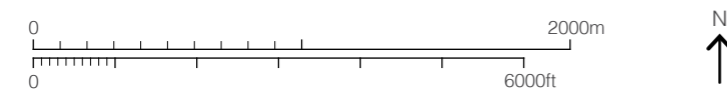
- 31 There are no areas of priority habitat within the proposal site.
- 32 There are small fragmented areas of deciduous woodland habitat and other unspecified priority habitat some distance from the proposal site.
- 33 There are hedgerows along field boundaries, bridleways and lanes with occasional mature oaks and other trees such as field maple within hedgerows and shelterbelts which provide habitat connectivity.

KEY

-  Deciduous Woodland
-  Other Habitats
-  Site Boundary
-  Ownership Boundary
-  Radii (250m intervals)



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Thrupton and Danebury Chalk Downland LCA

- 34 The Test Valley Landscape Character Assessment (TVLCA) sets the proposal site within the Thrupton and Danebury Chalk Downland landscape character area. This is an area of gently undulating plateau, with a series of chalk river streams and valleys. Refer to Appendix C for pages from the TVLCA.
- 35 The area has a relatively unspoilt agrarian character with few prominent developments. Some major roads, a railway line and large buildings associated with airfields are considered localised detractors.
- 36 Large scale arable farming has resulted in an open exposed landscape which has a weak hedgerow structure. There are a few isolated areas of woodland although not within the proximity of the proposal site. Wooded shelterbelts are more common with mature hedgerows lining bridleways and roads.
- 37 Extensive agricultural land rationalisation during the late 18th and 19th centuries is evident. Increasing arable based agriculture has resulted in an open landscape populated by numerous large regular and generally straight sided fields.

Settlement Pattern

- 38 Settlements retain a coherent historic core often focused upon an early medieval church, manorial complex or farmstead. 19th

KEY

- 5F: Wallop Brook Valley Floor
- 6E: Amport Wooded Downs
- 10C: Thrupton and Danebury Chalk Downland
- 11A: Quarley Hill Downs
- Proposal Site
- Radii (1km intervals)

and 20th century development within these settlements has been minimal, however there has been an increase in recent decades.

Remoteness and Tranquillity

39 The landscape is large-scale with 'big skies'. Away from the main roads in isolated dry valleys or in close proximity to small hills the large scale landscape can be appreciated. There is a strong sense of tranquillity. Lighting and traffic, particularly in settlements and on roads detract.

Landscape Strategy and Guidelines

40 The Thruxton and Danebury Chalk Downland is an open homogenous area of national importance for its unimproved grassland and woodland habitats and extant historic features.

41 The overall strategy is therefore to conserve the open views and its historic and ecological value whilst restoring some of the landscape structural features of the downs at Thruxton and Danebury Chalk Downland and to protect and enhance the key valued characteristics.

Land Management

42 The management guidelines for this area considered pertinent to the proposal site are as follows:

Landscape Distinctiveness

- Maintain the sense of remoteness and tranquillity.
- Protect significant open vistas from visual intrusion.
- Protect and enhance views to valued local landscape features.
- Maintain undeveloped valley sides to river valleys.

Hedgerows

- Improve hedgerow structure to help mitigate visual impact of traffic on landscape.

Biodiversity

- Seek opportunities to extend and link chalk grassland and woodland habitats with particular reference to threatened and locally distinct butterflies.

Historic Landscapes

- Protect and enhance parkland features, including within the smaller properties on the periphery of villages.

Land Use and Development

43 Development guidelines for this area relevant to the proposal site are as follows:

Built Development

- Opportunities to be sought to restore local landscape features.
- Mitigate and integrate visually intrusive structures and buildings with landscape measures which are not out of character within the landscape itself.

Key Valued Characteristics

44 The TVLCA outlines the following Key Valued Characteristics which provide definite criteria upon which to appraise the anticipated effects of the outline proposal:

- An elevated gently undulating area of very open chalk downland, dominated by arable farming; provides opportunities and experiences for long views with big expansive skies and wide views, which also provides a development free backdrop and contrast to the adjacent LCT5: River Valley floors.
- Enclosed, historic routeways.
- Small hills create interest on the skyline and opportunities for viewing the landscape.
- Danebury Hill Fort.
- Distinctive town like character of dense and narrow streets at Broughton.
- Local buildings are predominately brick and flint with clay tiled roofs.
- A few isolated woodlands and shelter belts which traverse the landform.
- Woodlands within adjacent LCAs create wooded horizons.
- Disused chalk pits often overgrown to form small woodland copses.
- Properties in commanding positions on elevated ridges with mature trees.
- Some areas of pasture and hedgerows on the periphery of older settlements reduce their visibility

within the open landscape.

- The lack of visibility of settlements within the southern section of this LCA, creates a strong feeling of remoteness.
- Parklands occasionally found on the edge of settlements.
- Longstock Park.
- Good network of public rights of way.
- Largely a landscape dominated by 19th century parliamentary enclosure.
- Number of large villages associate with dry valleys
- Several popular and attractive villages and focal points including the Wallops.

45 From the above Key Valued Characteristics a number can be scoped out of the appraisal where effects are unlikely, where the characteristic is not found within the study area, or if it is clear that the proposal would not affect this characteristic.

- Small hills create interest on the skyline and opportunities for viewing the landscape.
- Danebury Hill Fort
- Distinctive town like character of dense and narrow streets at Broughton.
- Woodlands within adjacent LCAs create wooded horizons.
- Disused chalk pits often overgrown to form small woodland copses.
- Properties in commanding positions on elevated ridges with mature trees.
- Parklands occasionally found on the edge of settlements.
- Longstock Park.

Assessment of Sensitivity and Impacts

46 The sensitivity of each of the key valued characteristics is considered in the table on the following page. The anticipated effect of the outline proposal is considered for each characteristic.

Key Valued Characteristics of Thruxton and Danebury Chalk Downland LCA	Sensitivity	Anticipated Effect of Proposal upon Characteristic Feature	Magnitude of Effect
Elevated gently undulating area of very open chalk downland, dominated by arable farming; provides opportunities and experiences for long views with big expansive skies and wide views, which also provides a development free backdrop and contrast to the adjacent LCT5: River Valley floors.	Medium	The proposal site is located to the south of a residential dwelling between its access drive and King Lane. There is an arable field to the east and dwellings to the west. The site comprises an area of managed grassland. There are no long views onto or from the site. The proposal would be situated adjacent to dwellings to the north and west and would not impede experiences of long views.	Negligible / Neutral
Enclosed, historic routeways.	High	King Lane and Craydown Lane are enclosed, possibly historic routeways. The proposal site is situated at their junction. The proposal would be set back from the junction with several new native trees and an area of open natural space overlooking the junction. The proposal would have a limited effect on historic routeways.	Negligible / Adverse
Local buildings are predominately brick and flint with clay tiled roofs.	Medium	Dwellings adjacent to the proposal site, including the recently completed dwelling to the north, feature local vernacular of brick and flint with clay tiled roofs. The proposal would feature vernacular materials in a similar style to the recently approved and constructed dwelling within the ownership boundary.	Minor / Beneficial
A few isolated woodlands and shelter belts which traverse the landform.	Medium	The proposal would not affect any existing woodlands or shelterbelts. The proposal would restore hedgerow boundaries around the proposal site and improve canopy cover with new tree planting.	Negligible / Beneficial
Some areas of pasture and hedgerows on the periphery of older settlements reduce their visibility within the open landscape.	High	The proposal site consists of managed grassland with a mature hedgerow along its west boundary which may limit views of the village further to the south. The proposal would create new hedgerows however these would not alter the visibility of older settlements.	Negligible / Neutral
The lack of visibility of settlements within the southern section of this LCA, creates a strong feeling of remoteness.	High	The proposal site is located opposite dwellings on King Lane and to the south of a single dwelling. A gated dwelling in spacious garden is located to the east. The sense of remoteness is limited. The proposal would be visible from Craydown Lane, however this is in the context of existing dwellings and the landscape proposal consisting of hedgerows and native trees along boundaries will provide some mitigation of effects.	Negligible / Adverse
Good network of public rights of way.	High	There is limited potential for the proposal to be seen from the bridleway a short distance to the north of the site. Visibility of the proposal would consist of glimpses of dwellings beyond Rowan Oak, and emerging hedgerow. There would be no direct effect on public rights of way.	Minor / Neutral
Largely a landscape dominated by 19th century parliamentary enclosure.	Medium	The proposal site is located within the curtilage of Rowan Oak and contained by the hedgerow lining King Lane, Craydown Lane to the south, and the driveway providing access to Rowan Oak to the east. The proposal would not affect 19th century parliamentary enclosure.	Negligible / Neutral
Number of large villages associate with dry valleys	Medium	The proposal site is located on the upper elevations of a dry valley about 400m to the north of the village of Over Wallop. The proposal would not affect this characteristic.	None
Several popular and attractive villages and focal points including the Wallops.	High	The proposal is located to the north of Over Wallop, and adjacent to a small cluster of dwellings. The proposal would not significantly detract from the setting of attractive villages.	None

Development Proposal

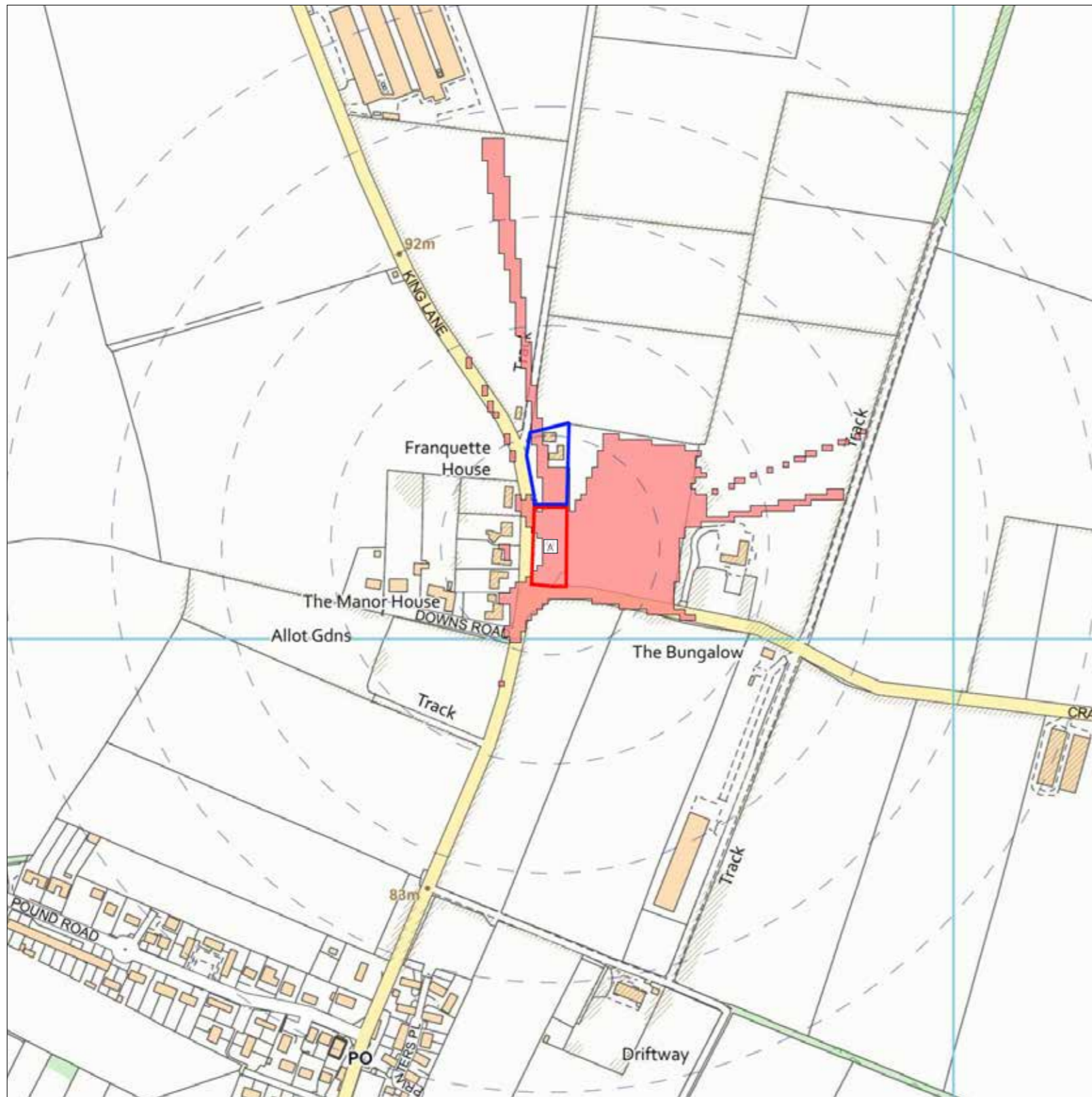
- 47 The development proposal consists of two detached dwellings set within garden curtilage bounded by hedgerows and native hedgerow trees. The dwellings would each have four bedrooms and would therefore each require 3 parking spaces and storage for two bicycles.
- 48 The proposal currently consists of a general layout without specific details. The proposal is expected to take form following pre-application consultation with Test Valley Borough Council.
- 49 At this stage it is anticipated that the proposed dwellings would comprise:
- Chalet bungalows or cottage style dwellings of 1.5 to 2 storeys.
 - Local vernacular materials such as red brick and timber cladding with slate or tile roof.
 - Face onto open arable land to the east with private gardens bounded by established hedgerows on King Lane.
 - Access from Craydown Lane.
- 50 The proposed landscape strategy is shown in Appendix B.

Anticipated Effects on Landscape Character

- 51 The proposal site consists of an area of improved grassland to the south of Rowan Oak, opposite dwellings on Kings Lane. A mature hedgerow lines the west boundary of the proposal site and a driveway access bounds the east side of the proposal site.
- 52 The proposal would have limited effects on the key valued characteristics of the Thruxton and Danebury Chalk Downland landscape character area.
- 53 There would be a Minor and beneficial effect on local vernacular as the proposal would comprise good examples of local vernacular in similar style as the flint and timber weatherboarding and tile roof evident at Rowan Oak.
- 54 The proposal would have a Minor and neutral effect on public rights of way with glimpses of dwellings beyond Rowan Oak, and emerging hedgerow. There would be no direct effect on public rights of way.
- 55 The effect of the proposal upon the other key valued characteristics is considered to be Negligible or None.

Recommended Mitigation

- 56 The proposal in its current outline form contains some primary mitigation to reduce effects upon landscape character. The proposal has an area of wildflower enhanced grassland with native trees which would enhance views along King Land and Craydown Lane. Gaps and weak parts of the existing hedgerow would be repaired with mixed native species.
- 57 Native hedgerows would be planted around the curtilage of each proposed dwelling and along the eastern side of the driveway with native hedgerow trees. The hedgerow would provide an unbroken enclosure along the eastern side of the site which would mitigate effects on views from Craydown Lane and provide habitat connectivity.
- 58 The proposed dwellings are arranged to sit comfortably within their respective garden curtilage. The proposal could introduce around 9 new native trees into the landscape.



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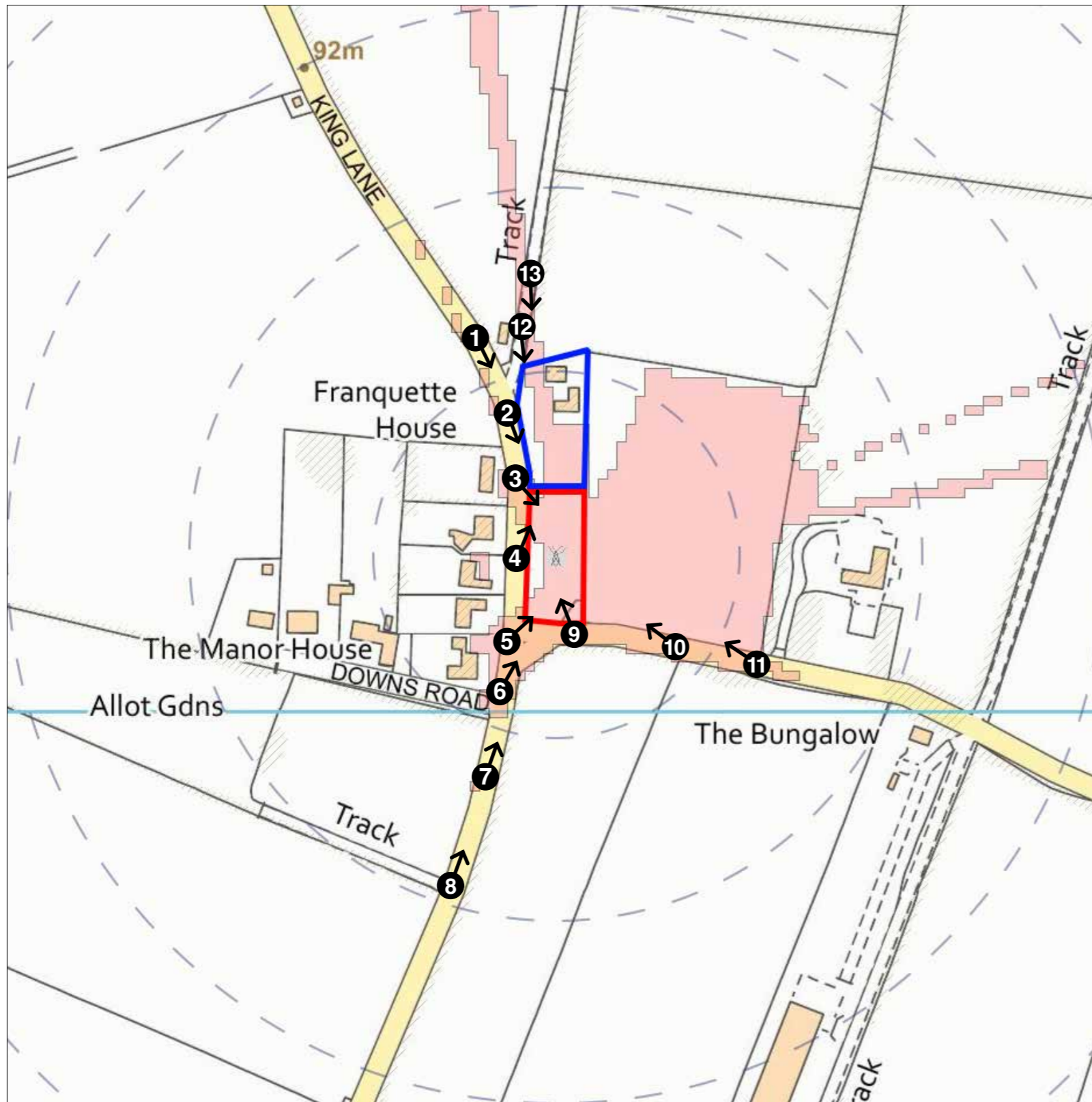


Zone of Theoretical Visibility

- 59 A theoretical analysis of the potential visibility of the proposal was carried out using OS terrain data and a geographic information system. The visibility of a mast of height 8 metres representing the ridge height of a dwelling was calculated. Areas of hedgerows, trees and buildings were incorporated into the model as obstructions to visibility at their corresponding heights.
- 60 The ZTV shows the maximum anticipated extent of the location of visual receptors. Additional obstructions to visibility may be present which are not modelled in the study.
- 61 The ZTV provides a guide for field assessment when further examination of potential receptor views are carried out and representative viewpoints selected.

KEY

- Theoretical mast
- 8m mast theoretically visible
- Obstruction to visibility
- Site Boundary
- Ownership Boundary
- Radii (100m intervals)



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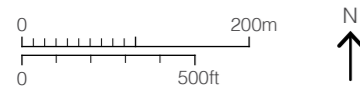
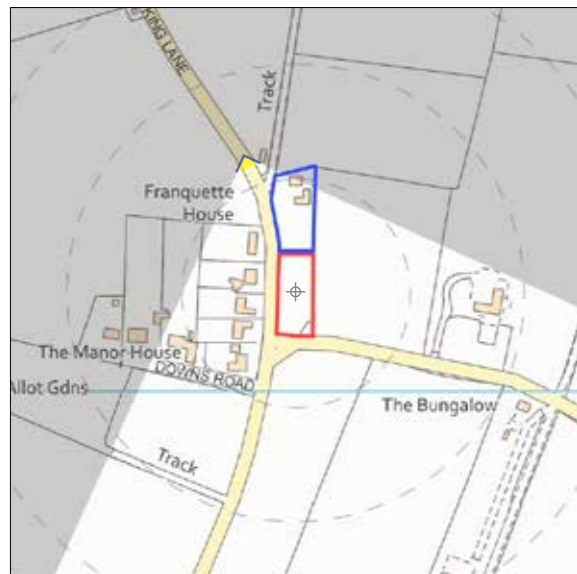
Receptor Viewpoint Locations

- 62 Viewpoints were selected to represent the experience of visual receptors from the area in which views of the proposal site are likely to be gained.
- 63 The proposal site is screened by hedgerows and trees. Some residential dwellings close to the proposal site also limit its visibility in the wider landscape.
- 64 There is scope for visibility from some locations in close proximity to the site on King Lane and Craydown Lane.
- 65 Assessment views were captured using a tripod mounted camera from a height of 1.5 metres to represent the approximate eye-height of a person.

KEY

- Zone of Theoretical Visibility
- Obstruction to visibility
- # Viewpoint
- Site Boundary
- Ownership Boundary
- Radii (100m intervals)

Single Frame Image - Appendix A



- ▼ Receptor Viewpoint
- ⊕ Centre of Site
- Site Boundary
- Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 12:54
 Bearing: 160°
 Dist. to Site Cen.: 126m
 Viewpoint Elevation: 92m
 Camera Height: 1.5m
 Grid Reference: SU 28594 39208

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/500
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: None

View Sensitivity

This view is gained from King Lane by road users briefly. The lane is lined with native hedgerows. Overhead cables and other dwellings are visible. Hedgerow trees partially screen the proposal site.

The sensitivity of the view is considered to be Medium.

Effect of Proposed Development

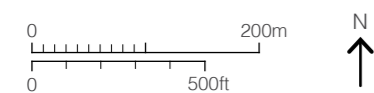
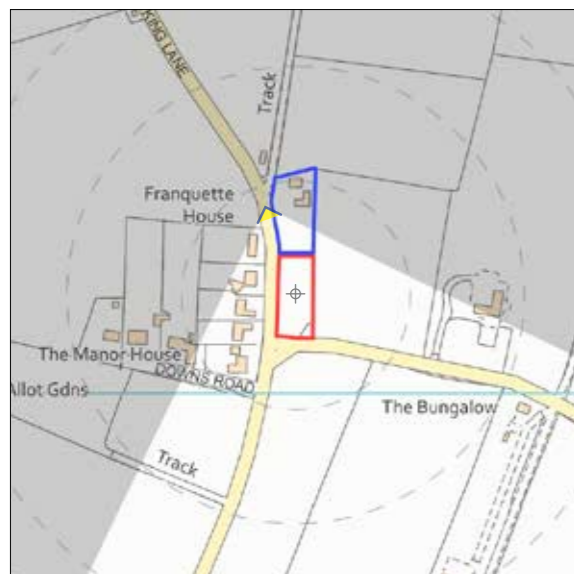
The roofs of proposed dwellings may be just visible beyond the existing mature hedgerows lining King Lane. Additional hedgerow planting would increase screening of dwellings in the medium term.

The effect would be *Minor and Neutral*.

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



-  Receptor Viewpoint
-  Centre of Site
-  Site Boundary
-  Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 13:00
 Bearing: 150°
 Dist. to Site Cen.: 80m
 Viewpoint Elevation: 92m
 Camera Height: 1.5m
 Grid Reference: SU 28613 39166

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/500
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: Contrast -50

View Sensitivity

This view is gained from King Lane by road users for brief moments. The lane is lined with native hedgerows with some permeability to the left of the view. Hedgerow trees partially screen the proposal site.

The sensitivity of the view is considered to be Low.

Effect of Proposed Development

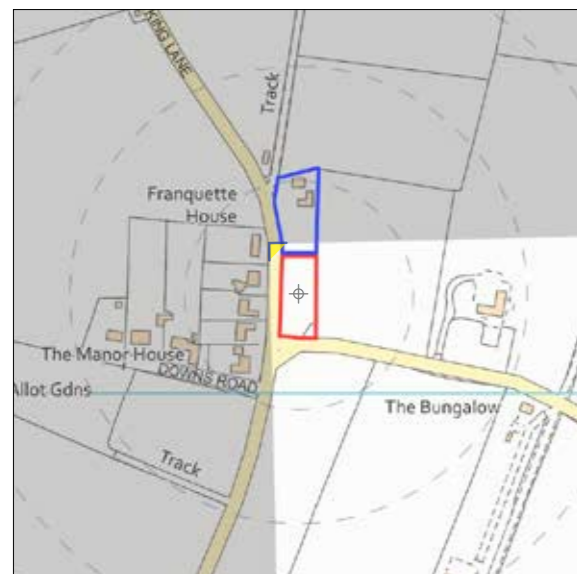
The roofs of proposed dwellings would be visible through gaps in the existing hedgerow lining King Lane in the short term in winter. Additional hedgerow planting would improve the consistency of the hedgerow and screen dwellings in the medium term.

The effect would be *Minor and Beneficial*.

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



Viewpoint Data

Date: 14.03.2023
 Time: 13:07
 Bearing: 131°
 Dist. to Site Cen.: 45m
 Viewpoint Elevation: 90m
 Camera Height: 1.5m
 Grid Reference: SU 28614 39128

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/500
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: None

View Sensitivity

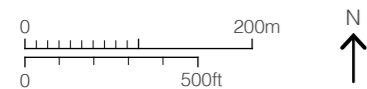
This view is gained from King Lane by road users slightly obliquely to the direction of travel momentarily. The hedgerow in the foreground has quite high permeability. To the right of the view evergreen holly within the hedgerow has considerable screening capacity. Beyond the hedgerow open grassland and mature hedgerow to the north of the proposal site is just visible.

The sensitivity of the view is considered to be Low.

Effect of Proposed Development

Part of a single proposed dwelling would be visible through the hedgerow in the short term in winter. Additional hedgerow planting would improve the consistency of the hedgerow and screen dwellings in the medium term.

The effect would be *Minor and Neutral*.

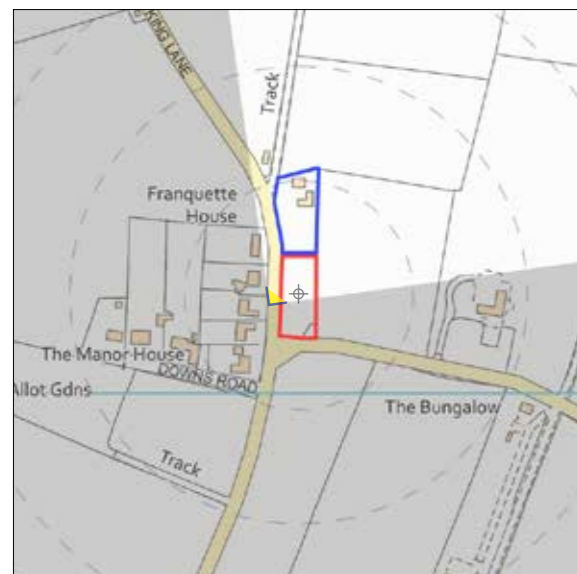


- ▼ Receptor Viewpoint
- ⊕ Centre of Site
- Site Boundary
- Ownership Boundary

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



Viewpoint Data

Date: 14.03.2023
 Time: 13:09
 Bearing: 53°
 Dist. to Site Cen.: 20m
 Viewpoint Elevation: 90m
 Camera Height: 1.5m
 Grid Reference: SU 28616 39091

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/320
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: None

View Sensitivity

This view is gained King Lane by road users slightly obliquely to the direction of travel for brief moments. The holly hedgerow in the foreground provides a substantial visual screen around the proposal site. Clipped garden hedgerows and non-native trees can be seen to the left of the view.

The sensitivity of the view is considered to be Medium.

Effect of Proposed Development

The proposal may be just discernible through the hedgerow. Dwellings would be set back from the boundary and therefore less likely to be noticed from the road particularly through the established hedgerow.

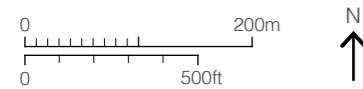
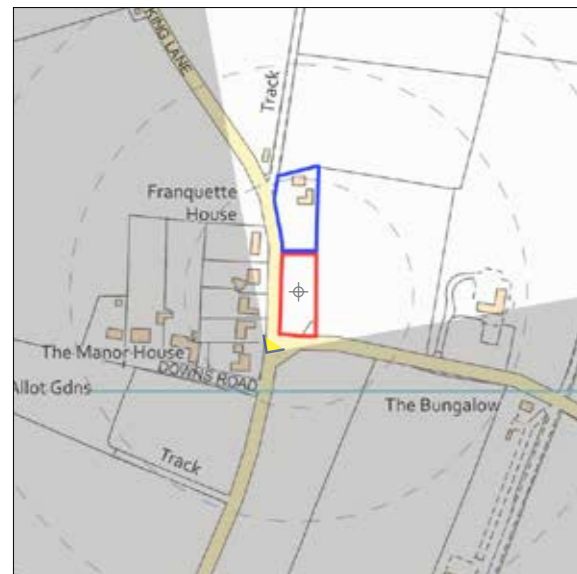
The effect would be *Negligible* and *Neutral*.

- ▼ Receptor Viewpoint
- ⊕ Centre of Site
- Site Boundary
- Ownership Boundary

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



-  Receptor Viewpoint
-  Centre of Site
-  Site Boundary
-  Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 13:15
 Bearing: 35°
 Dist. to Site Cen.: 46m
 Viewpoint Elevation: 89m
 Camera Height: 1.5m
 Grid Reference: SU 28611 39052

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/800
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: None

View Sensitivity

This view is gained from King Lane near its junction with Craydown Lane. The view would be gained by road users for several moments. A sparse hedgerow is evident in the foreground around the proposal site. Hedgerows around garden curtilages can be seen to the left of the view. Overhead cables detract slightly.

The sensitivity of the view is considered to be Medium.

Effect of Proposed Development

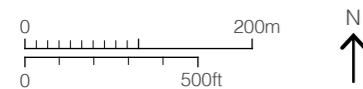
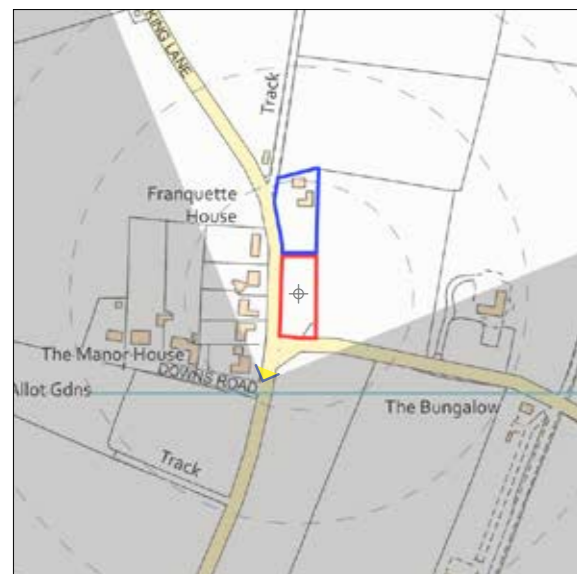
The roofs of proposed dwellings could be visible through the existing sparse hedgerow in the short term. Additional hedgerow planting would improve the consistency of the hedgerow and screen dwellings in the medium term. Some small native trees would be planted inside the hedgerow and would soften views towards the proposal in the medium to long term.

The effect would be *Minor and Beneficial*.

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



- ▼ Receptor Viewpoint
- ⊕ Centre of Site
- Site Boundary
- Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 13:19
 Bearing: 23°
 Dist. to Site Cen.: 78m
 Viewpoint Elevation: 90m
 Camera Height: 1.5m
 Grid Reference: SU 28607 39018

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/400
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: Brightness +30

View Sensitivity

This view is gained from King Lane just south of its junction with Craydown Lane. The view would be gained by road users briefly. Part of a sparse hedgerow is evident around the proposal site beyond the junction. A managed hedgerow to the left of the view can be seen.

The sensitivity of the view is considered to be Medium.

Effect of Proposed Development

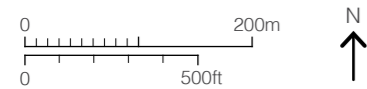
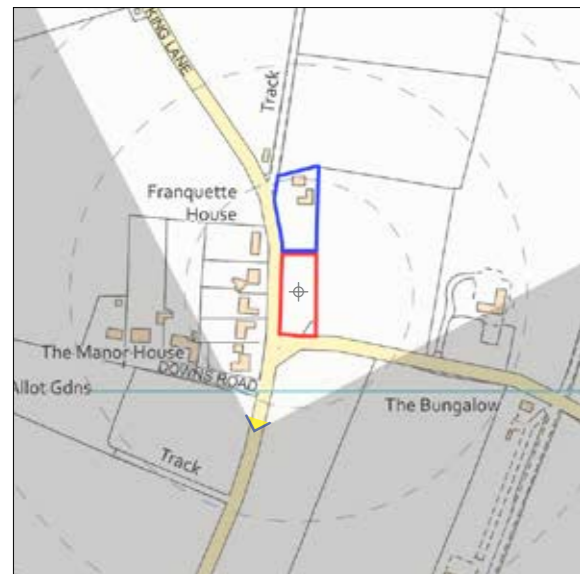
The roofs of proposed dwellings would be visible through the existing sparse hedgerow in the short term. Additional hedgerow planting would improve the consistency of the hedgerow and screen dwellings in the medium to long term. Some small native trees would be planted inside the hedgerow and would soften views towards the proposal in the medium to long term.

The effect would be *Minor and Neutral*.

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Centre of Site
- Site Boundary
- Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 13:24
 Bearing: 19°
 Dist. to Site Cen.: 126m
 Viewpoint Elevation: 88m
 Camera Height: 1.5m
 Grid Reference: SU 28596 38970

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/320
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: Brightness +50

View Sensitivity

This view is gained from King Lane. The view would be gained by road users for several moments. The hedgerow is sparse around the proposal site allowing narrow extended views through the site. A managed hedgerow can be seen to the left of the view.

The sensitivity of the view is considered to be Medium.

Effect of Proposed Development

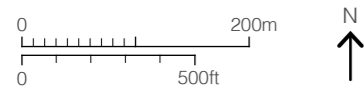
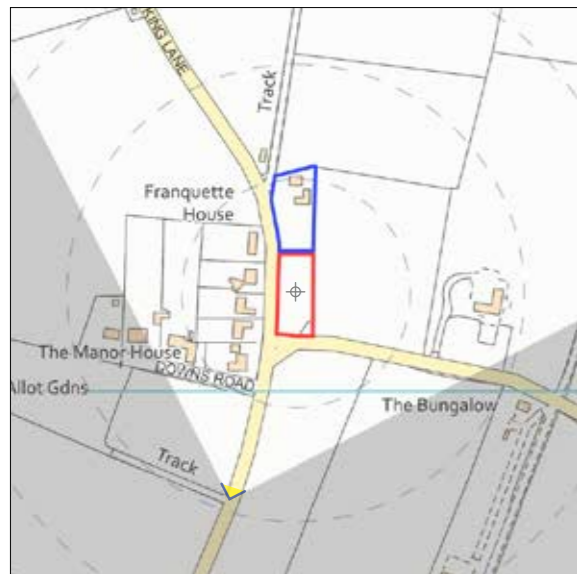
Proposed dwellings are not likely to be visible from this location. Additional hedgerow planting would improve the consistency of the hedgerow in the medium. Some small native trees planted inside the hedgerow would soften views of the proposal in the medium to long term.

The effect would be *Negligible and Beneficial*.

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



-  Receptor Viewpoint
-  Centre of Site
-  Site Boundary
-  Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 13:26
 Bearing: 19°
 Dist. to Site Cen.: 191m
 Viewpoint Elevation: 86m
 Camera Height: 1.5m
 Grid Reference: SU 28574 38910

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/320
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: Brightness +30

View Sensitivity

This view is gained from King Lane. The view would be gained by road users for several moments. Hedgerows and some hedgerow trees line the lane. Some dwellings are visible across an arable field to the left of the view.

The sensitivity of the view is considered to be Medium.

Effect of Proposed Development

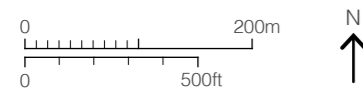
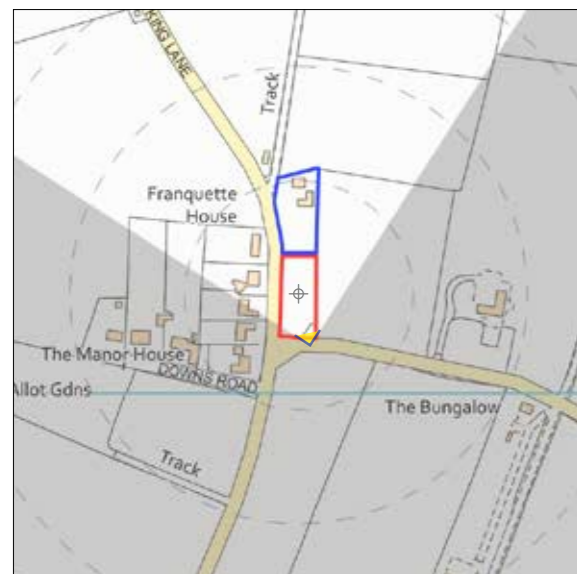
Proposed dwellings are not likely to be visible from this location. Additional hedgerow planting would improve the consistency of the hedgerow in the medium term. Some small native trees planted inside the hedgerow would slightly soften views of the proposal in the medium to long term.

The effect would be *Negligible* and *Beneficial*.

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



- ▼ Receptor Viewpoint
- ⊕ Centre of Site
- Site Boundary
- Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 13:35
 Bearing: 346°
 Dist. to Site Cen.: 42m
 Viewpoint Elevation: 87m
 Camera Height: 1.5m
 Grid Reference: SU 28647 39049

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/800
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: Brightness +10

View Sensitivity

This view is gained from Craydown Lane adjacent to the proposal site entrance. The views would be gained by road users passing the site momentarily. The view comprises a young hedgerow in the foreground with open area and hedgerows beyond. To the right of the view arable land can be seen.

The sensitivity of the view is considered to be Medium.

Effect of Proposed Development

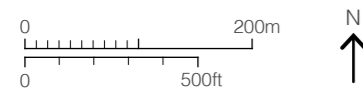
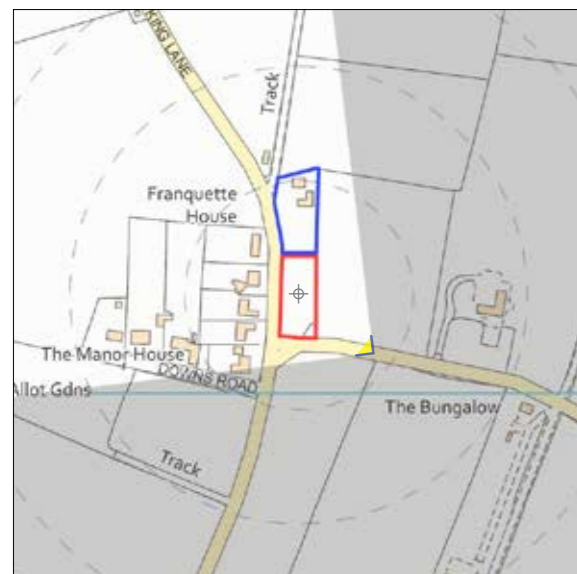
Proposed dwellings of local vernacular materials and driveways would be visible through the proposed site entrance. The hedgerow in the foreground would develop and partially screen the proposal.

The effect would be *Moderate* and *Adverse*.

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



-  Receptor Viewpoint
-  Centre of Site
-  Site Boundary
-  Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 13:40
 Bearing: 305°
 Dist. to Site Cen.: 80m
 Viewpoint Elevation: 87m
 Camera Height: 1.5m
 Grid Reference: SU 28702 39044

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/250
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: Brightness +50

View Sensitivity

This view is gained from Craydown Lane by road users approaching the site for several moments. The view comprises an arable field in the foreground with the proposal site beyond. Dwellings on King Lane can be seen.

The sensitivity of the view is considered to be High.

Effect of Proposed Development

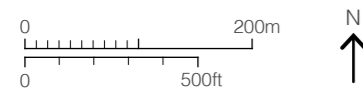
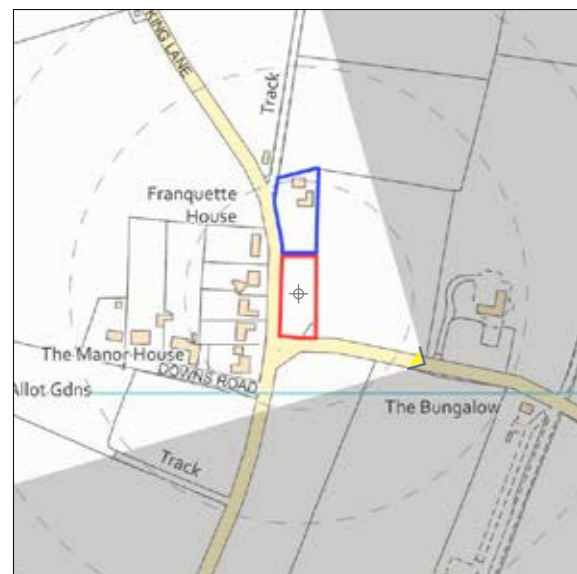
A new native hedgerow would be planted on the east site boundary with several hedgerow trees which would soften and enhance views of the proposal. The frontages of proposed dwellings of local vernacular materiality would be visible beyond the proposed hedgerow.

The effect would be *Moderate* and *Neutral*.

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



-  Receptor Viewpoint
-  Centre of Site
-  Site Boundary
-  Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 13:44
 Bearing: 299°
 Dist. to Site Cen.: 124m
 Viewpoint Elevation: 86m
 Camera Height: 1.5m
 Grid Reference: SU 28745 39029

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/320
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: Contrast -50

View Sensitivity

This view is gained from Craydown Lane by road users approaching the site for several moments. The view consists of hedgerows lining the lane and an open arable field beyond.

The sensitivity of the view is considered to be Medium.

Effect of Proposed Development

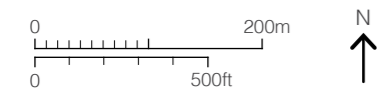
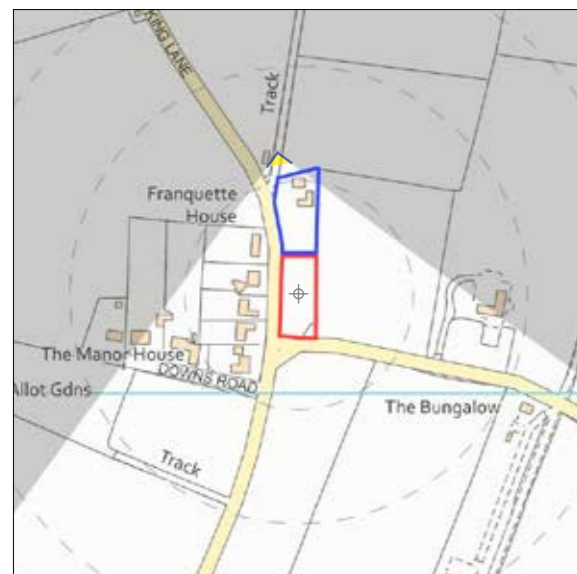
A new native hedgerow would be planted on the east site boundary with several hedgerow trees which would soften and enhance views of the proposal. Parts of the frontages of proposed dwellings of local vernacular materiality may be visible in the distance beyond the proposed hedgerow.

The effect would be *Minor and Neutral*.

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



-  Receptor Viewpoint
-  Centre of Site
-  Site Boundary
-  Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 13:56
 Bearing: 170°
 Dist. to Site Cen.: 127m
 Viewpoint Elevation: 86m
 Camera Height: 1.5m
 Grid Reference: SU 28615 39215

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/320
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: Brightness +30

View Sensitivity

This view would be gained by pedestrians, cyclists or horse-riders using the bridleway for several moments. Rowan Oak and its curtilage can be seen in the foreground. King Lane and other dwellings can be just seen to the right of the view.

The sensitivity of the view is considered to be Medium.

Effect of Proposed Development

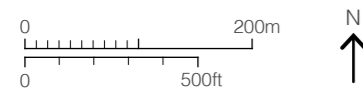
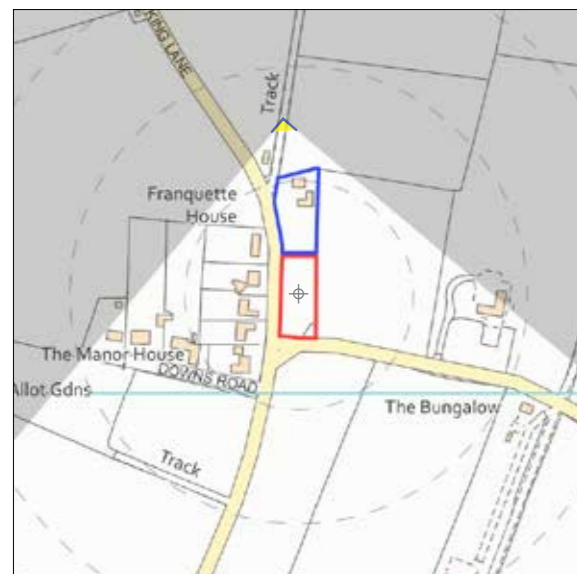
The proposed dwellings are likely to be discernible beyond the curtilage of Rowan Oak in the short term. A new native hedgerow and native hedgerow trees would be planted along the north site boundary and would emerge to partially screen dwellings in the medium term.

The effect would be *Minor and Neutral*.

Single Frame Image - Appendix A



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Centre of Site
- Site Boundary
- Ownership Boundary

Viewpoint Data

Date: 14.03.2023
 Time: 14:00
 Bearing: 173°
 Dist. to Site Cen.: 152m
 Viewpoint Elevation: 86m
 Camera Height: 1.5m
 Grid Reference: SU 28619 39240

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/500
 Focal Length: 50mm
 ISO Speed: 2000
 PS Adjust: Contrast -50

View Sensitivity

This view would be gained by pedestrians, cyclists or horse-riders using the bridleway for several moments. Rowan Oak can just be seen beyond vegetation lining the bridleway.

The sensitivity of the view is considered to be Medium.

Effect of Proposed Development

Proposed dwellings would not be seen. New native hedgerow trees planted along the north site boundary may emerge to become visible in the long term.

The effect would be *Negligible* and *Beneficial*.

Reference Number	Reference Name	Dist. to Site Cen.	Sensitivity	Anticipated Effect on View	Magnitude of Effect
1	King Lane	126m	Medium	The roofs of proposed dwellings may be just visible beyond the existing mature hedgerows lining King Lane. Additional hedgerow planting would increase screening of dwellings in the medium term.	Minor / Neutral
2	King Lane	80m	Low	The roofs of proposed dwellings would be visible through gaps in the existing hedgerow lining King Lane in the short term in winter. Additional hedgerow planting would improve the consistency of the hedgerow and screen dwellings in the medium term.	Minor / Beneficial
3	King Lane	45m	Low	Part of a single proposed dwelling would be visible through the hedgerow in the short term in winter. Additional hedgerow planting would improve the consistency of the hedgerow and screen dwellings in the medium term.	Minor / Neutral
4	King Lane	20m	Medium	The proposal may be just discernible through the hedgerow. Dwellings would be set back from the boundary and therefore less likely to be notices from the road particularly through the established hedgerow.	Negligible / Neutral
5	King Lane	46m	Medium	The roofs of proposed dwellings could be visible through the existing sparse hedgerow in the short term. Additional hedgerow planting would improve the consistency of the hedgerow and screen dwellings in the medium term. Some small native trees would be planted inside the hedgerow and would soften views towards the proposal in the medium to long term.	Minor / Beneficial
6	King Lane	78m	Medium	The roofs of proposed dwellings would be visible through the existing sparse hedgerow in the short term. Additional hedgerow planting would improve the consistency of the hedgerow and screen dwellings in the medium to long term. Some small native trees would be planted inside the hedgerow and would soften views towards the proposal in the medium to long term.	Negligible / Neutral
7	King Lane	126m	Medium	Proposed dwellings are not likely to be visible from this location. Additional hedgerow planting would improve the consistency of the hedgerow in the medium. Some small native trees planted inside the hedgerow would soften views of the proposal in the medium to long term.	Negligible / Beneficial
8	King Lane	191m	Medium	Proposed dwellings are not likely to be visible from this location. Additional hedgerow planting would improve the consistency of the hedgerow in the medium term. Some small native trees planted inside the hedgerow would slightly soften views of the proposal in the medium to long term.	Negligible / Beneficial
9	Craydown Lane	42m	Medium	Proposed dwellings of local vernacular materials and driveways would be visible through the proposed site entrance. The hedgerow in the foreground would develop and partially screen the proposal.	Moderate / Adverse
10	Craydown Lane	80m	High	A new native hedgerow would be planted on the east site boundary with several hedgerow trees which would soften and enhance views of the proposal. The frontages of proposed dwellings of local vernacular materiality would be visible beyond the proposed hedgerow.	Moderate / Neutral
11	Craydown Lane	124m	Medium	A new native hedgerow would be planted on the east site boundary with several hedgerow trees which would soften and enhance views of the proposal. Parts of the frontages of proposed dwellings of local vernacular materiality may be visible in the distance beyond the proposed hedgerow.	Minor / Neutral
12	Bridleway	127m	Medium	The proposed dwellings are likely to be discernible beyond the curtilage of Rowan Oak in the short term. A new native hedgerow and native hedgerow trees would be planted along the north site boundary and would emerge to partially screen dwellings in the medium term.	Minor / Neutral
13	Bridleway	152m	Medium	Proposed dwellings would not be seen. New native hedgerow trees planted along the north site boundary may emerge to become visible in the long term.	Negligible / Beneficial

Anticipated Effects on Visual Receptors

- 66 The proposal would be visible by receptors on King Lane, Craydown Lane and the bridleway to the north of the site within a 200m radius of the proposal site.
- 67 The baseline sensitivity of views varies with most views being of Medium sensitivity and Low sensitivity. The effect of the proposal upon views is likely to be Negligible to Minor and Neutral or Beneficial from locations on King Lane and the bridleway to the north and west of the proposal site. The proposal would be obscured beyond the existing dwelling at Rowan Oak and the hedgerow that lines the line.
- 68 The proposal would comprise a Beneficial effect where improvements would be made to the boundary hedgerow and new trees planted.
- 69 There would be a very limited potentially adverse effect at the proposed entrance (View 9). The assessment of the effect on this view is based upon the change that would be experienced as there would be an increased mass of dwellings and views could be impeded slightly. The effect would be mitigated through the beneficial effects of the landscape proposal which would be visible in the foreground.
- 70 The effect on views gained from Craydown Lane would be Minor to Moderate depending upon the proximity of the view point. These effects would be Neutral as new native hedgerows and hedgerow trees would be planted along the east site boundary. The frontages of dwellings consisting of local vernacular materials would be visible beyond the hedgerow, however this would be in the context of a backdrop of other dwellings.
- 71 The overall effect of the proposal upon Visual Amenity is considered to be Minor and Neutral to Slightly Beneficial.

Recommended Mitigation

- 72 The proposal has been configured to conserve views and enhance the appearance of the site by restoring and creating hedgerow boundaries around the site. Hedgerow trees would develop to soften and screen the proposal effectively.
- 73 Local vernacular materials are proposed and this would help the proposal to conserve and enhance visual amenity.

Objectives of the LVA

- 74 This report is a Landscape and Visual Appraisal (LVA) and follows the Guidelines for Landscape and Visual Impact Assessment (3rd ed. 2013) published by the Landscape Institute and the Institute of Environmental Management and Assessment.
- 75 The purpose of this assessment is to evaluate the likely impacts of a development proposal upon the landscape character and visual amenity of a site and its surroundings. This report concludes with mitigation measures to prevent, reduce or offset effects that arise from the proposed development.
- 76 The assessment of landscape character and visual effects should inform the iterative design process, identify residual effects and provide guidance on strategies for enhancement thereby resulting in effective primary mitigation as an integral part of the design proposal.
- 77 Where the requirement for assessment does not have scope for inclusion within the design process, assessment is carried out at the end of the design process. The proposal would then require revision to include recommendations and mitigation strategies as set out in the LVA as secondary mitigation.
- 78 In both situations the LVA provides objective assessment of the residual effects of the development proposal upon landscape character and visual amenity to provide stakeholders with accurate information regarding the anticipated effects helping to inform planning decisions.
- 79 Landscape Character and Visual Amenity are considered separately. The baseline sensitivity of each receptor is established. The magnitude of the change likely to occur is described and the resulting significance of the anticipated effect determined.

LVA Guidance

- 80 This Landscape and Visual Appraisal has been carried out by qualified, trained and experienced landscape professionals using techniques and best practice in accordance with the following guidance:
- Guidelines for Landscape and Visual Impact Assessment, 3rd ed. 2013, published by the Landscape Institute and the Institute of Environmental Management and Assessment.
 - Landscape Character Assessment, Guidance for England and Scotland; Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, published by The Countryside Agency and Scottish

Natural Heritage.

- Landscape Institute Advice Note 01/11. Photography and Photo-montage in Landscape and Visual Impact Assessment.
 - Landscape Institute Advice Note 02/17. Visual representation of development proposals.
- 81 Planning Guidance informing this report includes:
- The National Planning Policy Framework, Department for Communities and Local Government, Revised, July 2021.
 - MAGIC Interactive mapping, Natural England (magic.defra.gov.uk)

Landscape Character Baseline

- 82 The sensitivity of Landscape Character is based upon the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it, and the value attached to the landscape. Landscape Character Assessment (LCA) is used to identify and describe: the elements that make up the landscape in the study area; the influence of human activity; the aesthetic and perceptual aspects of the landscape; and, the overall character of the landscape in the study area.
- 83 Many parts of the UK are covered by existing landscape character assessments at different scales and can contribute to LVIA. Those published by competent authorities are usually the most robust and considered documents. Existing assessment should be reviewed critically and a judgement should be made as to the degree to which its will be useful in informing the LVIA process.
- 84 Completely new supplementary LCA covering the whole study area will only be required when there are no existing assessments or when they are available but have serious limitations that restrict their value or do not provide information at an appropriate level of detail.
- 85 Specific and detailed surveys of the site itself and its immediate setting helps identify the extent to which it conforms to or is different from the wider LCA and can identify other characteristics that may be important in considering the effects of the proposal.
- 86 The value of the landscape should be established. This means the relative value that is attached to different landscapes by society. Considering value at the baseline stage will inform later judgements about the significance of effects.
- 87 Value can be understood from international, national and local

designations. It may be possible that the landscape value of a specific area may be different from that suggested by the formal designation. Fieldwork should help to establish how the criteria for designation are expressed, or not, in the particular area in question. At the same time it should be recognised that every part of a designated area contributes to the whole in some way and care should be taken if considering areas in isolation.

- 88 The landscape baseline illustrates the character of the landscape at an appropriate level of detail, covering both the wider study area and the site and its immediate surroundings, dividing it into Landscape Character Types and Areas as appropriate. Individual elements and aesthetic and perceptual aspects of the landscape are identified and described, emphasising those that are key characteristics contributing to the distinctive character of the landscape, and the condition of the elements of features are indicated.

Landscape Effects

- 89 The components of the landscape that are likely to be affected by the scheme, referred to as the landscape receptors, such as overall character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects are identified.
- 90 The interactions between landscape receptors and the different components of the development at all its different stages, including construction, operation and, where relevant, decommissioning and restoration or reinstatement, are identified.
- 91 All effects that are considered likely to take place are described as fully as possible. Effects on individual components of the landscape, such as the loss of trees or buildings, or addition of new elements are identified and mapped. Changes in landscape character or quality/condition in particularly places is described as fully as possible and illustrated by maps and imaged that make clear as accurately as possible, what is likely to happen.
- 92 It is challenging to describe whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be neutral in their consequences for the landscape. An informed professional judgement is made about this and the criteria used in reaching the judgement is clearly stated. This may include the degree to which the proposal fits with existing character, and the contribution to the landscape that the development may make in its own right, usually by virtue of good design, even

- if it is in contrast to existing character.
- 93 It is acknowledged that others may hold differing opinions on whether the effects are positive or negative. Judgements made in this report will be ultimately weighted against the opinions of others in the decision making process.
- Assessing the Significance of Landscape Effects (for LVIA)**
- 94 Landscape effects are assessed to identify their significance through methodical consideration of each effect identified and assessment of the sensitivity of the landscape receptors and the magnitude of the effect on the landscape.
- 95 The sensitivity of landscape receptors combines judgements of their susceptibility to the type of change or development propose and the value attached to the landscape. Sensitivity is specific to the particular development and location.
- 96 Susceptibility is the ability of the landscape receptor (overall character, or individual element and/or feature) to accommodate the proposed development without undue consequence for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies. The assessment of susceptibility is specific to the project.
- 97 The baseline study establishes the value attached to the landscape receptors for Landscape Character Types or Areas that may be affected, based on: (1) review of designations at national and local levels, or where there are no designations, judgements based on criteria that can be used to establish landscape value, and; (2) the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particularly landscape features, notable aesthetic, perceptual or experiential qualities.
- 98 Susceptibility to change and value are combined to determine sensitivity of the receptor (which may also be referred to as the 'nature of the receptor'. Sensitivity is described as High, Medium or Low. Examples of descriptors for the use of each term are shown in Table 1.
- 99 Each effect on landscape receptors is assessed in terms of its size or scale, the geographical extent of the area influenced, and its duration or reversibility. The size or scale of the development considers: (1) the amount of change in relation to the extent of existing elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape; (2) the degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components or by addition of new ones, and; (3) whether the effect changes the

- key characteristics of the landscape, which are critical to its distinctive character.
- 100 The effect of the loss and addition of new features is judged on a verbal scale as Major, Moderate, Minor or None.
- 101 The geographical extent of the effects will vary depending on the nature of the proposal and is described. Effects may occur at a site level, within the development site itself, at the level of the immediate setting of the site, at the scale of the landscape type of character area within which the proposal lies, or on a larger scale, influencing several landscape types or character areas.
- 102 The construction of buildings is considered to be permanent and irreversible, however where development can be removed and land reinstated this is taken into consideration in the assessment of significance.
- 103 For LVIA the separate judgements about the sensitivity of the landscape receptors and the magnitude of landscape effects are combined to allow a final judgement about how significant each effect is. Significance is understood as a measure of adverse effects as adopted in Environmental Impact Assessment. Significance is assessed as being Significant, of Low Significance, or Insignificant.
- 104 Where landscape effects are judged to be significant and adverse, mitigation measures for preventing/avoiding, reducing, or offsetting or compensating for them are set out and residual effects identified.
- 105 There can be important and strategic beneficial effects yet in terms of LVIA assessment are described as Insignificant. Positive effects are highlighted and should be considered in planning decisions.
- Visual Amenity Baseline**
- 106 Assessment of visual effects deals with the effects of change and development on the views experienced by individuals or groups of people. Changes can occur in the content and character of views and as a result of the change or loss of existing elements and/or introduction of new elements.
- 107 The area in which views are likely to be changed is established at an early stage usually through the creation of a Zone of Theoretical Visibility (ZTV) using a Geographic Information System (GIS).
- 108 The area in which the development may be visible, the different groups of people, who may experience views of the development, the viewpoints where they will be affected and the nature of the views at those points are identified.
- 109 Development proposal may have visual effects on the setting

- of heritage assets, including important views to and from those assets. In urban areas there may be strategic views relating to heritage assets, landmarks and other key views and vistas.
- 110 The types of viewers who will be affected and the places where they will be affected are identified. Viewpoints are selected for inclusion in the assessment and for the illustration of visual effects to represent the range of receptor views gained. Receptor viewpoints are usually located in publicly accessible locations only, however in some situations it may be appropriate to consider views from private property.
- 111 Baseline photos record the existing views at selected receptor viewpoints. Each image is captured with a full-frame-sensor 50mm optical length lens, tripod mounted with a levelling head, at a height of 1.5m, to best represent the viewing experience of a pedestrian. Photographs are digitally merged to create panoramic views centred on the site which represent a wider field of view and convey an holistic viewing experience, and provide contextual information for assessment. Annotations may be added to photographs to emphasize important components of each view.

Visual Effects

- 112 The likely effects on visual receptors are identified. Changes in views and visual amenity may arise from built forms and/or from soft landscape elements of the development. The effects are considered in terms of: the nature of the view of the development, whether there is a full or partial view, or only a glimpse; the proportion of the development or particular features that would be visible; the distance of the viewpoint from the development; and, whether the view is stationary or transient or one of a sequence of views, as from a footpath or moving vehicle, and the nature of the changes.
- 113 An informed professional judgement is made as to whether the visual effects are beneficial or adverse, or in some cases neutral, based upon a judgement about whether the changes will affect the quality of the visual experience for those groups of people who will see the changes, given the nature of the existing views.
- 114 The extent of the proposal site is indicated on baseline photography to assist with the representation of the assessment of visual effects.

The Assessment Process

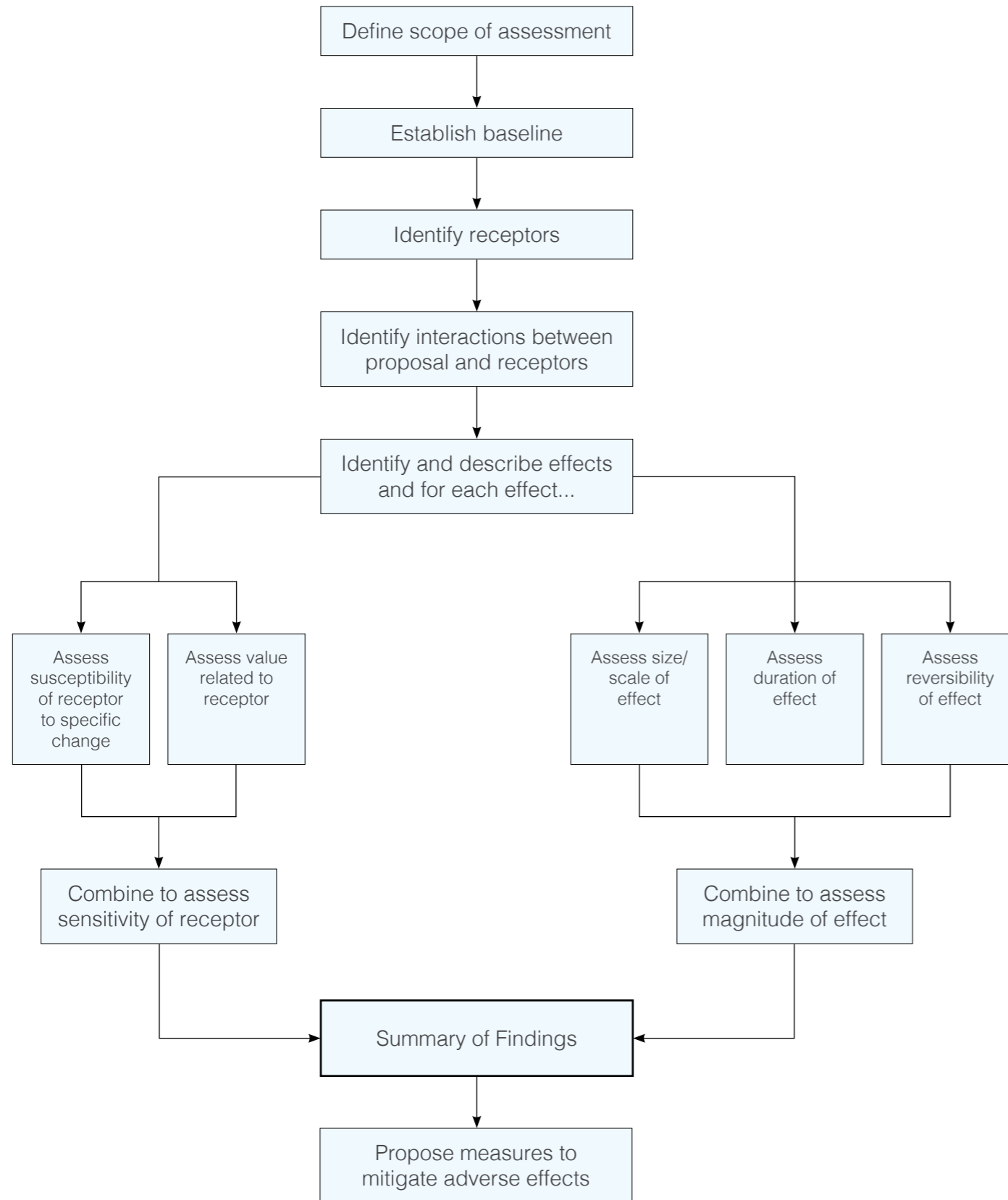


Table 1. Sensitivity of Landscape Character

SENSITIVITY	DEFINITION
HIGH	E.g. AONB / National Park / Conservation Area with characteristic features. Good examples of natural / man-made features / geological features / buildings / monuments. Good levels of landscape stewardship, strong literary / cultural associations. No detractors (pylons, roads, industrial buildings / fencing).
MEDIUM	E.g. Reasonable levels of landscape / townscape stewardship. Some common but good quality natural / man-made features / woodland / fields / characteristic buildings / hedgerows. Few detractors (pylons, roads, industrial buildings / fencing).
LOW	E.g. Common natural / man-made features / nondescript landscape / townscape. Detractors present (pylons, roads, industrial buildings / fencing).

Table 2. Sensitivity of Visual Receptor Matrix

		SENSITIVITY OF VIEW		
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
		VALUE		

Table 3. Sensitivity of Visual Receptor

SENSITIVITY	DEFINITION
HIGH	E.g. Receptors in AONB / National Park / Conservation Area or other valued landscape with characteristic features clearly evident. Receptors who may gain views for moderate or prolonged periods from prominent or elevated positions. Receptors who view good examples of natural / man-made features (extended views of horizon / seascape, geological features / buildings / monuments, good examples of landscape stewardship, strong literary / cultural associations) with no detractors (pylons, roads, industrial buildings / fencing).
MEDIUM	E.g. Receptors with views of reasonable levels of landscape / townscape stewardship. Receptors who may be able to gain views for moderate or prolonged periods with some common but good quality natural / man-made features in view (long distance views / woodland / fields / characteristic buildings / hedgerows) and few detractors (pylons, roads, industrial buildings / fencing).
LOW	E.g. Receptors with views of common natural / man-made features (foreshortened views, nondescript landscape / townscape). Receptors with views likely to be obstructed or foreshortened with detractors present (pylons, roads, industrial buildings / fencing).

Table 4. Magnitude of Effect: Size/scale, extent, duration

MAGNITUDE		DEFINITION
ADVERSE	MAJOR	Extensive development resulting in considerable irreversible loss of existing characteristic features/visual amenity and no conservation of existing character/visual amenity.
	MODERATE	Development resulting in moderate amounts of irreversible adverse change to existing characteristic features/visual amenity and little conservation of existing character/visual amenity.
	MINOR	Development resulting in small detractions from existing characteristic features/visual amenity, with some conservation or enhancement of existing character/visual amenity.
	NEGLIGIBLE	Little or no change. Very small amount of loss of characteristic features/visual amenity.
BENEFICIAL	NEGLIGIBLE	Little or no change. Very small amount of enhancement of characteristic features/visual amenity.
	MINOR	Development resulting in small enhancements to characteristic features/visual amenity and conservation of existing character/visual amenity.
	MODERATE	Development resulting in moderate enhancement to characteristic features/visual amenity and conservation of existing character/visual amenity.
	MAJOR	Extensive enhancements to characteristic features/visual amenity and conservation of existing character/visual amenity.

APPENDIX A: SINGLE FRAME IMAGES



VIEW 1 - KING LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



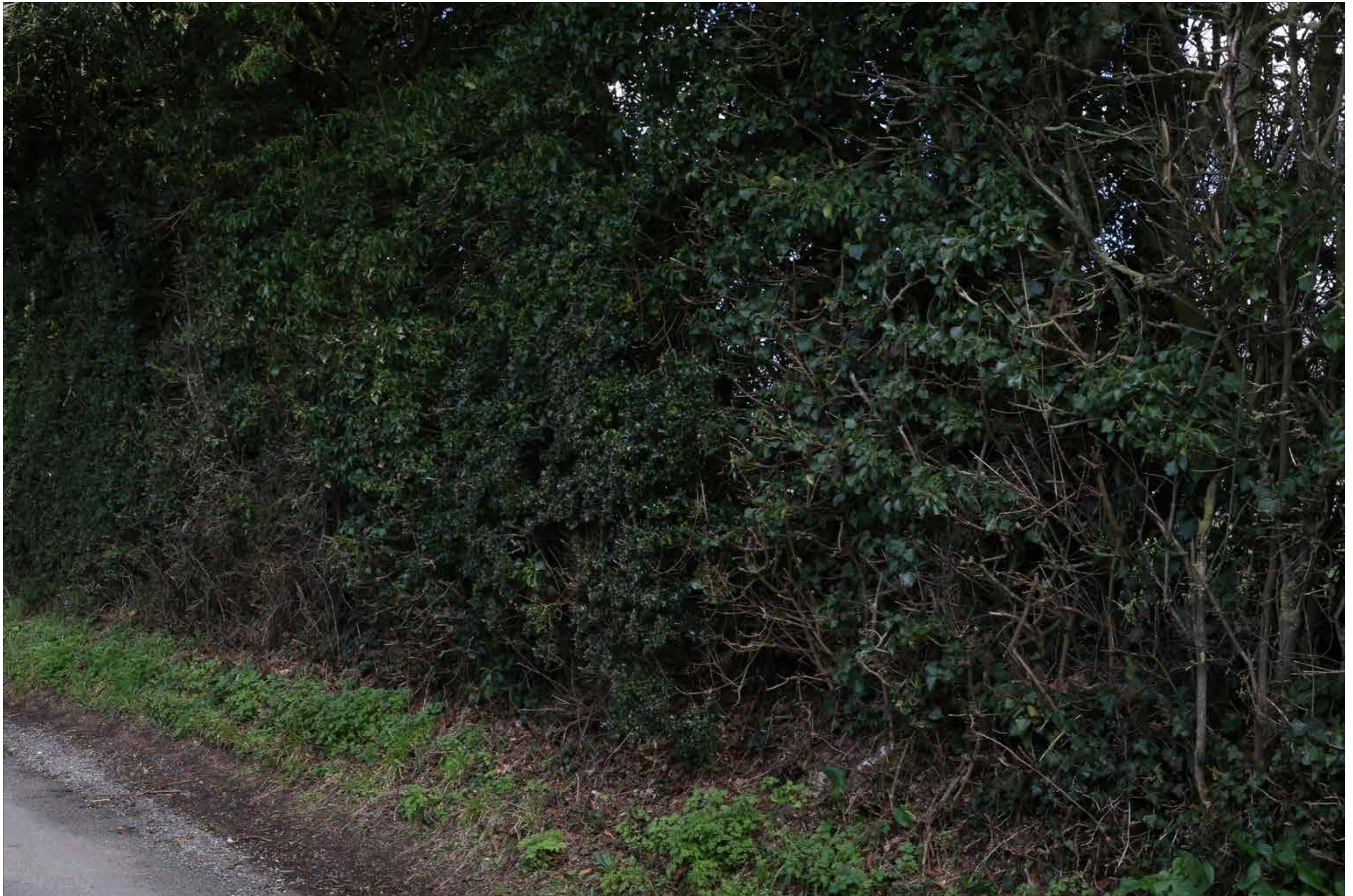
VIEW 2 - KING LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 3 - KING LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 4 - KING LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 5 - KING LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 6 - KING LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 7 - KING LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 8 - KING LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 9 - CRAYDOWN LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 10 - CRAYDOWN LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 11 - CRAYDOWN LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 12 - BRIDLEWAY - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 13 - BRIDLEWAY - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length

APPENDIX B: DEVELOPMENT PROPOSAL

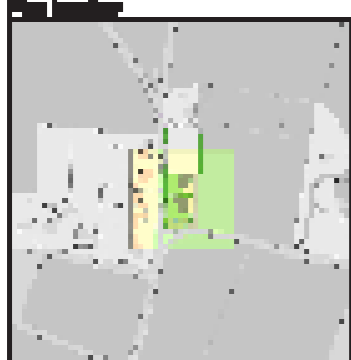
Land at Rowan Oak Landscape Strategy

Planned Species



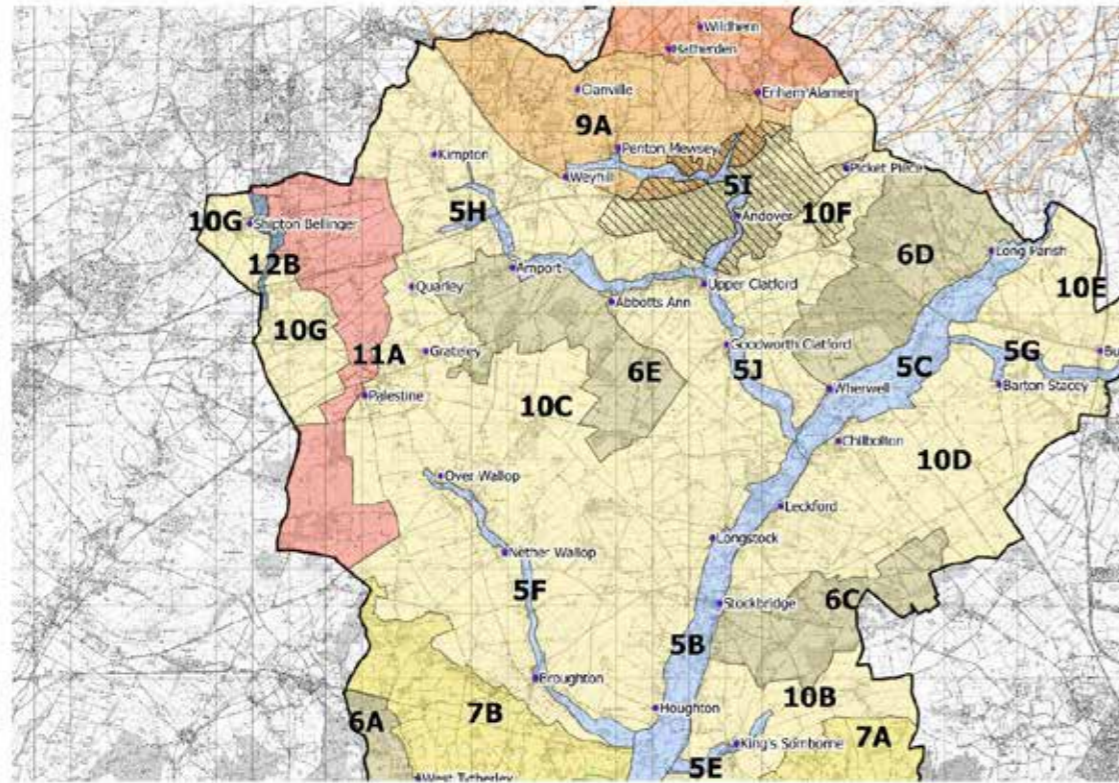
- Grass
- Native shrub lawn
- Forest shrub lawn
- Forest intermediate shrub lawn
- Forest shrub-landscaped
- Forest intermediate forest
- Forest/shrub
- Forest/shrub
- Water/shrub
- Water/shrub
- Water/shrub
- Water/shrub
- Environmental infrastructure

NOT TO SCALE
 THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



APPENDIX C: LANDSCAPE CHARACTER ASSESSMENT

LCA 10C Thruxton and Danebury Chalk Downland



North Wessex Downs AONB area indicated with orange line hatch.

General Description

- 10C.1. Thruxton and Danebury Chalk Downland is the largest of the Landscape Character Areas of this Landscape Character Type.
- 10C.2. A gently undulating raised plateau, only broken by the chalk river valleys of Wallop Brook, the River Anton and Pillhill Brook and smaller streams and dry valleys leading down to these water courses, as at Thruxton. Isolated rounded hills provide a feature on the skyline, for example Bury Hill, Danebury Hill and Chattis Hill.
- 10C.3. This is a strong rural agrarian area dominated by large-scale arable farming, resulting in a very open exposed landscape with a particularly weak hedgerow structure. However, there are some areas of woodland, associated with the small hills (e.g. Chattis Hill) or steep inaccessible slopes and scarp

faces, e.g. Cleve Hill. Smaller areas of woodland are also found adjacent to farmsteads e.g. Eveley Farm and Castle Farm. There are a few areas of fields with pasture bounded by hedgerows, generally associated with the older settlements within this LCA, which have integrated the settlements into the landscape.

- 10C.4. Throughout the area there are wooded shelter belts, e.g. adjacent the hill forts of Danebury Hill and Chattis Hill and adjacent the farmsteads as seen with Down Farm. Their density increases within the north-east of this LCA, where they are scattered across the landscape. The shelter belts within this LCA tend not to follow the underlying landform resulting in an alien feature in landform.
- 10C.5. Parklands prevail more in the north than the south, usually positioned on the edge of settlements, for example on the southern edge of Kimpton, the northern edge of Quarley and the southern edge of Grateley. These areas of parkland are generally areas of grass with individual trees, contrasting to the more open adjacent areas of arable land.
- 10C.6. Away from Andover, this LCA has a relatively un-spoilt agrarian character with few prominent developments, but localised detracting influences such as the A343, A30, A303, railway line, and large building associated with airfields, as seen at Thuxton and Middle Wallop. Closer to Andover, ribbon development along some of the radiating roads, has created a degraded feel resulting in a wide transition zone from an urban character to a rural character.
- 10C.7. The Monarch's Way and Clarendon Way pass through this LCA.

Location

- 10C.8. The boundaries of Thruxton and Danebury Chalk Downland are defined to the south by Broughton Down, to the east the edge by the flood plain of the River Test, and northeast the flood plain of the River Anton. The western boundary is formed by the alignment of low lying hills, which include Isle of

Wight Hill, Quarley Hill, Thruxton Hill and Snoddington Hill east of Grateley. Thruxton and Danebury Chalk Downland encloses the chalk river floodplains of Wallop Brook River Valley Floor LCA5F, and Pillhill Brook River Valley Floor LCA5H and the chalk and clay Amport Wooded Downs LCA6E.

Local Physical Influences

10C.9. **Geology and soils:** Chalk.

Landform: Broad underplating plateau, punctuated by a number of small but prominent hills, most notably Danebury Hill, dry valleys as seen at Houghton Down and scarps. A number of disused chalk pits can also be found throughout this LCA.

Drainage: Well drained, draining to Pillhill and Wallop Brooks and the River Test.

Local Biodiversity and Vegetation Pattern

10C.10. This is a large LCA and for the most part, the extensive highly managed arable landscape is of limited biodiversity value in terms of supporting large areas of more diverse habitats.

10C.11. There are very few areas of woodland and those that are present are very small and for the most part somewhat isolated.

10C.12. The most notable biodiversity feature in the LCA is the chalk grassland and associated habitats within and immediately around Danebury Hill Fort, a SSSI and also a Scheduled Ancient Monument. There are further small fragments of calcareous grassland to the south and east of Danebury at Chattis Hill, Cleave Hill and Hazel Down.

10C.13. There is an extensive scattering of small barrows (also Scheduled Ancient Monuments) in the area surrounding Danebury, and these may be less likely to have been subject to as intensive agricultural improvement. Therefore they may also support small isolated patches of more diverse habitats and provide further stepping stones in the wider ecological network.

10C.14. As with other areas of arable land on the chalk, there are likely to be unmapped headlands and field margins with small fragments of relict higher-diversity grassland or that support populations of threatened arable plant species.

10C.15. The table below identifies the broad habitat types for LCA10C.

Broad habitat type	Area of habitat (Hectares)	Percentage of the LCA (%)
Arable and horticulture	8614.69	70.78
Boundary and linear features	264.58	2.17
Broadleaved, mixed, and yew woodland	314.41	2.58
Built-up areas and gardens	776.88	6.38
Calcareous grassland	39.84	0.33
Coniferous woodland	28.94	0.24
Fen, marsh and swamp	0.18	0.01
Improved grassland	1817.68	14.93
Inland rock	4.74	0.03
Neutral grassland	17.13	0.14
Standing open water and canals	0.36	0.01
Unidentified habitat	290.97	2.39
Unidentified water	1.40	0.01
Total	12171.80	

Local Historical Influences

10C.16. This Landscape Character Area represents a relatively large proportion of the central area of Test Valley. The lower and central areas of LCA 10C display evidence of extensive agricultural land rationalisation during principally the 19th century but also the later 18th century.

10C.17. This process of increasingly arable based agriculture throughout the central portion of Test Valley has resulted in an open landscape populated by numerous large, regular and generally straight sided fields interspersed infrequently by stands of trees and natural topographic elements upon which more marginal land could escape the process of enclosure.

10C.18. Several Iron Age hill forts survive throughout this character area including Danebury. This example has been the focus of an intensive study which has included an assessment of the environs around the hill fort. This work has

revealed that, to a greater or lesser extent, a network of prehistoric field systems survive surrounding the hill fort within the 19th century parliamentary landscape.

Designations

10C.19. Designations that lie wholly or in part within this Landscape Character Area comprise:

10C.20. Nature Conservation

SSSI

- Danebury Hill - Unimproved calcareous grassland and broadleaved woodland SINC
- 48 SINCs, including agriculturally unimproved grassland, ancient semi-natural woodland, other grasslands, wetlands including some open freshwater and sites supporting notable species

10C.21. Historic

Conservation Areas

- Kimpton
- Quarley
- Grateley
- Houghton and Bossington
- Fyfield
- Thruxton
- East Cholderton
- Amport and Monxton
- Abbots Ann
- Over Wallop
- Middle Wallop
- Nether Wallop
- Longstock
- Stockbridge
- Goodworth Clatford
- Upper Clatford
- Broughton

Scheduled Monuments

- Danebury Hill (Iron age hill fort)
- Long barrow – 125m north west of Waters Down Farm
- Bowl barrow – 400m south of Waters Down Farm
- Bowl barrow – 700m southeast of Waters Down Farm
- Long barrow - 50m north east of Down Farm
- Long barrow - 450m south west of Downs Farm
- Long barrow – 350m south west of Down farm
- The Moat - Longstock
- Bury Hill (Iron age hill fort) – east of Upper Clatford
- Field system on Hazel Down 850m north of Hazeldown
- Long barrow and two bowl barrows - 400m north of Chattis Farm
- Long barrow - 500m west of Croft Farm, Over Wallop
- Hydraulic pillbox - south western edge of the Middle Wallop Airfield
- Bowl barrow 125m north east of South View Farm, Palestine
- Barksbury Hillfort - southern side of Andover and A303(T) (part of an Iron age hill fort)

Listed buildings

- Listed buildings are concentrated within the older settlements as well as some of the isolated farmsteads (e.g. Eveley Farm) and residential properties (e.g. Longstock House)
- Grade I listed buildings comprise St Leonards Church at Grateley, St Peter and St Pauls Church at Kimpton, and a barn east of Berry Court Farm near Nether Wallop.

Settlement Pattern

10C.22. Given the large area which this LCA covers numerous forms of settlement activity prevail dependent upon their positions within the landscape. In general, these settlements retain a coherent historic core which is often focused upon an early medieval church, manorial complex or important farmstead. Nineteenth and particularly 20th century development within these settlements has been minimal given the increased focus upon the larger towns and cities. During the last two or three decades this has changed with

people wishing to move away from the major population centres and out into the rural landscape.

10C.23. This open landscape is dominated by open parliamentary fields and the farmsteads which controlled these land holdings are generally well dispersed. Not all are located upon surveyed roads or tracks but they do tend to lie within field systems provided with straight boundaries and trackways. This large area does include what appears to be a hierarchy of farms with the larger examples located upon main roads or the junction of roads and the smaller farmsteads positioned further away within open field systems.

10C.24. The principal roads throughout this area appear to be largely unchanged by the surveying of new field boundaries which was undertaken during the later 18th and 19th centuries. In contrast, many of the smaller roads and tracks do demonstrate evidence of straightening at some point in the recent past.

10C.25. Overall the settlement pattern for this area varies from the southern section to the northern section. Towards the south of this LCA, larger settlements are located within the sheltered chalk river valleys, of the neighbouring Landscape Character Type 5. However, towards the north, settlements such as Fyfield are located within this LCA, set in sheltered valleys.

10C.26. Exceptions for the general settlement pattern can be found with the military base at Middle Wallop, which is sited adjacent Middle Wallop Airfield, out on the open plain and Palestine, a settlement built post 1945 on a grid on the western edge of this LCA.

10C.27. Farmsteads are located generally in two different localities / patterns, the first being dotted sporadically across the open plain, for example Darfield Farm, Broughton Down Farm; the second being more closely related to existing settlements, i.e. Goddards Farm with Middle Wallop. A number of low lying poultry houses are sited away from the main farmstead - as seen north of Over Wallop.



Views from Danbury Hill to Backstake Hill



Long views to hill forts which acts as focal features within the landscape



Elevated long views to wooded horizons



Large houses within parkland setting



Enclosed, historic routeways