LANDSCAPE AND VISUAL IMPACT ASSESSMENT

ARNEWOOD HOUSE, COLDEN COMMON

DPLC/380/LVIA/WF

30 OCTOBER 2023

DPLC

Introduction

1 This Landscape and Visual Impact Assessment assesses the anticipated effects likely to arise from a development proposal of a single high quality dwelling on land east of Arnewood House, Boyes Lane, Colden Common, following the guidelines published by the Landscape Institute and Institute of Environmental Management and Assessment.

2 The assessment has been carried out by David Parfitt MA MSc CMLI, a chartered landscape architect who specializes in the assessment of effects upon landscape character and visual amenity.

3 The LVIA considers the range of landscape and visual effects likely to occur and considers the scope for mitigation measures to reduce any significant adverse effects.

Anticipated Effects upon the Key Characteristics of the Winchester South Downs Landscape Character Area

Undulating lower chalk downs

4 The proposal requires the removal of two single storey buildings and a large sand school. Their footprint would be restored to a naturalised meadow with trees. The setting of the proposed dwelling would be conserved as open grassland with additional native hedgerows. The significance of the effect would be *Beneficial* and *Insignificant*.

Well-drained chalk on higher ground, sand clay and silt on lower ground

5 The proposal would remove two single storey buildings and large sand school. These areas would be restored to a natural landform. The removal of the buildings and sand school would allow the recreation of natural grassland and soil function in these areas. The significance of the effect would be *Beneficial* and *Insignificant.*

Landscape comprises lower slopes of the downs

6 Natural topography would be restored in some parts of the site. The effect would be *Neutral* and *Insignificant.*

Predominantly in use as horse paddocks and recreation ground at Colden Common

7 The proposal would not affect the use of the area as horse paddocks or interfere with the amenity of Colden Common recreation ground, although a former stable block, no longer in equestrian use, would be removed. There would be no effect on this key characteristic.

Fields medium in size, often subdivided with fencing into paddocks

8 The proposal would enhance the field structure through the planting of a native hedgerow along the north site boundary. This would have a slightly beneficial effect on the integrity of the medium fields to the north of the proposal site.

9 The landscape around the proposed dwelling would be conserved and enhanced as natural grassland, replacing a sand school, and several native trees would be planted. The significance of the effect would be *Beneficial* and *Insignificant*.

Taylor's Copse, ancient and semi-natural woodland north east of Colden Common

10 The landscape proposal for the proposed development comprises native tree planting around the site which would add canopy cover and aerial habitat connectivity. A native hedgerow would be planted along the north site boundary following the line of existing oak trees. This would strengthen habitat connectivity and resource in the vicinity of woodland within the character area and enhance wooded cover along Boyes Lane. The significance of the effect would be *Beneficial* and of *Low Significance*.

Some local footpaths and public access at Colden Common Park recreation ground

11 Two buildings and a disused sand school, currently visible, would be removed and a mixed species native hedgerow would be planted along the north site boundary. The new dwelling of vernacular material and discrete scale and form would be screened from footpaths. The effect on access would be unaffected, however there is likely to be an improvement to the experience of pedestrians on Boyes Lane. The significance of the effect would be *Beneficial* and of *Low Significance*.

Equestrian centre and small number of houses and buildings east of Taylor's Copse and urban extension at Sandyfields Lane create urbanising effect on lower ground close to settlement

12 The proposal consists of the removal of two single storey structures and a disused sand school. A single storey bespoke dwelling of low profile constructed of high quality materials; linear natural colour brick, knapped flint and timber with a dark zinc roof, would be orientated towards the south overlooking a naturally enhanced landscape.

13 A new native hedgerow and several new native trees would be planted along the north site boundary.

14 The materiality and appearance of the proposed dwelling are considered appropriate for its semi-rural setting. The landscape proposal would enhance and naturalise site boundaries. The effect is considered to be *Neutral* and *Insignificant*.

Anticipated Effects upon Visual Amenity

15 The proposed development would involve the removal of two single storey buildings and removal of a large sand school and associated barriers. The area which currently comprises the sand school would be restored to a natural grass landscape.

16 The proposed dwelling would be set in from the north boundary slightly. A new native hedgerow would be planted along the north site boundary, beneath the low canopies of mature oaks which are present.

17 The proposed single storey dwelling would have a low profile in three elegant wings and would be finished with natural colour linear brick, knapped flint, timber and zinc which would blend in well with the semi-rural setting.

18 The proposed dwelling would be hidden from receptor viewpoints along Boyes Lane in the medium to long term. The effect of the proposed landscape treatment would fully mitigate any effects of the proposed dwelling being seen.

19 The removal of unsightly elements and the enhancement of the site boundary with a new native hedgerow is considered to be beneficial to visual amenity.

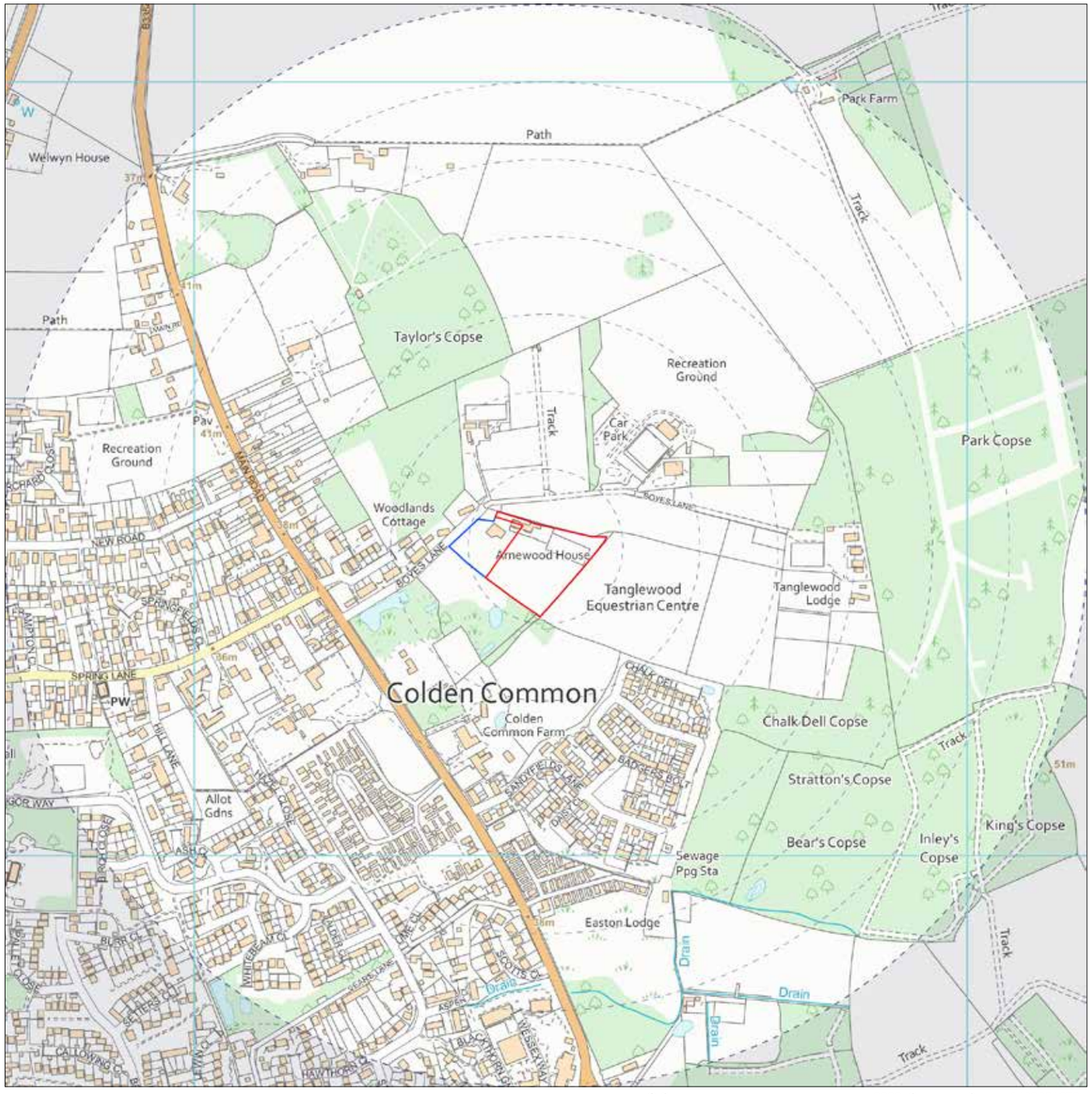
20 The Significance of the effect upon a limited number of views on Boyes Lane is assessed as *Beneficial and Insignificant* to *Beneficial and of Low Significance*.

Conclusion

21 The effect of the proposal upon the key characteristics of the South Winchester Downs landscape character area is assessed as *Insignificant* and *Neutral* to *Low Significance* and *Beneficial*. The proposal would not result in adverse effects on landscape character.

22 The anticipated effect of the proposal upon visual amenity is considered to be *Beneficial* for all receptors.

23 Primary mitigation is included within the proposed development and it would be effective in mitigating potentially adverse effects. The proposal would not be harmful to landscape character or visual amenity.



Site Location and Study Area

24 The proposal site consists of a sand school and paddock to the east of Arnewood House on Boyes Lane in Colden Common, Hampshire.

25 The proposal site is currently enclosed by fences with a line of mature oaks along the north site boundary. The southern site boundary consists of an intermittent row of a remnant hedgerow.

26 The garden curtilage of Arnewood House abuts the site to the west. A series of paddocks lie further to the east of the proposal site.

27 Boyes Lane is a narrow lane with a number of dwelling on it west of Arnewood House. The lane provides access to equestrian paddocks and stables to the north of the site and to the east at Tanglewood Lodge.

28 Colden Common recreation ground which has a cricket pitch and associated pavilion is served by a car park enclosed by trees and a shelterbelt just to the north of the site.

29 The proposal site lies just outside the South Downs National Park.

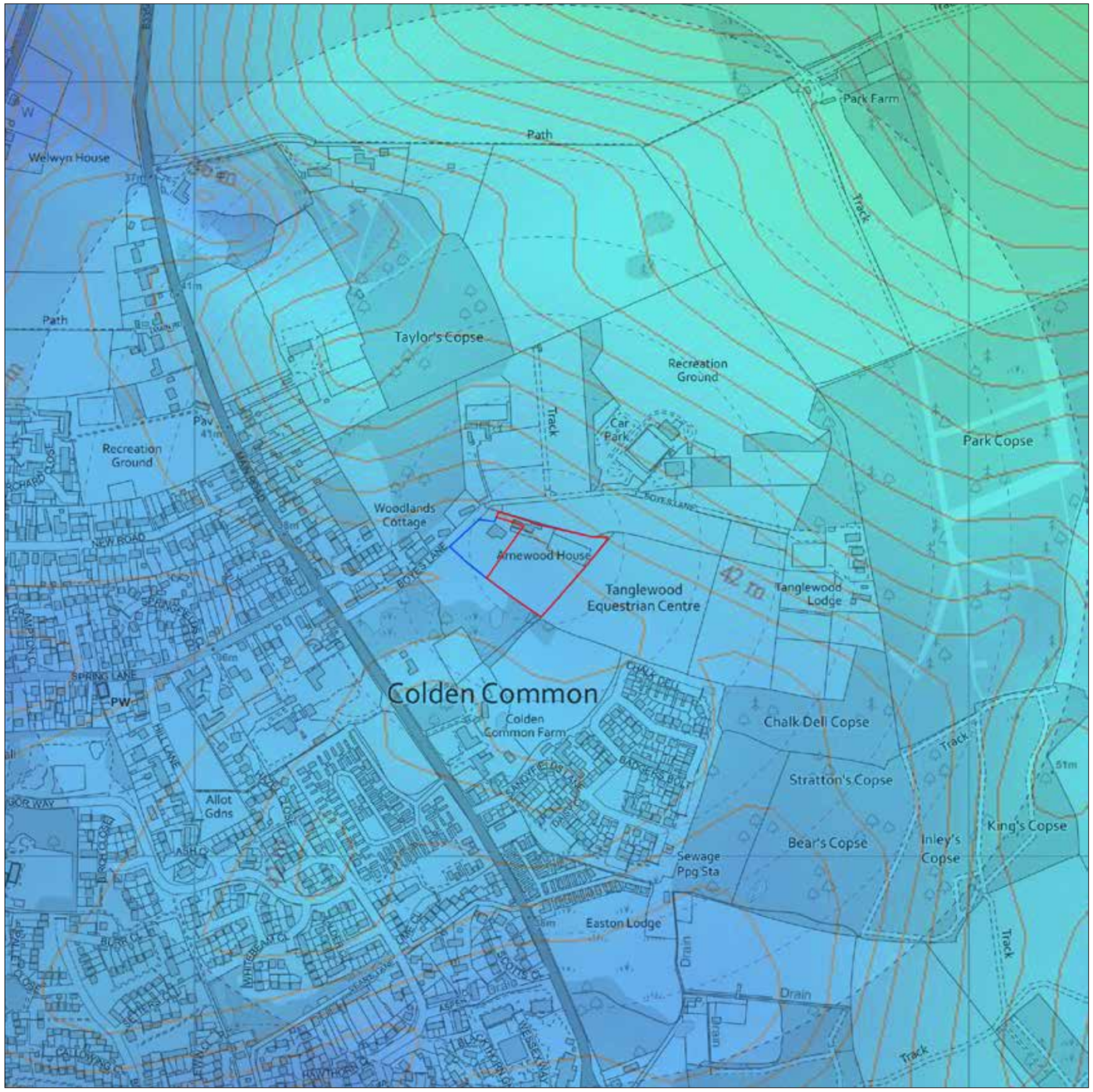
30 A study area of 700m radius is considered proportionate in relation to scale of the proposed development for the purposes of the assessment.

KEY

Site Boundary

Site Boundary

Radii from Site centre at 100m intervals



Topography

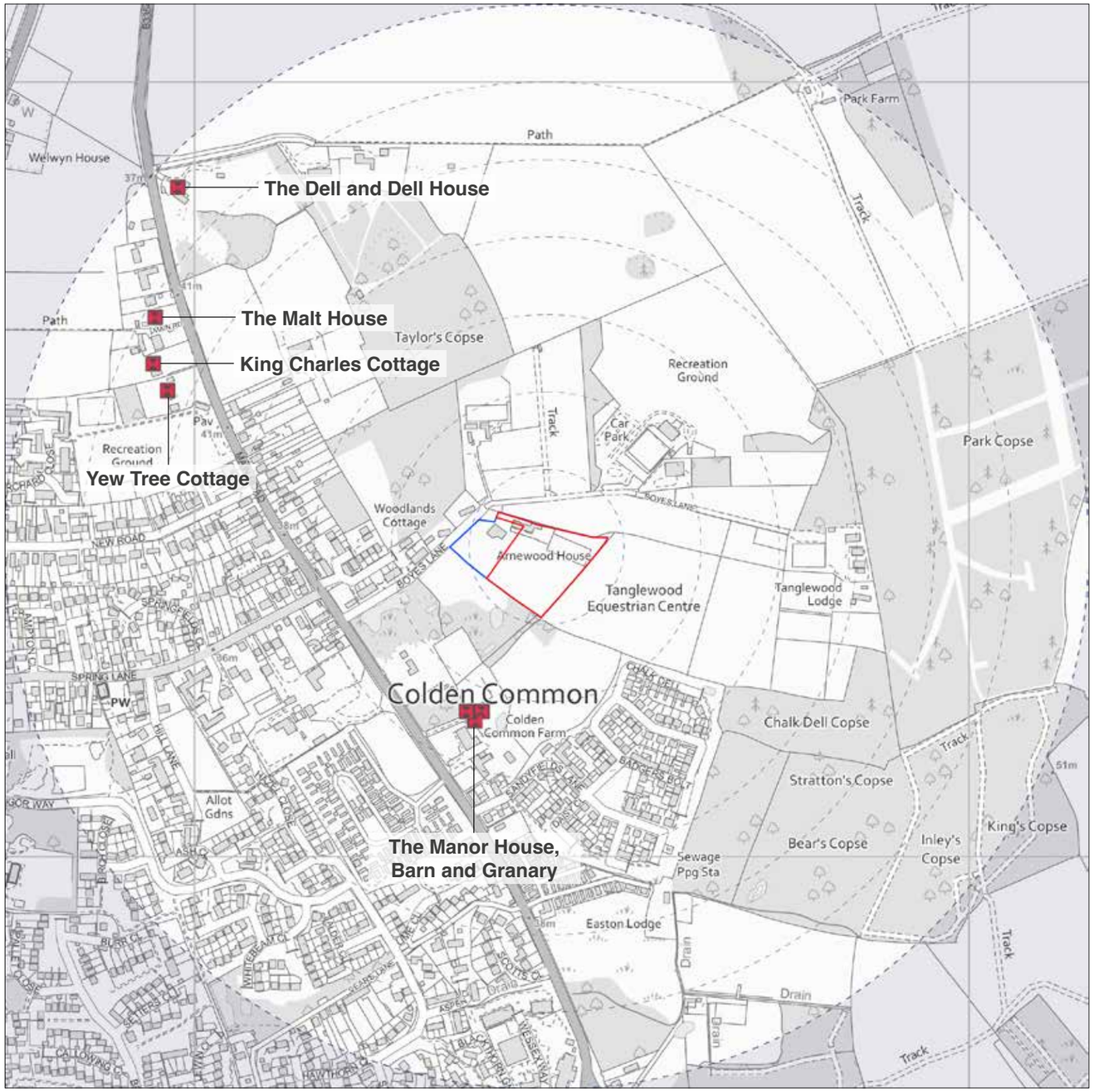
31 The site lies at an elevation of between approximately 39 and 42 metres A.O.D. with a slight south facing slope.

32 Land rises steadily to the north east towards the lower slopes of the South Downs. There is a low lying area of grassland which appear to retain natural moisture to the immediate south of the proposal site. There are no water courses passing through or adjacent to the site.

Geology

33 The underlying geology within the site consists of the Tarrant Chalk Member in the north of the site, and the Lambeth Group - Clay, silt and sand to the south. There are superficial deposits of Clay-with-flints Formation - Clay, silt, sand and gravel.[1]

1 British Geological Survey (https://geologyviewer.bgs.ac.uk/?_ga=2.162698303.2099265629.1689684185-1055753059.1689684185)



Heritage Designations

Listed Buildings

34 There are several grade II listed buildings present within the study area. The closest is The Manor house, with associated barn and granary, located about 120 metres to the south of the proposal site.

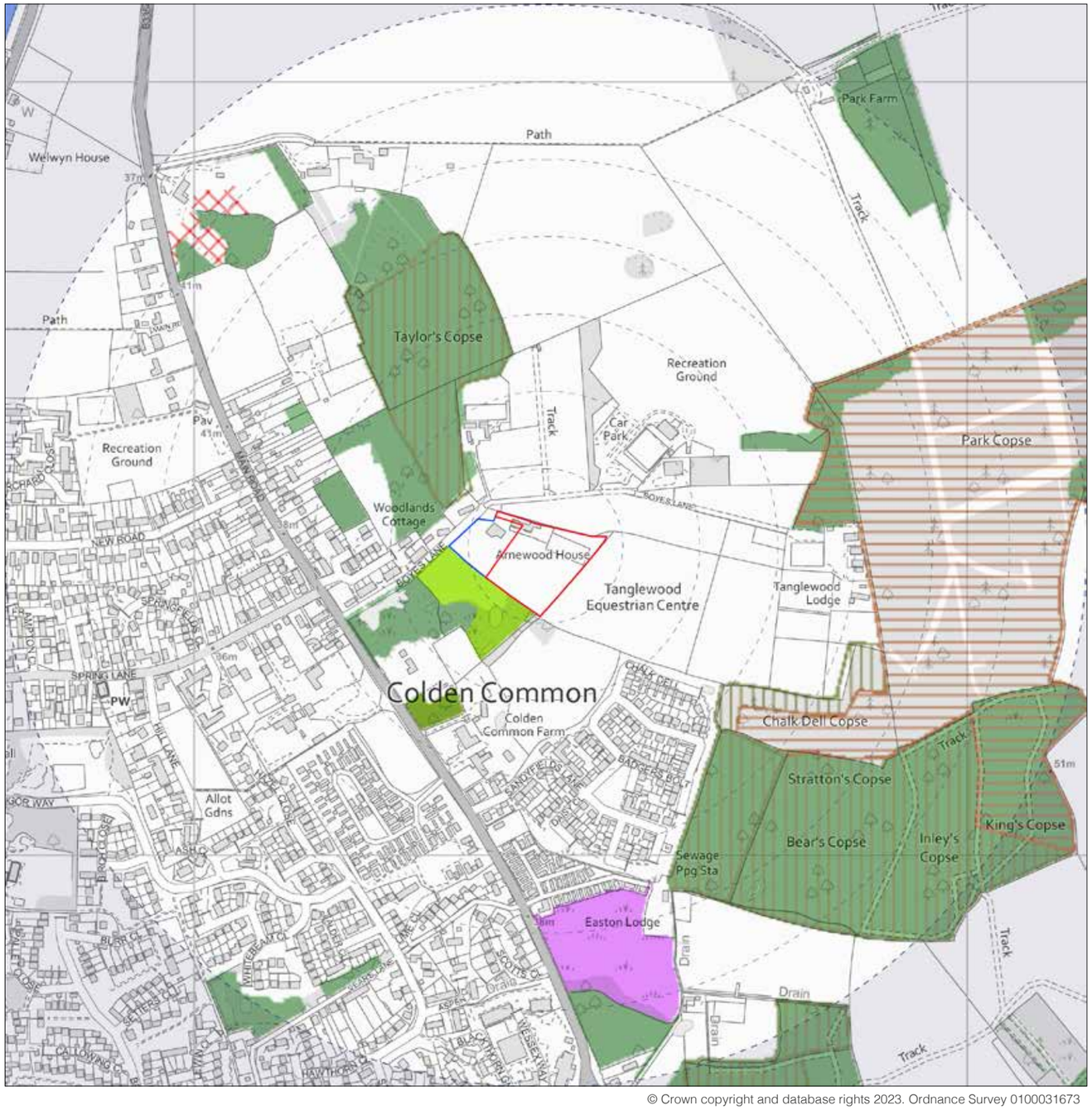
35 The Manor House was originally constructed in the 17th century and was extended in the 18th century. It consists of a timber-frame core, stone dressings and random flint patches, brick, and has an old plain tile roof.

36 The Granary dated from the 18th century and is timber-frame weather-boarded on supported on staddle stones. It has a plain tile roof. The Barn also dates from the 18th century. It has re-used dressed stone with random flint chequer panels, and a plain tile roof.

37 Other grade II listed buildings in the study area are located about 500 metres to the north west and beyond Main Road.

KEY

Grade II Listed Building



Priority Habitats

38 UK BAP priority habitats are those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan.

39 There are no priority habitats within the proposal site.

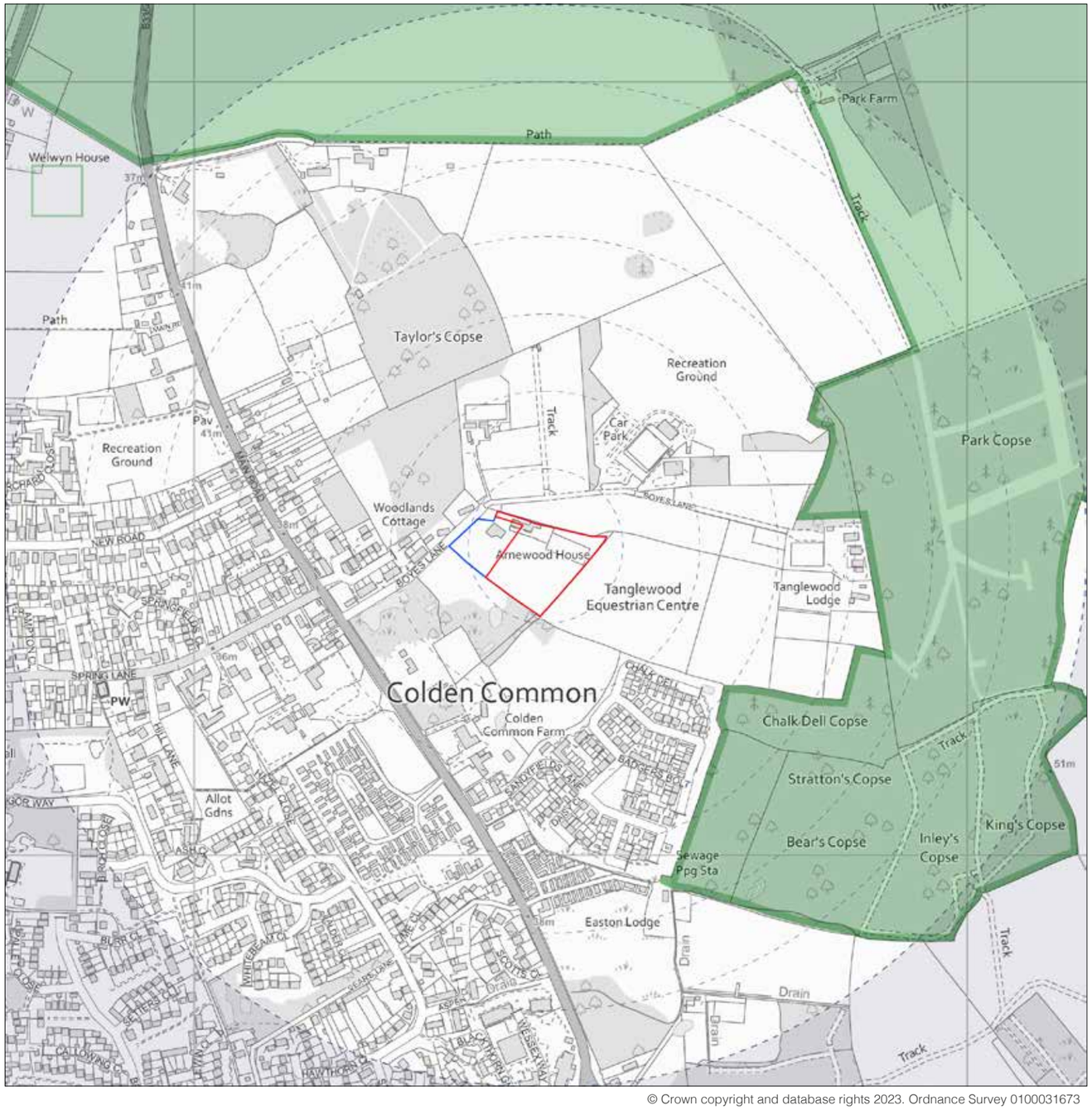
40 Immediately to the south of the proposal site there is an area of Lowland Meadow priority habitat. This habitat comprises unimproved neutral grassland in enclosed lowland landscapes.

41 Taylor's Copse, an area of deciduous ancient woodland lies a short distance to the north. A large area of ancient replanted woodland is present about 400m to the east of the proposal site.

42 There are mature trees on the northern site boundary which would provide beneficial habitat connectivity between areas of woodland.

KEY

- Deciduous Woodland
- Wood Pasture
- Traditional Orchard
- Lowland Meadow
- Semi-improved Grassland
- Floodplain Grazing Marsh
- Other Habitat
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland



South Downs National Park

43 The proposal site is the located about 250 metres outside the South Downs National Park.

44 Woodland at Taylor's Copse, emerging and established woodland around Colden Common recreation ground and woodland at Park Copse at the edge of the national park to the east of the proposal site provide robust buffers between the proposal site and the national park.

45 There is no pedestrian or vehicular access to the national park from Boyes Lane therefore the proposal site has limited potential to affect the experience of visitors accessing the national park.

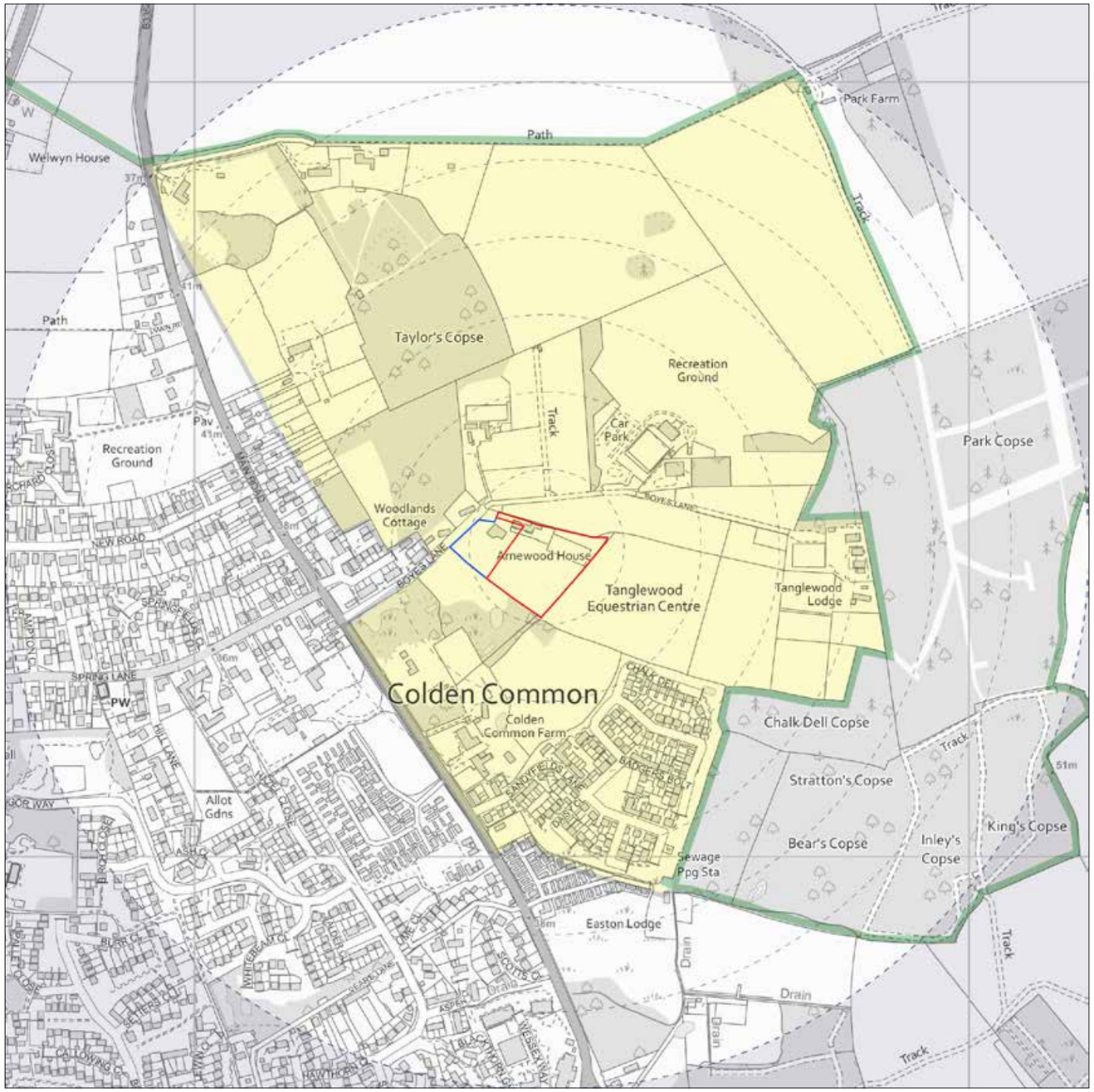
46 There is considered to be no scope for harmful effects arising from the development proposal to affect the South Downs National Park.

47 Effects upon the national park are therefore scoped out of this assessment.

South Downs National Park Management Plan

KEY

South Downs National Park



Landscape Character

48 The Winchester District Landscape Character Assessment (Terrafirma 2022) provides an assessment of landscape character within the study area.

49 The proposal site is situated within the South Winchester Downs landscape character area (Refer to Appendix C).

South Winchester Downs

50 The South Winchester Downs landscape character area consists of 3 small areas outside the South Downs National Park, remaining from the former character area now within the SDNP.

51 Key Characteristics within the study area are as follows:

- Undulating lower chalk downs.
- Well-drained chalk on higher ground, sand clay and silt on lower ground.
- Landscape comprises lower slopes of the downs
- Predominantly in use as horse paddocks and recreation ground at Colden Common.
- Fields medium in size, often subdivided with fencing into paddocks.
- Taylor's Copse, ancient and semi-natural woodland north east of Colden Common.
- Some local footpaths and public access at Colden Common Park recreation ground.
- Equestrian centre and small number of houses and buildings east of Taylor's Copse and urban extension at Sandyfields lane create urbanising effect on lower ground close to settlement.

KEY

South Winchester Downs character area

South Downs National Park

Winchester District Landscape Character Assessment, 2022

- Some traditional building features and methods, including timber frames, flint, thatch, red brick, painted brick, vitrified brick, weatherboard (barns), clay tiles, slate.

52 The sensitivity of the above characteristic features is assessed is assessed in the following paragraphs and summarised in the on the Assessment of Baseline Sensitivity table.

Key Characteristics of the Winchester South Downs Landscape Character Area

Undulating lower chalk downs

53 The proposal site is relatively level comprising a level area with very little undulation. From within the site there is little or no awareness of undulation that may be present in the wider area.

54 A sand school is situated at the north of the site adjacent to a row of tall native oaks which help to visually enclose and separate the site.

55 The sensitivity of undulating lower chalk downs is considered to be *Low*.

Well-drained chalk on higher ground, sand clay and silt on lower ground

56 Bedrock geology of the proposal site consists partly of Tarrant Chalk Member - Chalk in the north of the site, and Lambeth Group - Clay, silt and sand. The proposal site has superficial deposits of Clay-with-flints Formation - Clay, silt, sand and gravel.[2]

57 The sensitivity of this characteristic within the study area is considered to be *Moderate*.

Landscape comprises lower slopes of the downs

58 The proposal site has levelled out and is enclosed by trees. Connectivity with the wider downs landscape is diminished. Furthermore the proposal site does not meaningfully contribute to the lower slopes of the downs which are more evident further north.

59 The sensitivity of this characteristic is considered to be *Low*.

Predominantly in use as horse paddocks and recreation ground at Colden Common

60 Horse paddocks are located to the north of the proposal site, providing a reasonable level of amenity and interest.

61 Colden Common recreation ground has established peripheral native planting and a good level of stewardship and amenity.

62 The sensitivity of characteristic land use is considered to be *High*.

Fields medium in size, often subdivided with fencing into paddocks

63 Fields around the proposal site are medium in size and sub-divided into paddocks. Medium fields allow a degree of openness, often with shelterbelts or woodland beyond, providing a backdrop. .

64 The sensitivity of this characteristic is considered to be *Moderate*.

Taylor's Copse, ancient and semi-natural woodland north east of Colden Common

65 Taylor's Copse provides an important area of ancient deciduous wooded habitat, with some connectivity with other larger areas of similar woodland within the SDNP.

66 Taylor's Copse is located to the north of the proposal site, being separated from it by Boyes Lane.

67 The sensitivity of ancient woodland is considered to be *High*.

Some local footpaths and public access at Colden Common Park recreation ground

68 There are no public rights of way through or adjacent to the proposal site. Pedestrians use Boyes Lane to access Colden Common recreation ground. There is a good level of amenity at the recreation ground with seating and access.

69 The sensitivity of local footpaths and public access is considered to be *Moderate*.

Equestrian centre and small number of houses and buildings east of Taylor's Copse and urban extension at Sandyfields Lane create urbanising effect on lower ground close to settlement

70 Mitigatory planting around development at Sandyfields Lane has provided an established effective shelterbelt and diminished its urbanising effect on the character area.

71 Houses and buildings east of Taylor's Copse, were not considered to be particularly urbanising. However industrial use of several buildings does have a slightly detracting effect on the character of the area.

72 The sensitivity of this key characteristic is considered to be *Low*.

2 British Geological Survey (https://geologyviewer.bgs.ac.uk/?_ga=2.162698303.2099265629.1689684185-1055753059.1689684185)

Development Proposal

73 The development proposal (Appendix B) consists of a single bespoke dwelling located just to the east of Arnewood House and sharing the existing access from Boyes Lane.

74 The proposed dwelling, by Adam Knibb Architects, consists of three single storey volumes placed to form two courtyard spaces, for the entrance and principle living spaces and garden.

75 The dwelling would be finished in a natural colour brick in a linear random bond with some knapped flint, referencing local vernacular, vertical timber cladding, and a low pitched zinc roof. The house would be set in naturally landscaped grounds. The landscape proposal would provide a native hedgerow along the existing north boundary of the site to enhance and enclose the site.

76 A mixed species native hedgerow would be planted along the west boundary of the proposed dwelling, helping to enclose the garden curtilage of the existing Arnewood House. This native hedgerow would connect hedgerow habitats north and south of the site.

77 An array of native trees would be planted at the north east of the wider garden curtilage to set the proposed dwelling subtly within the site.

Anticipated Effects upon the Key Characteristics of the Winchester South Downs Landscape Character Area

Undulating lower chalk downs

78 The proposal requires the removal of two single storey buildings and a large sand school. Their footprint would be restored to a naturalised meadow with trees. The setting of the proposed dwelling would be conserved as open grassland with additional native hedgerows.

79 The proposal would have a *Negligible* and *Beneficial* effect upon undulating lower chalk downs. The significance of the effect would be *Beneficial* and *Insignificant*.

Well-drained chalk on higher ground, sand clay and silt on lower ground

80 The proposal would remove two single storey buildings and large sand school. These areas would be restored to a natural landform. The removal of the buildings and sand school would allow the recreation of natural grassland and soil function in these areas.

81 The effect of the proposal would be *Negligible* and *Beneficial* upon natural geology. The significance of the effect would be *Beneficial* and *Insignificant.*

Landscape comprises lower slopes of the downs

82 Natural topography would be restored in some parts of the site.

83 The proposal would have a *Negligible* and *Neutral* Effect upon natural geology. The effect would be *Neutral* and *Insignificant.*

Predominantly in use as horse paddocks and recreation ground at Colden Common

84 The proposal would not affect the use of the area as horse paddocks or interfere with the amenity of Colden Common recreation ground, although a former stable block, no longer in equestrian use, would be removed.

85 There would be no effect on this key characteristic.

Fields medium in size, often subdivided with fencing into paddocks

86 The proposal would enhance the field structure through the planting of a native hedgerow along the north site boundary. This would have a slightly beneficial effect on the integrity of the medium fields to the north of the proposal site.

87 The landscape around the proposed dwelling would be conserved and enhanced as natural grassland, replacing a sand school, and several native trees would be planted.

88 The proposal would have a *Negligible* and *Beneficial* effect upon field size and pattern. The significance of the effect would be *Beneficial* and *Insignificant*.

Taylor's Copse, ancient and semi-natural woodland north east of Colden Common

89 The landscape proposal for the proposed development comprises native tree planting around the site which would add canopy cover and aerial habitat connectivity. A native hedgerow would be planted along the north site boundary following the line of existing oak trees. This would strengthen habitat connectivity and resource in the vicinity of woodland within the character area and enhance wooded cover along Boyes Lane.

90 The proposal would have a *Negligible* and *Beneficial* effect upon ancient and semi-natural woodland. The significance of the effect would be *Beneficial* and of *Low Significance*.

Some local footpaths and public access at Colden Common Park recreation ground

91 Two buildings and a disused sand school, currently visible, would be removed and a mixed species native hedgerow would be planted along the north site boundary. The new dwelling of vernacular material and discrete scale and form would be screened from footpaths. The effect on access would be unaffected, however there is likely to be an improvement to the experience of pedestrians on Boyes Lane.

92 The effect of the proposal upon public footpath and access is considered to be *Negligible* and *Beneficial*. The significance of the effect would be *Beneficial* and of *Low Significance*.

Equestrian centre and small number of houses and buildings east of Taylor's Copse and urban extension at Sandyfields Lane create urbanising effect on lower ground close to settlement

93 The proposal consists of the removal of two single storey structures and a disused sand school. A single storey bespoke dwelling of low profile constructed of high quality materials; linear natural colour brick, knapped flint and timber with a dark zinc roof, would be orientated towards the south overlooking a naturally enhanced landscape.

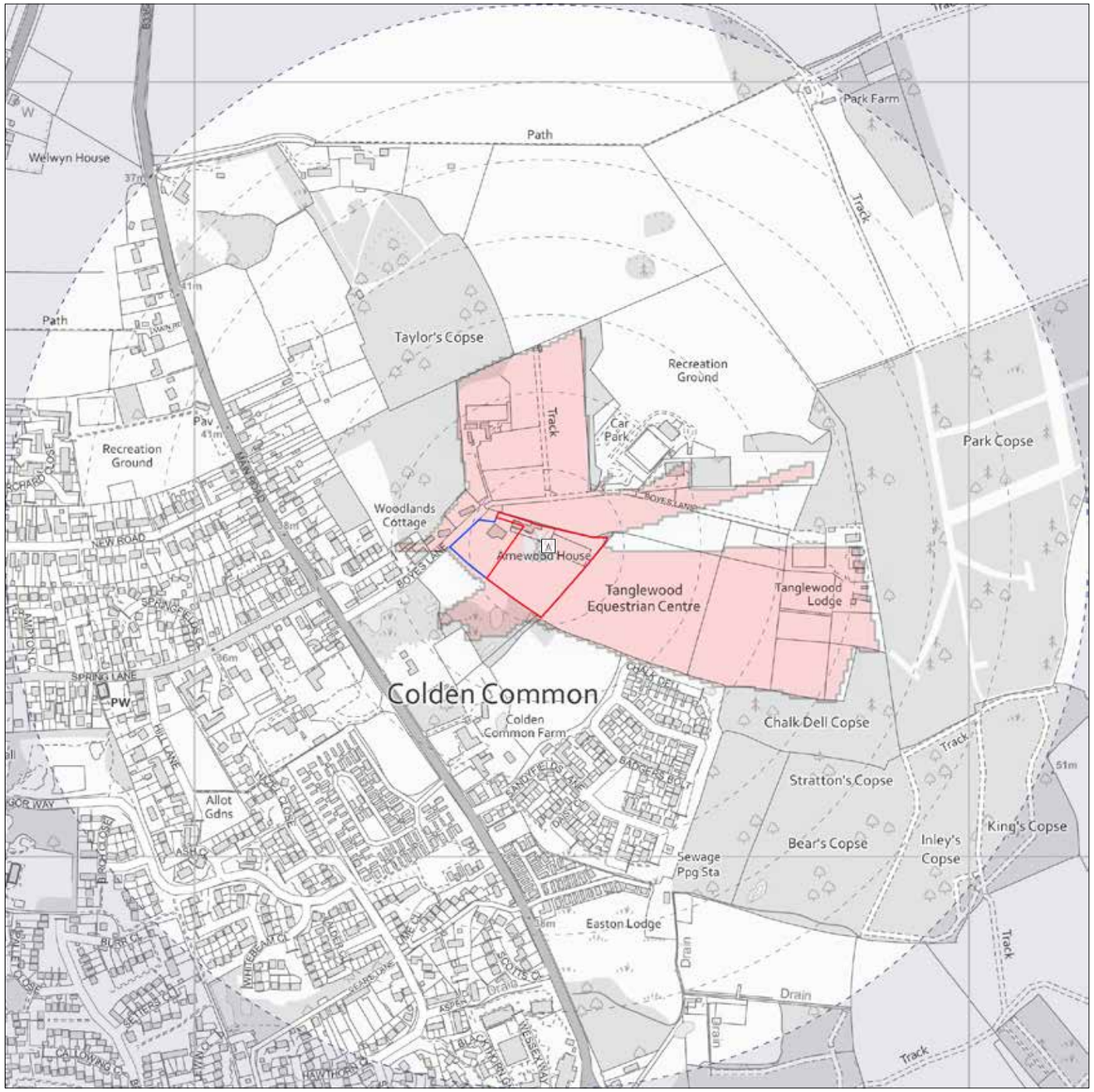
94 A new native hedgerow and several new native trees would be planted along the north site boundary.

95 The materiality and appearance of the proposed dwelling are considered appropriate for its semi-rural setting. The landscape proposal would enhance and naturalise site boundaries.

96 The proposal would have a *Negligible* and *Neutral* effect upon the urbanising effect of building and urban extension at Sandyfields Lane. The effect is considered to be *Neutral* and *Insignificant*.

Anticipated Effects upon Key Characteristics of the South Winchester Downs Landscape Character Area

Landscape Character	Characteristic Feature	Sensitivity	Description of Effect	Magnitude	Significance
South Winchester Downs	Undulating lower chalk downs	Low	The proposal requires the removal of two single storey buildings and a large sand school. Their footprint would be restored to a naturalised meadow with trees. The setting of the proposed dwelling would be conserved as open grassland with additional native hedgerows.	Negligible (Beneficial)	Insignificant (Beneficial)
	Well-drained chalk on higher ground, sand clay and silt on lower ground	Moderate	The proposal would remove two single storey buildings and large sand school. These areas would be restored to a natural landform. The removal of the buildings and sand school would allow the recreation of natural grassland and soil function in these areas.	Negligible (Beneficial)	Insignificant (Beneficial)
	Landscape comprises lower slopes of the downs	Low	Natural topography would be restored in some parts of the site.	Negligible (Neutral)	Insignificant (Neutral)
	Predominantly in use as horse paddocks and recreation ground at Colden Common	High	The proposal would not affect the use of the area as horse paddocks or interfere with the amenity of Colden Common recreation ground, although a former stable block no longer in equestrian use would be removed.	None	None
	Fields medium in size, often subdivided with fencing into paddocks	Moderate	The proposal would enhance the field structure through the planting of a native hedgerow along the north site boundary. This would have a slightly beneficial effect on the integrity of the medium fields to the north of the proposal site. The landscape around the proposed dwelling would be conserved and enhanced as natural grassland, replacing a sand school, and several native trees would be planted.	Negligible (Beneficial)	Insignificant (Beneficial)
	Taylor's Copse, ancient and semi-natural woodland north east of Colden Common	High	The landscape proposal for the proposed development comprises native tree planting around the site which would add canopy cover and aerial habitat connectivity. A native hedgerow would be planted along the north site boundary following the line of existing oak trees. This would strengthen habitat connectivity and resource in the vicinity of woodland within the character area and enhance wooded cover along Boyes Lane.	Negligible (Beneficial)	Low Significance (Beneficial)
	Some local footpaths and public access at Colden Common Park recreation ground	Moderate	Two buildings and a disused sand school, currently visible, would be removed and a mixed species native hedgerow would be planted along the north site boundary. The new dwelling of vernacular material and discrete scale and form would be screened from footpaths. The effect on access would be unaffected, however there is likely to be an improvement to the experience of pedestrians on Boyes Lane.	Negligible (Beneficial)	Insignificant (Beneficial)
	Equestrian centre and small number of houses and buildings east of Taylor's Copse and urban extension at Sandyfields Lane create urbanising effect on lower ground close to settlement	Low	The proposal consists of the removal of two single storey structures and a disused sand school. A single storey bespoke dwelling of low profile constructed of high quality materials; linear natural colour brick, knapped flint and timber with a dark slate roof, would be orientated towards the south overlooking a naturally enhanced landscape. A new native hedgerow and several new native trees would be planted along the north site boundary. The materiality and appearance of the proposed dwelling are considered appropriate for its semi-rural setting. The landscape proposal would enhance and naturalise site boundaries.	Negligible (Neutral)	Insignificant (Neutral)



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0 1000m
0 3000ft
N

Zone of Theoretical Visibility

97 A theoretical analysis of the potential for visibility of the proposal was carried out using OS terrain data and a geographic information system.

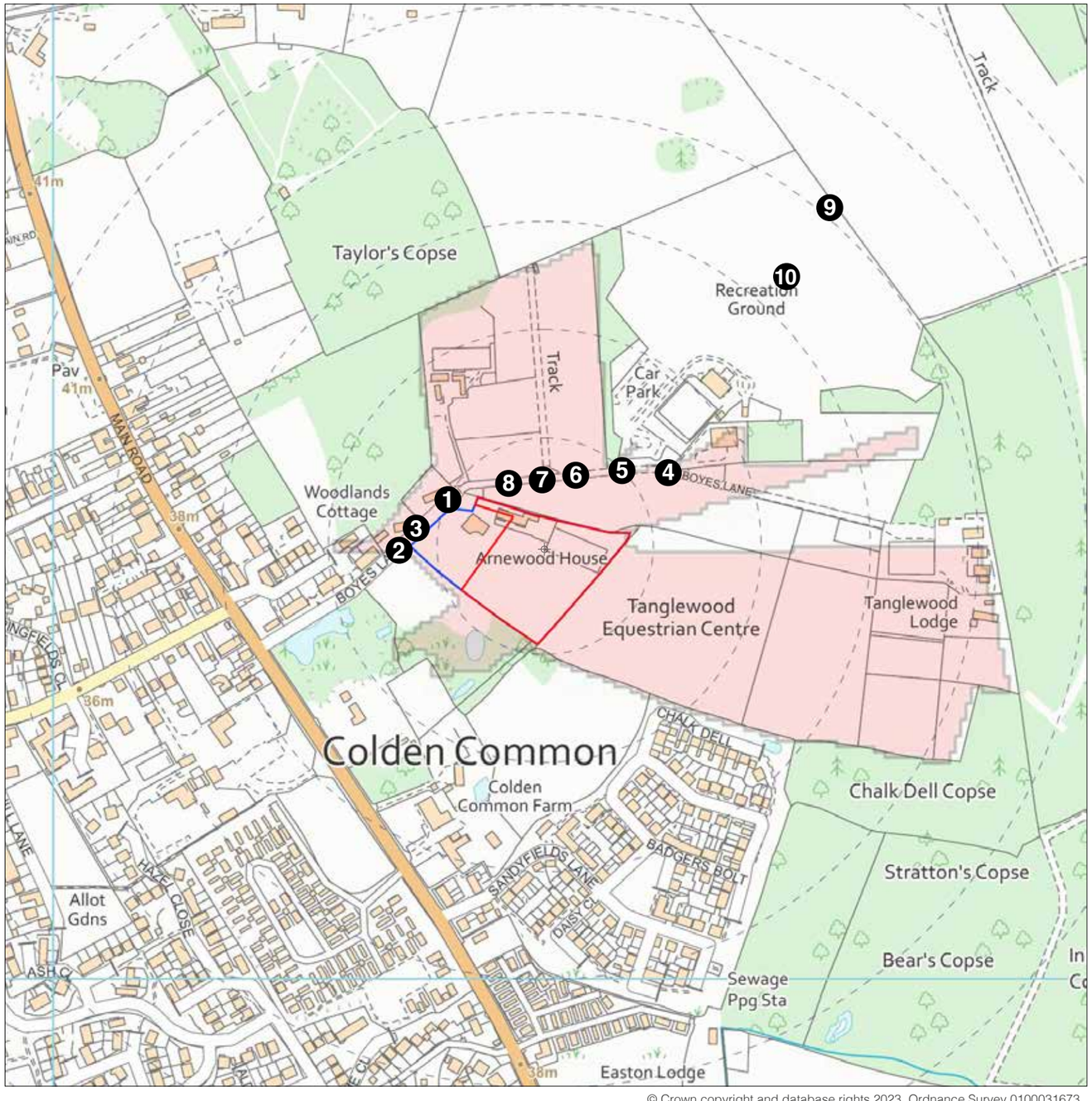
98 The zone of theoretical visibility (ZTV) is established using topographical data with a theoretical mast of 6 metres, approximating to the height of the proposed dwelling, at the centre of the proposed dwelling within the site. Dense woodland and shelterbelts have been modelled at a height of 12 metres as visual obstructions.

99 The ZTV shows the maximum anticipated extent of the location of visual receptors. There would be additional barriers to visibility which are not modelled in the study, in particular the effect of the trees along the northern site boundary has not been shown to ensure that all potential visual receptors are identified even where views are filtered beneath tree canopies.

100 The ZTV provides a guide for field assessment when further examination of potential receptor views is carried out and representative viewpoints are selected.

KEY

- 6m mast theoretically visible
- Mast location
- Radii at 250m intervals



Receptor Viewpoint Locations

101 Viewpoints were selected to represent the experience of visual receptors from potentially susceptible locations within the Zone of Theoretical Visibility.

102 Most potential receptors would gain views from publicly accessible locations on Boyes Lane. Views were also captured from Colden Common recreation ground to demonstrate the accuracy of the ZTV.

103 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.

Assessment of Views

104 The baseline sensitivity of each view is presented with a panoramic image gained from the receptor viewpoint. The susceptibility of the receptor and the value of the view are combined to determine the sensitivity of the view.

105 The magnitude of the anticipated effect is assessed and the resulting significance of effect immediately post-development is stated.

106 A summary of the sensitivity and effect of each view is listed on the table following the presentation of views.

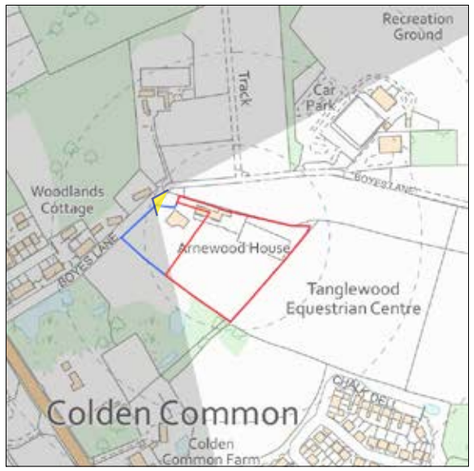
107 The single frame view of the centre of each panorama is shown in Appendix A. The images in Appendix A can be held at arm's length to provide an indication of the actual viewing experience of visual receptors.

KEY

- Assessment Viewpoint
- Zone of Theoretical Visibility
- Radii at 100m intervals

VIEW 1 - Boyes Lane

Panoramic Image: EXISTING VIEW



Receptor Viewpoint

Site Boundary

Viewpoint Data

Date:	05.07.2023
Time:	11:51
Bearing:	114°
Distance to Site Cen:	110m
Viewpoint Elevation:	44m
Camera Height:	1.5m
Grid Reference:	SU 48358 22444

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Receptor Susceptibility

This view would be gained momentarily by pedestrians and occupants of vehicles on Boyes Lane. Therefore susceptibility is considered to be Low.

Features

The view comprises the entrance and driveway of Arnewood House with a fence and wall either side of the entrance in the foreground. The existing dwelling can be seen beyond the boundary wall. A single storey timber clad building can be seen at the end of the driveway. The value of the view is considered to be Low.

Sensitivity

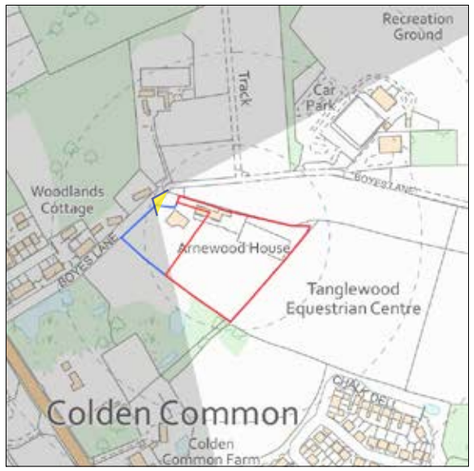
The sensitivity of the view is assessed as *Low*.

SENSITIVITY OF VIEW

SUSCEPTIBILITY	VALUE: LOW	VALUE: MODERATE	VALUE: HIGH
HIGH	MEDIUM	MEDIUM to HIGH	HIGH
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM

VIEW 1 - Boyes Lane

Panoramic Image: WIREFRAME PROPOSAL SHOWN



Receptor Viewpoint

Site Boundary

Viewpoint Data

Date:	05.07.2023
Time:	11:51
Bearing:	114°
Distance to Site Cen:	110m
Viewpoint Elevation:	44m
Camera Height:	1.5m
Grid Reference:	SU 48358 22444

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Anticipated Effect upon View

A new fence or hedgerow would be installed along the driveway separating access to the proposal from existing access to Arnewood House. The single storey building now visible would be removed. The proposed dwelling would be discernible, in the distance, but would be of low profile and several native trees would be planted to on its west side which partially screen the dwelling.

Magnitude of Effect

A single storey building near the viewpoint would be removed and a more attractive building of high quality materiality and form would be just visible in the distance with new native tree planting just in front of it. The magnitude of the change would be *Minor* and *Slightly Beneficial*.

Significance of Effect

The effect is assessed as *Beneficial* and *Insignificant*.

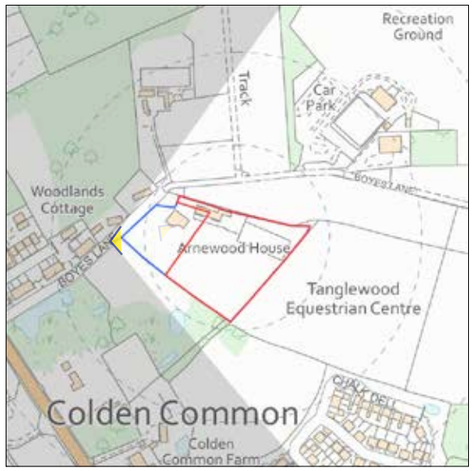
SIGNIFICANCE OF EFFECT

MAGNITUDE OF EFFECT	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT (Slightly Beneficial)	LOW SIGNIFICANCE	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE

SENSITIVITY OF RECEPTOR

VIEW 2 - Boyes Lane

Panoramic Image: EXISTING VIEW



Viewpoint Data

Date:	05.07.2023
Time:	12:00
Bearing:	089°
Distance to Site Cen:	146m
Viewpoint Elevation:	42m
Camera Height:	1.5m
Grid Reference:	SU 48313 22396

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Receptor Susceptibility
This view would be gained briefly by pedestrians and occupants of vehicles on Boyes Lane. Susceptibility is considered to be *Low*.

Features
The view comprises a meadow to the right. A tall cypress hedge in the foreground limits visibility. The value of the view is considered to be *Moderate*.

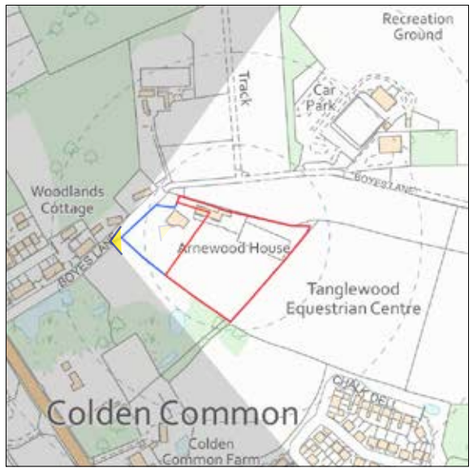
Sensitivity
The sensitivity of the view is assessed as *Low* to *Medium*.

SENSITIVITY OF VIEW

SUSCEPTIBILITY	VALUE: LOW	VALUE: MODERATE	VALUE: HIGH
HIGH	MEDIUM	MEDIUM to HIGH	HIGH
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM

VIEW 2 - Boyes Lane

Panoramic Image: WIREFRAME PROPOSAL SHOWN



Viewpoint Data

Date:	05.07.2023
Time:	12:00
Bearing:	089°
Distance to Site Cen:	146m
Viewpoint Elevation:	42m
Camera Height:	1.5m
Grid Reference:	SU 48313 22396

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Anticipated Effect upon View
The proposed development would not be visible.

Magnitude of Effect
There would be no effect on the view.

Significance of Effect
There would be no effect on the view.

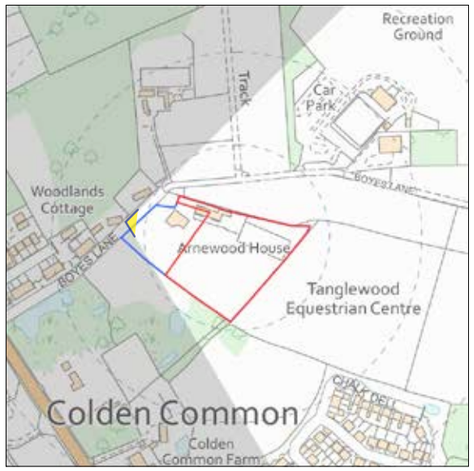
SIGNIFICANCE OF EFFECT

MAGNITUDE OF EFFECT	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE

SENSITIVITY OF RECEPTOR

VIEW 3 - Boyes Lane

Panoramic Image: EXISTING VIEW



Viewpoint Data

Date:	05.07.2023
Time:	12:04
Bearing:	098°
Distance to Site Cen:	131m
Viewpoint Elevation:	43m
Camera Height:	1.5m
Grid Reference:	SU 48329 22417

Camera Settings

Device:	Canon EOS 6D
Lens:	EF50mm f/1.4
Aperture:	f/22
Exposure Time:	1/160
Focal Length:	50mm
ISO Speed:	2000

Image Information

HFoV	104°
Projection	Cylindrical

Receptor Susceptibility

This view would be gained for a few moments by pedestrians and occupants of vehicles on Boyes Lane. Susceptibility is considered to be *Moderate*.

Features

A timber fence lines the lane. Tree canopies which emerge above the fence limit visibility. The value of the view is considered to be *Low*.

Sensitivity

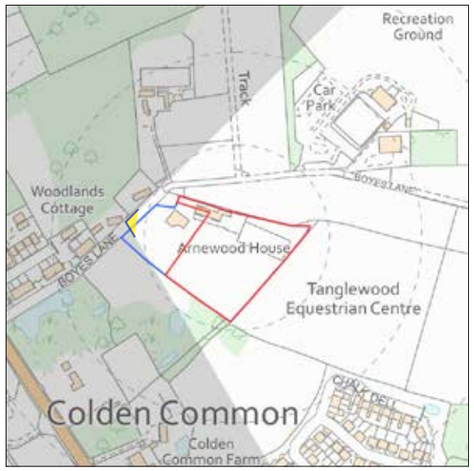
The sensitivity of the view is assessed as *Low* to *Medium*.

SENSITIVITY OF VIEW

SUSCEPTIBILITY	VALUE: LOW	VALUE: MODERATE	VALUE: HIGH
HIGH	MEDIUM	MEDIUM to HIGH	HIGH
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM

VIEW 3 - Boyes Lane

Panoramic Image: WIREFRAME PROPOSAL SHOWN



Viewpoint Data

Date:	05.07.2023
Time:	12:04
Bearing:	098°
Distance to Site Cen:	131m
Viewpoint Elevation:	43m
Camera Height:	1.5m
Grid Reference:	SU 48329 22417

Camera Settings

Device:	Canon EOS 6D
Lens:	EF50mm f/1.4
Aperture:	f/22
Exposure Time:	1/160
Focal Length:	50mm
ISO Speed:	2000

Image Information

HFoV	104°
Projection	Cylindrical

Anticipated Effect upon View

In summer, the proposed development would not be visible as foliage from trees lining the boundary of Arnewood House screen the view. In winter a small part of the proposed dwelling may be visible. In the long term new native hedgerows and native trees would partially screen the dwelling.

Magnitude of Effect

The effect would only be discerned briefly in winter at distance. Native planting would emerge to further reduce effects. The magnitude of the effect is considered to be *Neutral* and *Negligible*.

Significance of Effect

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

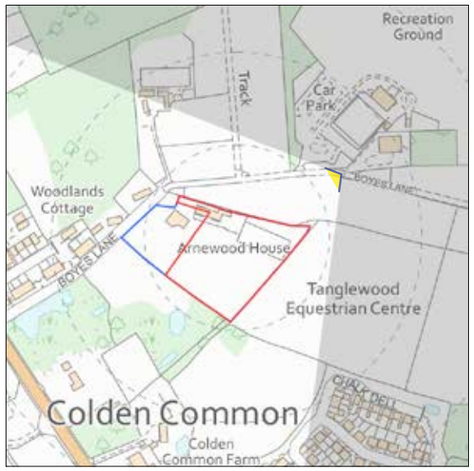
SIGNIFICANCE OF EFFECT

MAGNITUDE OF EFFECT	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT (Neutral)	LOW SIGNIFICANCE

SENSITIVITY OF RECEPTOR

VIEW 4 - Boyes Lane

Panoramic Image: EXISTING VIEW



Receptor Viewpoint

Site Boundary

Viewpoint Data

Date:	05.07.2023
Time:	12:15
Bearing:	234°
Distance to Site Cen:	133m
Viewpoint Elevation:	45m
Camera Height:	1.5m
Grid Reference:	SU 48566 22477

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Receptor Susceptibility

This view could be gained for a few moments by pedestrians and occupants of vehicles on Boyes Lane. Susceptibility is considered to be *Moderate*.

Features

The view comprises a paddock in the foreground. Tall native oaks line the far side of the paddock. The value of the view is considered to be *Moderate*.

Sensitivity

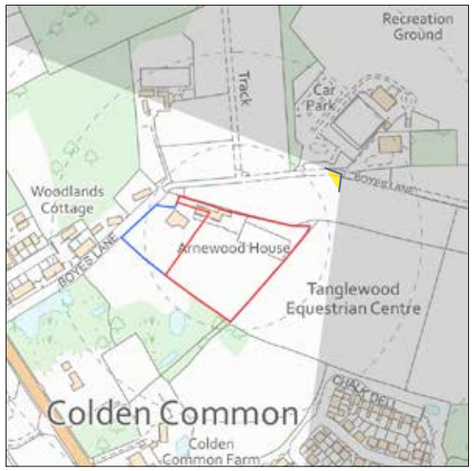
The sensitivity of the view is assessed as *Medium*.

SENSITIVITY OF VIEW

SUSCEPTIBILITY \ VALUE	LOW	MODERATE	HIGH
HIGH	MEDIUM	MEDIUM to HIGH	HIGH
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM

VIEW 4 - Boyes Lane

Panoramic Image: WIREFRAME PROPOSAL SHOWN



0 300m
0 1000ft
N

Receptor Viewpoint

Site Boundary

Viewpoint Data

Date:	05.07.2023
Time:	12:15
Bearing:	234°
Distance to Site Cen:	133m
Viewpoint Elevation:	45m
Camera Height:	1.5m
Grid Reference:	SU 48566 22477

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Anticipated Effect upon View

The proposed development would require the removal of two single storey buildings close to the site boundary. A new native hedgerow would be planted along the far side of the paddock screening the proposal site. The proposed dwelling would be set into the site slightly therefore limiting its visual exposure. In winter months there would be potential for some of the roofline to be discerned, however native planting is expected to totally screen the proposal.

Magnitude of Effect

The dwelling would not be easily discerned. The enhancements to the north site boundary would comprise a *Negligible* and *Beneficial* effect.

Significance of Effect

The effect is assessed as *Beneficial* and *Insignificant*.

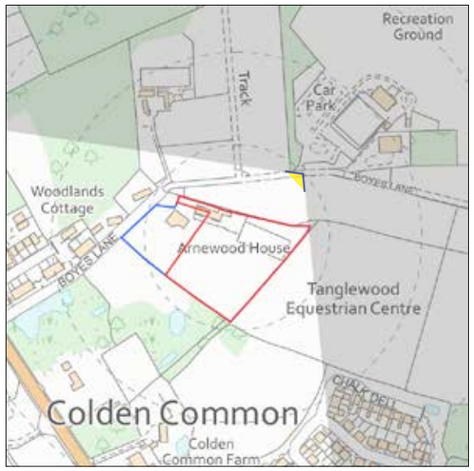
SIGNIFICANCE OF EFFECT

MAGNITUDE OF EFFECT	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT (Beneficial)	LOW SIGNIFICANCE

SENSITIVITY OF RECEPTOR

VIEW 5 - Public Footpath

Panoramic Image: EXISTING VIEW



Viewpoint Data

Date:	05.07.2023
Time:	12:19
Bearing:	220°
Distance to Site Cen:	97m
Viewpoint Elevation:	44m
Camera Height:	1.5m
Grid Reference:	SU 48521 22473

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Receptor Susceptibility

This view would be gained for a few moments by pedestrians and occupants of vehicles passing on Boyes Lane. Susceptibility is considered to be *Moderate*.

Features

The view consists of a paddock in the foreground with tall native oaks lining the far side of the paddock. A sand school can be seen beneath canopies of trees. The roof of a single storey building and part of the upper storey of a dwelling can be seen to the right of the view. The value of the view is considered to be *Moderate*.

Sensitivity

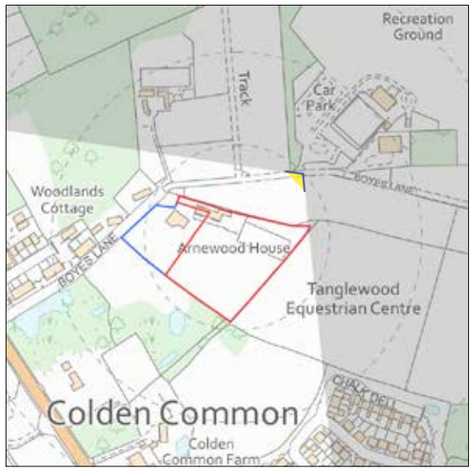
The sensitivity of the view is assessed as *Medium*.

SENSITIVITY OF VIEW

SUSCEPTIBILITY	VALUE: LOW	VALUE: MODERATE	VALUE: HIGH
HIGH	MEDIUM	MEDIUM to HIGH	HIGH
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM

VIEW 5 - Public Footpath

Panoramic Image: WIREFRAME PROPOSAL SHOWN



Viewpoint Data

Date:	05.07.2023
Time:	12:19
Bearing:	220°
Distance to Site Cen:	97m
Viewpoint Elevation:	44m
Camera Height:	1.5m
Grid Reference:	SU 48521 22473

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Anticipated Effect upon View

The proposed development would require the removal of the existing sand school and single storey buildings near to the site boundary to the right of the view. A new native hedgerow would be planted along the far side of the paddock screening the proposal site. The proposed dwelling would be set into the site limiting its visual exposure. In winter months, in the short term, there may be potential for some of the roofline to be discerned, however native planting is expected to totally screen the proposal.

Magnitude of Effect

The dwelling would not be easily discerned. The enhancements to the north site boundary and removal of visible building and sand school would comprise a *Minor* and *Beneficial* effect.

Significance of Effect

The effect is assessed as *Beneficial* and of *Low Significance*.

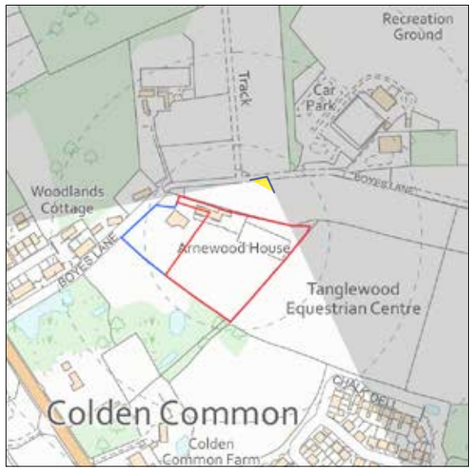
SIGNIFICANCE OF EFFECT

MAGNITUDE OF EFFECT	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT	LOW SIGNIFICANCE (Beneficial)	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE

SENSITIVITY OF RECEPTOR

VIEW 6 - Boyes Lane

Panoramic Image: EXISTING VIEW



Viewpoint Data

Date:	05.07.2023
Time:	12:26
Bearing:	197°
Distance to Site Cen:	78m
Viewpoint Elevation:	43m
Camera Height:	1.5m
Grid Reference:	SU 48481 22473

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Receptor Susceptibility

This view would be gained for a few moments by pedestrians and occupants of vehicles passing on Boyes Lane. Susceptibility is considered to be *Moderate*.

Features

The view consists of a paddock in the foreground with tall native oaks lining the far side of the paddock. A sand school can be seen beneath canopies of trees. The roof of a single storey building and part of the upper storey of a dwelling can be seen to the right of the view. The value of the view is considered to be *Moderate*.

Sensitivity

The sensitivity of the view is assessed as *Medium*.

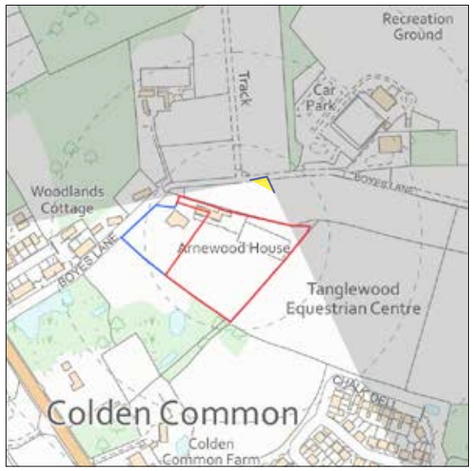
SENSITIVITY OF VIEW

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

VIEW 6 - Boyes Lane

Panoramic Image: WIREFRAME PROPOSAL SHOWN



Viewpoint Data

Date:	05.07.2023
Time:	12:26
Bearing:	197°
Distance to Site Cen:	78m
Viewpoint Elevation:	43m
Camera Height:	1.5m
Grid Reference:	SU 48481 22473

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Anticipated Effect upon View

The proposed development would require the removal of the existing sand school and single storey buildings near to the site boundary to the right of the view. A new native hedgerow would be planted along the far side of the paddock screening the proposal site. In winter months, in the short term, there is be potential for some of the roofline to be discerned, however in the medium to long term native planting would screen the proposal.

Magnitude of Effect

The dwelling would not be easily discerned. The enhancements to the north site boundary and removal of visible buildings near the boundary and sand school would comprise a *Minor* and *Beneficial* effect.

Significance of Effect

The effect is assessed as *Beneficial* and of *Low Significance*.

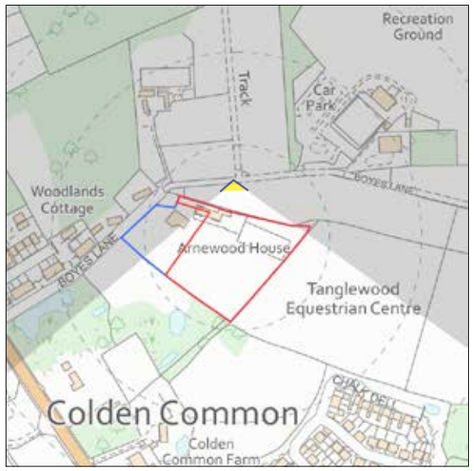
SIGNIFICANCE OF EFFECT

MAGNITUDE OF EFFECT	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT	LOW SIGNIFICANCE (Beneficial)	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE

SENSITIVITY OF RECEPTOR

VIEW 7 - Boyes Lane

Panoramic Image: EXISTING VIEW



Viewpoint Data

Date:	05.07.2023
Time:	12:29
Bearing:	170°
Distance to Site Cen:	74m
Viewpoint Elevation:	43m
Camera Height:	1.5m
Grid Reference:	SU 48446 22471

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Receptor Susceptibility

This view would be gained for a few moments by pedestrians and occupants of vehicles passing on Boyes Lane. Susceptibility is considered to be *Moderate*.

Features

The view consists of a paddock in the foreground with tall native oaks lining the far side of the paddock. A sand school can be seen beneath canopies of trees. The roof of a single storey building and part of the upper storey of a dwelling can be seen to the right of the view. The value of the view is considered to be *Moderate*.

Sensitivity

The sensitivity of the view is assessed as *Medium*.

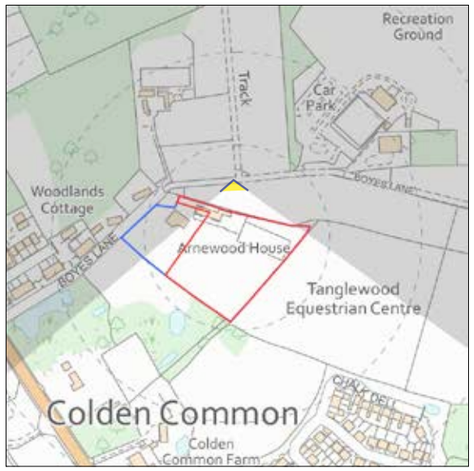
SENSITIVITY OF VIEW

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

VIEW 7 - Boyes Lane

Panoramic Image: WIREFRAME PROPOSAL SHOWN



Viewpoint Data

Date:	05.07.2023
Time:	12:29
Bearing:	170°
Distance to Site Cen:	74m
Viewpoint Elevation:	43m
Camera Height:	1.5m
Grid Reference:	SU 48446 22471

Camera Settings

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

Image Information

HFoV	104°
Projection	Cylindrical

Anticipated Effect upon View

The proposed development requires the removal of the existing sand school and single storey buildings near the site boundary to the right of the view. A new native hedgerow would be planted along the site boundary to line the paddock and would screen the proposal site. In winter months, in the short term, there is be potential for some of the proposed dwelling to be seen consisting of natural colour brick, flint, wood and slate. In the medium to long term native planting would screen the proposal.

Magnitude of Effect

The dwelling would not be easily discerned. The enhancements to the north site boundary and removal of visible buildings near the boundary and sand school would comprise a *Minor* and *Beneficial* effect.

Significance of Effect

The effect is assessed as *Beneficial* and of *Low Significance*.

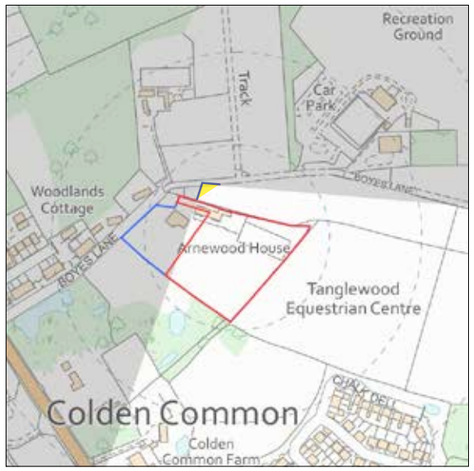
SIGNIFICANCE OF EFFECT

MAGNITUDE OF EFFECT	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT	LOW SIGNIFICANCE (Beneficial)	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE

SENSITIVITY OF RECEPTOR

VIEW 8 - Boyes Lane

Panoramic Image: EXISTING VIEW



Viewpoint Data

Date:	05.07.2023
Time:	12:33
Bearing:	114°
Distance to Site Cen:	84m
Viewpoint Elevation:	43m
Camera Height:	1.5m
Grid Reference:	SU 48409 22466

Camera Settings

Device:	Canon EOS 6D
Lens:	EF50mm f/1.4
Aperture:	f/22
Exposure Time:	1/640
Focal Length:	50mm
ISO Speed:	2000

Image Information

HFoV	104°
Projection	Cylindrical

Receptor Susceptibility

This view would be gained for a briefly by pedestrians and occupants of vehicles passing on Boyes Lane. Susceptibility is considered to be *Moderate*.

Features

The view consists of a paddock in the foreground with a line of native oaks and a hedgerow along the right hand side of the paddock. Part of the roof of a dwelling can be just seen past trees to the right of the view. The value of the view is considered to be *Moderate*.

Sensitivity

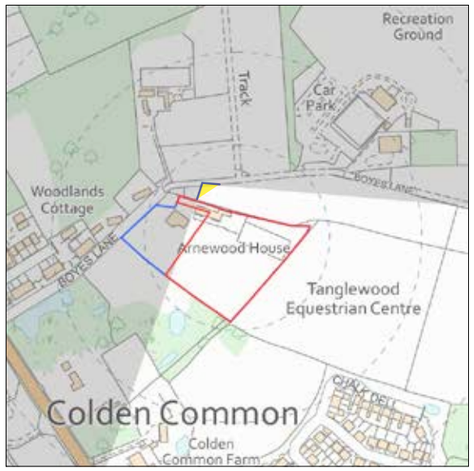
The sensitivity of the view is assessed as *Medium*.

SENSITIVITY OF VIEW

SUSCEPTIBILITY	VALUE: LOW	VALUE: MODERATE	VALUE: HIGH
HIGH	MEDIUM	MEDIUM to HIGH	HIGH
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM

VIEW 8 - Boyes Lane

Panoramic Image: WIREFRAME PROPOSAL SHOWN



Viewpoint Data

Date:	05.07.2023
Time:	12:33
Bearing:	114°
Distance to Site Cen:	84m
Viewpoint Elevation:	43m
Camera Height:	1.5m
Grid Reference:	SU 48409 22466

Camera Settings

Device:	Canon EOS 6D
Lens:	EF50mm f/1.4
Aperture:	f/22
Exposure Time:	1/640
Focal Length:	50mm
ISO Speed:	2000

Image Information

HFoV	104°
Projection	Cylindrical

Anticipated Effect upon View

A new native hedgerow would be planted along the far side of the paddock screening the proposal site.

Magnitude of Effect

The proposed dwelling would not be visible. The enhancements to the north site boundary would comprise a *Negligible* and *Beneficial* effect.

Significance of Effect

The effect is assessed as *Beneficial* and *Insignificant*.

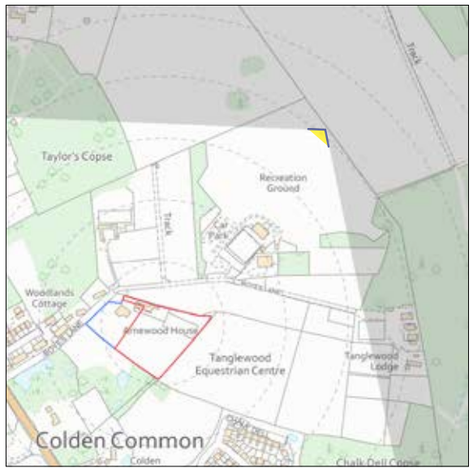
SIGNIFICANCE OF EFFECT

MAGNITUDE OF EFFECT	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT (Beneficial)	LOW SIGNIFICANCE

SENSITIVITY OF RECEPTOR

VIEW 9 - Recreation Ground

Panoramic Image: EXISTING VIEW



Receptor Viewpoint

Site Boundary

Viewpoint Data

Date:	05.07.2023
Time:	12:47
Bearing:	219°
Distance to Site Cen:	409m
Viewpoint Elevation:	55m
Camera Height:	1.5m
Grid Reference:	SU 48714 22718

Camera Settings

Device:	Canon EOS 6D
Lens:	EF50mm f/1.4
Aperture:	f/22
Exposure Time:	1/640
Focal Length:	50mm
ISO Speed:	2000

Image Information

HFoV	104°
Projection	Cylindrical

Receptor Susceptibility

This view could be gained for a extended periods of time by participants of sporting events and spectators. It would also be gained by pedestrians who tend to pass around the periphery of the field. Susceptibility is considered to be *High*.

Features

A large recreation ground comprises the foreground. A pavilion can be seen on the far side of the ground. Trees line boundary. The value of the view is considered to be *Moderate*.

Sensitivity

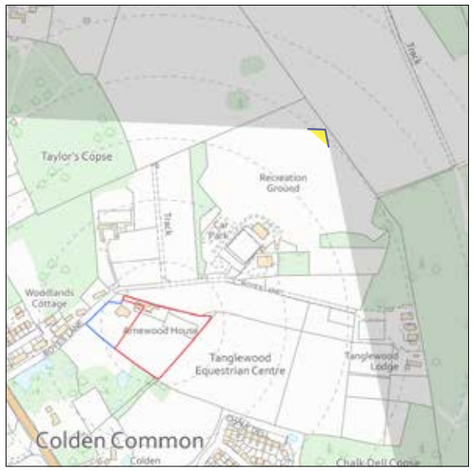
The sensitivity of the view is assessed as *Medium to High*.

SENSITIVITY OF VIEW

SUSCEPTIBILITY	VALUE: LOW	VALUE: MODERATE	VALUE: HIGH
HIGH	MEDIUM	MEDIUM to HIGH	HIGH
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM

VIEW 9 - Recreation Ground

Panoramic Image: WIREFRAME PROPOSAL SHOWN



Receptor Viewpoint

Site Boundary

Viewpoint Data

Date:	05.07.2023
Time:	12:47
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Distance to Site Cen:	409m
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Camera Settings

Device:	Canon EOS 6D
Lens:	EF50mm f/1.4
Aperture:	f/22
Exposure Time:	1/640
Focal Length:	50mm
ISO Speed:	2000

Image Information

HFoV	104°
Projection	Cylindrical

Anticipated Effect upon View

The proposed development would not be visible.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

There would be no effect on the view.

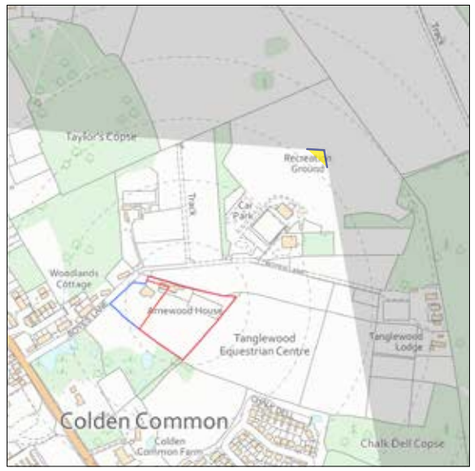
SIGNIFICANCE OF EFFECT

MAGNITUDE OF EFFECT	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE

SENSITIVITY OF RECEPTOR

VIEW 10 - Recreation Ground

Panoramic Image: EXISTING VIEW



0 500m
0 1500ft

N

Receptor Viewpoint

Site Boundary

Viewpoint Data

Date:	05.07.2023
Time:	12:50
Bearing:	220°
Distance to Site Cen:	334m
Viewpoint Elevation:	52m
Camera Height:	1.5m
Grid Reference:	SU 48675 22563

Camera Settings

Device:	Canon EOS 6D
Lens:	EF50mm f/1.4
Aperture:	f/22
Exposure Time:	1/640
Focal Length:	50mm
ISO Speed:	2000

Image Information

HFoV	104°
Projection	Cylindrical

Receptor Susceptibility

This view could be gained for a extended periods of time by participants of sporting events and spectators. It would also be gained by pedestrians who tend to pass around the periphery of the field. Susceptibility is considered to be *High*.

Features

A large recreation ground comprises the foreground. A pavilion can be seen on the far side of the ground. Trees line boundary. The value of the view is considered to be *Moderate*.

Sensitivity

The sensitivity of the view is assessed as *Medium to High*.

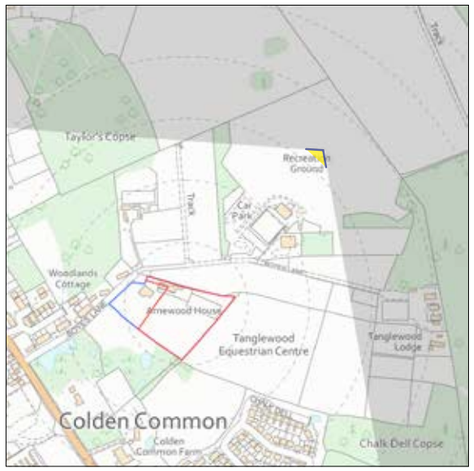
SENSITIVITY OF VIEW

SUSCEPTIBILITY	LOW	MEDIUM	MEDIUM to HIGH	HIGH
HIGH	MEDIUM	MEDIUM to HIGH	HIGH	
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH	
LOW	LOW	LOW to MEDIUM	MEDIUM	
	LOW	MODERATE	HIGH	

VALUE

VIEW 10 - Recreation Ground

Panoramic Image: WIREFRAME PROPOSAL SHOWN



Receptor Viewpoint

Site Boundary

Viewpoint Data

Date:	05.07.2023
Time:	12:50
Bearing:	220°
Distance to Site Cen:	334m
Viewpoint Elevation:	52m
Camera Height:	1.5m
Grid Reference:	SU 48675 22563

Camera Settings

Device:	Canon EOS 6D
Lens:	EF50mm f/1.4
Aperture:	f/22
Exposure Time:	1/640
Focal Length:	50mm
ISO Speed:	2000

Image Information

HFoV	104°
Projection	Cylindrical

Anticipated Effect upon View

The proposed development would not be visible.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

There would be no effect on the view.

SIGNIFICANCE OF EFFECT

MAGNITUDE OF EFFECT	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE

SENSITIVITY OF RECEPTOR

Anticipated Effects upon Receptor Views

Reference Number	View Location	Dist. to Site Cen.	Sensitivity	Description of Effect	Magnitude	Significance
1	Boyes Lane	110m	Low	A new fence or hedgerow would be installed along the driveway separating access to the proposal from existing access to Arnewood House. The single storey building now visible would be removed. The proposed dwelling would be discernible, in the distance, but would be of low profile and several native trees would be planted to on its west side which partially screen the dwelling. A single storey building near the viewpoint would be removed and a more attractive building of high quality materiality and form would be just visible in the distance with new native tree planting just in front of it.	Minor (Slightly Beneficial)	Insignificant (Slightly Beneficial)
2	Boyes Lane	146m	Low to Medium	The proposed development would not be visible. There would be no effect upon the view.	None	None
3	Boyes Lane	131m	Low to Medium	In summer, the proposed development would not be visible as foliage from trees lining the boundary of Arnewood House screen the view. In winter a small part of the proposed dwelling may be visible. In the long term new native hedgerows and native trees would partially screen the dwelling. The effect would only be discerned briefly in winter at distance. Native planting would emerge to further reduce effects.	Negligible (Neutral)	Insignificant (Neutral)
4	Boyes Lane	133m	Medium	The proposed development would require the removal of two single storey buildings close to the site boundary. A new native hedgerow would be planted along the far side of the paddock screening the proposal site. The proposed dwelling would be set into the site limiting its visual exposure. In winter months there would be potential for some of the roofline to be discerned, however native planting would rapidly establish and screen the proposal.	Negligible (Beneficial)	Insignificant (Beneficial)
5	Boyes Lane	97m	Medium	The proposed development would require the removal of the existing sand school and single storey buildings near to the site boundary to the right of the view. A new native hedgerow would be planted along the far side of the paddock screening the proposal site. The proposed dwelling would be set into the site limiting its visual exposure. In winter months, in the short term, there may be potential for some of the roofline to be discerned, however native planting is expected to totally screen the proposal.	Minor (Beneficial)	Low Significance (Beneficial)
6	Boyes Lane	78m	Medium	The proposed development would require the removal of the existing sand school and single storey buildings near to the site boundary to the right of the view. A new native hedgerow would be planted along the far side of the paddock screening the proposal site. In winter months, in the short term, there is be potential for some of the roofline to be discerned, however in the medium to long term native planting would screen the proposal.	Minor (Beneficial)	Low Significance (Beneficial)
7	Boyes Lane	74m	Medium	The proposed development requires the removal of the existing sand school and single storey buildings near the site boundary to the right of the view. A new native hedgerow would be planted along the site boundary to line the paddock and would screen the proposal site. In winter months, in the short term, there is be potential for some of the proposed dwelling to be seen consisting of natural colour brick, flint, wood and slate. In the medium to long term native planting would screen the proposal.	Minor (Beneficial)	Low Significance (Beneficial)
8	Boyes Lane	84m	Medium	A new native hedgerow would be planted along the far side of the paddock screening the proposal site.	Negligible (Beneficial)	Insignificant (Beneficial)
9	Recreation Ground	409m	Medium to High	The proposed development would not be visible. There would be no effect upon the view.	None	None
10	Recreation Ground	334m	Medium to High	The proposed development would not be visible. There would be no effect upon the view.	None	None

Anticipated Effects on Visual Receptors

108 The proposed development would involve the removal of two single storey buildings and removal of a large sand school and associated barriers. The area which currently comprises the sand school would be restored to a natural grass landscape.

109 The proposed dwelling would be set in from the north boundary slightly. A new native hedgerow would be planted along the north site boundary, beneath the low canopies of mature oaks which are present.

110 The proposed single storey dwelling would have a low profile in three elegant wings and would be finished with natural colour linear brick, knapped flint, timber and zinc which would blend in well with the semi-rural setting.

111 The proposed dwelling would be hidden from receptor view-points along Boyes Lane in the medium to long term. The effect of the proposed landscape treatment would fully mitigate any effects of the proposed dwelling being seen.

112 The removal of unsightly elements and the enhancement of the site boundary with a new native hedgerow is considered to be beneficial to visual amenity.

113 The Significance of the effect upon a limited number of views on Boyes Lane is assessed as Beneficial and Insignificant to Beneficial and of Low Significance.

VIEW 1 - BOYES LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length

VIEW 1 - BOYES LANE - WIREFRAME PROPOSAL SHOWN

Represents actual scale of viewing experience when A3 at arms length

VIEW 2 - BOYES LANE - EXISTING VIEW

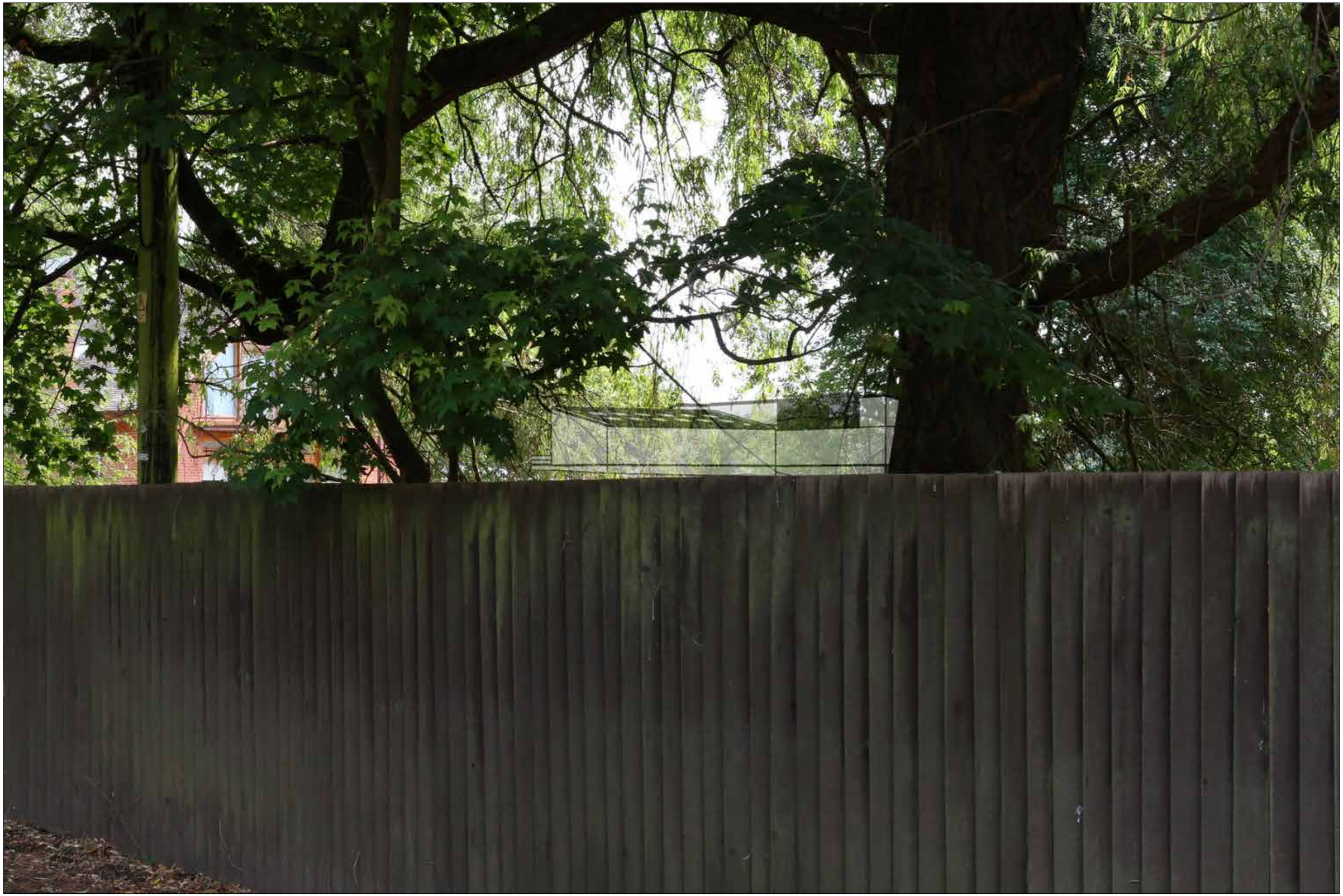
Represents actual scale of viewing experience when A3 at arms length

VIEW 2 - BOYES LANE - WIREFRAME PROPOSAL SHOWN

Represents actual scale of viewing experience when A3 at arms length

VIEW 3 - BOYES LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length



VIEW 3 - BOYES LANE - WIREFRAME PROPOSAL SHOWN

Represents actual scale of viewing experience when A3 at arms length

VIEW 4 - BOYES LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length

VIEW 4 - BOYES LANE - WIREFRAME PROPOSAL SHOWN

Represents actual scale of viewing experience when A3 at arms length

VIEW 5 - BOYES LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length

VIEW 5 - BOYES LANE - WIREFRAME PROPOSAL SHOWN

Represents actual scale of viewing experience when A3 at arms length

VIEW 6 - BOYES LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length

VIEW 6 - BOYES LANE - WIREFRAME PROPOSAL SHOWN

Represents actual scale of viewing experience when A3 at arms length

VIEW 7 - BOYES LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length

VIEW 7 - BOYES LANE - WIREFRAME PROPOSAL SHOWN

Represents actual scale of viewing experience when A3 at arms length

VIEW 8 - BOYES LANE - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length

VIEW 8 - BOYES LANE - WIREFRAME PROPOSAL SHOWN

Represents actual scale of viewing experience when A3 at arms length

VIEW 9 - RECREATION GROUND - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length

VIEW 9 - RECREATION GROUND - WIREFRAME PROPOSAL SHOWN

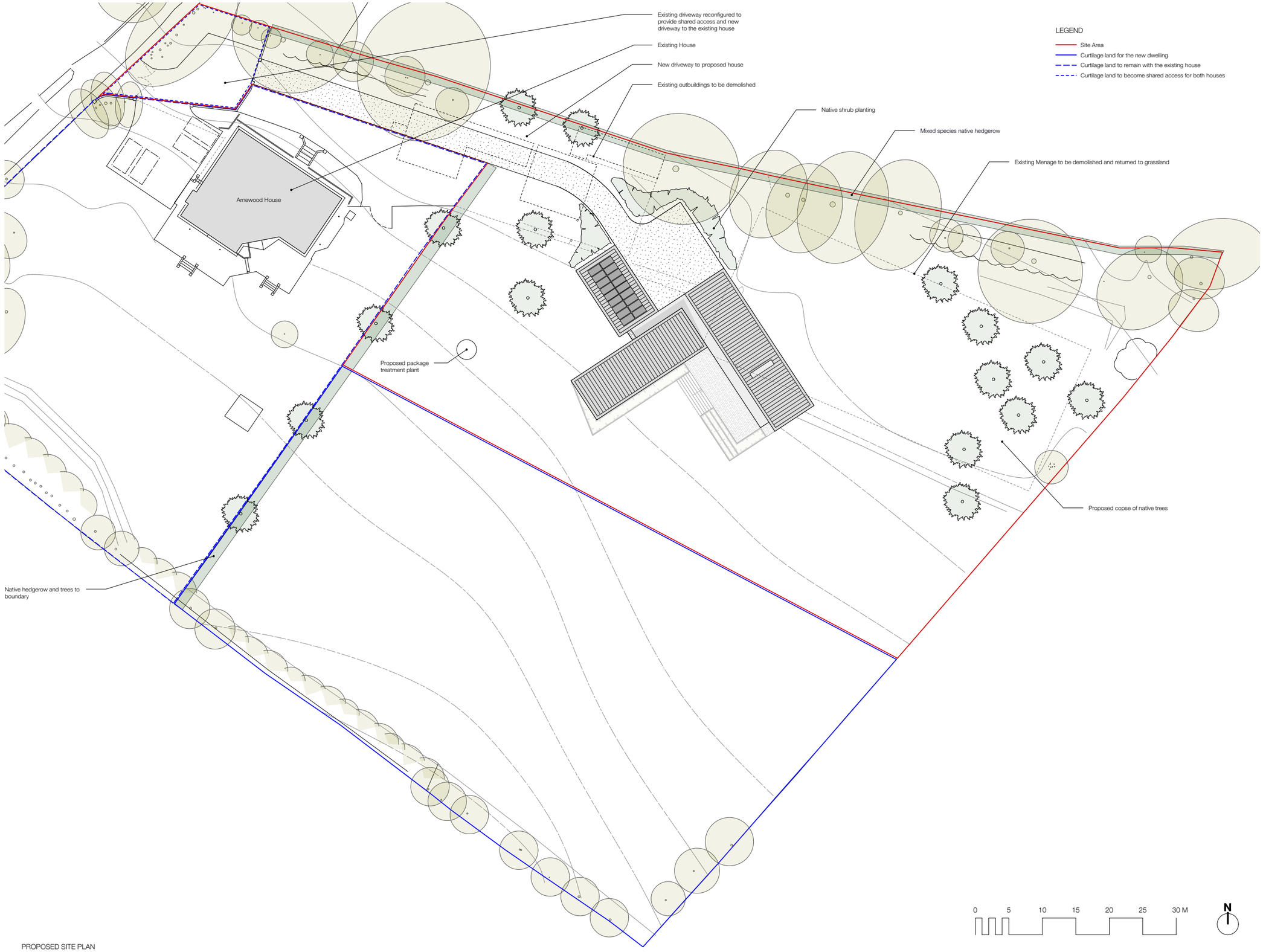
Represents actual scale of viewing experience when A3 at arms length

VIEW 10 - RECREATION GROUND - EXISTING VIEW

Represents actual scale of viewing experience when A3 at arms length

VIEW 10 - RECREATION GROUND - WIREFRAME PROPOSAL SHOWN

Represents actual scale of viewing experience when A3 at arms length



PROPOSED SITE PLAN

- All dimensions to be checked on site.
- All drawings to be read in conjunction with engineer's drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.
- The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan and on drawings as being potentially hazardous.
- These items should not be considered as a full and final list.
- The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

cad file: 0419-100.wxx

Key

rev	date	initials	description
P6	03/10/23	AC	Planning Application
P5	22/09/23	AC	Draft Planning Application
P4	19/09/23	AC	Draft Planning Application
P3	03/08/23	AC	Hedgerow note updated
P2	01/08/23	AC	Draft planning issue for comment
P1	09/06/23	AC	Draft Issue for Comment

drawing:
Proposed Site Plan

project:
Arnewood House

drawing no: **0419-150**

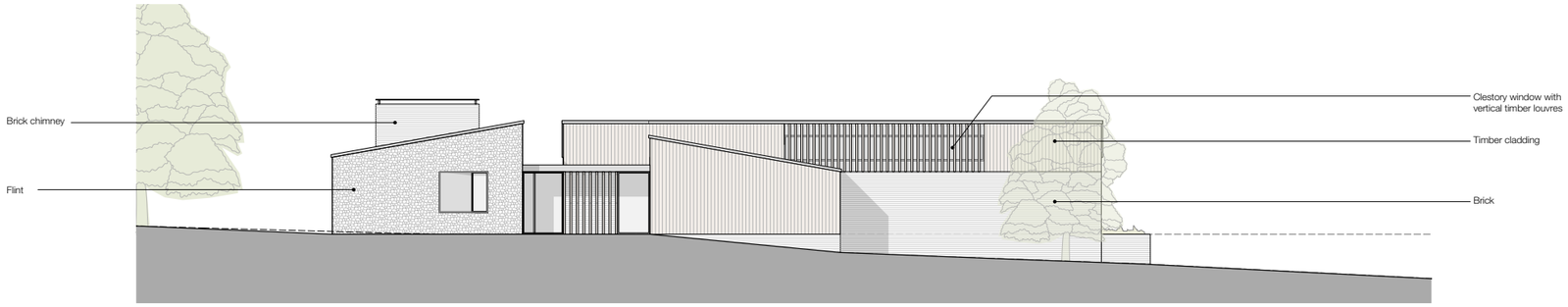
revision: P6

status:
PLANNING

scale @ A1/A3: 1:250/ 1:500

date: June 2023

adam knibb architects
Adam Knibb Architects
The Lower Ground Floor, Calpe House, 7 St. Thomas Street, Winchester, SO23 9HE
www.adamknibbarchitects.com
01962 680321

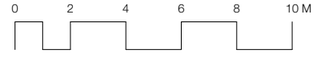


NORTH WEST ELEVATION 1:100
PROPOSED

SOUTH WEST ELEVATION 1:100
PROPOSED

SOUTH EAST ELEVATION 1:100
PROPOSED

NORTH EAST ELEVATION 1:100
PROPOSED



- All dimensions to be checked on site.
- All drawings to be read in conjunction with engineer's drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.
- The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan and on drawings as being potentially hazardous.
- These items should not be considered as a full and final list.
- The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

cad file: 0419-450.vwx

Key

rev	date	initials	description
P4	19/09/23	AC	Planning Application
P3	01/08/23	AC	Draft planning issue for comment
P2	19/06/23	AC	Dimensions added
P1	09/06/23	AC	Draft issue for comment

drawing:
Elevations 1

project:
Arnewood House

drawing no: **0419-450**

revision: P4

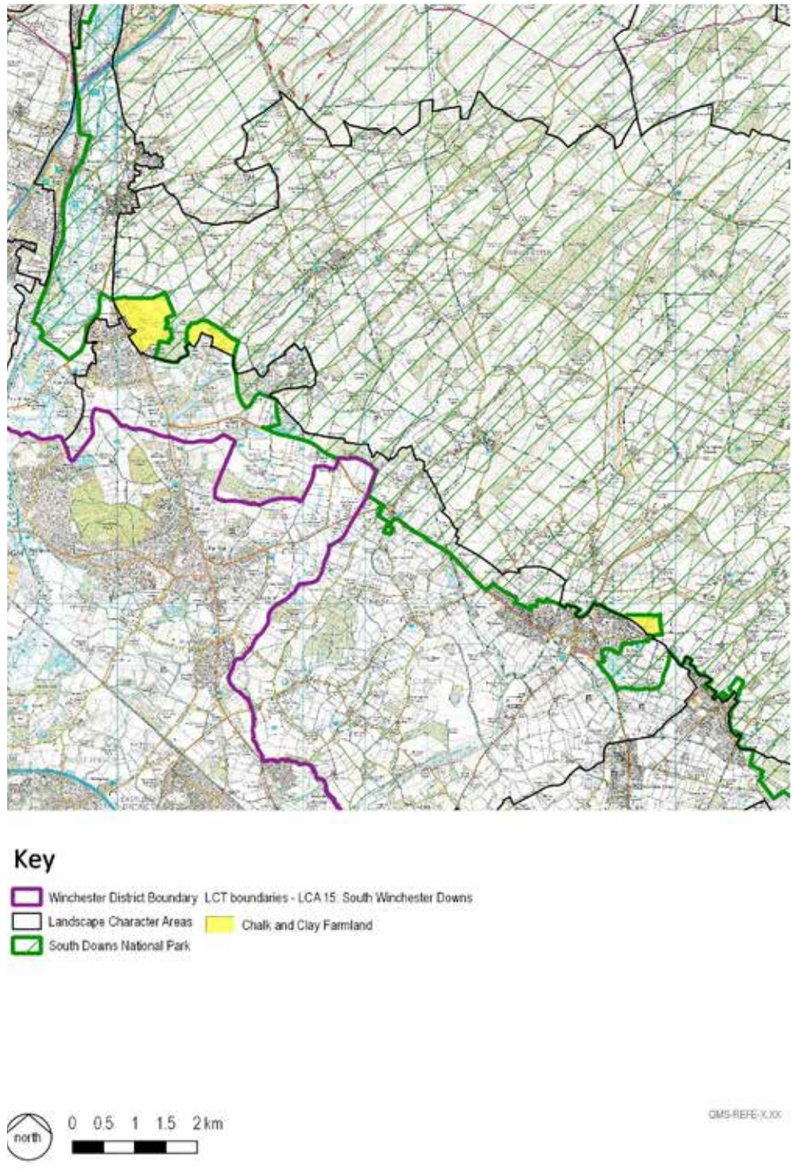
status:
PLANNING

scale @ A1/A3: 1:50/ 1:100

date: June 2023

adam knibb architects
Adam Knibb Architects
The Lower Ground Floor, Calpe House, 7 St. Thomas Street, Winchester, SO23 9HE
www.adamknibbarchitects.com
01962 880221

Figure 27 - LCA15 South Winchester Downs



LCA15 - South Winchester Downs Landscape Character Area

Adjacent to Colden Common Park Recreation Ground

Fields adjacent to Hoe Cemetery north-east of Bishop's Waltham

Location and Boundaries:

The South Winchester Downs Landscape Character Area consists of 3 small areas remaining from the former boundary following the designation of much of the LCA as SDNP. Two of the areas are east of Colden Common and the third is north-east of Bishop's Waltham and includes Hoe Cemetery. The northern boundaries are formed by the SDNP, and adjacent SDLCA landscape types are D1 South Winchester Dowland mosaic (at Bishop's Waltham and north-east of Colden Common), and E4 Itchen Valley to the north and west of Colden Common. Two of the areas directly abut the settlements of Colden Common and Bishop's Waltham.

Key Characteristics:

- Undulating lower chalk downs.
- Well-drained chalk on the higher ground with Reading Beds of sand, clay and silt on the lower ground.
- The landscape is made up of the lower slopes of the downs, and the dry valley at Hensting.
- Predominantly in use as horse paddocks and the recreation ground at Colden Common and as meadow and cemetery at Bishop's Waltham.
- The fields are generally medium in size, often sub-divided with fencing into paddocks.
- North-east of Colden Common is Taylor's Copse, an ancient and semi-natural woodland; at Hoe there is a mixed conifer and deciduous woodland block.
- Public access limited some local footpaths to boundaries and the cemetery, as well as the Colden Common Park recreation ground at Boyes Lane.
- Scattered farms and houses along and around Hensting Lane with buildings mostly closely fronting the lane do not exert an urbanising influence.
- East of Taylor's Copse is an equestrian centre and a small number of houses and buildings associated with the equestrian centre and the recreation ground. A substantial urban extension has recently been constructed at Sandyfields Lane. These developments combine to create an urbanising influence on this lower ground which is closer to the settlement
- Some traditional building features and methods, including timber frames, flint, thatch, red brick, painted brick, vitrified brick, weatherboard (barns), clay tiles, thatch and slate.

Landscape Types within the Area:

- Chalk and Clay (Farmland)
- Chalk and Clay (Woodland)

Settlement Types within the Area:

- None

Formative Influences:

The geology of these areas consists almost entirely of Upper Chalk, with some Reading Beds to the south at Colden Common. The permeable nature of this geology has resulted in a rolling well-drained topography, associated with dry valleys and no surface water streams.

The formation of the present landscape was probably initiated as long ago as the Bronze Age, when much of the original forest cover was probably cleared for arable, agriculture and grazing.

During medieval times the area would have contained much open sheep pasture. Subsequently, the assarting of woodlands and the informal enclosure of fields in the 17th century followed by the loss of field boundaries in the 20th century has resulted in the field patterns seen today.

Landscape and Settlement Description:

These areas with strong connections to the adjacent settlements, becoming less strong at Hensting and to the north of the other areas where there is a clear connection with the adjacent downland to the north.

Field sizes are generally medium with fenced sub-division into paddocks often rectilinear or straight-edged. Fields are often bounded by hedgerows

The area along and around Boyes Lane, east of Colden Common is subject to the urbanising influences of the nearby settlement, including the newly completed housing development at Sandyfields Lane, the road, recreation ground and equestrian uses. The cemetery at Bishop's Waltham has an urbanising influence but is nonetheless a peaceful place with appropriately planted boundaries.

Buildings within the areas are small in scale, with a high proportion constructed using traditional construction methods and materials.

Red brick, flint, clay tiles, and thatch are all characteristic materials, together with weatherboard for barns.

Key Characteristics of Value and Sensitivities:

- Some long views south from the higher ground, as well as views of a more enclosed intimate nature.
- Hedgerows are generally strong, often low, sometimes with mature trees.
- Some woodland, including Taylor's Copse ancient woodland.
- Temple Usk Meadow SINC at Boyes Lane.
- Hensting Lane has a rural, well-hedged and -treed character, with some sunken sections and a sense of history.
- The eastern / northern edges of Colden Common / Bishop's Waltham are generally well integrated into the landscape, screened by the topography and mature trees.
- Some tranquillity in all 3 areas where removed from the settlement - generally stronger on higher ground to the north, / SDNP boundary where there are strong connections with the wider downland landscape.

Key Issues:

- Urbanising influences in the area close to the settlement, east of Taylor's Copse, Colden Common and including increased artificial light on tranquil, rural areas.
- Soil erosion and chemical pollution of aquifer.
- Erosion of thin topsoil and flash flooding as chalk becomes saturated
- Removal of hedgerows in the late 20th century and their ongoing neglect
- Management of ancient semi-natural woodland
- Decline of sheep farming resulting in loss of traditional chalk grassland management
- Management of unimproved/semi-improved calcareous grassland
- Protection of archaeological remains.
- Development of prominent large agricultural buildings or new.
- Cumulative effects of sustainable energy and infrastructure developments
- Potential development of masts and vertical structures in open landscapes
- Further expansion of Colden Common and Bishop's Waltham, particularly extending to the higher ground towards the SDNP and along the sparsely settled Henstings Lane.
- Further expansion and possible urbanisation of the cemetery area
- Opportunities for the restoration of arable to chalk downland and the management of 'conservation headlands'
- Opportunities for the restoration of coniferised woodland to a more semi-natural condition.
- Horsiculture and urbanisation
- Conversion of farm buildings to housing and new smaller farms with associated new buildings and infrastructure eroding rural character.
- Pressure to provide large-scale leisure facilities such as golf courses
- Pressure for urban fringe use related activities.
- Ash dieback and the loss of mature trees within the landscape

Landscape Strategies:

- Conserve and restore the structure and condition of woodlands through appropriate management such as thinning, coppicing and replanting, ride and edge management, and the removal of invasive alien species. Replant using locally indigenous species. Encourage biomass provision, linked wildlife habitats and recreational opportunities.
- Manage and replant medieval hedgerows to ensure they create a continuous ecological network and connect isolated habitats.
- Tree replanting, including to replace ash trees due to die-back should be with new locally indigenous tree species to avoid long term loss of mature tree cover and be generally kept below ridgelines.
- Remove post and wire/rail fencing and, if necessary, replace with hedging.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.

- Conserve the open parts of the area to sustain farmland birds and protect long views.
- Encourage environmentally and economically sustainable agricultural practices, to minimise chemical and soil run-off.
- Restore areas of arable farmland to species-rich chalk downland as linked and strengthened habitats for wildlife.
- Conserve public access to leisure facilities and enable greater access opportunities for local people whilst also conserving the rural character of their setting.
- Encourage any groundworks to contribute to the reduction of surface water run-off and conserve safe flood plains in valleys.
- Conserve visual and aural tranquillity in areas where it exists.
- Discourage further urbanisation of the area east of Taylor's Copse, Colden Common.
- Encourage continued appropriate planting and management at Hoe Cemetery, Bishop's Waltham.
- Retain the rural character of Hensting Lane.

Built Form Strategies:

- Conserve and promote the use of local building materials such as brick, flint, weatherboard, thatch and slate.
- Integrate new development with the surrounding rural landscape through appropriate siting and the use of locally indigenous planting.
- Conserve and promote the use of traditional garden and parkland boundaries such as brick and flint walls, palisade fencing, railings and non- coniferous hedging
- Conserve the well-screened setting of Bishop's Waltham with its lack of urban fringe activities.
- New developments, including curtilage extensions should respect historic and local vegetation pattern and character and avoid proposing new buildings and infrastructure in visible locations.

Key Designations:

- None

Conservation Areas:

- None

Scheduled Monuments:

- None

SSSIs:

- None

SINCs:

- Taylor's Copse; Temple Usk Meadow; Durnford's Yard Meadow

Parks listed in the Hampshire Register of Historic Parks and Gardens:

- None

Objectives of the LVIA

114 This report is a Landscape and Visual Impact Assessment (LVIA) 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.

115 The purpose of this assessment is to evaluate the likely impacts of the development proposal upon landscape character and visual amenity. The report concludes with mitigation measures to prevent, reduce or offset effects that arise from the proposed development.

116 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.

117 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 may then be revised to include recommendations and mitigation strategies as set out in the LVIA as secondary mitigation.

118 In both situations the LVIA provides objective assessment of baseline sensitivity and effects of the development proposal upon landscape character and visual amenity to inform planning decisions.

119 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.

LVIA Guidance

120 This Landscape and Visual Impact Assessment 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.

121 Planning guidance and 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

122 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.

123 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.

124 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.

125 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.

126 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.

127 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.

128 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

129 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.

130 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.

131 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.

132 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.

133 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

134 Landscape effects may be 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.

135 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.

136 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.

137 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.

138 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.

139 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.

140 The effect of the loss and addition of new features is judged on a verbal scale as Major, Moderate, Minor or None.

141 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.

142 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.

143 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.

144 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.

145 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

146 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.

147 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).

148 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.

149 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.

150 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.

151 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

152 The likely effects on visual receptors are identified with the assistance of wireframe photomontages of the proposal. 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.

153 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.

154 Wireframe photomontages of the proposed dwelling are depicted on baseline photography to assist with the assessment of visual effects.

Assessing the Significance of Visual Effects

155 The visual effects may be assessed to determine their significance by considering the nature of the visual receptor and the nature of the effect on views and visual amenity.

156 The sensitivity of each visual receptor (person or group of people) is assessed in terms of both their susceptibility to change in views and visual amenity and the value attached to particular views.

157 The susceptibility of different visual receptors is a function of: (1) the occupation of people experiencing the view at particular locations; and, (2) the extent to which their attention or interest is focused on the views and the visual amenity they experience at particular locations.

158 The value attached to views takes account of: (1) recognition of the value attached to particular views, for example in relation to heritage assets or planning designations; and, (2) indicators of the value attached to views by visitors, for example references in guidebooks or on tourist maps, provision of facilities for enjoyment, or references to them in art or literature.

159 Each of the visual effects identified is evaluated in terms of its

size or scale, the geographical extent of the area influenced and its duration and reversibility.

160 The magnitude of the visual effect takes account of: the scale of the change in the view with respect to the loss or addition of features in the views and changes in its composition; the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and, the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

161 The geographic extent of a visual effect considers the angle of the view in relation to the main activity of the receptor, the distance of the viewpoint from the proposed development and the extent of the area over which the changes would be visible.

162 The duration of the visual effect is likely to be permanent and irreversible for the development of most buildings. Some developments may be temporary which would have an effect on their significance. The effect of integrated landscape proposals will develop and judgements are made in this regard.

163 The sensitivity of the visual receptor and the magnitude of the visual effects are combined to form a judgement about the significance of each effect.

164 Where visual 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.

Wireframe Photomontage

165 Wireframe photomontages of the proposed dwelling are depicted on baseline photography to assist with the assessment of visual effects following guidance set out in Visual Representation of Development Proposals Technical Guidance Note 06/19 (LI TGN 06/19), issued by the Landscape Institute which was prepared to help landscape professionals, planning officers and other stakeholders in the selection, production and presentation of types of visualisation appropriate to the circumstances in which they will be used.

166 The London View Management Framework (2012) proposes four levels of 'Accurate Visual Representation' (AVR), based on the degree of sophistication of the imagery representing the proposed development.

167 Level 1 Views show the location, size and degree of visibility of a proposal. This shows the massing of the proposal within a 3D context represented by the photograph.

168 Reference markers such as adjacent buildings and trees were located within the 3D model of the proposals. This allowed the proposal to be accurately superimposed upon each baseline image.

169 Images of the proposal from each receptor viewpoint were exported from the modelling software and superimposed upon baseline imagery using reference markers for correct alignment. Graphic tools were used to allow the foreground to be seen in front of the image of the proposal.

1. Baseline Image

2. Model aligned with baseline

3. Wireframe montage

Visual Representation of Development Proposals Technical Guidance Note

The Assessment Process

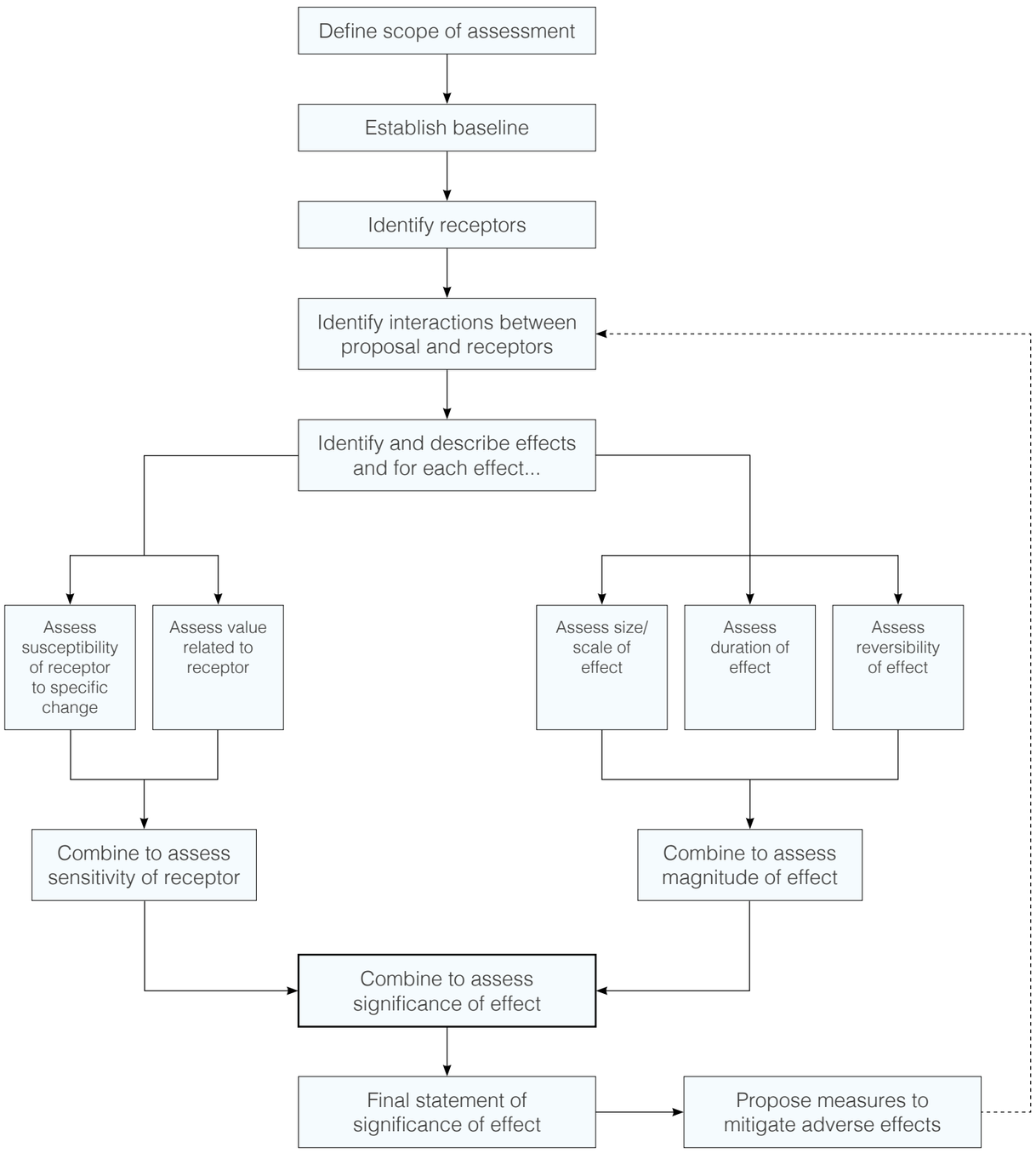


Table 1. **Sensitivity of Landscape Character**

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**

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

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.

Table 5. **Significance of Effect Matrix**

MAGNITUDE OF EFFECT \ SENSITIVITY OF RECEPTOR	LOW	MEDIUM	HIGH
MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE