



**Greenearth Landscape**

**Project:  
Development at  
Brows Farm, Farnham Road  
Liss, Hampshire**

**Client:  
Hamish Petty**

**LANDSCAPE AND VISUAL APPRAISAL**

**January 2024**

**Greenearth Landscape**

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Rev	Issue Status	Prepared / Date	Approved/Date
-	Issued Draft	RIS / 03.01.2024	JUB / 03.01.2024
A	Issued	RIS / 06.01.2024	JUB / 06.01.2024

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## 1.0 INTRODUCTION

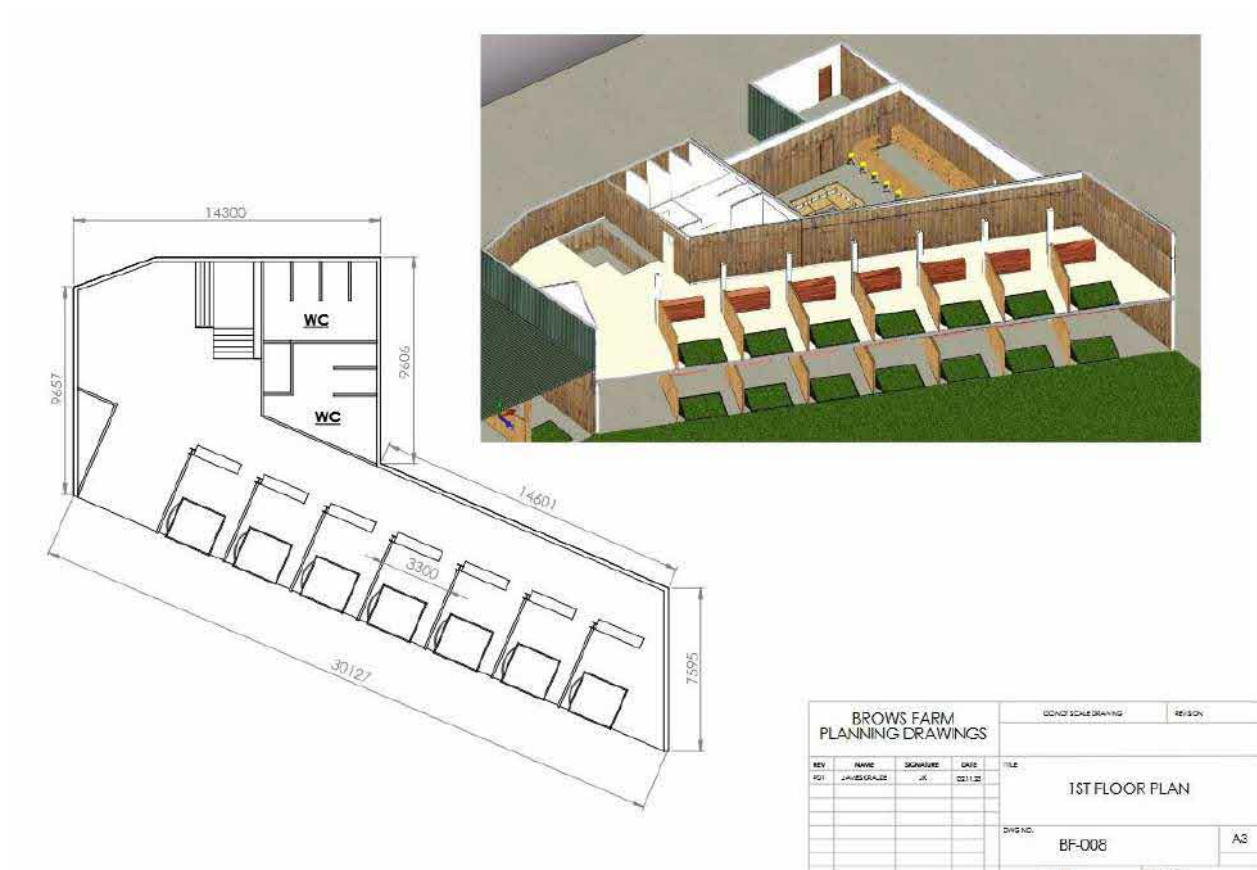
- 1.1 This report provides an assessment of landscape character and visual amenity. It has been prepared by Greenearth Landscape, as part of a planning application for development at Brows Farm, Farnham Road, Liss, Hampshire GU33 6JG.
- 1.2 This report will review the landscape character and visual amenity of the site and will assess the resulting landscape and visual effects of the development (i.e., that is presented by the Planning Application) on the receiving landscape receptors and visual receptors.
- 1.3 The development that is the subject of this planning application comprises of construction of a double height extension to the existing driving range, which includes a dining area, kitchen and bar at Brows Farm, Liss, see Fig 1 Location plan, for precise location. For the purposes of this report, the proposed development at Brows Farm will here on in be referred to as the 'site'.
- 1.4 Greenearth Landscape is run by Joss Benatt who is a Chartered Landscape Architect with 15 years of experience of Landscape and Visual Assessment of a wide variety of schemes including residential, commercial and renewable energy schemes across the UK.



2.0 SITE LOCATION AND CONTEXT

- 2.1 The proposal is for the development of an area of land at Brows Farm, Liss, Hampshire. The site lies on Farnham Road just to the north west of the village of Liss and just south of West Liss.
- 2.2 The site is situated on the north west outskirts of the town of Liss, Hampshire. Brows Farm is situated on Farnham Road and is business park made up of clustered buildings that are rented as light industrial units, storage and offices. Brows farm is also home to Brows Farm golf centre, a driving range and Par 3 golf course. Mature hedges and numerous mature trees are present scattered around the site. The site falls very gently north to south and lies at circa AOD 65m.
- 2.3 The proposals are for the construction of a small double height extension to the existing driving range, which includes a dining area, kitchen and bar – see site plan below.
- 2.4 Figure 1 shows the location and context of the site.
- 2.5 Figure 2 shows an aerial view of the site.
- 2.6 The primary access to the site is via an existing gateway from Farnham Road, onto an internal access road.

**Site Plan**



### 3.0 METHODOLOGY

3.1 This Visual Sensitivity Assessment has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3) and following the latest Landscape Institute Guidelines: Visual Representation of Development Proposals, Technical Guidance Note 06/19, 17 September 2019.

3.2 In summary, the GLVIA3 states: *Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity.* (GLVIA3 paragraph 1.1.)

3.3 There are two components of LVIA:

*Assessment of landscape effects; assessing effects on the landscape as a resource in its own right; Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.* (GLVIA3 paragraph 2.21.)

3.4 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development. In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

#### **Assessment of Landscape Effects**

3.5 GLVIA3 states that *an assessment of landscape effects deals with the effects of change and development on landscape as a resource* (GLVIA3 paragraph 5.1). The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context. A range of landscape effects can arise through development. These can include:

Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

Addition of new elements that influence character and distinctiveness of the landscape;

Combined effects of these changes.

The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.

3.6 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.

- 3.7 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 3.8 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document)

Loss of mature or diverse landscape elements, features, characteristics, aesthetic or perceptual qualities.

Effects on rare, distinctive, particularly representative landscape character.

Loss of higher-value elements, features, characteristics, aesthetic or perceptual qualities.

Loss of new, uniform, homogeneous elements, features, characteristics, qualities.

Effects on areas in poorer condition or degraded character.

Loss of lower-value landscapes.

3.9 The criteria used in the appraisal are set out in Appendix A.

#### Assessment of Visual Effects

- 3.9 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).

The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)<sup>1</sup>, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.

The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences. It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

*The visual receptors most susceptible to change are generally likely to include:*

Residents at home;

People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;

Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;

Communities where views contribute to the landscape setting enjoyed by residents in the area;

Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.” (GLVIA3 paragraph 6.33.)

*Visual receptors likely to be less sensitive to change include:*

People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;

People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (*although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life*). (GLVIA3 paragraph 6.34.)

- 3.10 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility. In terms of size or scale, the magnitude of visual effects takes account of:

*The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*

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;*

*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* (GLVIA3 paragraph 6.39).

- 3.11 The geographical extent of the visual effect in each viewpoint is likely to reflect:

The angle of view in relation to the main activity of the receptor;

The distance of the viewpoint from the proposed development;

The extent of the area over which the changes would be visible.

- 3.12 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply. GLVIA3 states that there are no hard and fast rules about what makes a significant effect, but the following points should be noted;

Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant

Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant

Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)

- 3.13 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 3.14 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria. 2.25 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

**Major**

**Moderate**

**Minor**

**Negligible**

- 3.15 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

## 4.0 PLANNING BACKGROUND

### National Planning Policy Framework (NPPF) (July 2021)

- 4.1 The NPPF sets out the Government's economic, environmental, and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 4.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 4.3 Paragraph 170 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise "*the intrinsic character and beauty of the countryside*".
- 4.4 Paragraph 171 advises that:
- 4.5 "Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 4.6 Paragraph 172 adds:
- 4.7 "*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues*".
- 4.8 The site falls within the designated landscape of South Downs National Park.

### Planning Practice Guidance (PPG)

- 4.9 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

### South Downs Local Plan 2014-2033

- 4.10 *All the Local Plan policies have been formulated putting landscape first and then peoples' interaction with it. This is in line with the purposes of national parks to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, and promote opportunities for the understanding and enjoyment of the special qualities. The Local Plan and its policies seek to ensure that the benefits and services people and wider society get from the natural environment are recognised and enhanced. Many Local Plan policies require development proposals to conserve and enhance various aspects of natural beauty, wildlife and cultural heritage. The extent to which development proposals will be expected to both conserve and enhance is proportionate to the scale and impact of the development.*

4.11 Relevant policies within the South Downs Local Plan are as follows:

**Strategic Policy SD4: Landscape Character**

1. *Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:*

- a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;*
- b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;*
- c) They will safeguard the experiential and amenity qualities of the landscape; and*
- d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.*

2. *Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.*

3. *The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.*

4. *Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.*

5. *The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.*

**Strategic Policy SD5: Design**

1. *Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:*

- a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;*
- b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;*
- c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;*
- d) Create high-quality, clearly defined public and private spaces within the public realm;*
- e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;*
- f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;*



- g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;*
- h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;*
- i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;*
- j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and*
- k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities*

### **Strategic Policy SD8: Dark Night Skies**

- 2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:
  - a) The installation of lighting is avoided; and*
  - b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:
    - i. Any adverse impacts are avoided; or*
    - ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.'***
- 3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, see Policies Map for details.*

### **Development Management Policy SD11: Trees, Woodland and Hedgerows**

- 1. Development proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands.*
- 2. Development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan.*
- 3. The removal of protected trees, groups of trees woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.*
- 4. Development proposals must provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees.*
- 5. A proposed loss or damage of non-protected trees, woodland or hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation will be required.*



6. *Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated.*

7. *Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows. New planting should be suitable for the site conditions, use native species and be informed by and contribute to local character, and enhance or create new habitat linkages.*

Local Planning Policy

Liss Neighbourhood Development Plan 2011-2028

- 4.12 *The planning policies that will apply to Liss will be the Liss Village Neighbourhood Development Plan and the Joint Core Strategy and saved policies from the East Hants Local Plan Second Review, looked at together (with the Joint Core Strategy to be replaced by the South Downs Local Plan). The Liss Village Neighbourhood Development Plan has tried to avoid any duplication with policies in the Joint Core Strategy and has been drafted with an eye to what may be included in the South Downs Local Plan. If there is any conflict between the plans it will always be the strategic policies of the Joint Core Strategy and later the South Downs Local Plan which will prevail.*

Relevant policy within the Liss Neighbourhood Development Plan (LNDP) are as follows:

4.13 **Policy Liss 3 Local Green Space and other open space**

1. *Local Green Spaces shown on the Policies Map will be protected and enhanced for their biodiversity and, where appropriate, for public access and recreational use. Development that would have an intrusive impact on the character and openness of these spaces will not be permitted unless it can be demonstrated it is ancillary and of benefit to the green space, or very special circumstances can be demonstrated to allow development. Improvements to recreation facilities will be regarded as acceptable subject to compliance with design policies and their benefit outweighs any impact on the openness of such areas.*
2. *Other informal open space and connections to local open spaces must be provided to support allocated residential development, normally through suitable on-site provision. Provision must be in advance of developments being occupied and must be accessible to all including people with disabilities.*
3. *Development of green space used for formal recreation facilities may be acceptable if equivalent recreation green space can be provided in an acceptable location*

4.14 **Policy Liss 4 Landscape and views**

1. *Development must reflect the principles of the Liss Landscape Character Assessment and the Village Design Statement.*
2. *Development that increases the prominence of the settlement within the landscape will not be permitted. In particular, development will not be permitted above the 75m contour unless it is demonstrated that it will not be prominent in the landscape either due to the landform or screening by buildings or trees*

3. *Development will not be permitted unless it is sympathetic to the landscape character of the area and respects natural features. In particular, development should not be intrusive into the views identified on the Policies Map and in Appendix 2*

#### 4.15 **Policy Liss 9 The design of development**

1. *Development must meet the highest standards of design and make a positive contribution to the character of Liss. Proposals must respect and enhance the built character of the village and its high-quality countryside setting. Innovative and contemporary designs must be complementary to their context.*
2. *Development on the allocated sites shall take into account the guidance in the development briefs set out in Section 4 of this plan.*
3. *In support of the Village Design Statement the following criteria will be taken into account: where appropriate of:*
  - a. *The context of the site in relation to topography, landscape, setting, character, local distinctiveness and building types*
  - b. *A density and scale that is appropriate to its context*
  - c. *A layout that demonstrates how buildings, spaces and parking spaces relate to each other to create a practical coherent and legible structure*
  - d. *A hierarchy of linked routes and space that are permeable, relate to local facilities and which provide parking provision that makes a positive contribution to the setting of buildings.*
  - e. *The creation of a sense of place through massing and built form and sensitivity in respect of edge treatment, entrances, enclosures, active frontages, heights, detailing and rooflines*
  - f. *Landscape design and green infrastructure that contributes to a sustainable sense of place, such as wild areas for outdoor play, shelters, biodiversity buffers and wildlife corridors, and which softens the impact of the built form.*
  - g. *Materials and detailing relating to the design and context of development, including walls, roofs, openings, paved surfaces, signage and external lighting.*
  - h. *Sustainable principles such as the curtilage storage of waste and recyclable material, cycle storage, home-working and the durability and adaptability of buildings over time.*
  - i. *Development forms and layouts that help reduce greenhouse gas emissions and utilise energy efficiency measures and the use of renewable de-centralised and low carbon energy generation.*
4. *Extensions to dwellings, residential annexes, residential care institutions (Class C2) and detached buildings in residential curtilages shall be:*
  - a. *In character with the host dwelling and subservient in scale taking into account any previous extensions or outbuildings added after the original building was constructed; and*
  - b. *Detached curtilage buildings shall be sited in a manner which minimises landscape intrusion; and*
  - c. *Proposals shall not be detrimental to the amenities of neighbours as a result of scale, siting, massing, impact, or overlooking.*

## 5.0 LANDSCAPE CHARACTER

- 5.1 Natural England has defined 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries. The site falls within the NCA 120 Wealden Greensand.

### **National Character Areas**

NCA 120: Wealden Greensand

- 5.2 **The site falls within the National Character Area (NCA) 120: Wealden Greensand, which is described as follows:**

*The long, curved belt of the Wealden Greensand runs across Kent, parallel to the North Downs, and on through Surrey. It moves south, alongside the Hampshire Downs, before curving back eastwards to run parallel with the South Downs in West Sussex. Around a quarter of the NCA is made up of extensive belts of woodland – both ancient mixed woods and more recent conifer plantations. In contrast, the area also features more open areas of heath on acidic soils, river valleys and mixed farming, including areas of fruit growing. The area has outstanding landscape, geological, historical and biodiversity interest. Some 51 per cent of the NCA is covered by the South Downs National Park, Kent Downs Area of Outstanding Natural Beauty (AONB) and Surrey Hills AONB – a testament to the area’s natural beauty. The underlying geology has shaped the scarp-and-dip slope topography, with its far-reaching views, but it has also had a significant bearing on the area’s sense of place: there are clear links between vernacular architecture, industry and local geology. The heritage assets provide vital connections to the NCA’s industrial, military and cultural history, and include distinctive deer parks and more recent 18th-century parklands. Biodiversity interests are represented by internationally and nationally designated sites alongside numerous local sites and other non-designated semi-natural habitats. The internationally designated sites include three Special Protection Areas (SPAs), two Ramsar sites and eight Special Areas of Conservation (SAC), representing the outstanding value and quality of the heathland, woodland, wetland and coastal habitats found within the NCA. In addition, fragments of acid grassland and parkland landscapes add to the overall diversity of habitats. The south-western part of the area remains essentially rural, with only small market towns such as Petworth and Petersfield, but eastwards from Dorking the character becomes considerably more urbanised, with many towns including Maidstone, Reigate, Ashford and Folkestone. The area forms a major transport corridor, with the M25, M20 and M26 motorways and other major road and rail routes all running through it. A short coastal stretch extends from Folkestone to Hythe, with a heavily developed hinterland: as a result, most of the coastline is protected by coastal defences. The exception is Copt Point, where the eroding cliffs are designated for their wildlife and geological interest. This part of the coastline is also part of the defined Dover–Folkestone Heritage Coast. The coastline offers a contrasting recreational experience from that associated with the heathlands, wetlands and woodlands of the wider NCA.*

- 5.3 **Key characteristics of relevance for the character area include the following:**

*There are extensive areas of ancient mixed woodland of hazel, oak and birch, with some areas having been converted to sweet chestnut coppice in past centuries. These areas reflect the diverse geology, including the distinctive chalk grassland elements within the East*

*Hampshire Hangers Special Area of Conservation (SAC), the wooded commons ('charts') of East Surrey and West Kent, and conifer plantations.*

*A long, narrow belt of Greensand, typified by scarp-and-dip slope topography, including outcrops of Upper Greensand, Gault Clay and Lower Greensand. The Greensand forms escarpments separated by a clay vale: the overall undulating and organic landform – particularly in the west – gives a sense of intimacy to the landscape. Leith Hill in Surrey is the highest point in south-east England.*

*Semi-natural habitats include: remnant lowland heathland, mostly concentrated in West Sussex, Hampshire and West Surrey; the wetlands associated with the River Arun in West Sussex; and unimproved acid grasslands found in commons, parklands, heathland and other areas of unimproved pasture.*

*Fields are predominantly small or medium, in irregular patterns derived from medieval enclosure. Boundaries are formed by hedgerows and shaws, with character and species reflecting the underlying soils. On the clay, hedgerows are dense and species-rich, with occasional standard oaks. On more acidic soils they generally consist of hawthorn and blackthorn, also with occasional oak trees, and often trimmed low. Apple harvest at Blackmoor Estate, Hampshire.*

*Agricultural land comprises a mosaic of mixed farming, with pasture and arable land set within a wooded framework. There is a fruit-growing orchard belt in Kent and also around Selborne in Hampshire.*

*The rural settlement pattern is a mixture of dispersed farmsteads, hamlets and some nucleated villages. Large houses set within extensive parks and gardens are found throughout the area.*

*In the east of Kent, the Wealden Greensand has a gentler and more open aspect than in the wooded west. This part of the area is also more marked by development, with the presence of major towns and communication corridors such as the M26, M25 and M20 motorways and railway lines including the Channel Tunnel Rail Link (High Speed 1).*

*The local built vernacular includes the use of Greensand, ragstone and, in the west, malmstone, bargate stone, plus dark carrstone patterned in the mortar between stones ('galleting') in Surrey, as well as timber-framing and weatherboarding.*

*There are a range of historic landscape features, including field monuments, old military defences, prehistoric tumuli, iron-age hill forts, Roman forts, the Royal Military Canal, small quarries and relics of the iron industry (including hammer ponds). Sunken lanes cut into the sandstone are a historic and characteristic feature, as are older deer parks and more recent 18th-century parklands.*

*Surface water is an important feature across the Greensand, with many streams and rivers passing through the NCA: the Western Rother, Wey, Arun, Medway and the Great and East Stour.*

*The Greensand ridge meets the coast of Kent between Folkestone Warren and Hythe. While most of the coastal strip is now built up and protected by sea defences, the undeveloped sea*

*cliffs at Copt Point provide important geological exposures, are designated for their nature conservation interest and fall within the Dover–Folkestone Heritage Coast.*

#### 5.4 **The Statements of Environmental Opportunity for the NCA of relevance are as follows:**

**SEO 1:** *Protect and manage the nationally recognised and distinctive character of the landscape, conserving and enhancing historic landscape character, tranquillity, sense of place, and the rich historical and geological heritage of the Wealden Greensand. Enhance access provision where appropriate, to maintain public benefit from and enjoyment of the area.*

**SEO 2:** *Protect, manage and significantly enhance the mosaic and connectivity of semi-natural habitats within the mixed farmed landscape – particularly the internationally important woodland and heathland habitats – for the benefit of biodiversity, pollination, soil and water regulation, landscape character and enhanced adaptation to climate change.*

**SEO 3:** *Manage and significantly enhance the quality of the characteristic wetland and water environment of the Greensand. This will contribute to sustainable flood risk management, will benefit the regulation of water quality and water availability, as well as enhancing the sense of place, biodiversity, recreation and wetland habitat adaptation to climate change.*

**SEO 4:** *Plan to deliver a network of integrated, well managed green spaces in existing and developing urban areas, providing social, economic and environmental benefits, and reinforcing landscape character and local distinctiveness – particularly on or alongside the boundaries of the designated landscapes within the Wealden Greensand.*

#### South Downs National Park Landscape Character Assessment

5.5 South Downs National Park (SDNP) landscape character assessment describes the variations in character between different areas and types of landscape within the National Park. It divides the SDNP into 18 Landscape Character Types (LCT's), with each type being divided into Landscape Character Areas (LCA's) each representing areas with a unique and distinct identity recognisable within the National Park. The site falls within LCT **L: Mixed farmland and Woodland Vales** and LCA **L1: Rother Valley Mixed Farmland and Woodland Vales**. These areas are described as follows in the character assessment:

#### 5.6 **South Downs National Park Landscape Character Type: L: Mixed Farmland and Woodland Vales**

The *Mixed Farmland and Woodland Vale* landscape type is found on the mudstones of the Gault Formation and the Lower Greensand beds which are exposed to the north and east of the *Greensand Terrace*, along the southern and western edges of the Greensand and the Weald. It comprises a gently undulating lowland vale supporting fields of arable, pasture and woodland.

5.7 The **Key Landscape Characteristics** for the area described in the assessment include the following:

*Gently undulating landform underlain by mudstones of the Gault Formation and sandstones of the Lower Greensand.*

*Slowly permeable seasonally waterlogged clay soils support mixed farmland and deciduous woodland copses dominated by oak, hazel and ash woodland.*

*Drained by numerous water courses, many of which are tributary streams of the Rother or Wey.*

*The wet and unproductive soils have given rise to a remote and marginal character. A largely medieval landscape of isolated farmsteads set within irregular fields, some of which retain the original lobate form of medieval assarts providing a strong sense of historical continuity.*

*Thick hedgerows with spreading hedgerow oaks, or narrow strips of woodland ('rews'), provide a sense of enclosure.*

*Ponds and meadows on the fringes of tributary streams provide biodiversity interest.*

*Settlement is characterised by a high density of dispersed settlement across the clay comprising hamlets and isolated farmsteads of medieval origin with larger settlements on the sandstone beds.*

*Later farmsteads of 18th-19th century date are situated within areas representing later enclosure of marshland and parkland.*

*The presence of landscape parks indicates the recreational use made by wealthy landowners of this poor and unproductive landscape.*

*This low lying landscape provides a convenient transport corridor, containing main roads (e.g. A3(T) and the mainline railway), which affect tranquillity.*

- 5.8 Considerations under the heading '**Guidance for Landscape Management**' in the character assessment include:

*Conserve ancient woodland and medieval rews, and plan for long term woodland regeneration. Monitor the spread of introduced invasive species in ancient deciduous woodland, and plan for long term woodland regeneration. As conditions change, plant suitable species and manage woodlands to improve structure, health and diversity of habitat, improving the connectivity of woodland across the Mixed Farmland and Woodland Vales.*

*Consider re-introducing traditional woodland management techniques, such as coppicing, and encourage interest in, and marketing of, local wood products.*

*Conserve and manage the network of thick hedgerows, hedgerow oaks and field oaks that characterise the landscape. Consider re-planting hedgerows that have been lost, encourage buffer strips along hedgerows and encourage new tree planting to maintain the hedgerow tree population.*

*Maintain the lush, pastoral character of the landscape and seek to manage and extend a rich habitat mosaic including unimproved grassland.*

*Encourage sympathetic integration of horse paddocks through maintenance of hedgerow field boundaries and avoiding overgrazing of pastures.*

*Encourage the retention and management of riverside trees. Seek to minimise water pollution from agriculture through sensitive land management practices, including creating buffer strips along watercourses to minimise run-off.*

*Safeguard early enclosures that are remnants of a medieval landscape.*



*Manage parkland habitats, particularly the succession of veteran trees which form an integral part of the historic landscape.*

*Be alert to potential new pests and diseases and plan for their management. Continue to monitor native species to assess changes in numbers and distribution. Monitor and control the spread of invasive species which are a cause of decline in native habitats, such as Giant hogweed *Heracleum mantegazzianum* on grazing marsh and *Rhododendron ponticum* in woodland. Refer to the South Downs National Park policy.*

*Encourage and support the development of soil management plans to reduce soil erosion and compaction. Minimise soil structural deterioration and improve water infiltration and drainage.*

### **South Downs National Park Landscape Character Area: L1: Rother Valley Mixed Farmland and Woodland Vales**

5.9 The *Rother Valley Mixed Farmland and Woodland* occurs on the clays and sandstones that separate the *Greensand Hills* from the chalk downs of Hampshire and West Sussex. It contains the course of the upper Rother between Greatham Mill and Liss. The area's outer boundary (closest to the chalk) is well defined by the locally prominent slope leading up to the *Greensand Terrace* and the area's inner boundary (closest to the Weald) represents a transition to the sandier ridges of the *Rother Farmland and Heath Mosaic* and the *Blackdown to Petworth Greensand Hills*.

5.10 The **Key Landscape Characteristics** for the area described in the assessment include the following:

*Low lying clay and sandstone 'vale' containing numerous tributary streams and ponds. Contains the wooded course of the upper Rother valley which flows across the sandstone.*

*Slowly permeable soils support mixed farmland, unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character.*

*Woodlands of ancient origin support characteristic ancient woodland plant species, as well as providing important habitat for a range of breeding bird species and invertebrates.*

*Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure.*

*A medieval landscape of scattered hamlets and isolated farmsteads of medieval origin set within irregular fields, some of which retain the original lobate form of medieval assarts, surrounded by woodland.*

*Medieval market town of Petersfield, a planned settlement, and the modern dormitory development of Liss, which originated as a medieval hamlet, are located on the sandstone, linked by the A3(T) and mainline railway.*

*Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.*

*Landscape parks (Burton and Bignor Parks) indicate the recreational use made by wealthy landowners of this heavy clay landscape.*

*Views over this area from surrounding high land including the chalk downs and greensand hills.*

- 5.11 Considerations under the heading '**Guidance for Landscape Management**' in the character assessment include:

*Conserve the field and woodland patterns associated with the area of assarts surviving at around Nyewood.*

*Conserve the setting of the landscape parks at Burton and Bignor, as well as the many small parks and gardens on Hampshire's register of local historic parks and gardens.*

*Manage areas of common land to provide a balance of habitats and improved access.*

### Designations

- 5.12 Figure 4 illustrates the location of the designations. The site falls within the designated landscape of South Downs National Park.

### Topography

- 5.13 The following should be read in conjunction with Figure 5 topography. The site is situated on a gently sloping parcel of land that lies at circa 65m AOD and beyond the site to the south east continues to gently slope before rising at Hill Brow that forms the side of the Rother Valley to around 135m AOD at the B2070.

### Site and Immediate Context

- 5.14 An assessment of landscape character of the Site and its Immediate Context has been carried out, providing a finer level of assessment than the published studies. We have defined the area classed as the Site and its Immediate Context; the extent of this area is defined in Figure 1.
- 5.15 The Site & Its Immediate Context (see Figure 1) is made up of two halves, a mosaic of small to medium sized agricultural fields to the west and the settlement area of Liss to the east. There are strong woodland influences as is expected of the host NCA which has around a quarter extensive belts of woodland – both mixed woods and more recent conifer plantations. The settlement area of Liss lies to the east of the site, Liss village comprises of the old village at West Liss and a modern village, built around the 19<sup>th</sup> century railway station, the two are separated by the River Rother. The busy A3 runs through the area of site and immediate context along with the South Western Railway.
- 5.16 The site itself is currently a small putting green and 8 outdoor driving range bays. The site is partially bounded by mature hedges and there are a number of mature trees present. The site itself is slopes gently south east and lies at circa 65m AOD.

### Landscape Value of Site and Immediate Context

- 5.17 In terms of "landscape value" it is appropriate to examine the role of the Site and its Immediate Context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and



summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

Designations:

- 5.18 The site and immediate landscape fall within the designated landscape of South Downs National Park. The nearest Grade II Listed Buildings lies circa 220m to the north east of the site. This building is St Marys Church, built in 1891 by Sir A Blomfield and includes a Chancel with north transept (and adjoining vestry) and south chapel, nave of 4 bays with aisles, the western bay of the south aisle being reconstituted as a porch (1930), west tower (1930), octagonal font, hammer-beam roof.

Natural Heritage:

- 5.19 Away from the trees and hedgerows that exist onsite, the habitats and species that it currently supports are generally considered of low biodiversity and nature conservation value characteristic of this type of development.

Cultural Heritage:

- 5.20 As far as it is known, the site and the immediate landscape are not subject to any specific cultural or historic associations.

Landscape Condition:

- 5.21 The site and immediate context fall within LCT Mixed Farmland and Woodland Vales and has characteristics of the host character area, This area is *a gently undulating lowland vale supporting fields of arable, pasture and woodland*. Characteristic of this LCT are *thick hedgerows with spreading hedgerow oaks, or narrow strips of woodland that provide a sense of enclosure*. The area around the site is more open and less wooded than is typical of the character area with open areas of managed grassland associated with the Browns Farm Golf Centre. The Site and Immediate Context is also characterised by areas of settlement at West Liss and transport routes in the form of the Liphook to Petersfield Bypass and Farnham Road.
- 5.22 The site itself is currently a small putting green and 8 outdoor driving range bays. The site is partially bounded by mature hedges and there are a number of mature trees present. The site itself is slopes gently south east and lies at circa 65m AOD. The site is influenced by the adjacent clustered building that make up the Browns Farm Complex. The site possesses a level of containment provided by the immediate topography and mature boundary hedges and trees.
- 5.23 Overall, the Site and its Immediate Context is considered to be of **Moderate Landscape Condition**.

Associations:

- 5.24 As far as it is known, the site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, nor any known events in history.

Distinctiveness:

- 5.25 The landscape of the site and its immediate context possesses some features of the LCA such as *thick, high hedgerows, small blocks of woodland and wooded field boundaries contributing to a sense of intimacy and enclosure* but with strong influences from the nearby clustered building of

the Browns Farm complex, the fairways associated with the Browns Farm Golf Centre and the nearby urban edge of Liss with its associated infrastructure.

Recreational:

- 5.26 The site has no public access but it is a privately owned business park and golf centre.

Perceptual (Scenic):

- 5.27 The Site and its Immediate Context possess some features of the LCA *including low lying clay and sandstone 'vale' containing numerous tributary streams and ponds. Contains the wooded course of the upper Rother valley which flows across the sandstone. Slowly permeable soils support mixed farmland, unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character.* The site lies on the edge the settlement area of Liss and possesses the suburbanising influences that would be expected and an awareness of the nearby buildings, associated infrastructure and nearby A3.

Perceptual (Wildness & Tranquillity):

- 5.28 The site and the immediate landscape has a moderate degree of tranquillity towards the southern edge where the site joins the open countryside. However, there is an awareness of the cluster of buildings and activity in the adjacent business park and the urban edge of Liss. There is little feeling of wildness due to the nearby settlement, transport influences and the use of the site as a golf course.

Functional:

- 5.29 The site and immediate area include hedgerows, scrubby vegetation and mature trees providing wildlife habitat, flood mitigation and carbon storage that improve air quality.

Conclusion:

- 5.30 To summarise, the site and the immediate landscape is considered to be of **High / Medium overall landscape value**. This takes into account the location of the site within the South Downs National Park but also the nature of the site and immediate context which lacks some of the integrity and character of the wider National Park due to the settlement influences with the proximity to the edge of West Liss and the Browns Farm Business Park, golf centre and crossing transport routes.

6.0 LANDSCAPE AND VISUAL EFFECTS

6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included below and in Figures 7-23 respectively. Please refer to these in conjunction with the following descriptions.

A traffic light system is used to colour code Overall Effect scorings for Landscape Effects below and Visual Effects in Figures 7-23 inc as follows:

**Major**

**Moderate**

**Minor and below**

Landscape Susceptibility to Change

6.2 The susceptibility to change is the ability of the landscape receptor to accommodate change arising from the specific development proposal, in this case, the Proposed Development as presented in the layout plan. In all landscapes, there will be variances in the susceptibility to change depending on the type of change and/or development that is proposed. Through the process of the LVA, and in evaluation of the change proposed, it is concluded that the site and the immediate landscape is of **Medium** susceptibility to change. The landscape is very well wooded and has the capacity to accept the type of development proposed. This judgement has been reached because this type of development is one that can be accommodated well within the existing land parcel and settlement pattern, in a landscape that has an high level of enclosure and containment offered by the topography of the landscape and existing boundary hedges and mature trees, there are no views either into or out of the site to preserve.

Landscape Effects in relation to NCA 120 Whealden Greensand

6.3 The proposals will result in the development of a plot of land, previously an area of grassland, gravel and synthetic grass. The site falls very gently south east, the topography and presence of mature hedges, trees and built form afford it high level of visual screening. Landscape mitigation measures should include gapping up and bolstering of the hedgerow with native tree and scrub planting. These measures would also accord with the SEO's for the prevailing landscape character to *protect, manage and significantly enhance the mosaic and connectivity of semi-natural habitats within a mixed farm landscape... for the benefit of biodiversity, pollination, soil and water regulation and landscape character.* See 6.20 for locations of mitigation planting. The changes would be in the context of an extensive character area so in this context the overall effects are judged to be **Negligible** at year 15.

6.4 The judged sensitivity of this landscape is based on **Medium susceptibility** to change, with a **High landscape value** giving an Overall Landscape Sensitivity of **High / Medium**. The landscape effects are assessed below at various stages of the project :

Judged Magnitude of Landscape Effects	Overall Effect
---------------------------------------	----------------

Construction	Low	Minor Adverse
Completion	Negligible	Negligible Adverse
Year 15	Negligible	Negligible Adverse

### **Landscape Effects in relation to Landscape Character Area (LCA) Rother Valley Mixed farmland & Woodland Vales and Landscape Character Type (LCT) Mixed farmland and Woodland Vales**

- 6.5 The proposals will result in the development of a plot of land, previously an area of grassland, gravel and synthetic grass. The site falls very gently south east, the topography and presence of mature hedges, trees and built form afford it high level of visual screening. Landscape mitigation measures should include gapping up and bolstering of the hedgerow with native tree/copse and scrub planting. See 6.20 for locations of mitigation planting. These measures would accord with the guidance for landscape management for the prevailing landscape character to, *conserve and manage the network of thick hedgerows, hedgerow oaks and field oaks that characterise the landscape. Consider re-planting hedgerows that have been lost, encourage buffer strips along hedgerows and encourage new tree planting to maintain the hedgerow tree population. Maintain the lush, pastoral character of the landscape and seek to manage and extend a rich habitat mosaic including unimproved grassland.*
- 6.6 The changes would be in the context of an extensive character area so in this context the overall effects are judged to be **Negligible** at year 15.
- 6.7 The judged sensitivity of this landscape is based on **Medium susceptibility** to change, with a **High landscape value** giving an Overall Landscape Sensitivity of **High / Medium**. The landscape effects are assessed below at various stages of the project :

Judged Magnitude of Landscape Effects		Overall Effect
Construction	Low	Minor Adverse
Completion	Negligible	Negligible Adverse
Year 15	Negligible	Negligible Adverse

### **Landscape Effects in relation to the site and the immediately surrounding area**

- 6.8 The extent of the 'Site and the immediately surrounding area' that is considered, is illustrated in Figure 1 and this comprises the site and the immediately surrounding landscape.

## Construction

- 6.9 In landscape terms, there would be effects from the construction activities and the creation of the driving range extension during the construction phase but this would not lead to any long-term harm as the construction phase is transitory in nature and over a limited period of time.
- 6.10 Overall, and relative to the local landscape character and resources, it is judged there would be a **Moderate Adverse** landscape effect at a more local level during the construction phase, but these effects would be localised. These effects would not be permanent.

## Operation (following Completion)

- 6.11 The design process seeks to minimise the impact of the development upon the landscape, the extension to the driving range is a small addition to the existing building and is designed to blend with the existing building. Proposed materials are metal cladding finished in dark green to match with existing industrial units on site. The colour and materials used help this structure to blend with its receiving landscape producing an overall improvement visually. The proposals would change the character of the land parcel which was previously an area of grassland, gravel and synthetic grass. Landscape mitigation measures include retention of all of the mature trees, and should include gapping up and bolstering of the hedgerow with native tree/copse and scrub planting to the east of the building, which would be in keeping with the wider landscape area which is generally a well wooded landscape. See 6.20 for locations of mitigation planting. These measures would assist in integrating the built form into the surrounding landscape. This assessment judges that the landscape effects on the site and its immediately surrounding area would result in a **Neutral** effect in the long-term as the green infrastructure and mitigation measures become established.
- 6.12 The judged sensitivity of this landscape is a **Medium susceptibility** to change, with a **High / Medium landscape value (see previous section on Landscape Value of Site and Immediate Context)** giving an Overall Landscape Sensitivity of **High / Medium**. The landscape effects are assessed below at various stages of the project:

Judged Magnitude of Landscape Effects		Overall Effect
Construction	Medium	<b>Moderate Adverse</b>
Completion	Low	<b>Minor Adverse</b>
Year 15	Negligible	<b>Negligible Adverse</b>

## Visual Effects

- 6.13 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis, See Figures 7-23.

- 6.14 Photographs have been taken to illustrate view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g., rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long-range views. The photographs were taken in December 2023 when vegetation was not in full leaf, giving a worse-case scenario in terms of views, particularly from the east, it is anticipated that these views will reduce during the summer months when vegetation is in full leaf.

#### Photo Viewpoints

- 6.15 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in Figures 7-23 inc. Figure 6a details the location of the Photo Viewpoints and Figures 7-23 inc illustrate the photo viewpoint, its description and likely effect on receptors.

#### Summary of general visibility

- 6.16 As illustrated by the topography plan (Fig 5) the site sits in a parcel of land which gently falls south east towards the settlement area of Liss. The site itself is highly visually contained from all but a limited number of visual receptors primarily properties in the immediate vicinity to the south and south east, possibly glimpses from properties further afield on elevated land to the south and a gateway on Farnham Road. No long-range views of the site were identified due to the inherent level of cover provided by intervening topography and vegetation. The images were taken in December 2023 so therefore all vegetation was not in full leaf, however, it is anticipated that visibility will be reduced during the winter months from viewpoints to the east. The visibility is set out in Figure 6a : Visual Appraisal Plan, which illustrates the location of the viewpoints and an approximate visual envelope.

#### 6.17 **Visual Receptors:**

**Users of sections of Farnham Road – image 1** - This image was taken from a section of Farnham Road near the entrance to Browns Farm. This view is identified in the Liss Neighbourhood Development Plan as an Important View and will remain unchanged as a result of the proposed development. There are no views of the proposed site for these receptors at a distance of circa 215m.

**Users of a section of Andlers Ash Road – image 2** – This image was taken from a gateway on Andlers Ash Road looking north. The site cannot be seen from this point at a distance of approximately 995m due to intervening vegetation.

**Users of a section of PROW Liss Footpath 141/501/1 – image 3** – This image was taken from a section of PROW Liss Footpath 141/501/1. There is a glimpse of the site for these receptors from this point at a distance of approx 160m. It is anticipated that these receptors will be aware of construction related activity, including plant machinery and personnel movements during the construction period, but this is transitory in nature and would not be permanent. On completion it is anticipated that these receptors would have a partial view / glimpse of the proposed driving range building upper level however this would be read in the context of the existing agricultural buildings on site at Browns Farm Business Park. It is anticipated that during the summer months when vegetation is in full leaf the visual effect will be considerably less. Due to the minor nature of the changes and the existing setting the effect for these receptors would be Negligible Adverse.

**Users of a gateway on Farnham Road – Image 4** - This image was taken from a gateway on Farnham Road looking north east. It is anticipated that these receptors will be aware of construction related activity, including plant machinery and personnel movements during the construction period, but this is transitory in nature and would not be permanent. On completion it is anticipated that these receptors would have a full view of the proposed driving range building however this would be read in the context of the existing driving range on site at Browns Farm. It is anticipated that during the summer months when vegetation is in full leaf the visual effect will be considerably less. Due to the minor nature of the changes and the existing setting the effect for these receptors would be Minor Adverse in the long term.

**Users of a section of Longmead – image 5** - This image was taken from a section of Longmead. The site cannot be seen from this point at a distance of approximately 400m due to intervening vegetation and railway embankment.

**Users of a section of PROW Liss Footpath 141/10/1 – image 6** – This image was taken from a section of PROW Liss footpath 141/10/1 The site cannot be seen from this point at a distance of approximately 1km due to intervening vegetation.

**Users of a section of Rake Road – image 7** - This image was taken from a section of Rake Road. The site is not visible for these receptors from this point due to intervening vegetation at a distance of approx 1.3km.

**Users of a section of PROW Liss Footpath 141/5/2 – image 8** - This image was taken from a section of PROW Liss Footpath 141/5/2 The site is not visible for these receptors from this point due to intervening vegetation at a distance of approx 665m.

**Users of a section of unnamed lane at Flexcombe – image 9** - This image was taken from a section of unnamed lane at Flexcombe. The site is not visible from this point for these receptors due to intervening vegetation at a distance of approximately 1.25km.

**Users of a section of Farnham Road – image 10** - This image was taken from a section of Farnham Road. The site is not visible from this point for these receptors due to intervening vegetation at a distance of approximately 1.9km.

**Users of a section of Snailing Lane – image 11** - This image was taken from a section of Snailing Lane. The site is not visible for receptors from this point due to intervening vegetation at a distance of approximately 2.5km.

**Users of a section of unnamed lane near Pauldary Stud – image 12** - This image was taken from a section of unnamed lane near Pauldary Stud The site is not visible from this point due to intervening vegetation and topography at a distance of approximately 1.5km.

**Users of a section of unnamed lane near Flexcombe – image 13** - This image was taken from a section of unnamed lane north of Flexcombe. The site is not visible from this point for these receptors due to intervening vegetation at a distance of approximately 1.8km.

**Users of a section of Wheatham Hill – image 14** - This image was taken from a section of Wheatham Hill looking across the Upper Rother Valley. The site is not visible from this



point for these receptors due to intervening vegetation at a distance of approximately 2.0km.

Residents of properties to the east and south east of the site may experience views / glimpses of the proposed development at varying degrees from top floor windows. These receptors are of High Sensitivity but the Magnitude of change would be negligible on completion. The overall visual effects are anticipated to be **Negligible Adverse** on completion and thereafter.

Receptors using the railway may experience a glimpse of the site as a whole as they pass through the landscape. The proposed changes would be minor within the landscape as a whole for these receptors due to size and positioning. These receptors are of Moderate Sensitivity but the Magnitude of change would be negligible on completion. The overall visual effects are anticipated to be **Negligible Adverse** on completion and thereafter.

### **Landscape Mitigation**

- 6.18 The table below sets out the recommended landscape mitigation measures and how they respond to the local context.
- 6.19 There is potential for landscape enhancement in the form of strengthening existing hedgerows and native tree and scrub planting that would be in keeping with the host landscape character type that has strong field boundaries and areas of woodland. In particular, native planting to the east of the site would screen and buffer the site from the nearby PRoW (Liss Footpath 141/501/1-Viewpoint 3) and St Marys Church and would provide a strengthened landscape structure that would help assimilate the development into the surroundings. Further copse planting to the south of the site would provide landscape betterment and would be in keeping with the pattern of scattered wood and copse in the surrounding landscape as well as providing screening of the proposal from the gateway on Farnham Road looking north east (Viewpoint 4). See 6.20 for locations of mitigation planting.

<b>Landscape Feature</b>	<b>Potential Issue</b>	<b>Response</b>
Land parcel pattern	Degrading of land parcel pattern.	Development sits within the land parcel. Bounding hedgerows should be retained and enhanced on the east boundary and preserved within Green Infrastructure.
Trees	No loss	Even though there is no loss, planting of native species trees, copse and scrub would be appropriate to the well wooded character of the character type and would further assimilate the development into its landscape context, filtering views from the east and south.



Hedgerows and scrub	No loss of hedgerows	Retain, protect and enhance existing hedgerows.
Existing grassland	Loss of grassland, (some of which is synthetic) and of probable low biodiversity value.	
Ecological Services	Loss of grassland (some of which is synthetic).	Retain and protect existing hedgerows and enhance overall biodiversity value of site through planting of native trees and shrubs, particularly on eastern boundary.

6.20 Locations for potential mitigation planting:



## 7.0 SUMMARY AND CONCLUSIONS

- 7.1 The LVA has assessed landscape character and visual amenity and the resulting landscape and visual effects of the proposed development on the receiving landscape and visual resource. The landscape and visual effects have been considered in relation to the proposed land uses and the parameters that are defined on the application's layout plan.
- 7.2 Whilst some effects on landscape and visual amenity as a result of development are inevitable, with good design and choice of materials these effects can be somewhat mitigated. The site is situated in an area that is predominantly light industrial and would be read in the context of the existing cluster of buildings and driving range building.

### Landscape & Visual Effects

- 7.3 Whilst it is inevitable that there will be some adverse landscape and visual effects due to the character of the plot changing from an area of grass, gravel and synthetic grass to a built structure the design process should seek to minimise impacts on landscape character and visual amenity. The existing plot structure will be retained hedgerows should be protected within the green infrastructure. The existing hedgerows should be gapped up with native hedge planting where necessary. In particular, native trees and shrubs should be planted to bolster the hedgerow to the east of the site to screen and buffer the site from the nearby PRow (Liss Footpath 141/501/1-Viewpoint 3) and St Marys Church and this would provide a strengthened landscape structure that would help assimilate the development into the surroundings. Further copse planting to the south of the site would provide landscape betterment and would be in keeping with the pattern of scattered wood and copse in the surrounding landscape as well as providing screening of the proposal from the gateway on Farnham Road looking north east (Viewpoint 4). See 6.20 for locations of mitigation planting. This approach to mitigation would be in keeping with the wider landscape character area which is a generally well wooded landscape. These measures accord with policy SD11 Trees, Woodland and Hedgerows within the South Downs Local Plan, *development proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands. Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows. New planting should be suitable for the site conditions, use native species and be informed by and contribute to local character, and enhance or create new habitat linkages.*
- 7.4 During Construction the landscape effects would be **Minor Adverse** in relation to the Landscape Character Area (LCA) Rother Valley Mixed farmland & Woodland Vales and Landscape Character Type (LCT) Mixed Farmland and Woodland Vales. In relation to the Site and Immediate Context the landscape effects would be **Moderate Adverse** during construction due to fencing, machinery, signage, earth works and personnel movements. At completion it is anticipated that the landscape effects will reduce to **Negligible Adverse** in relation to the Landscape Character Area (LCA) Rother Valley Mixed farmland & Woodland Vales and Landscape Character Type (LCT) Mixed Farmland and Woodland Vales. In relation to the Site and Immediate Context the landscape effects would reduce to **Minor Adverse** on completion .
- At post 15 years it is anticipated that the effects will be **Negligible Adverse** in relation to the Site and Immediate Context. The mitigation planting will have matured and filled out, the hard landscaping will have experienced softening/encroachment of vegetation. The site will have

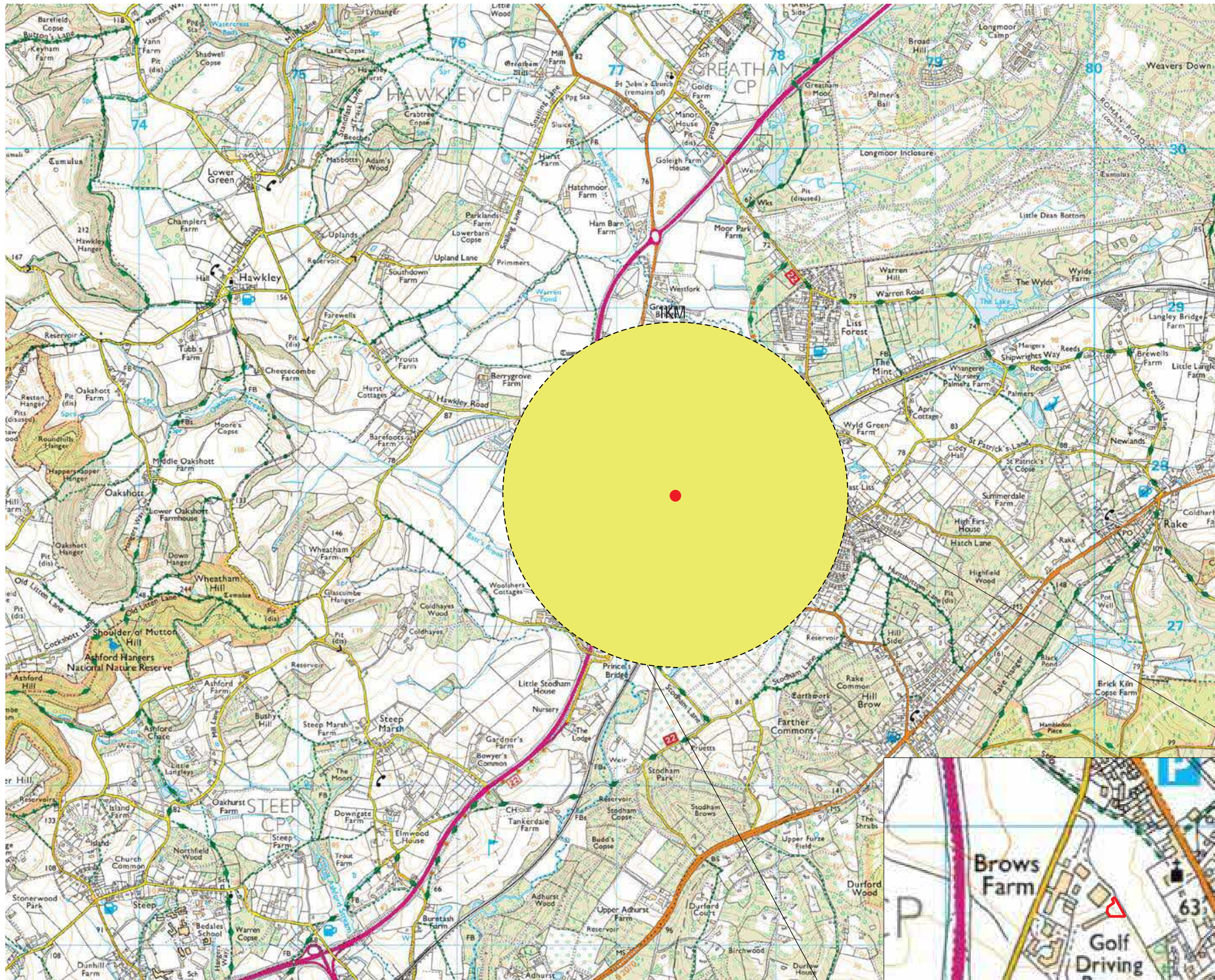
more native planting than its current situation and it is anticipated that the proposed development will have assimilated with its host landscape.



- 7.5 Views of this extension are limited to nearby residential properties to the east and south east, a gateway on Farnham Road and filtered views through vegetation from PROW Liss Footpath 141/501/1.
- 7.6 The site possesses a high level of containment provided by the immediate topography and vegetation, with views experienced by only a limited number of close visual receptors. There would be some close-range views for receptors residing in the residential properties to the south and south east of the development, possibly glimpses from properties further afield on elevated land to the south and a gateway on Farnham Road. No long-range publicly accessible views of the site were identified. The images were taken in December 2023 It is expected that during the summer months when the vegetation is in full leaf the visibility will be reduced, particularly views from the east. The visibility of the site would reduce over time as the mitigation planting described above matures and it is anticipated that there would be no more than filtered/glimpsed views of the development in the long-term.
- 7.7 In accordance with local policy any mitigation planting should accord with the strategic policy SD4 Landscape character within the South Downs Local Plan, *where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.*

### **Conclusion**

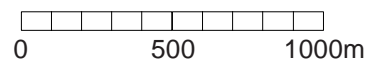
- 7.8 In conclusion, it is judged that a sensitively designed scheme using appropriate landscape mitigation measures would have no more than **Minor/Negligible Adverse** Landscape and Visual Effects in the long-term.





-  Application Boundary
-  Site & Immediate Context

Scale: 1:25000 @ A3



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**LOCATION PLAN**

scale  
1:25000 @ A3  
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**Figure 1**






 Application Boundary



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**AERIAL PLAN**

scale  
NOT TO SCALE  
drawing / figure number

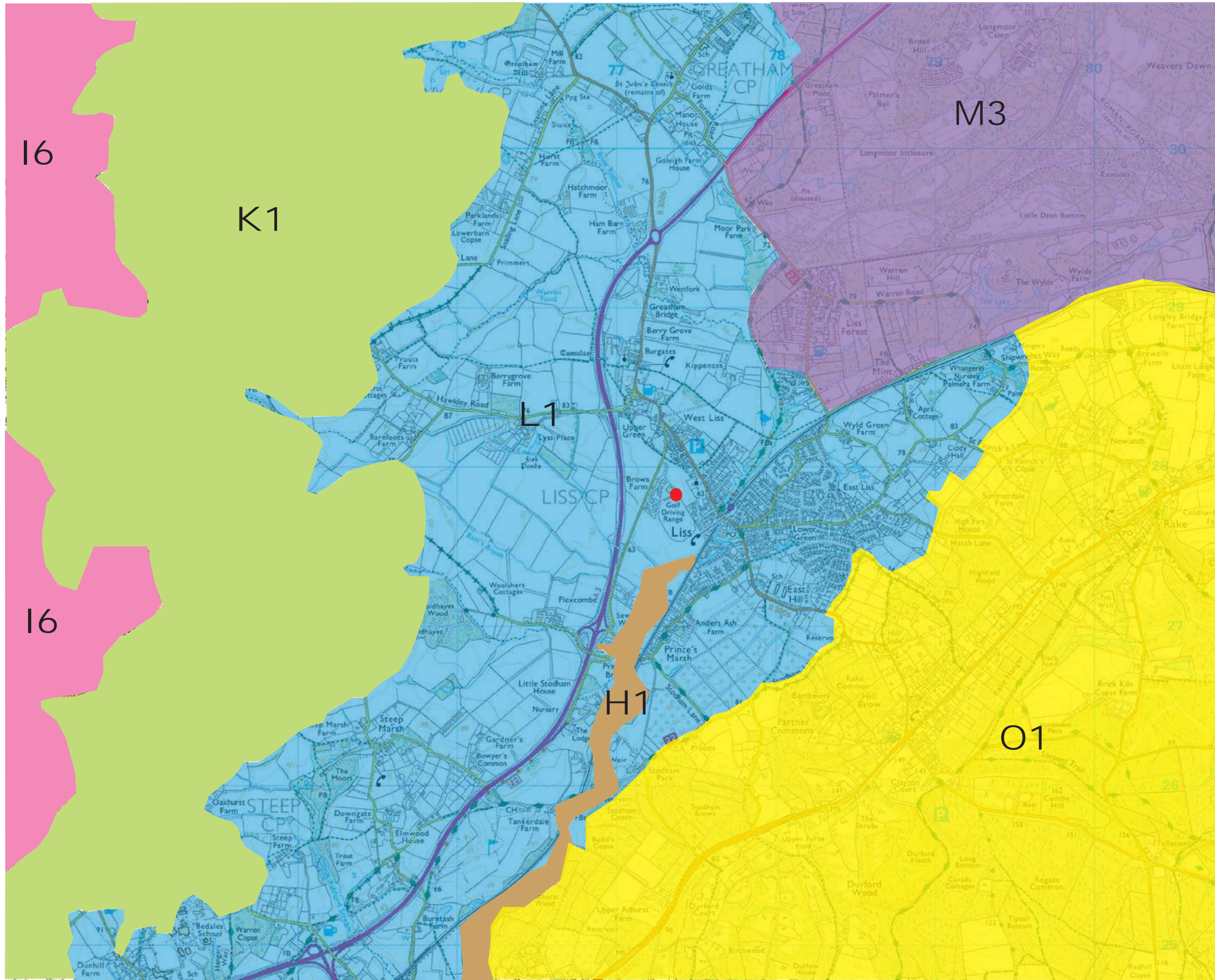
drawn  
RIS



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JANUARY 2024  
rev

**Figure 2**





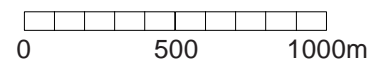
Application Location

### South Downs National Park Landscape Character Assessment

LCT - Landscape Character Type  
LCA - Landscape Character Area

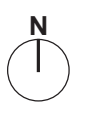
- L1 LCT: L - Mixed Farmland & Woodland Vales  
LCA: L1 - Rother valley Mixed Farmland & Woodland Vales
- H1 LCT: H - Wealden River Floodplains  
LCA: H1 - Rother Floodplain
- M3 LCT: M - Whealden Farmland & Heath Mosaic  
LCA: M3 - Woolmer Forest / Weavers Down
- O1 LCT: O - Greensand Hills  
LCA: O1 - Blackdown to Petworth Greensand Hills
- K1 LCT: K - Greensand Terrace  
LCA: K1 - East Hampshire Greensand Terrace
- I6 LCT: I - Major Scarps  
LCA: I6 - Selborne Hangers to East Meon Scarp

Scale: 1:25000 @ A3



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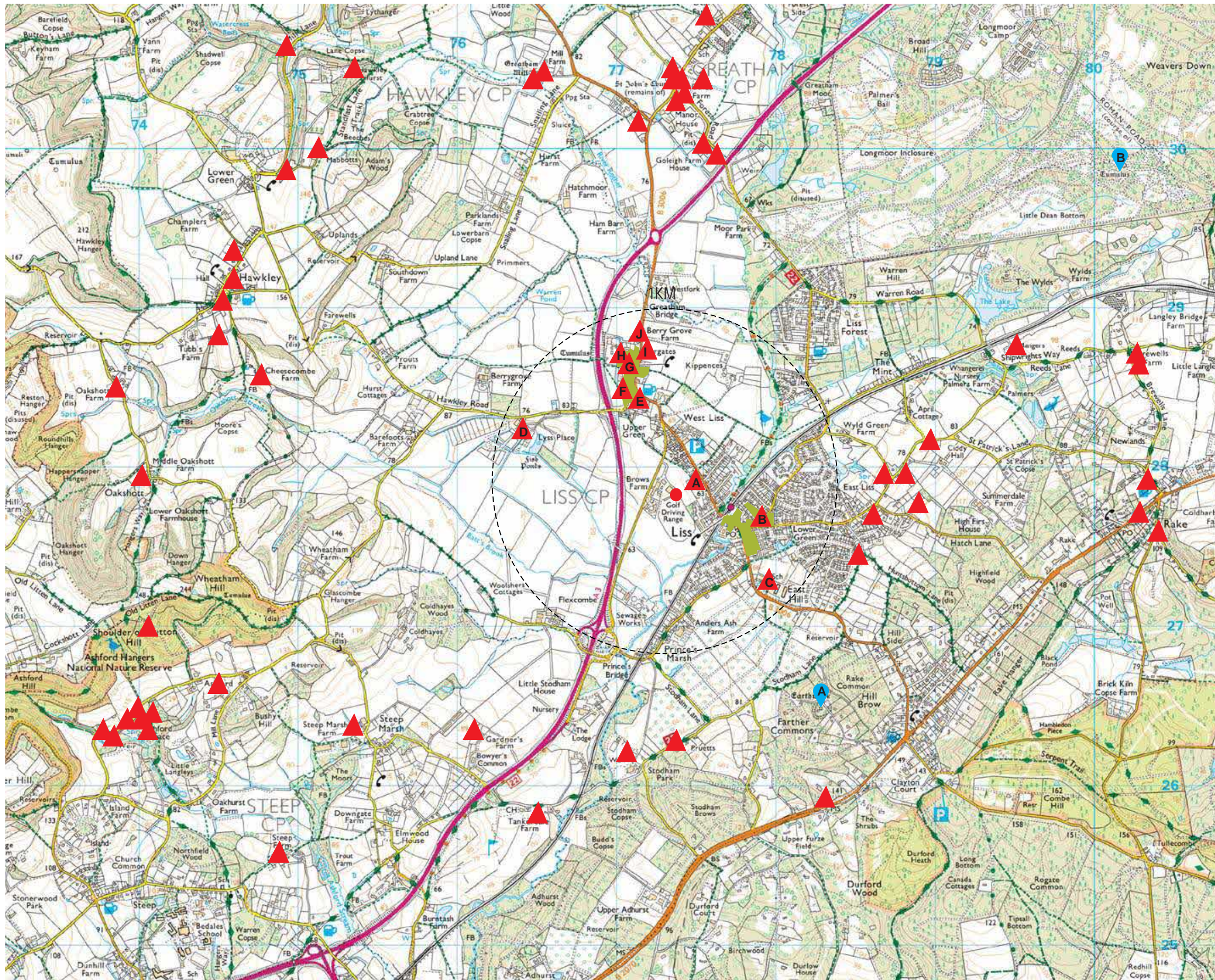


#### LANDSCAPE CHARACTER PLAN

scale 1:25000@ A3	drawn RIS	issue date JANUARY 2024
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## Figure 3



















Centremaps: Ordnance Survey Material AC0000849896

-  Application Location
-  Public Rights of Way
-  Bridleway
-  Grade II Listed Buildings  
Multiple properties depicted by approx number on marker

Listed Buildings within 1km radius of site

-  Church of St Mary
-  War Memorial
-  Pophole Farmhouse
-  Lyss Place
-  Plestor House
-  Spread Eagle Public House
-  Table Tomb 3m south of Church
-  Church of St Peter
-  Barn 40m south of Burgates Farmhouse
-  Barn 30m west of Burgates Farmhouse
-  Scheduled Monuments
-  Earthwork on Farther Common
-  Bowl Barrow on Weavers Down

-  1km Radius of site

-  Conservation Areas

Entire area shown on this map lies within the South Downs National Park



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**DESIGNATIONS PLAN**

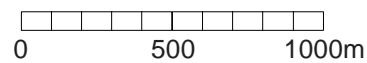
scale  
1:25000 @ A3  
drawing / figure number

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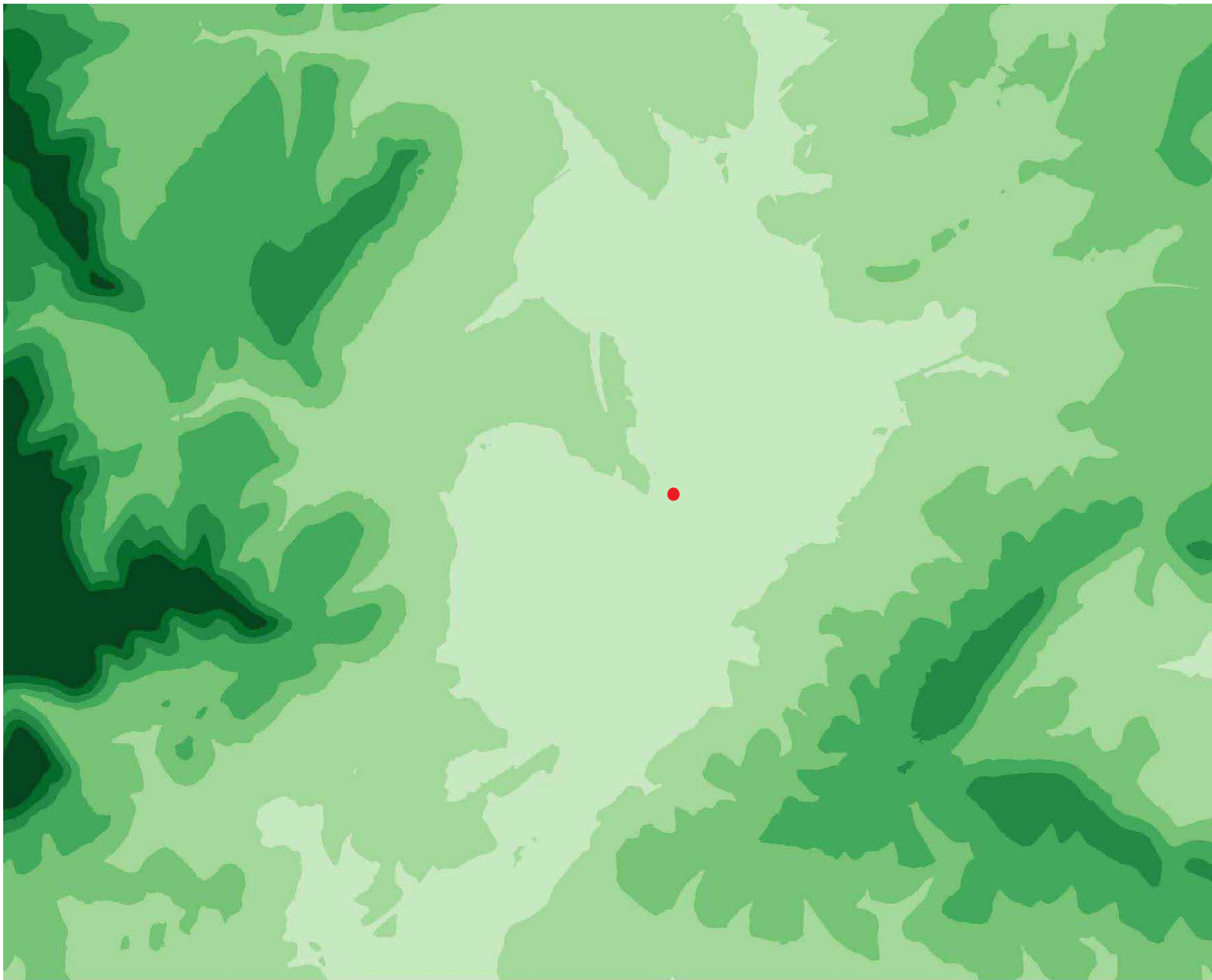


Scale: 1:25000 @ A3













**Figure 4**



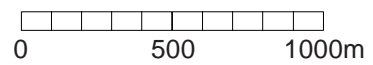


 Application Location

**Elevations**

-  225m
-  200m
-  175m
-  150m
-  125m
-  100m
-  75m
-  50m
-  25m
-  0m

Scale: 1:25000 @ A3



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**TOPOGRAPHY PLAN**

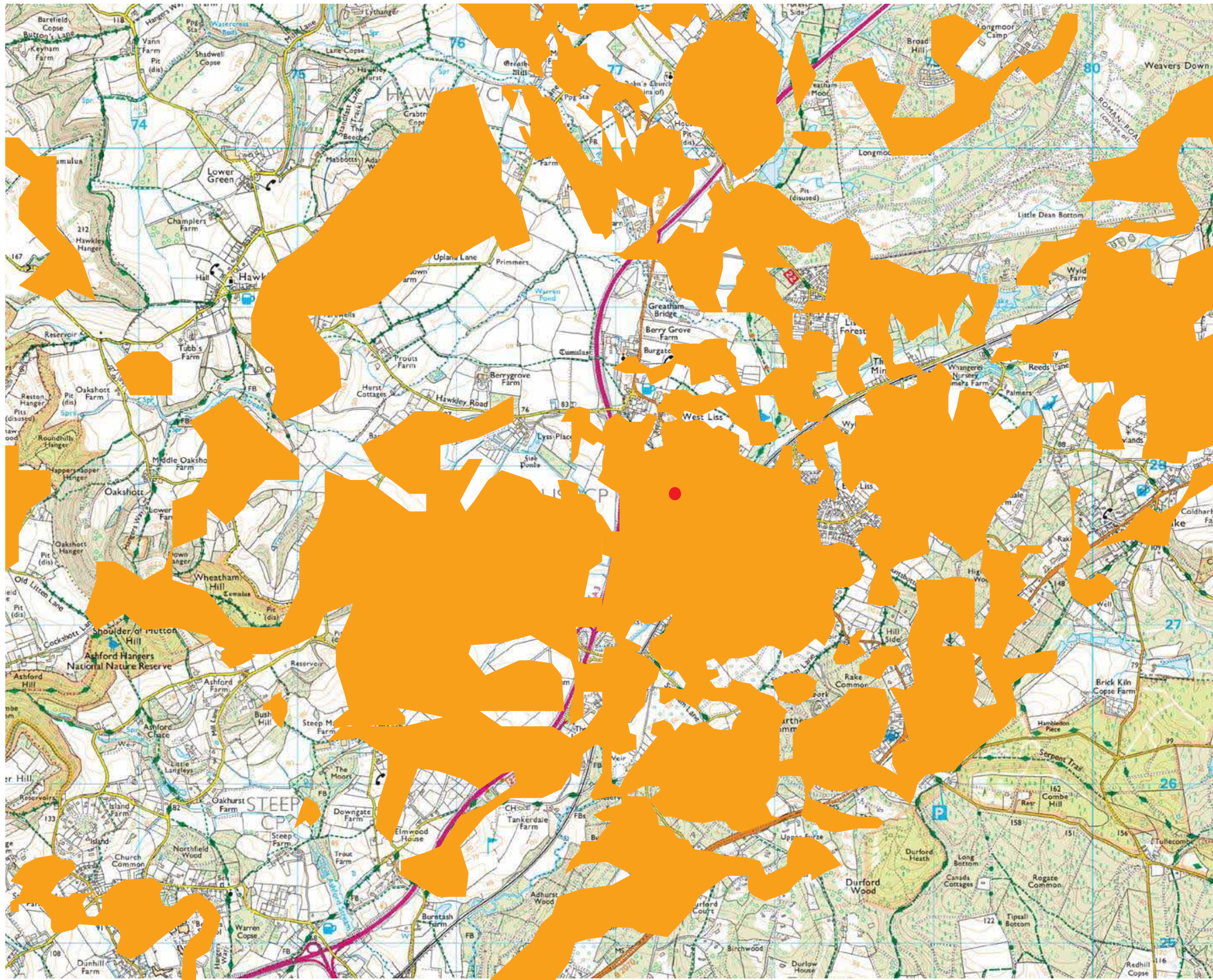
scale  
1:25000@ A3  
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**Figure 5**





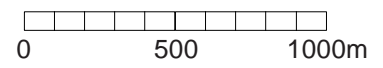
 Application Location

 Zone of Theoretical Visibility (ZTV)

The ZTV, also known as Zone of Visual Influence (ZVI) is a computer generated tool to identify the likely (or theoretical) extent of visibility of a proposed development. This ZTV was generated from Google Earth Pro using an estimated build height of 8m. The areas shown are the maximum theoretical visibility, taking into account topography only. The guide does not take into account any above ground features and therefore gives an exaggerated impression of the extent of visibility. The actual visibility on the ground will be noticeably less than that suggested in this plan

This guide is then compared to landform, tree groups, hedgelines, buildings, publically accessible areas and visibility determined through fieldwork to produce Fig 6a and the Visual Envelope.

Scale: 1:25000 @ A3



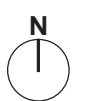
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**ZTV PLAN**

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**Figure 6**




 Application Boundary

 Photo Viewpoints

**Images 1, 4 & 10**

Users of sections of Farnham Road

Image 2

Users of a section of Andlers Ash Road

**Image 3**

Users of a section of the PROW Liss Footpath 141/501/1

**Image 5**

Users of a section of Longmead

**Image 6**

Users of a section PROW Liss footpath 141/10/1

**Image 7**

Users of a section of Rake Road

**Image 8**

Users of a section of PROW Liss Footpath 141/5/2

**Image 9**

Users of a section of unnamed Lane at Flexcombe

**Image 11**

Users of a section of Snailing Lane

**Image 12**


Users of a section of unnamed lane near Pauldary Stud

**Image 13**

Users of a section of unnamed lane north of Flexcombe

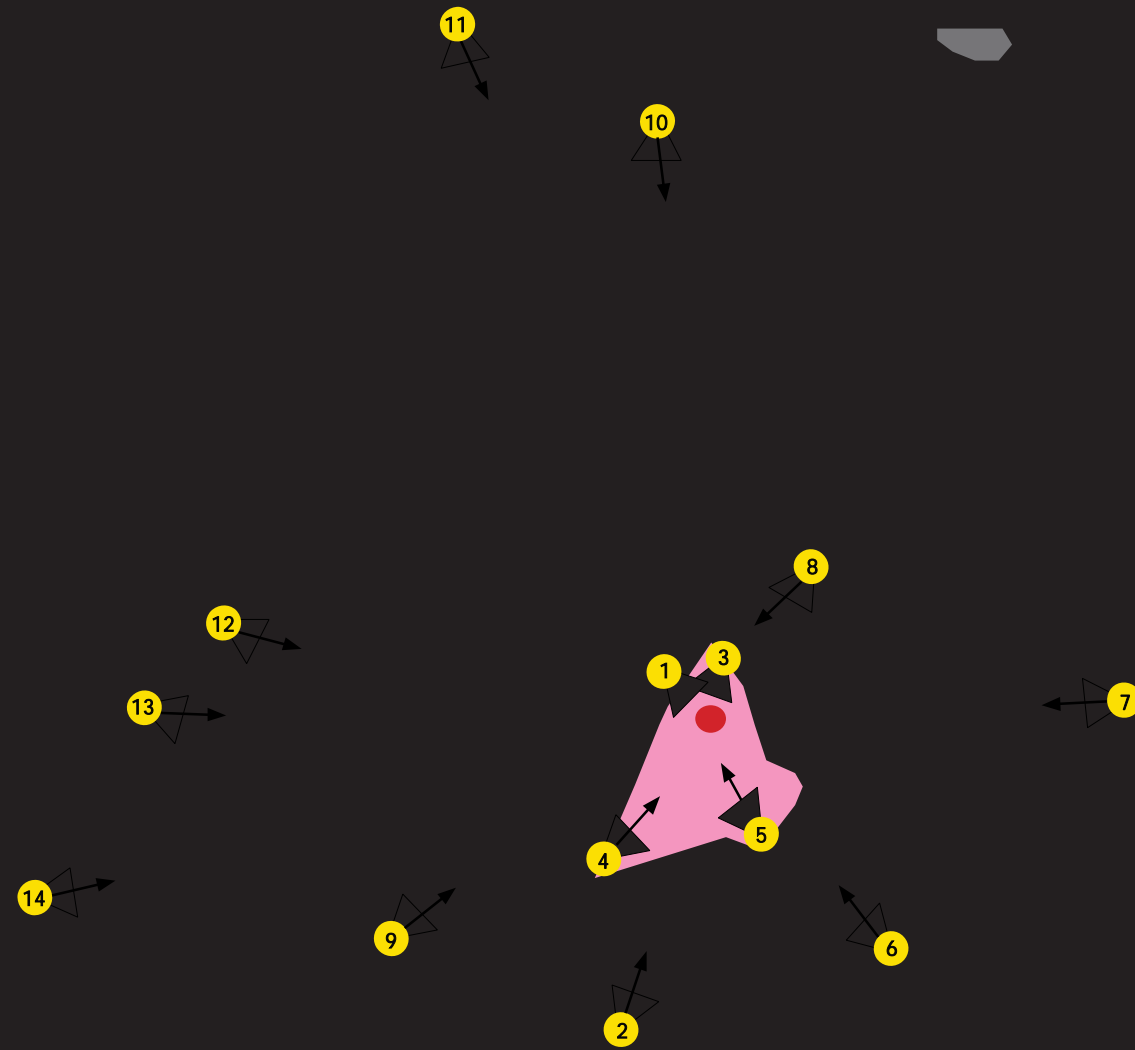
**Image 14**

Users of a section of Cottage lane

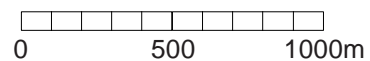
 Visual Envelope

The visual envelope illustrates the potential area of the landscape in which the proposed development (ie the build development) is likely to be visible at year 1. Views of the proposed development may be full, partial, minimal or negligible. There will be elements such as landform, tree groups, hedgelines, and buildings, or combinations of these elements that will restrict the extent of visibility within the visual envelope.

There may be visibility in areas not encompassed by the visual envelope but this is likely to be of a lesser degree than within the visual envelope that has been identified, with no more than distant or glimpsed views.



Scale: 1:25000 @ A3



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**VISUAL APPRAISAL PLAN**

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drawing / figure number rev

**Figure 6a**





**INTERVISIBILITY IMAGE - NOT A PHOTO VIEWPOINT - SITE LOOKING NORTH WEST**

View south west to north west from site - Direction of view circa 250° - 340° bearing from North.  
 This image was taken from the site looking from south west through to north west.  
 The site slopes gently south east and has some intact hedgerows and mature trees bounding an open grass area used as a golf driving range.  
 This image illustrates intervisibility with the surrounding landscape, which is limited by the topography, vegetation and built form.



Date & time of photo: 08/12/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size. APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
 Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 7**



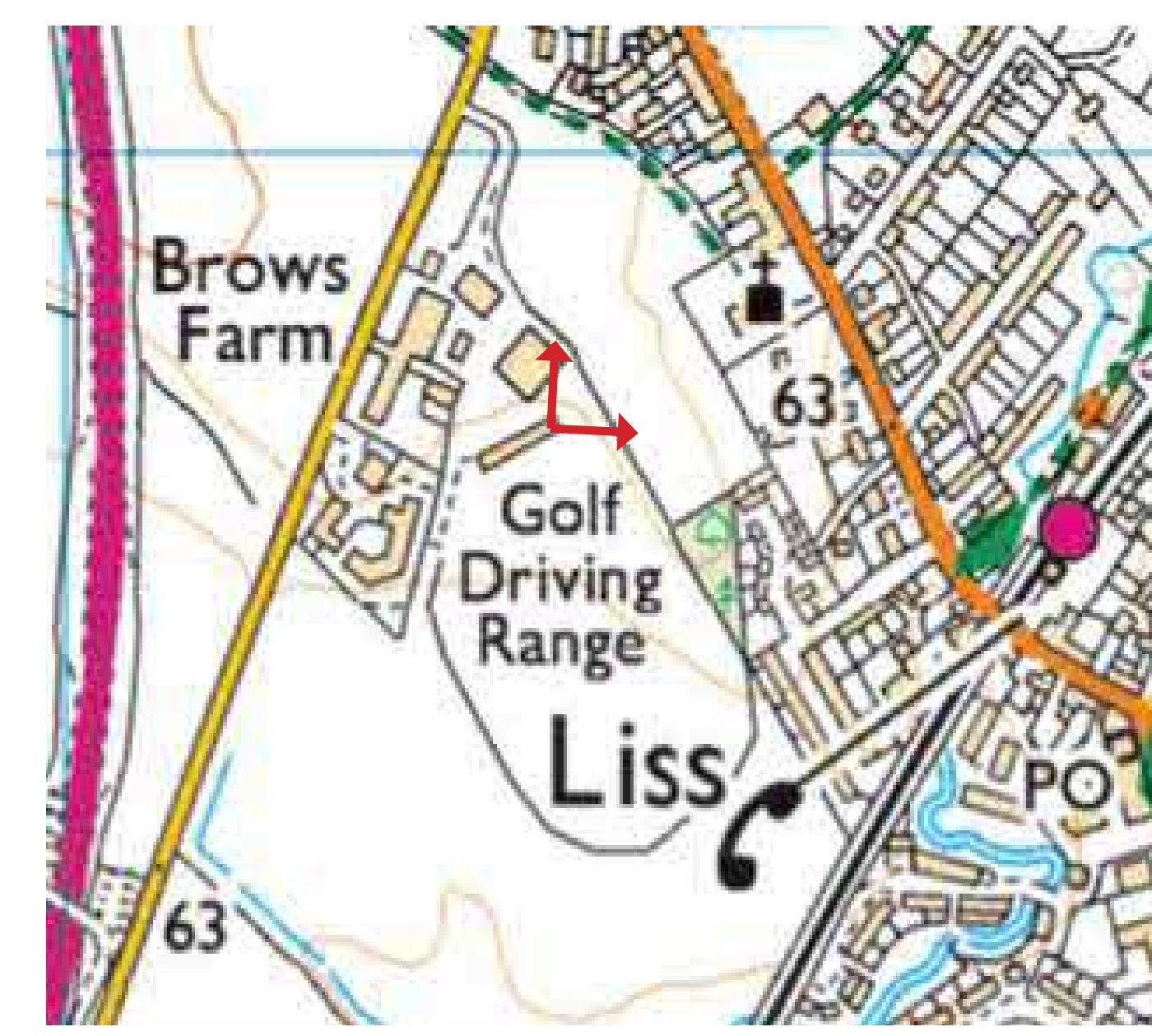


CONTINUED



**INTERVISIBILITY IMAGE - NOT A PHOTO VIEWPOINT - SITE A LOOKING NORTH**

View north to south east from site - Direction of view circa 0° - 135° bearing from North.  
 This image was taken from the site looking from north through to south east.  
 The site slopes gently south east and has some intact hedgerows and mature trees bounding an open grass area used as a golf driving range.  
 This image illustrates intervisibility with the surrounding landscape, which is limited by the topography, vegetation and built form.



Date & time of photo: 08/12/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size: APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 135°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
 Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 8**

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**INTERVISIBILITY IMAGE - NOT A PHOTO VIEWPOINT - SITE A LOOKING EAST**

View east to south east from site - Direction of view circa 40° - 130° bearing from North.

This image was taken from the site looking from north through to south east.

The site slopes gently south east and has some intact hedgerows and mature trees bounding an open grass area used as a golf driving range.

This image illustrates intervisibility with the surrounding landscape, which is limited by the topography, vegetation and built form.



Date & time of photo: 08/12/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size. APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 9**

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Photo 1 : View south east from a section of Farnham Road - Direction of View: from 160° - bearing from north

**PHOTOVIEWPOINT 1:**

**Description :**

This image was taken from a section of Farnham Road near the entrance to Brows Farm. This view is identified in the Liss Neighbourhood Development Plan as an Important View and will remain unchanged as a result of the proposed development. There are no views of the proposed site for these receptors at a distance of circa 215m.

**PHOTOVIEWPOINT 1:**

Receptor Type : **Users of a section of Farnham Road**

Judged Susceptibility to Change : **Medium**

Value : **Medium**

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **215m**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

Completion : **None**

Year 15 : **None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 1**

Date & time of photo: 08/12/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size: APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 10**

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Site not visible beyond vegetation at a distance of approx 995m

Photoviewpoint 2 : View north from Andlers Ash Road - Direction of View: from 20° - bearing from north

**PHOTOVIEWPOINT 2:**

**Description :**

This image was taken from a gateway on Andlers Ash Road looking north. The site cannot be seen from this point at a distance of approximately 995m due to intervening vegetation.

**PHOTOVIEWPOINT 2:**

Receptor Type : **Users of section of Andlers Ash Road**

Judged Susceptibility to Change : **Medium**

Value : **Medium**

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **995m**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

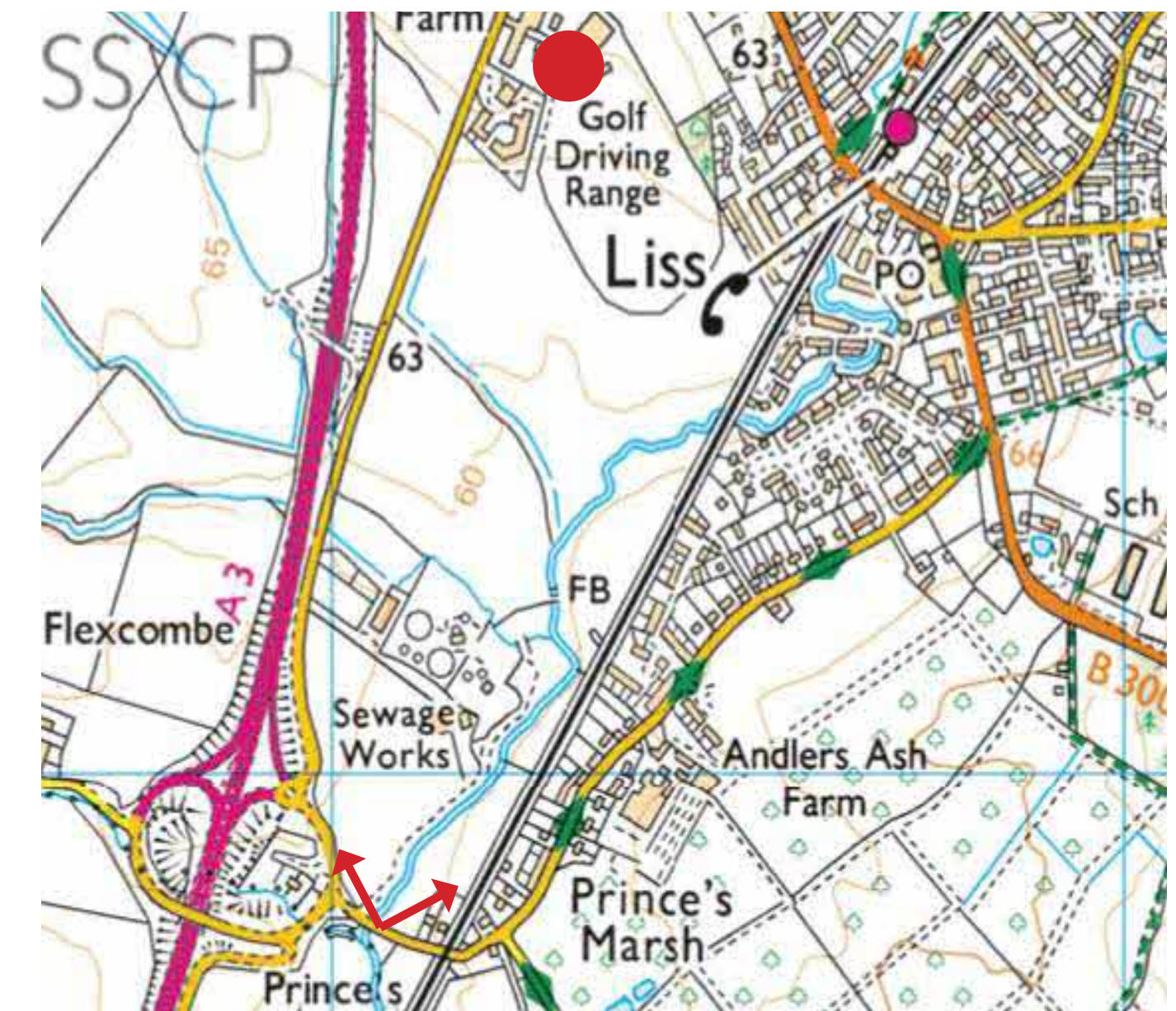
Completion : **None**

Year 15 : **None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 2**

Date & time of photo: 08/12/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size. APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor. 1.5  
 Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 11**

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 project  
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Photo 3 : View south west from a section of PROW Liss Footpath 141/501/1 - Direction of View: from 220° - bearing from north

**PHOTOVIEWPOINT 3:**

**Description :**

This image was taken from a section of PROW Liss Footpath 141/501/1. There is a glimpse of the site for these receptors from this point at a distance of approx 160m.

**Description :**

It is anticipated that these receptors will be aware of construction related activity, including plant machinery and personnel movements during the construction period, but this is transitory in nature and would not be permanent.

On completion it is anticipated that these receptors would have a partial view / glimpse of the proposed driving range building upper level however this would be read in the context of the existing agricultural buildings on site at Brows Farm Business Park. It is anticipated that during the summer months when vegetation is in full leaf the visual effect will be considerably less. The existing hedgrows should be gapped up with native hedge planting where necessary. In particular, native trees and shrubs should be planted to bolster the hedgerow to the east of the site to screen and buffer the site. Due to the minor nature of the changes and the existing setting the effect for these receptors would be **Negligible Adverse**.

**PHOTOVIEWPOINT 3:**

Receptor Type : **Users of a section of PROW Liss Footpath 141/501/1**

Judged Susceptibility to Change : **High**

Value : **Medium**

Overall Sensitivity : **High / Medium**

Approximate Distance from Built Development : **160m**

Nature of View : **Glimpse**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **Medium**

Completion : **Low**

Year 15 : **Negligible**

Overall Effect at Construction Phase : **Moderate Adverse**

Overall Effect Upon Completion (Winter) : **Minor Adverse**

Overall Effect at 15 Years Post Completion (Summer) : **Negligible Adverse**



**PHOTO 3**

Date & time of photo: 08/12/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size: APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 12**

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 project  
 Land at  
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 issue date  
 January 2024  
 drawn  
 RIS







Photoviewpoint 4 : View north east from Farnham Road - Direction of View: from 50° - bearing from north

**PHOTOVIEWPOINT 4:**

Description :  
This image was taken from a gateway on Farnham Road looking north east.

Description :  
It is anticipated that these receptors will be aware of construction related activity, including plant machinery and personnel movements during the construction period, but this is transitory in nature and would not be permanent.

On completion it is anticipated that these receptors would have a full view of the proposed driving range building however this would be read in the context of the existing driving range on site at Brows Farm. It is anticipated that during the summer months when vegetation is in full leaf the visual effect will be considerably less. Planting of a small copse to the south of the site would overtime screen views of the site whilst still retaining the view of the church. Due to the minor nature of the changes and the existing setting the effect for these receptors would be **Minor / Negligible Adverse** in the long term.

**PHOTOVIEWPOINT 4:**

Receptor Type : **Users of section of Andlers Ash Road**

Judged Susceptibility to Change : **Medium**

Value : **Medium**

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **595m**

Nature of View : **Full**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **High**

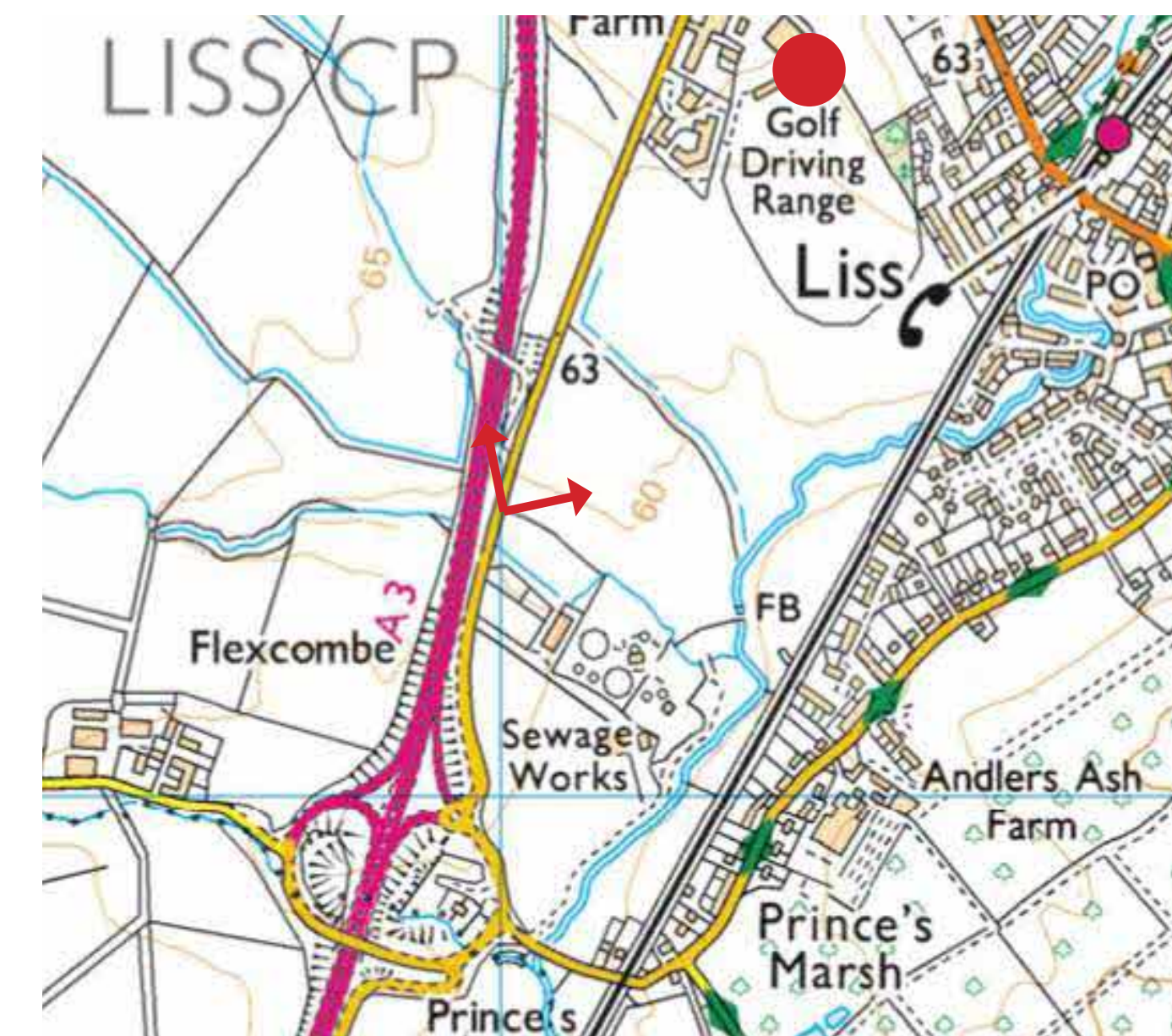
Completion : **Low**

Year 15 : **Low**

Overall Effect at Construction Phase : **Moderate Adverse**

Overall Effect Upon Completion (Winter) : **Minor Adverse**

Overall Effect at 15 Years Post Completion (Summer) : **Minor / Negligible Adverse**



**PHOTO 4**  
Date & time of photo: 08/12/23 am  
Camera make & model, & sensor format:  
Nikon D3300, Optical Sensor Size: APS-C  
(23.5 x 15.6 mm)  
Field of View Crop Factor: 1.5  
Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

**FIGURE 13**

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**Photo 5:** View north west from a section of Longmead - Direction of View: from 310° - bearing from north

**PHOTOVIEWPOINT 5:**

**Description :**

This image was taken from a section of Longmead.  
The site cannot be seen from this point at a distance of approximately 400m due to intervening vegetation and railway embankment.

**PHOTOVIEWPOINT 5:**

Receptor Type : **Users of a section of Longmead**

Judged Susceptibility to Change : **Medium**

Value : **Medium**

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **400m**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

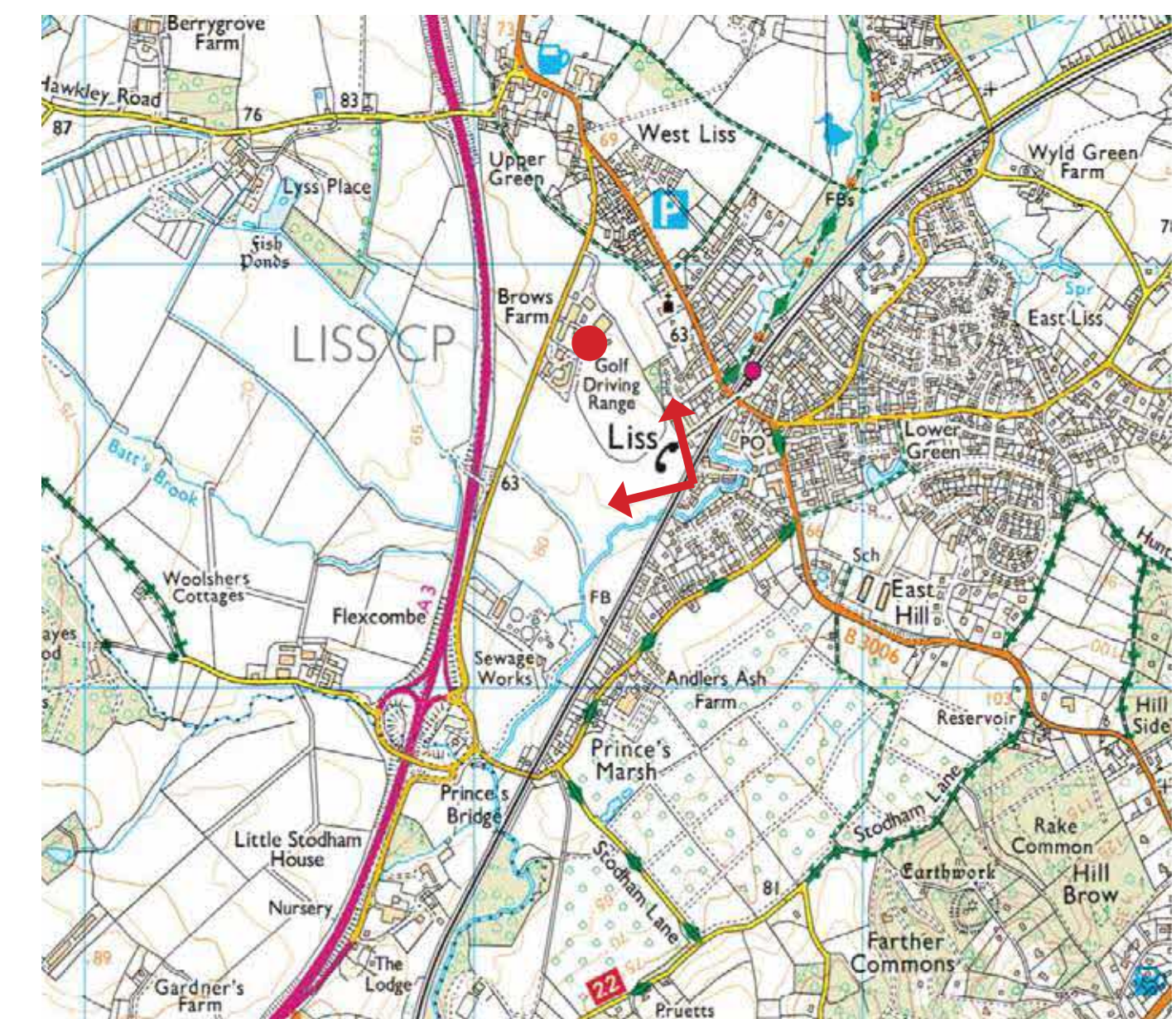
Completion : **None**

Year 15 : **None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 5**  
Date & time of photo: 17/06/23 am  
Camera make & model, & sensor format:  
Nikon D3300, Optical Sensor Size: APS-C  
(23.5 x 15.6 mm)  
Field of View Crop Factor: 1.5  
Horizontal Field of View: 70°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

**FIGURE 14**

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project  
Land at  
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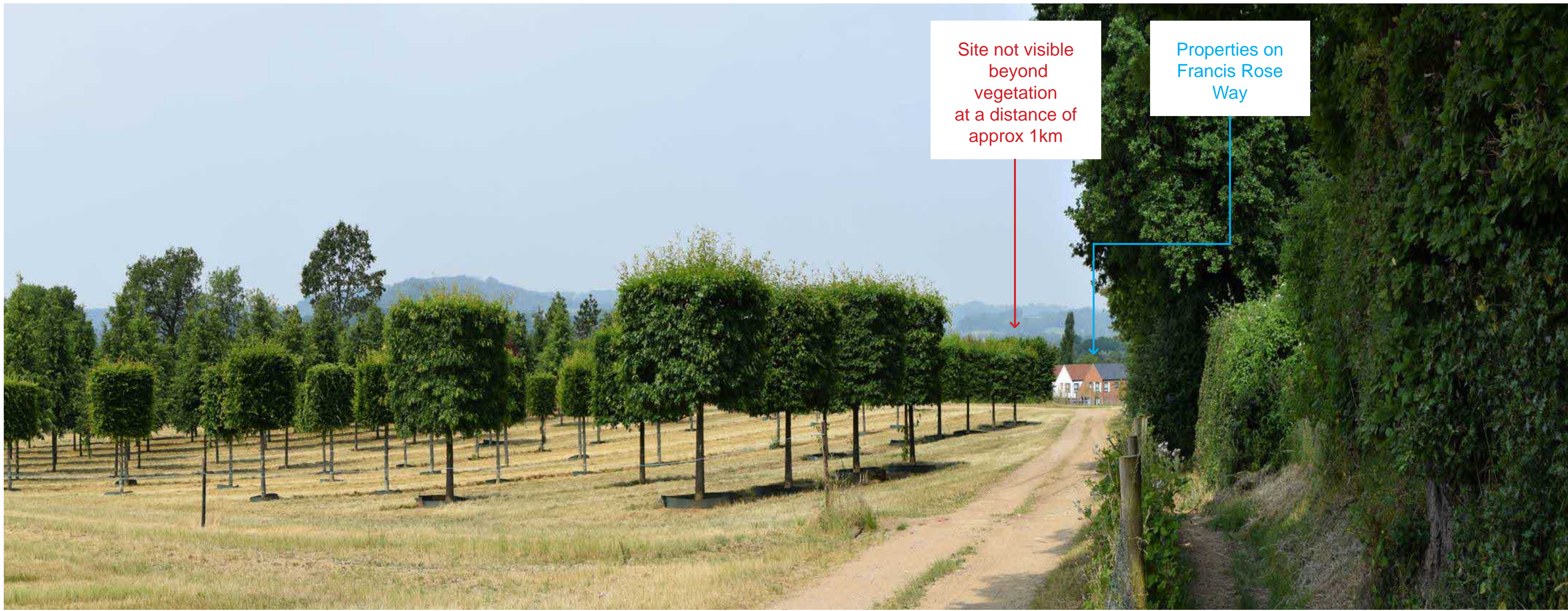


Photo 6 : View north west from a section of PROW Liss footpath 141/10/1 - Direction of View: from 320° - bearing from north

**PHOTOVIEWPOINT 6:**

**Description :**

This image was taken from a section of PROW Liss footpath 141/10/1  
 The site cannot be seen from this point at a distance of approximately 1km due to intervening vegetation.

**PHOTOVIEWPOINT 6:**

Receptor Type : **Users of a section of PROW Liss footpath 141/10/1**

Judged Susceptibility to Change : **High**

Value : **Medium**

Overall Sensitivity : **High / Medium**

Approximate Distance from Built Development : **1km**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

Completion : **None**

Year 15 : **None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 6**

Date & time of photo: 17/06/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size: APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 65°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 15**

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 Land at  
 Brows Farm, Liss  
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Photo 7 : View west from Rake Road - Direction of View: from 270° - bearing from north

**PHOTOVIEWPOINT 7:**

**Description :**

This image was taken from a section of Rake Road.  
The site is not visible for these receptors from this point due to intervening vegetation at a distance of approx 1.3km

**PHOTOVIEWPOINT 7:**

Receptor Type : **Users of a section of Rake Road**

Judged Susceptibility to Change : **Medium**

Value : **Medium**

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **1.3km**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

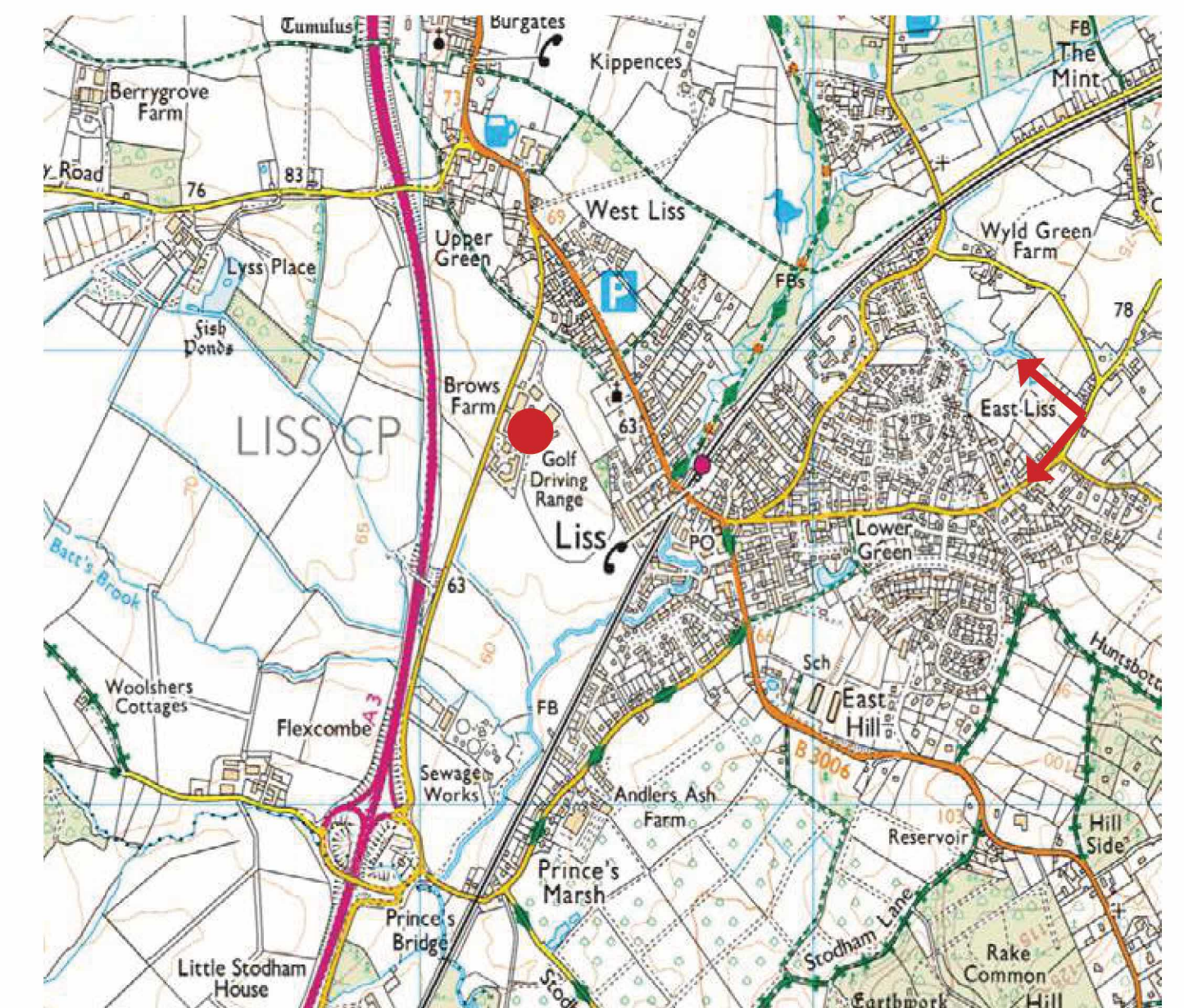
Completion : **None**

Year 15 : **Low / None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 7**  
Date & time of photo: 17/06/23 am  
Camera make & model, & sensor format:  
Nikon D3300, Optical Sensor Size: APS-C  
(23.5 x 15.6 mm)  
Field of View Crop Factor: 1.5  
Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

**FIGURE 16**

client  
Hamish Petty  
project  
Land at  
Brows Farm, Liss  
GU33 6JG  
drawn  
RIS  
issue date  
January 2024







Photo 8 : View north west from PROW Liss footpath 141/5/2 - Direction of View: from 210° - bearing from north

**PHOTOVIEWPOINT 8:**

Description :  
 This image was taken from a section of PROW Liss Footpath 141/5/2  
 The site is not visible for these receptors from this point due to intervening vegetation at a distance of approx 665m

**PHOTOVIEWPOINT 8:**

Receptor Type : **Users of a section of PROW Liss Footpath 141/5/2**

Judged Susceptibility to Change : **High**

Value : **Medium**

Overall Sensitivity : **High / Medium**

Approximate Distance from Built Development : **665m**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

Completion : **None**

Year 15 : **Low / None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 8**  
 Date & time of photo: 17/06/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size: APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 17**

client  
 Hamish Petty  
 project  
 Land at  
 Browns Farm, Liss  
 GU33 6JG  
 drawn  
 RIS

issue date  
 January 2024







Photo 9 : View south east from unnamed lane at Flexcombe - Direction of View: from 50° - bearing from north

**PHOTOVIEWPOINT 9:**

**Description :**

This image was taken from a section of unnamed lane at Flexcombe. The site is not visible from this point for these receptors due to intervening vegetation at a distance of approximately 1.25km.

**PHOTOVIEWPOINT 9:**

Receptor Type : **Users of a section of unnamed Lane at Flexcombe**

Judged Susceptibility to Change : **Medium**

Value : **Medium**

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **1.25km**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

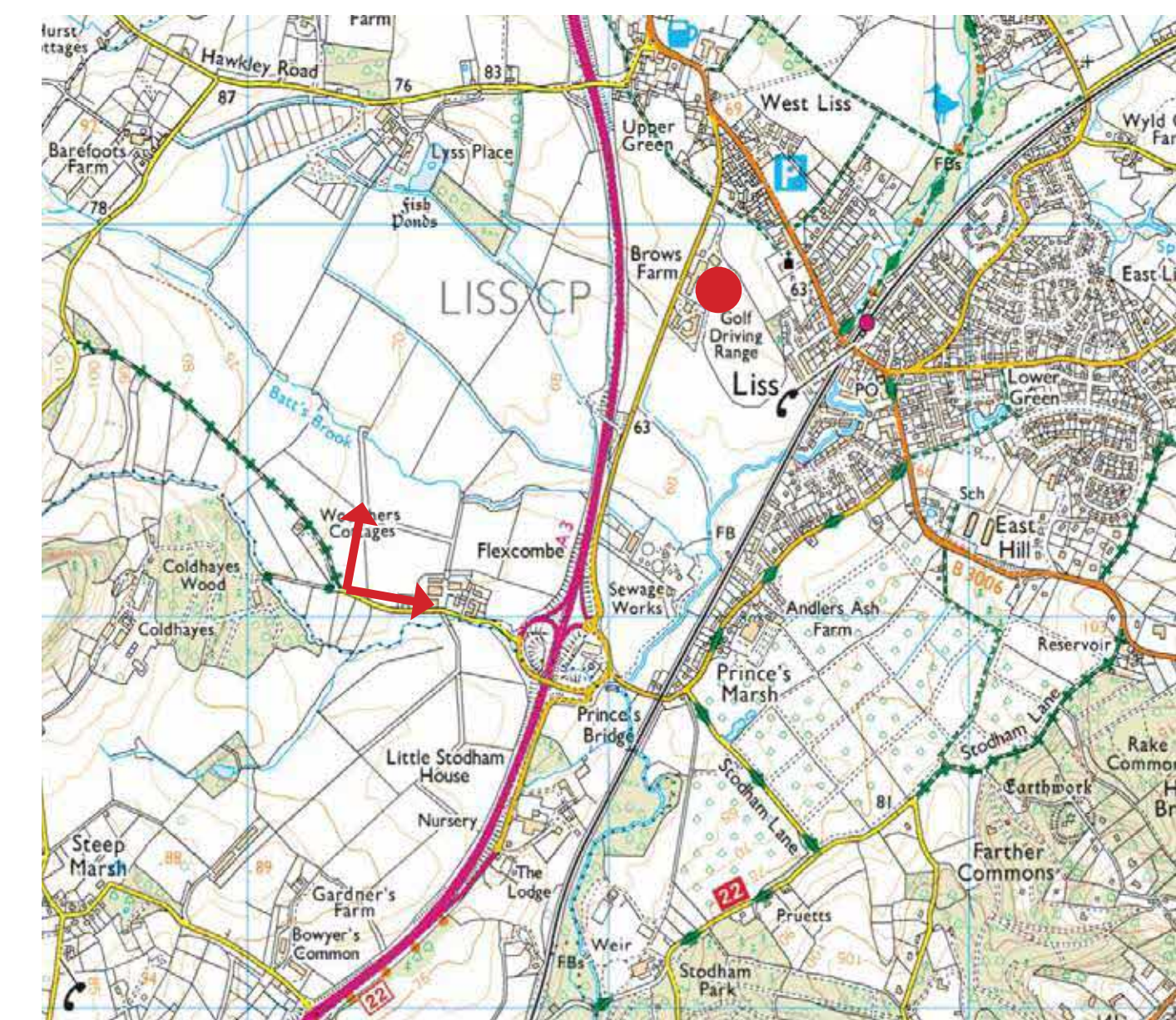
Completion : **None**

Year 15 : **None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 9**  
 Date & time of photo: 17/06/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size: APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
 Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 18**

client  
 Hamish Petty  
 project  
 Land at  
 Browns Farm, Liss  
 GU33 6JG  
 issue date  
 January 2024  
 drawn  
 RIS





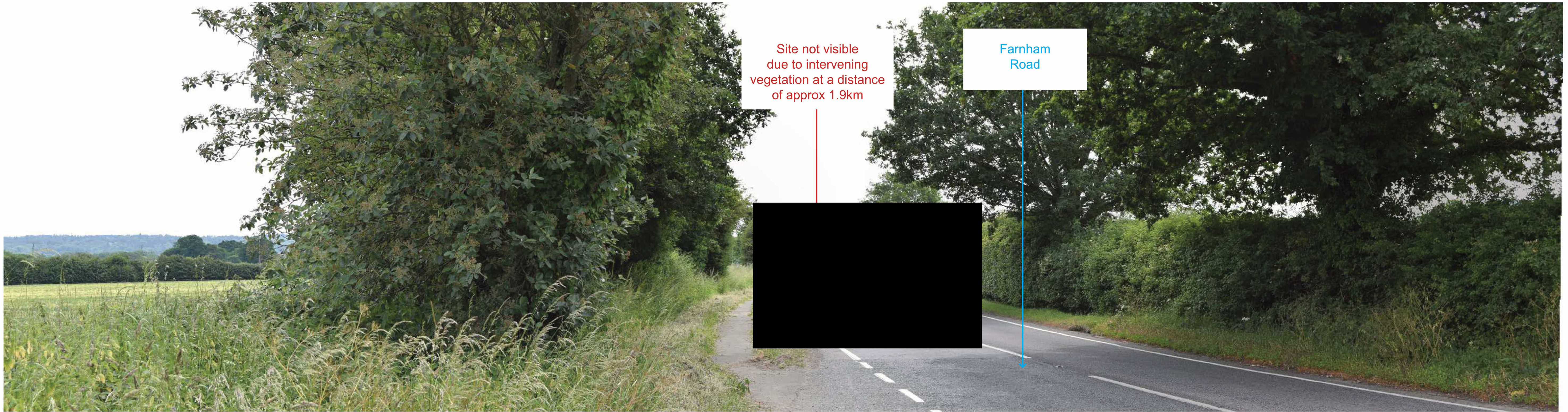


Photo 10 : View south from a section of Farnham Road - Direction of View: from 180° - bearing from north

**PHOTOVIEWPOINT 10:**

Description :  
 This image was taken from a section of Farnham Road.  
 The site is not visible from this point for these receptors due to intervening vegetation at a distance of approximately 1.9km.

**PHOTOVIEWPOINT 10:**

Receptor Type : **Users of a section of Farnham Road**

Judged Susceptibility to Change : **Medium**

Value : **Medium**

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **1.9km**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

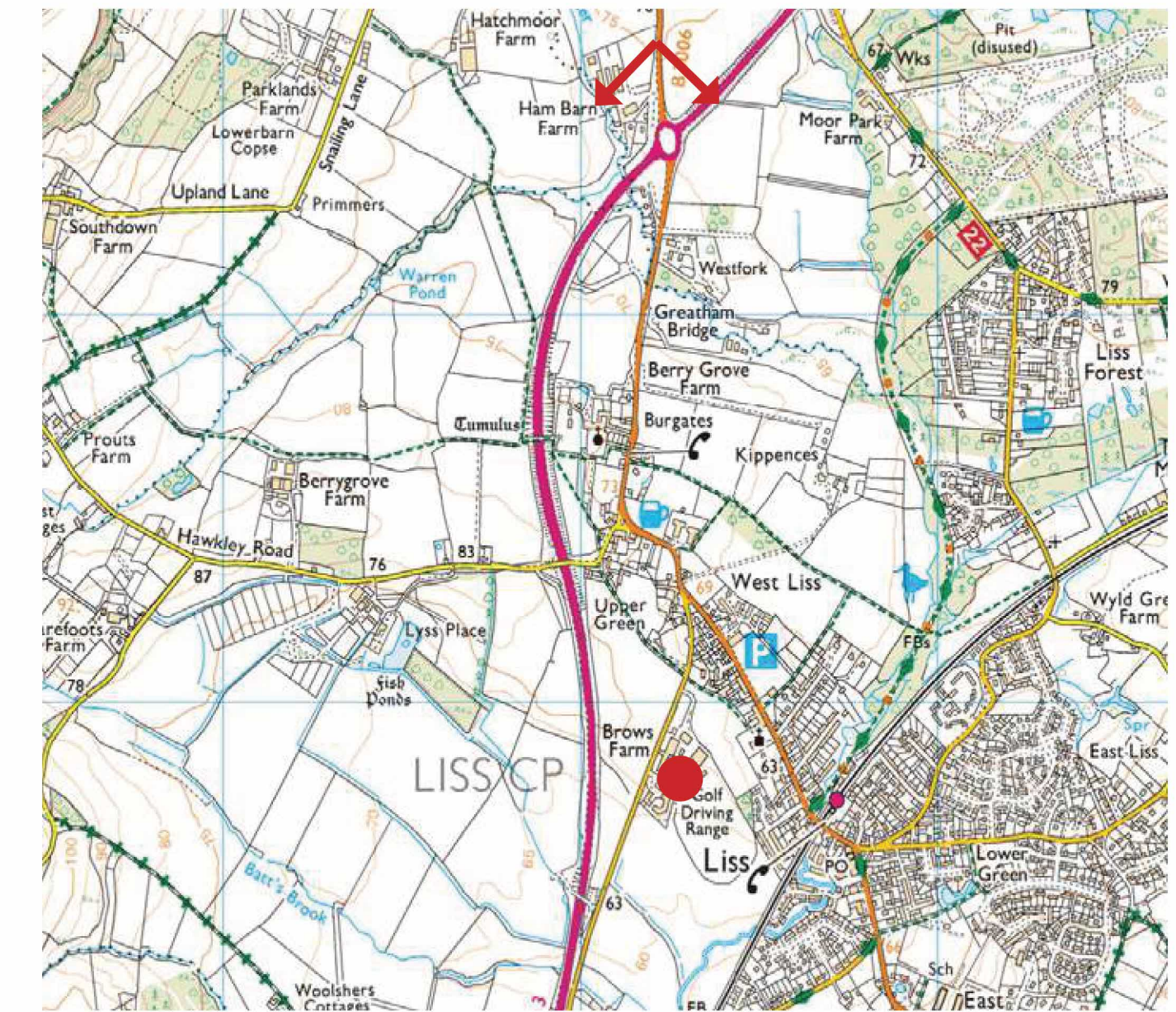
Completion : **None**

Year 15 : **None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 10**  
 Date & time of photo: 17/06/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size: APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 85°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 19**

client  
 Hamish Petty  
 project  
 Land at  
 Browns Farm, Liss  
 GU33 6JG  
 RIS

issue date  
 January 2024







Site not visible due to intervening vegetation at a distance of approx 2.5km

Photo 11 : View south east from a section of Snailing Lane - Direction of View: from 155° - bearing from north

**PHOTOVIEWPOINT 11:**

**Description :**

This image was taken from a section of Snailing Lane.  
The site is not visible for receptors from this point due to intervening vegetation at a distance of approximately 2.5km.

**PHOTOVIEWPOINT 11:**

Receptor Type : **Users of a section of Snailing Lane**

Judged Susceptibility to Change : **Medium**

Value : Medium

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **2.5km**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

Completion : **None**

Year 15 : **None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 11**  
Date & time of photo: 17/06/23 am  
Camera make & model, & sensor format:  
Nikon D3300, Optical Sensor Size: APS-C  
(23.5 x 15.6 mm)  
Field of View Crop Factor: 1.5  
Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

**FIGURE 20**

client  
Hamish Petty  
project  
Land at  
Brows Farm, Liss  
GU33 6JG  
drawn  
RIS  
issue date  
January 2024





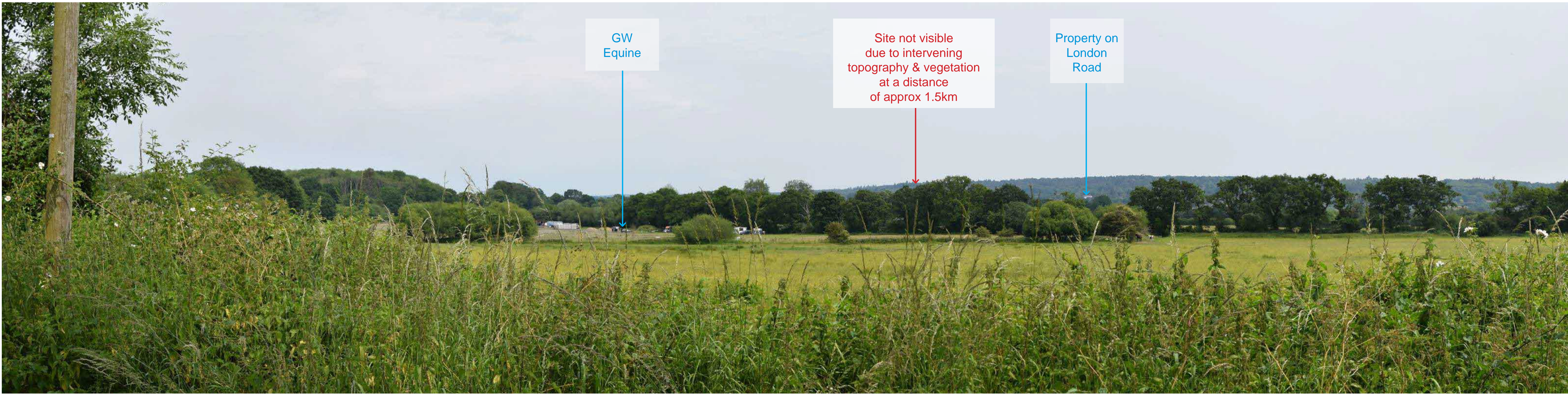


Photo 12 : View east from a section of unnamed lane near Pauldary Stud - Direction of View: from 105° - bearing from north

**PHOTOVIEWPOINT 12:**

Description :

This image was taken from a section of unnamed lane near Pauldary Stud  
 The site is not visible from this point due to intervening vegetation and topography at a distance of approximately 1.5km.

**PHOTOVIEWPOINT 12:**

Receptor Type : **Users of a section of unnamed lane near Pauldary Stud**

Judged Susceptibility to Change : **Medium**

Value : **Medium**

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **1.5km**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

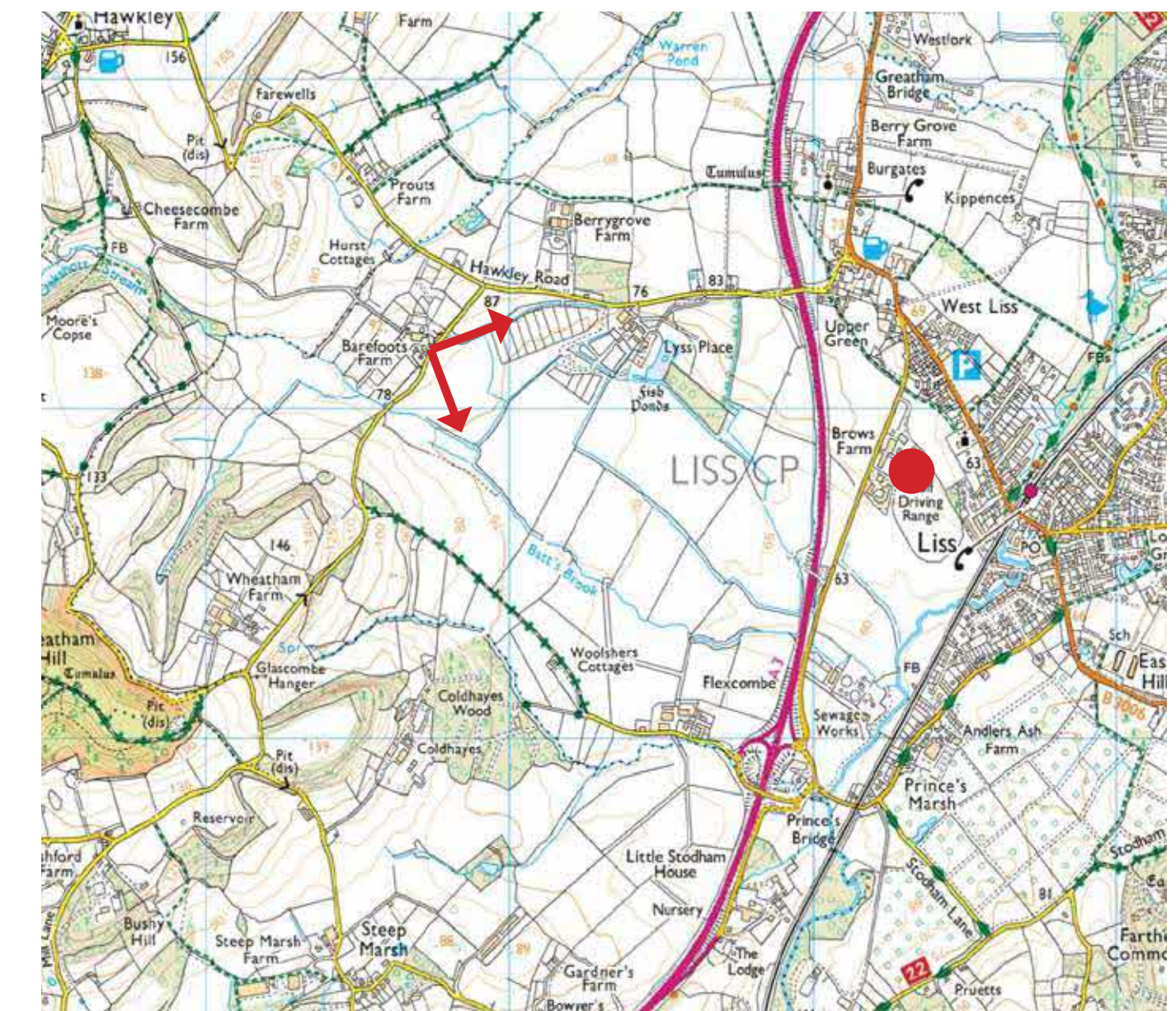
Completion : **None**

Year 15 : **None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 12**  
 Date & time of photo: 17/06/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size: APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 21**

client  
 Hamish Petty  
 project  
 Land at  
 Brows Farm, Liss  
 GU33 6JG  
 drawn  
 RIS  
 issue date  
 January 2024







Photo 13 : View east from unnamed lane north of Flexcombe - Direction of View: from 90° - bearing from north

**PHOTOVIEWPOINT 13:**

Description :  
 This image was taken from a section of unnamed lane north of Flexcombe.  
 The site is not visible from this point for these receptors due to intervening vegetation at a distance of approximately 1.8km.

**PHOTOVIEWPOINT 13:**

Receptor Type : **Users of a section of unnamed lane north of Flexcombe**

Judged Susceptibility to Change : **Medium**

Value : **Medium**

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **1.8km**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

Completion : **None**

Year 15 : **None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 13**  
 Date & time of photo: 17/06/23 am  
 Camera make & model, & sensor format:  
 Nikon D3300, Optical Sensor Size: APS-C  
 (23.5 x 15.6 mm)  
 Field of View Crop Factor: 1.5  
 Horizontal Field of View: 90°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

**FIGURE 22**

client  
 Hamish Petty  
 project  
 Land at  
 Brows Farm, Liss  
 GU33 6JG  
 issue date  
 January 2024  
 drawn  
 RIS







Photo 14 : View east from Wheatham Hill - Direction of View: from 80° - bearing from north

**PHOTOVIEWPOINT 14:**

**Description :**

This image was taken from a section of Wheatham Hill looking across the Upper Rother Valley. The site is not visible from this point for these receptors due to intervening vegetation at a distance of approximately 2.0km.

**Photoviewpoint 14:**

Receptor Type : **Users of a section of Cottage Lane**

Judged Susceptibility to Change : **Medium**

Value : **Medium**

Overall Sensitivity : **Medium**

Approximate Distance from Built Development : **2.0km**

Nature of View : **None**

Is the view Temporary or permanent ? **Temporary**

**Size / Scale of Visual Effect (including degree of contrast / integration ) at Stages of project :**

Construction : **None**

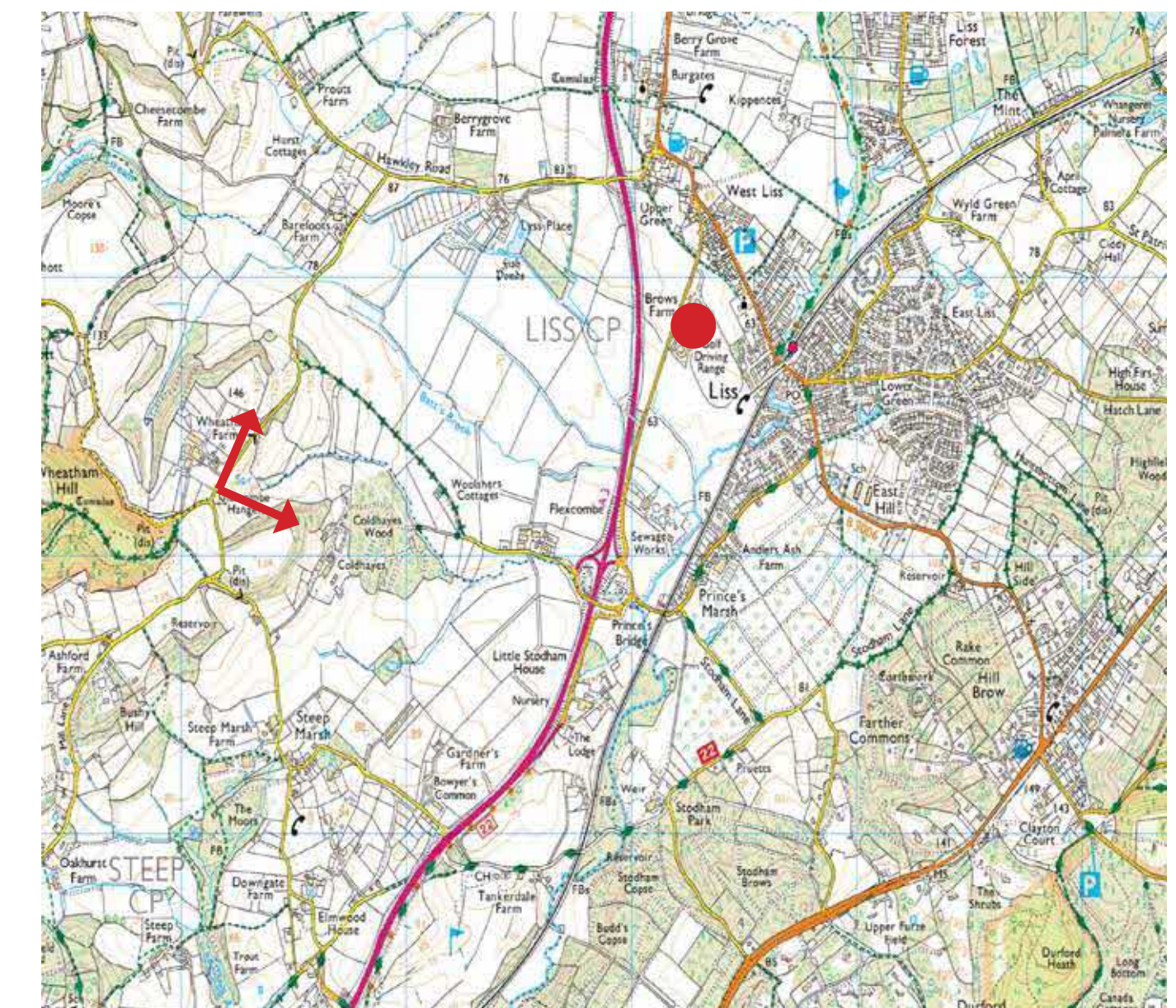
Completion : **None**

Year 15 : **None**

Overall Effect at Construction Phase : **None**

Overall Effect Upon Completion (Winter) : **None**

Overall Effect at 15 Years Post Completion (Summer) : **None**



**PHOTO 14**  
Date & time of photo: 17/06/23 am  
Camera make & model, & sensor format:  
Nikon D3300, Optical Sensor Size: APS-C  
(23.5 x 15.6 mm)  
Field of View Crop Factor: 1.5  
Horizontal Field of View: 80°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

**FIGURE 23**

client  
Hamish Petty  
project  
Land at  
Brows Farm, Liss  
GU33 6JG  
drawn  
RIS

North arrow  
Issue date  
January 2024





## Appendix A

### Landscape and Visual Appraisal – Methodology and Assessment Criteria

#### Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

#### Landscape

##### **Landscape Sensitivity**

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

##### Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).

Landscape quality (condition)	Conservation interest
Scenic quality	Recreation value
Rarity	Perceptual aspects
Representativeness	Associations



<b>Landscape Value</b>	<b>Definition</b>
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

#### Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

<b>Landscape Susceptibility to Change</b>	<b>Definition</b>
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

#### **Magnitude of Landscape Effects**

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

### Scale or Size of the Degree of Landscape Change

<b>Scale or Size of the Degree of Landscape Change</b>	<b>Definition</b>
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

### Reversibility

<b>Reversibility</b>	<b>Definition</b>
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

### Visual

#### **Sensitivity of Visual Receptors**

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

#### Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

<b>Visual Susceptibility to Change</b>	<b>Definition</b>
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

#### Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

<b>Value of Views</b>	<b>Definition</b>
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

#### **Magnitude of Visual Effects**

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.



Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

#### Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- Major**
  - Moderate**
  - Minor**
  - Negligible**
- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.