

# **Land at Calmore Croft Farm**

## **Salisbury Road, Calmore**

Landscape and Visual Impact Assessment

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# 1. Introduction

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## About this document

- 1.1 This Landscape and Visual Impact Assessment has been prepared by Green Landscape Studio on behalf of McCarthy Investment Limited for an Outline Application with all matters reserved bar access at Land at Calmore Croft Farm, Salisbury Road, Calmore.
- 1.2 The purpose of this report is to undertake an objective landscape and visual impact assessment of the potential landscape and visual effects of the proposed development on the receiving landscape. This will include:
  - The identification of a suitable study area and associated landscape planning policies
  - The establishment of the existing landscape and visual baseline conditions
  - The identification of key landscape and visual receptors
  - The identification of interactions between the proposals and the receptors and the likely resulting effect and its significance
  - Advise on landscape strategy for the site where necessary.

## The proposed development

- 1.3 The proposed development comprises of six commercial units with associated offices and car parking and is located just off the A326 junction onto the A36 Salisbury Road. The site plan of the proposed development, produced by the architect on the project, Lionel Gregory can be found in appendix B.
- 1.4 The development has been designed through the iterative design process taking into account inherent mitigation measures following a preliminary review of the development proposals and completion of the desktop studies in relation to potential adverse landscape and visual effects.
- 1.5 The mitigation measures identified as part of this assessment are set out in chapter 7 and have been illustrated in the landscape strategy GLS\_110\_131\_1900. It is expected these will be delivered through normal planning mechanisms.

## 2. Methodology

### Introduction

- 2.1 The methodology defines the overarching strategy and rationale for the assessment. This chapter sets out the principles of this LVIA and outlines the overall process.
- 2.2 The methodology for this report has been informed and guided by the following key sources:
- Guidelines for Landscape and Visual Impact Assessment (Third Edition) (GLVIA 3), published by the Landscape Institute and Institute of Environmental Management and assessment (2013)
  - Landscape and Seascape Character Assessment, published by Natural England and Department for Environment, Food and Rural Affairs (2014)
  - Assessing Landscape Value Outside National Designations (Technical Guidance Note 02/21), published by the Landscape Institute (2021)
  - An Approach to Landscape Sensitivity Assessment – To Inform Spatial Planning and Land Management, published by Natural England (2019)
  - Visual Representation of Development Proposals (Technical Guidance Note 06/19), published by the Landscape Institute (2019)
- 2.3 The assessment has been based on a desk-based review of relevant legislation, planning policy and guidance, as well as baseline information on the site and surrounding and the proposed development. On-site appraisals are then used to verify and provide additional information not established in the desk-based exercise.
- 2.4 The three main stage of an LVIA are:
- Establishment of the landscape character and visual baseline information;
  - Identification of key landscape and visual receptors, which may be influenced by the proposed development, and their sensitivity; and
  - Assessment of the effects of the proposed development on the existing landscape character and visual amenity, taking into account the measures proposed to mitigate any identified adverse impacts.
- 2.5 It must be acknowledged that GLVIA 3 establishes guidelines and not a specific methodology. The preface states that:
- '[GLVIA 3] concentrates on principles and process. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation.'*
- 2.6 This methodology has therefore been tailored specifically for this LVIA to ensure that it is 'fit for purpose'.

### Identifying the study area

- 2.7 GLVIA 3 describes the study area as 'the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner' [...]. It continues to state that 'it may also be based on the extent of the area from which the development is potentially visible [...], or a combination of the two.' (paragraph 5.2)

- 2.8 At first, an initial study area will be established, which will be dependent on the location and type of development, using aerial photography and ordnance survey mapping.
- 2.9 A computer-generated Zone of Theoretical Visibility (ZTV) will then be modelled, to further refine the study area. The ZTV is used as a working tool to establish the theoretical extent of the proposed development site's visibility, taking account of existing topography, the eye height of the observer and proposed building height.
- 2.10 This is followed by a site visit, using the ZTV to further refine the study area taking account of intervening vegetation and built form. This site visit should ideally be carried out during winter months, i.e. when the trees are not in leaf, to provide a 'worst case scenario'.
- 2.11 This will result in the study area upon which the remainder of the baseline study and assessment will be based.
- 2.12 Revisions to the study area may be necessary as the design of the proposed development changes through the iterative design process.

## Landscape Assessment Methodology

### Landscape Baseline

- 2.13 Establishing the landscape baseline information has been carried out using a combination of desk-based study and site survey. It includes the identification and recording of the character of the landscape and the elements, features and aesthetic and perceptual factors that contribute to it. It will also identify the value attached to this landscape as a whole, before identifying the landscape receptors and their value.

### Landscape Character

- 2.14 In rural landscapes, Landscape Character Assessment (LCA) is the key tool for understanding the landscape. Generally, this information is produced by competent authorities and public bodies, with relevant studies generally including:
- National Character Areas;
  - County Landscape Character Areas; and
  - Local Landscape Character Areas
- 2.15 This is followed by a study of detailed site specific information.
- 2.16 Typical baseline information is then mapped and usually includes the following:
- Aerial imagery
  - Topography
  - Soils and geology
  - Vegetation
  - Land use
  - Settlement pattern and/or built form
  - Protective designations
  - Historic features
  - Public Rights of Way
  - Hydrology
- 2.17 The aesthetic and perceptual aspects of the landscape, such as its scale, complexity, openness, tranquillity or wildness will be described using a mixture of text and photographic evidence.

- 2.18 The information above will be collated and critically reviewed through a desktop exercise, followed by on-site verification and refinement, where required.
- 2.19 Following this review and refinements, key characteristics contributing to the distinctive character of the landscape are then described as well as the condition of the landscape and the condition of elements or features making up this landscape.

### Landscape Value

- 2.20 As part of the baseline description the value of the potentially affected landscape will be established. Value can apply to areas of landscape as a whole or to individual elements, features or aesthetic or perceptual dimensions which contribute to the character of the landscape. Landscape value is the value attached to different landscape by society. These values can apply at a community, local, national or international level. National and international valued landscape are generally recognised by designations, which have a formal statutory bases, such as: National Parks, AONBs, Listed Buildings and Conservation Areas. Local landscape designations are generally identified locally valued landscape which are recognised through local landscape designations, such as Special Landscape Areas or Areas of Great Landscape Value). They are incorporated into planning documents with accompanying planning policies.
- 2.21 It is important that the baseline study seeks to understand the basis for the designation and why the landscape is considered of value, identifying to what degree the criteria and factors used to support the designation are represented in the study area. Fieldwork will be used to establish how the criteria are expressed in the study area, whilst recognising that every part of a designated area contributes to the whole in some way.
- 2.22 The starting point in establishing the value of the landscape is looking at the landscape designations associated with the identified landscape receptors; however, it should be noted that GLVIA3 acknowledges that undesignated landscapes do not necessarily have no value and may contain valued elements. Areas of undesignated landscape have been assessed through a combination of desktop and site-based analysis in line with Box 5.1 of GLVIA3 and the range of factor defined (although not exhaustive) in table 1 of TGN02/21. This examines a range of factors as shown in table 2.1.

Table 2.1: Range of factors that can be considered when identifying landscape value

Factor	Definition
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to landscape
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure
Associations	Landscape which is connected with notable peoples, events and the arts
Distinctiveness	Landscape that has a strong sense of identity
Recreational	Landscape offering recreational opportunities where experience of landscape is important
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense
Perceptual (Wildness and tranquillity)	Landscape with a strong perceptual value notable wildness, tranquillity and/or dark skies
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape

- 2.23 The indicators of landscape value should be revised on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance attached to each indicator is likely to vary across different landscapes, this will influence the overall 'weight of evidence' in coming to an overall judgement on the landscape value.
- 2.24 TGN02/21 nor GLVIA3 provide a prescribed range of values to define the landscape value of a site, however, in the interest of robustness and clarity it is suggested a scale of High to very low is used. Table 2.2 provides the definitions associated with each value, taking account of both the scale of the landscape value (identified in paragraph 2.20) and the factors identified in table 2.1 to aid with the value of undesignated landscapes.

Table 2.2: Landscape Value Criteria

Value	Definition
Very High	A very distinctive landscape with strong, widespread and defining characteristics. High quality with no detracting features. Contains features that could be described as unique or are nationally scarce. Considerable conservation and/or recreational/heritage interest. Such areas would generally be internationally or nationally recognised designations, e.g. World Heritage Sites, key elements/features within a National Park or AONB, areas of exceptional remoteness, areas providing a setting for internally valued buildings or cultural features.
High	A distinctive landscape with strong, widespread and defining characteristics. High quality with some minor detracting features. Contains features that are very attractive or have an attractive scenic quality and in part rare. Considerable conservation and/or recreational/heritage interest. Such areas would generally be nationally recognised designations, e.g. National Parks, Areas of Great Landscape Value (or similar designations), AONBS, remote countryside, accessible wildlife areas or national value and areas providing a setting for listed buildings or nationally important cultural features.
Medium	Reasonably distinctive landscape or with some strong contributing characteristics. Average quality with features that are locally commonplace which may exhibit some detracting features. Intermediate conservation and/or recreational/heritage interest. A strong sense of place. Such areas would generally be local designations.
Low	Relatively bland or commonplace landscape or with limited positive characteristics. Features that make little contribution to local distinctiveness. Some detracting features, Limited conservation and/or recreational/heritage interest. Poor sense of place. Such areas would be commonplace at local level and would generally be undesignated, offering scope for improvement.
Very Low	A degraded featureless landscape with little or no characteristics of quality or interest. Not sense of place. Such areas would generally be undesignated and identified as required recovery.

### Landscape receptors

- 2.25 Once the landscape baseline is established it is important that landscape receptors are identified. A landscape receptor is 'a defined aspect of the landscape resource that has the potential to be affected by a proposal' in GLVIA3.
- 2.26 The first step is to identify the components of the landscape that are likely to be affected by the scheme, this can be the overall character of the study area or site or individual elements of features and specific aesthetic or perceptual aspects.
- 2.27 The value of each receptor will be identified, following the same criteria as established in table 2.2, not forgetting that all individual elements contribute towards the overall landscape character and value of the study area.

## Assessment of landscape effects

### Landscape susceptibility to change

- 2.28 Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences.
- 2.29 The nature of the predicted effect should not take account of the value attached to the receptor but should be determined by combining judgements about matters such as the size and scale of the change, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
- 2.30 GLVIA 3 recommends that judgements about the susceptibility of landscape receptors to change should be recorded on a verbal scale (for example high, medium or low). Table 2.3 provides a definition for each scale.

Table 2.3: Landscape Susceptibility Criteria

Value	Definition
High	Landscape receptor of particular distinctive character susceptible to relatively small changes.
Medium	Landscape receptor reasonably tolerant of changes
Low	Landscape receptor which is potentially tolerant of substantial change

### Landscape sensitivity

- 2.31 The sensitivity of a landscape receptor is the combination of its susceptibility to the type of change or development and the value attached to the landscape. The assessment may take place in situations where there are existing landscape sensitivity and capacity studies. These can provide useful background information but are generally not tailored to the site specifically and therefore cannot provide a substitute for the individual assessment in relation to the changes arising from the specific development proposals.
- 2.32 GLVIA 3 does not set out the range of values associated with the sensitivity of the landscape receptor, in the interest of robustness and clarity it is suggested a scale of high to very low is used. Table 2.4 sets out the definitions and typical criteria for the landscape values identified as suitable for this assessment.

Table 2.4: Landscape Sensitivity Criteria

Value	Definition and typical criteria
High	The landscape cannot accommodate any change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics: <ul style="list-style-type: none"> <li>The landscape has a high susceptibility to change and has high value; or</li> <li>The landscape has a medium susceptibility to change and has a high to very high value.</li> </ul>
Medium	The landscape is able to accommodate a small change related to the proposed development without undue consequences arising on the condition or quality of its defining qualities: <ul style="list-style-type: none"> <li>The landscape has a high susceptibility to change and has a medium to low value; or</li> <li>The landscape has a medium susceptibility to change and has a high to medium value; or</li> <li>The landscape has a low susceptibility to change and has a very high to high landscape value.</li> </ul>
Low	The landscape is able to accommodate a medium change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics: <ul style="list-style-type: none"> <li>The landscape has a high susceptibility to change and has a very low susceptibility; or</li> <li>The landscape has a medium susceptibility to change and has a low or lower value; or</li> </ul>

Value	Definition and typical criteria
	<ul style="list-style-type: none"> <li>The landscape has a low susceptibility to change and has a medium or low value.</li> </ul>
Very low	<p>The landscape is able to accommodate a large change related to the proposed development without undue consequences arising on the condition or quality of its defining characteristics:</p> <ul style="list-style-type: none"> <li>The landscape has a low susceptibility to change and has a very low value.</li> </ul>

### Magnitude of change

- 2.33 The magnitude of change related to the proposed development and its effect on the landscape receptors is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility.
- 2.34 Judgements on the size and scale of change in the landscape that is likely to be experienced as a result of each effect should take account of:
- The extent of existing landscape elements that will be lost and the contribution of that element to the character of the landscape
  - The degree to which aesthetic or perceptual aspects of the landscape are altered by the removal of existing components and/or introduction of new ones
  - Whether the effect changes the key characteristics of the landscape which are critical to its distinctive character
- 2.35 The geographical extent over the landscape effect will be felt, for the purpose of this assessment these can be defined as:
- At site level (i.e. within the site boundary only)
  - At the level of the immediate setting (i.e. within 100m from the site boundary)
  - At the scale of the landscape type or character area within which the proposal lies
  - At a larger scale (i.e. beyond the landscape type or character area)
- 2.36 The duration and reversibility of the landscape effects form a consideration of the magnitude of change. Whilst separate, these are linked considerations. Due to the time constraints associated with a range of landscape element (i.e. the establishment of vegetation) duration can be judged in line with the following scale:
- Short term – 0 to 5 years
  - Medium term – 5 to 10 years
  - Long term – 10 to 20 years
- 2.37 Reversibility on the other hand is a judgement about the prospects and the practicality of the particular effect being reversed in a certain amount of time. Housing developments are generally considered to be permanent. Some elements or landscape receptors affected can have the effects reversed, or partially reversed, with appropriate mitigation in place to i.e. effects associated with construction access.
- 2.38 An experience-based judgement of the elements above will result in the overall magnitude of change on a particular landscape receptor. The magnitude of change is the degree of change experienced by the receptor. Table 2.5 sets out the definitions associated with each rating. It is important to note that the magnitude of change can be defined as having both an adverse (negative) or beneficial (positive) effect on the landscape receptor.



2.39 To provide a better understanding of the timeframe associated with the development of the proposed site and its associated mitigation, the magnitude of change will be assessed for the development during the 'construction stage' followed by the 'operational stage' when the development is in use. To show how effective mitigation measures are the magnitude of change for the operational stage will be assessed at both day one and after 15 years.

Table 2.5: Magnitude of change definitions

Magnitude rating	Definition and typical criteria
Major	Major alteration (loss/enhancement) to key valued elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements considered to be prominent and totally uncharacteristic when set within the attributes of the receiving landscape.
Moderate	Partial alteration (loss/enhancement) to one or more key elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
Minor	Minor alteration (loss/enhancement) to one or more key elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.
Negligible	Very minor alteration (loss/enhancement) to one or more key elements, features and/or characteristics defining the landscape receptor and/or the introduction of elements that are not uncharacteristic with the surrounding environment.
No Change	No noticeable alteration (loss/enhancement) to key elements, features and characteristics defining the landscape receptor.

### Predicted landscape effects

2.40 The predicted landscape effects are then determined by the assessment of landscape sensitivity set against the magnitude of change. The result will be identified by using the matrix in table 2.6. The same matrix will be applied to establish the visual effects of the proposed development to allow for cross comparison.

Table 2.6: Landscape effects

		Landscape Sensitivity			
		High	Medium	Low	Very Low
Magnitude of	Major	Major	Moderate/Major	Moderate	Minor/moderate
	Moderate	Moderate/major	Moderate	Minor/Moderate	Minor
	Minor	Moderate	Minor/moderate	Minor	Neutral/minor
	Negligible	Minor	Neutral/minor	Neutral	Neutral
	No Change	Neutral	Neutral	Neutral	Neutral

2.41 As with the magnitude of change the overall landscape effect can be both positive/beneficial or negative/adverse and will be assessed during the construction stage and the operational stage on day one and after 15 years.



# Visual Assessment Methodology

## Visual Baseline

2.42 The visual baseline and associated receptors have been identified using a combination of desk-based and site survey. The visual baseline will establish the area in which the development will be visible. Following this, the visual receptors will be identified with viewpoints chosen to represent certain groups of visual receptors and/or specific viewpoints, such as local visitor attractions.

## Zone of Theoretical visibility (ZTV)

2.43 The ZTV mapping is a desk-based study and establishes the theoretical visibility of the proposed development. The ZTV for this report has been produced using a Digital Terrain Model (DTM) of the site and its surroundings. The highest point within the site has been used to determine the visibility of the proposed development with a building height of 12m and a viewer height of 1.6m. As recommended in GLVIA3 the ZTV has been carried out treating the world as 'bare earth' without taking account of potential screening by vegetation, buildings, etc.

## Identification of visual receptors and key viewpoints

2.44 Following the production of the ZTV a desk-based study and site visit will aid in determining the key visual receptors. Visual receptors include people in a specific area who will be affected by the changes in views and visual amenity. They may include the following:

- People living in the area;
- People who work in the area;
- People passing through (Road, rail or other forms of transport);
- People visiting promoted landscapes or attractions; and
- People engaged in recreation (including users of PRoW and accessible land)

2.45 People can have differing responses to changes in views and visual amenity depending on their context (location, time of day, season and/or degree of exposure to views) and purpose for being a particular place (e.g. reception, residence, employment or passing through).

2.46 The above information will be used to establish identified groups of visual receptors with key viewpoints selected, falling into the following groups:

- Representative viewpoints – Selected to present the experience of different types of visual receptors, where larger number of viewpoints cannot all be included individually and where the significant effects are unlikely to differ
- Specific viewpoints – Chosen because they are key and/or promoted viewpoints within the landscape
- Illustrative viewpoints – Chosen specifically to demonstrate a particular effect of specific issues, which might be the restricted visibility at certain locations.

2.47 The baseline viewpoints have been taken in line with the latest Landscape Institute guidance, a separate methodology for which can be found in appendix 1 and have been documented in a structured and consistent manner.

2.48 A combination of photographs and a written description have been used to record the visual baseline, including the following:

- Type and relative numbers of people (visual receptors) likely to be effected;
- Location, nature and characteristics of the chosen viewpoint;

- Nature, composition and characteristics of the existing views experienced at these viewpoints, including direction of view;
- Visual characteristics of the existing views; and
- Elements which may interrupt, filter or otherwise influence the views.

## Sensitivity of visual receptor

2.49 Each visual receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views. When determining the sensitivity of a visual receptor the following parameter have to be considered:

- Location and context of the viewpoint;
- Expectations and occupation/activity of the receptor;
- Importance or value of the view; and
- Degree of exposure to the view e.g. permanence vs transience

2.50 In accordance with GLVIA3 the visual receptors have been graded according to their sensitivity to change against the criteria set out in table 2.7.

Table 2.7: Visual Receptor Sensitivity Criteria

Value	Definition and typical criteria
High	Receptors with a high interest in the visual environment, e.g. <ul style="list-style-type: none"> <li>• Occupiers of residential properties (particularly habitable rooms occupied during daylight hours), users of PRoWs and scenic routes where the focus is on the landscape.</li> <li>• Visitors to heritage assets or other attractions where the landscape setting is an important contributor to the experience</li> </ul>
Medium	<ul style="list-style-type: none"> <li>• Receptors with a moderate interest in the visual environment, e.g.</li> <li>• People travelling through or past the affected landscape including pedestrians and cyclists</li> <li>• People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest</li> </ul>
Low	Receptors with passing or momentary interest in the visual environment <ul style="list-style-type: none"> <li>• People at their place of work or industrial facilities</li> <li>• People driving on minor routes</li> </ul>
Very Low	Receptors with limited interest in the visual environment <ul style="list-style-type: none"> <li>• People driving on fast routes, including major routes and motorways</li> </ul>

## Magnitude of change

2.51 Each viewpoint will need to be assessed in terms of its magnitude of change, a judgement of the nature of the predicted visual effect has been made using the following indicators:

- Extent – the extent of the baseline view that would be occupied by the development: full (unobstructed by vegetation, topography or intervening structures) or partial (obstructed to some extent vegetation) or glimpsed views.
- Proportion – what proportion of the development would be visible: full (all), most (more than 75%), half (50%), small amount (less than 25%) or none.
- Contrast – how would the visible elements of the development relate to the remaining/adjoining features of the baseline landscape: high, medium or low levels of contrast?
- Loss of features – what landscape features in the view would be lost/changed as a result of the proposed facilities?

- Duration – temporary, permanent, intermittent or continuous e.g. transient (views which are normally viewed while in motion as in while travelling by train or car) and seasonal (views which will be subject to seasonal leaf cover).
- Angle of view – direct (approximately head on), oblique (45 degrees to head on) or peripheral (greater than 45 degrees i.e. on the edge of vision).
- Distance – measured in kilometres between the site and the receptor. View distance has been described as short (0-100m), medium (100-1000m) and long (1000m or more).

2.52 Using these indicators, an experience-based judgement has been made for each visual receptor as to the degree of alteration in the baseline view. The degree of alteration and the criteria used are shown in table 2.8.

Table 2.8: Visual Magnitude of Change Criteria

Magnitude rating	Definition and typical criteria
Major	Major alteration to the composition or nature of views through the introduction of highly prominent elements and / or the alteration of a large proportion of the field of view. The proposed development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Commanding, standing out, controlling the view, easily seen.
Moderate	Partial alteration to the composition or nature of views through the introduction of elements that are of medium prominence and / or the alteration of a medium proportion of the field of view. The proposed development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Minor	Minor alteration to the composition or nature of views through the introduction of elements that are of limited prominence and / or the alteration of a small proportion of the field of view. The proposed development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Negligible	Very minor alteration to the composition or nature of views through the introduction of elements that are barely visible and / or the alteration of a negligible proportion of the field of view. The proposed development would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Weak, not legible, not obvious, indistinct, near limit of acuity of human eye.
No Change	The proposed development is not visible and will not change the baseline view.

2.53 As with the landscape assessment, the predicted magnitude of change will be recorded as positive/beneficial or negative/adverse.

2.54 The magnitude of change will also be assessed at different timeframes to provide a better understanding of the timeframe associated with the development of the proposed site and its associated mitigation, the magnitude of change will be assessed for the development during the 'construction stage' followed by the 'operational stage' when the development is in use. To show how effective mitigation measures are the magnitude of change for the operational stage will be assessed at both day one and after 15 years.

### Predicted visual effects

2.55 The predicted visual effects are then determined by the assessment of receptor sensitivity set against the magnitude of change. The result will be identified by using the matrix in table 2.9. This matrix is the same as the one used to determine the landscape effects, to allow for cross comparison of the results.

Table 2.6: Visual effects

		Visual Receptor Sensitivity			
		High	Medium	Low	Very Low
Magnitude of	Major	Major	Moderate/Major	Moderate	Minor/moderate
	Moderate	Moderate/major	Moderate	Minor/Moderate	Minor
	Minor	Moderate	Minor/moderate	Minor	Neutral/minor
	Negligible	Minor	Neutral/minor	Neutral	Neutral
	No Change	Neutral	Neutral	Neutral	Neutral

2.56 As with the magnitude of change the overall landscape effect can be both positive/beneficial or negative/adverse and will be assessed during the construction stage and the operational stage on day one and after 15 years.



### 3. Study Area

- 3.1 The initial study area for the assessment was set to a radius of 2.5km from the centre of the proposed development site [50°56'21N, 1°31'29W]. This was done on the basis that at this distance the proposed form of development, when seen with the human eye, would be hardly discernible or not legible and therefore unlikely to significantly influence the character or visual amenity of the existing landscape.
- 3.2 The red line boundary for the site can be seen in figure 1.

### Zone of Theoretical Visibility

- 3.3 The ZTV drawing GLS\_110\_131\_1104 which can be found in appendix B highlights that the visibility of the site is mainly focussed to the immediate vicinity of the site to the south and wrapping around to the east and north with some potential views in the wider landscape to the south-east and further north. Views are generally restricted to a radius of 2.5km from the site.

### Field survey

- 3.4 Following the establishment of the ZTV a site visit was carried out on 3<sup>rd</sup> and 23<sup>rd</sup> of November to establish further constraints relating to intervening vegetation and built form.

### Study area

- 3.5 The establishment of the study area is part of an iterative process and has taken into account relevant landscape character areas, designations and visibility. These items will be discussed further in the next chapters but have led to the reduction of the initial study area extent to a radius of 1km.

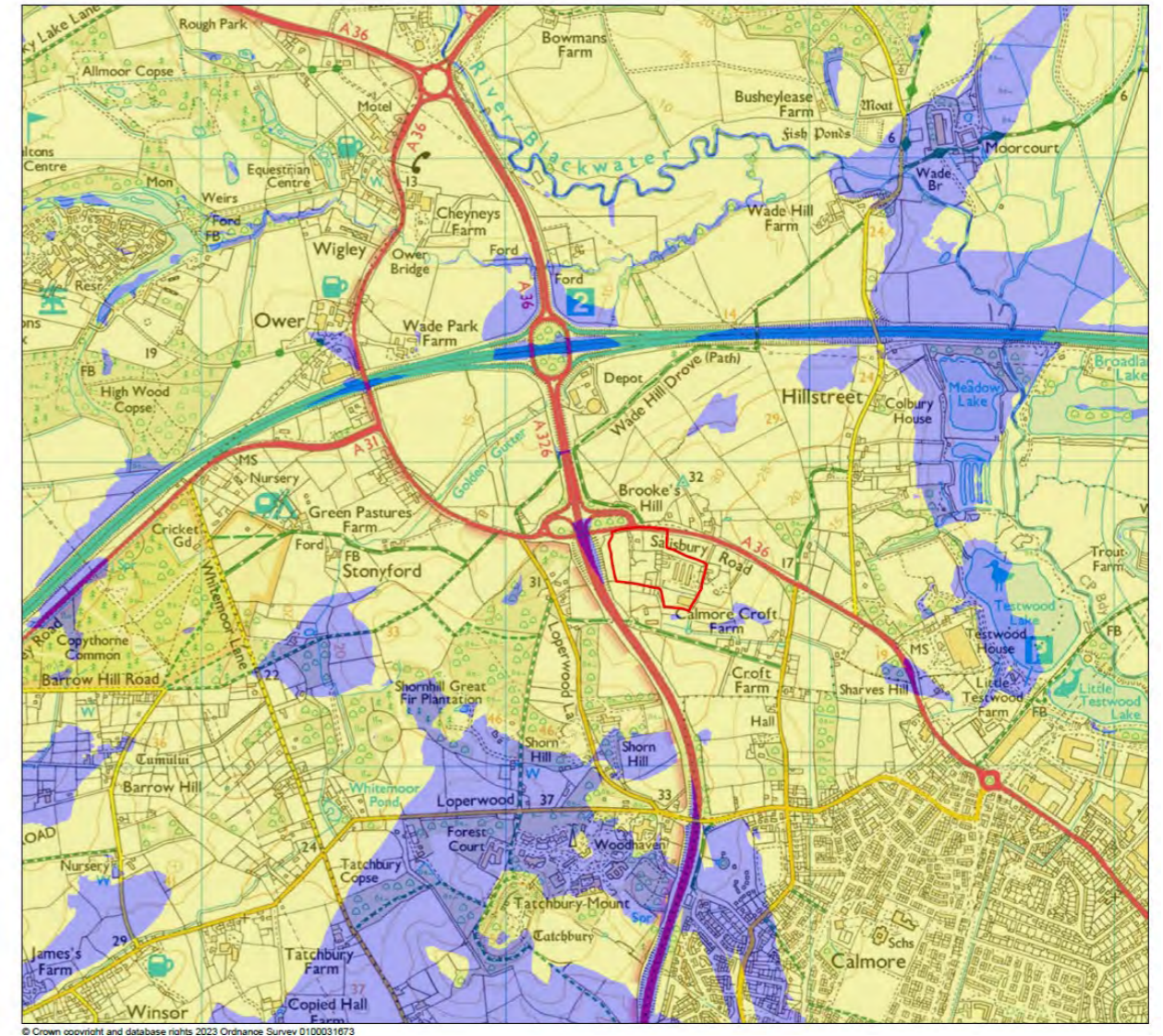


Figure 1 ZTV plan showing site boundary and potential view locations

## 4. Planning context

### Introduction

- 4.1 This section describes the relevant landscape related planning policy, legislation and guidance applicable to the development site, its context and the proposed land use. The relevant statutory and non-statutory designations are identified on drawing GLD\_110\_131\_1102 in appendix B.

### National legislation

#### Town and Country Planning Act

- 4.2 The Town and Country Planning Act 1947 established the principle that development should not proceed in an uncontrolled way but should be subject to official authorisation. It also allowed Local Planning Authorities (LPAs) to include green belt proposals into their development plan.
- 4.3 Current planning legislation in England and Wales was consolidated in the Town and Country Planning Act 1990, part of which were replaced or amended by the Planning and Compulsory Purchase Act 2004. Section 106 of the 1990 Act allows for the setting in place of planning agreements and planning obligations that developers must meet in order to secure planning permission. In landscape terms this can apply to areas of public open space and play provision among others.

#### The Planning Act 2008

- 4.4 The 2008 Act introduced the Community Infrastructure Levy (CIL), which can be used to fund a wide range of infrastructure needed to support the development of the area.

#### National Parks and Access to the Countryside Act 1949

- 4.5 This Act provided the frameworks for the creation of National Parks and Areas of Outstanding Natural Beauty (AONBs) in England and Wales, whilst also addressing Public Rights of Way (PROW) and access to open land.

#### Conservation of Habitats and Species Regulations 2017 (As Amended)

- 4.6 The 2017 regulations are one of the pieces of domestic law that transposed the land and marine aspects of the EU Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) into national legislation for England and Wales. A revised draft piece of legislation 'Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' is currently under deliberation following Brexit, which would ensure the continued operability of the regulations post January 2021.
- 4.7 The EU Habitats and Wild Birds Directives led to the setting up of a network of Special Areas of Conservation (SAC) and Special Protection Areas (SPA), which together form a network of protected sites across the EU named Nature 2000. It aims to protect species and habitat which are considered to be of European interest. The revised national regulations (once approved) will ensure the continuation of this on a national level, this will be referred to as the National Site Network.
- 4.8 LPAs are required to consider the potential impacts of any development on SPA's and SAC's.

#### The Wildlife and Countryside Act 1981

- 4.9 The Wildlife and Countryside Act 1981 is implemented in the UK to give protection to native species (especially those at threat), controlling the release of non-native species and it enhances the protection of Sites of Special Scientific Interest (SSSIs). It also builds upon the Right of Ways rules in the National Parks and Access to the Countryside Act 1949. It is regulated by Natural England.

#### The Countryside and Right of Way Act 2000 (CROW Act)

- 4.10 The CROW Act normally gives a public right of access to land mapped as 'open country' or registered common land. These areas are known as 'open access land'. Most of the coastal margin that is being created as part of the England Coast Path is also open access land.
- 4.11 In addition it includes measures for the strategic planning of rights of way networks and provides improved protection and management of SSSIs.

#### National Heritage Act 1983

- 4.12 The Act sets up the Historic Buildings and Monuments Commission for England, now known as Historic England. Historic England is the Government's statutory adviser on the historic environment. It holds the List of Buildings, the Schedule of Monuments, the Register of Parks and Gardens and the Register of Historic Battlefields.
- 4.13 The 'Arrangements for Handling Heritage Applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015' states that LPAs are obliged to consult Historic England on certain planning application and listed building consent applications.

#### Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.14 This Act establishes the principles relating to the granting of planning permission for building works, with particular focus on listed buildings and conservation areas and their setting.

### National Planning Policy

#### National Planning Policy Framework (NPPF)

- 4.15 The NPPF was first published in March 2012 and last updated in December 2023 and sets out the government's planning policies for England and how these are expected to be applied.

#### 2. Achieving sustainable development

- 4.16 Paragraph 11 states that 'Plans and decisions should apply a presumption in favour of sustainable development.' It continues that 'for decision-taking this means:
- i. Approving development proposals that accord with an up-to-date development plan without delay; or
  - ii. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - iii. The application of policies in this Framework that protect the areas or assets of particular importance provides a clear reason for refusing the development propose; or
  - iv. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole.'

#### 8. Promoting healthy and safe communities

- 4.17 In paragraph 92 the NPPF states that 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:



- a) Promote social interaction [...]
  - i. Are safe and accessible [...] for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space [...]; and
  - ii. Enable and support healthy lifestyles [...] for example through the provision of safe and accessible green infrastructure, sports facilities, [...], allotments and layouts that encourage walking and cycling.'

- 4.18 Paragraph 98 focussed on the provision of open space and their multi-functional benefits relating to health and wellbeing, nature and climate change. Stating that 'information gained from assessments should be used to determine what open space, sport and recreation provision is needed.
- 4.19 It continues in paragraph 99 that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on' unless there is a clear surplus, the loss would be replaced by equivalent or better provision, or the development is for alternative sports and recreational provision with the benefits clearly outweighing the loss.
- 4.20 Paragraph 100 states that 'planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.'
- 4.21 It then continues (paragraph 101) to provide detail on the designation of Local Green Space stating that 'policies for managing development within a Local Green Space should be consistent for those for Green Belts'.

## 12. Achieving well-designed places

- 4.22 Chapter 12 of the framework looks at the design of new developments, and states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and makes development acceptable to communities'.
- 4.23 'Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (46); and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 4.24 Paragraph 131 emphasises the important of trees and states that they 'make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt climate change.' Continuing that 'planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in development [...], that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'

## 15. Conserving and enhancing the natural built environment

- 4.25 This chapter covers the protection of the wider landscape, stating that 'planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
  - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
  - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
  - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
  - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 4.26 Paragraph 176 places emphasis on the 'great weight [that] 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.' Continuing that 'the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and design to avoid or minimise adverse impacts on the designated areas.'
- 4.27 Paragraph 177 states that 'permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.'

# Local Planning Policy

## Local Plan

4.28 The site is located within New Forest District Council, with the following documents currently making up the Development Plan for New Forest District (outside National Park):

- Local Plan 2016-2036 part 1: Planning strategy (Adopted July 2020)
- Saved policies from earlier Local Plans
- Hampshire Minerals and Waste Local Plan
- Neighbourhood Development Plans (Totton has not yet been approved for inclusion)

## Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

4.29 Development should not have an unacceptable impact on the special qualities and purposes of the Cranborne Chase Area of Outstanding Natural Beauty, or on the adjoining New Forest National Park and their settings.

4.30 In the determination and implementation of development proposals including planned growth, great weight will be given to ensuring that the character, quality and scenic beauty of the Cranborne Chase Area of Outstanding Natural Beauty and adjoining New Forest National Park are protected and enhanced.

## Policy ENV3: Design quality and local distinctiveness

4.31 All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are:

- Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;
- Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and
- Attractive: visually appealing and enjoyable to be in.

4.32 New development will be required to:

- Create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features;
- Avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity;
- Create buildings, streets and spaces which are accessible to those with disabilities or of reduced mobility, that are safe and easy to navigate, and that minimise opportunities for anti-social and criminal behaviour or other public threats;

- Integrate sufficient car and cycle parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street, highway safety, emergency or service access or to pedestrian convenience and comfort;
- Incorporate design measures that improve resource efficiency and climate change resilience and reduce environmental impacts wherever they are appropriate and capable of being effective, such as greywater recycling and natural heating and cooling, and the use of Sustainable Drainage Systems (SuDS);
- Provide appropriately designed green spaces including sufficient planting, and where applicable: provision for play, sports and natural green spaces for recreational mitigation; and
- Enhance the sense of place by ensuring that buildings, streets and spaces are attractive to look at through good architecture, landscape and street design.

## Policy ENV4: Landscape character and quality

4.33 Where development is proposed there is a requirement to retain and/or enhance the following landscape features and characteristics through sensitive design, mitigation and enhancement measures, to successfully integrate new development into the local landscape context:

- Features that contribute to a green infrastructure and distinctive character within settlements including the locally distinctive pattern and species composition of natural and historic features such as trees, hedgerows, woodlands, meadows, field boundaries, coastal margins, water courses and water bodies;
- Features that screen existing development that would otherwise have an unacceptable visual impact;
- Existing or potential wildlife corridors, footpath connections and other green links that do, or could, connect the site to form part of an integrated green infrastructure network;
- The landscape setting of the settlement and the transition between the settlement fringe and open countryside or coast;
- Important or locally distinctive views, topographical features and skylines; and
- Areas of tranquillity and areas of intrinsically dark skies.

## Saved Policy CS7: Open spaces, sport and recreation

The improvement of play, sports and other public open space provision will be implemented in the following ways:

- through requiring all new residential developments to make provision for appropriately designed public open space, either through on site provision of new open space or by financial contribution to enhance or create off-site provision and management of public open space (based on a minimum level of provision of 3.5ha per 1000 population);
- through requiring all new residential developments on sites of 0.5ha or over to provide appropriately designed informal public open space on site and to include the provision of designed good quality play spaces;
- by creating new designed play spaces for children and young people within existing informal open spaces;

New open space provision should contribute to wider open space objectives, including enhancing local biodiversity and healthy lifestyles.



## Strategic Site 1: Land to the north of Totton

- 4.34 The site falls within the Strategic Site 1 allocation forming the employment area of the overall site. Figure 2 shows the concept masterplan for the site as a whole.
- 4.35 Land to the north of Totton, as shown on the Policies Map is allocated for residential-led mixed use development and open space and will comprise the following:
- At least 1,000 homes, dependent on the form, size and mix of housing provided.
  - A commercial core west of Pauletts Lane including around five hectares of land for business and employment uses.
  - A community focal point in a prominent location including ground floor premises suitable for community use.
  - Contributions to educational provision to include two hectares of land to be reserved for a primary school.
  - On-site provision of formal public open space.
- 4.36 The masterplanning objectives for the site as illustrated in the Concept Master Plan are to create a well-designed and integrated extension to Totton whilst maintaining the rural character of Hill Street and Pauletts Lane and a countryside edge to the New Forest National Park.

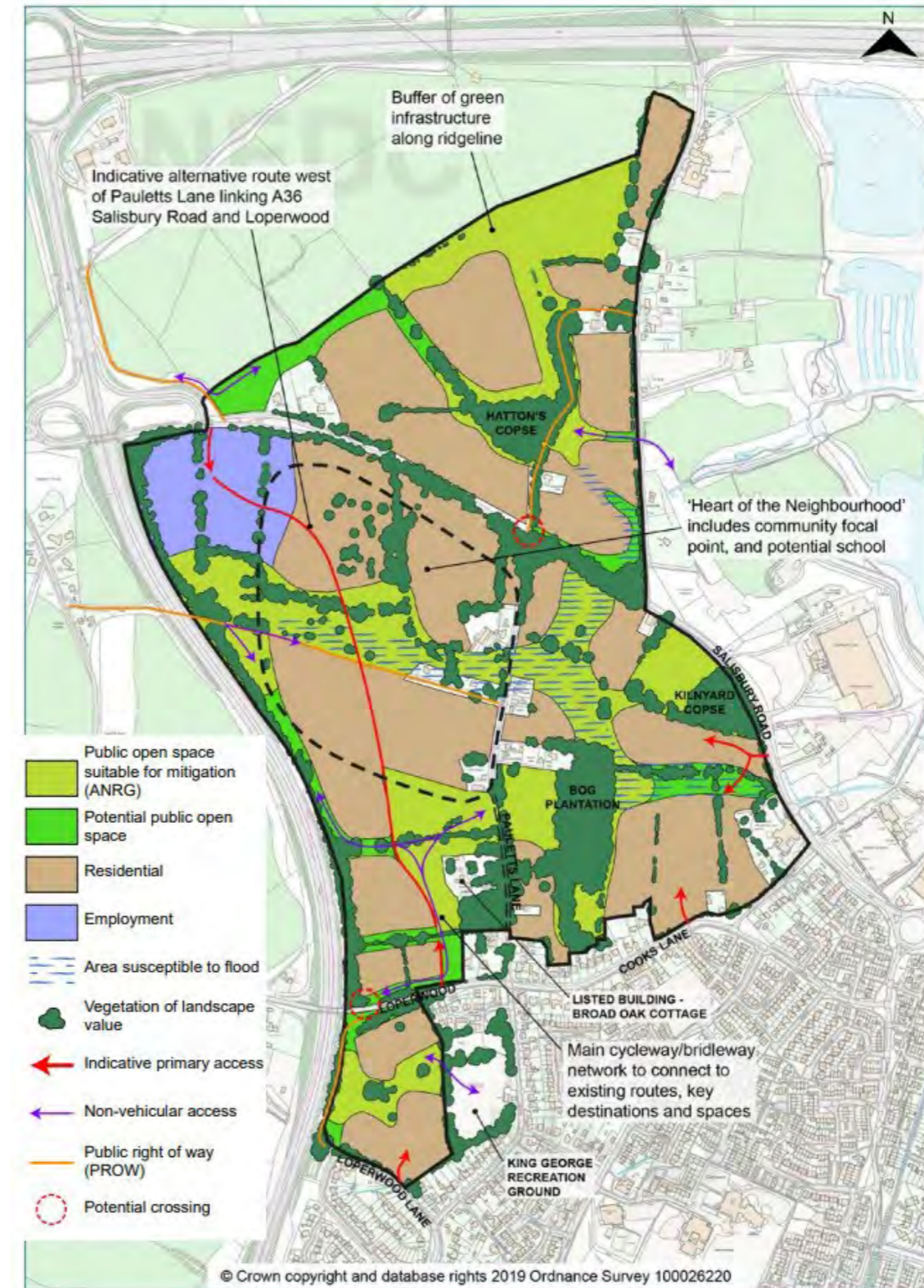


Figure 2 Strategic site allocated for development



## Statutory and non-statutory designations

All relevant statutory and non-statutory designations are identified on drawing GLS\_110\_131\_1102 in appendix B.

### National Park

- 4.37 National Parks were first designated under the National Parks and Access to the Countryside Act 1949.
- 4.38 National Parks are areas of countryside that include villages and towns. They have an authority to help look after them, including planning controls.
- 4.39 The proposed development site is located in close proximity to The New Forest National Park.

### Sites of Special Scientific Interests

- 4.40 SSSIs are a formal conservation designation and encompass areas that are of particular interest to science due to the rare species of fauna or flora it contains and therefore carry a strict level of protection, as reinforced by the Wildlife and Countryside Act 1981, CROW Act 2000 and chapter 15 of the NPPF. In England SSSIs are designated by Natural England (NE).
- 4.41 SSSIs form a national network of sites which underpin the SACs and SPAs set out in the Conservation of Habitats and Species Regulations 2017.
- 4.42 Development within these areas is not allowed, unless it cannot be avoided. SSSIs also include 'impact risk zones' which are applied around the designation. Development within these areas will be subject to examination at a level of rigorousness in correlation to its proximity to the designation. This is reinforced by Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites and Saved Policy DM2: Nature conservation, biodiversity and geodiversity in the Local Plan.
- 4.43 The following SSSIs are located in close proximity to the site:
- River Test – 1.9km from site
  - The New Forest – 1.2km from site

### Ancient Woodland

- 4.44 Ancient woodland is defined as an area that has been continuously wooded since at least 1600AD and includes:
- Ancient semi-natural woodland, which is mainly made up of trees and shrub native to the site, usually arising from natural regeneration
  - Plantations on ancient woodland sites, which have been replanted with conifer or broadleaved trees that retain ancient woodland features, such as undisturbed soil, ground flora and fungi
- 4.45 Both types have equal protection in the NPPF. With guidance produced by Natural England and the Forestry Commission (known as 'standing advice'). This guidance is a material planning consideration which sets out, amongst others, the protection measures required for Ancient Woodland in relation to proposed development. This is reinforced by chapter 15 of the NPPF.
- 4.46 The proposed development site is in close proximity (within 250m) to the following areas of ancient woodland:
- Moorcroft/Yewtree Copses – 1.7km from site

### Public Rights of Way

- 4.47 PRowWs are linear routes over land which can be legally accessed by the public at all times, notwithstanding the land being owned by a private individual or body. These routes are listed and described in Definitive Maps and Statements, generally held by the county council.
- 4.48 The measures for the strategic planning of the PRow network is set out by the CROW Act 2000 and the routes are also protected through policy Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites and the adopted 'Mitigation for Recreational Impacts on New Forest European sites SPD'.
- 4.49 Other PRowWs in close proximity to the site are as follows:
- HP|166|501/1 and HP|166|1/2 located to the north of the site
  - HP|166|3/1 located to the south of the site
  - HP|166|5/1, HP|166|5/2 and HP|166|2/1 are located to the west of the site

### Listed buildings

- 4.50 The Planning (Listed Buildings and Conservation Areas) Act 1990 protects buildings of special architectural or historic interest via a statutory national list. The effect of a proposed development on the setting of a listed building is a material consideration in determining a planning application. Setting is defined as "the surroundings in which a heritage is experienced". It is also protected by Policy SO3: Built environment and heritage in the local plan.
- 4.51 The following listed buildings are not located in close proximity, but within 1km from the proposed development site:
- Shorne Hill is Grade II listed and 0.5km to the south west of the site
  - Broadmoor Cottage is Grade II listed and 0.6km to the south of the site
  - Little Testwood House is Grade II listed and located 0.7km east of the site
  - The Thatched Cottage is Grade II listed and is 0.6km to the north east of the site

### Scheduled Monument

- 4.52 A scheduled monument is a site that's legally protected because of its historical importance and is protected by the Ancient Monuments and Archaeological Areas Act of 1979.
- 4.53 Scheduled Monuments are protected from development which is deemed harmful through the NPPF and are also protected through policy HE1 Historic Environment in the local plan.
- 4.54 The following scheduled monuments are in close proximity to the development site:
- Tatchbury Mount Hillford located 1.1km to the south of the site
  - Money Hills Round Barrows located 1.7km west of the site
  - Moated site and two fishponds 300m west of Moorcourt located 1.6km north east of the site

# 5. Landscape Baseline

## Introduction

- 5.1 The landscape baseline establishes the proposed development site in its context (i.e. the study area), with the survey carried out on 3<sup>rd</sup> November 2023. This forms the starting point against which any potential changes that may result from the new development will be assessed.
- 5.2 The study identifies and records the character of the existing landscape and the elements, features and aesthetic and perceptual factors which contribute to it, followed by the value attached to the landscape.
- 5.3 The site and surrounding study area are located in the New Forest District Council in the county of Hampshire.
- 5.4 The site is approximately 6 hectares and is bound to the north by the A36 Salisbury Road, with the dual carriageway A326 running north to south along the western boundary. A public right of way runs approximately 80m from the southern boundary and terminates in the east at Pauletts Lane.
- 5.5 The site is located within the 'Strategic Site 1: Land to the north of Totton' and is designated as employment land. The rest of the allocation includes 1000 homes, a commercial core, a community focal point, a primary school and formal public open space.

## Landscape character

### National Landscape Character

- 5.6 The study area is located within the National Landscape Character Area (NCA) 128: South Hampshire Lowlands which is characterised by the following key characteristics:
  - Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere.
  - Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.
  - An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.
  - In parts, a very urban NCA dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant. The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.
  - Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA. County Landscape Character
- 5.7 The study area lies on the eastern edge of the New Forest NCA (131). The key characteristics from the NCA profile include:
  - The core of the New Forest is a mixture of extensive, open rolling heaths and valley mires, inclosures of broadleaf and coniferous plantation woodland, and large tracts of unenclosed ancient semi-natural mature oak and beech wood pasture.

- Free-roaming commoners' stock – donkeys, mules, ponies, cattle, pigs and sheep – which graze, and are responsible for the persistence of, this ancient landscape, are a common visual characteristic, particularly along roadsides and on the close-cropped verges, lawns and commons which run through some of the forest settlements.
- Around the fringe and within the forest core, areas of enclosed 'back-up' farmland, mixed woodland, heath-associated pasture and dispersed farmsteads, villages and hamlets. These areas have a more intimate character of small pastures and paddocks, enclosed by high hedgerows with many mature hedgerow trees and a network of narrow, winding, often sunken, lanes. An important area of enclosed land is detached from the main area to the north of the A36 in southern Test Valley.
- Isolated farmhouses, cottages and hamlets with traditional buildings of brick, local stone and timber frames. They overlook heath and grazed common lawns, or are set in clearings within the ancient woodland. Plain tile or slate roofs have largely replaced traditional heather (rare), wheat straw or reed thatch. Smallholders' outbuildings, built of rough black boarding, corrugated tin or cob (often unrendered), complement these clusters.

### County Landscape Character

- 5.8 The study area is located within the Hampshire landscape character study and falls within Landscape Character Area (LCA) 2j: Copythorne and Ashurst Heath Associated Wooded Farmland. This character area includes the following key characteristics:
  - An enclosed undulating lowland landscape with occasional distinctive knolls or hills.
  - Well wooded character comprising copses of ancient semi-natural woodland many of which are traditionally managed.
  - An area of rich biodiversity, including national designations for its patchwork of habitats including woodland, heathland, agricultural land and unimproved herb-rich meadow.
  - Located within the New Forest National Park, this is an area of high scenic quality and is popular for recreation, particularly in open-access woodlands. Small scale irregular fields bordered by lush hedgerows with mature hedgerow trees and rare historic ditch and bank field boundaries.
  - Settled character derived from dispersed pattern of historic cottages and more recent linear development and infill housing estates.
  - Major infrastructure passes through this landscape including M27 and A36, physically fragmenting the landscape.
  - Shady leafy lanes, sometimes sunken.
  - Short range views as a result of stands of woodland and hedgerow trees.

## Local Landscape Character

- 5.9 Locally, the study area is located within the New Forest District landscape character study and falls within the Copythorne Forest Farmlands (11) character study, which is characterised by the following key characteristics:
- An enclosed and settled area interspersed with small areas of ancient deciduous woodlands;
  - small scale irregular fields are particularly distinctive, bordered by ditch and bank boundaries with hedgerows and mature hedgerow trees;
  - shaded leafy lanes, sometimes sunken, wind their way through wooded areas;
  - major infrastructure including the M27, A36, A326, A31, A336 pass through the creating barriers to movement across the landscape;
  - distinctive linear development along roadsides of traditional two storey red brick cottages with slate roofs infilled with a variety of modern housing styles and materials;
  - rusting agricultural outbuildings and electricity pylons detract from the landscape;
  - views are short, most usually to the next field boundary or woodland edge.

## Description of the study area landscape character

### Physical Influences

- 5.10 The site is gently sloping, with its highest point at approximately 33m above seal level in the north sloping south down to approximately 24m in the southern most point of the site. The soil within the site boundaries is classified as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

### Land Cover and use

- 5.11 The site itself currently has various built form within the boundaries. There is an empty residential property as well as a small industrial estate that is mostly motor related businesses, i.e. mechanics and breakdown recovery.
- 5.12 There are important existing landscape features within the site that will need consideration. Two central green links run north to south through the site and contain important veteran oak trees. Another group of trees to the north east of the site also contain a veteran oak tree.
- 5.13 Along the northern boundary adjacent to Salisbury Road there is an established native hedgerow that also continues along the western boundary adjacent to the A326 with a group of oaks located in the northwest corner.
- 5.14 The southern boundary consists of a mature hedgerow with large groups of established native trees. The eastern boundary is also defined by mature hedgerow and tree planting.

### Aesthetic and Perceptual Aspects

- 5.15 The presence of the multiple busy roads adjacent to the site, A36 and the A326, create both a physical and visual boundary between the north and east of the site and the wider rural landscape setting. There is some sense of tranquillity from within the centre of the site as it is bounded on all sides with established vegetation, however the roads are fairly busy, and their presence can always be heard.

### Historic and cultural Aspects

- 5.16 DEFRA developed a National Historic Landscape Characterisation for England, and the site falls within the category of enclosed agricultural fields. This field pattern was produced as a 'planned enclosure' by several landowners and can be identified by the established hedgerow and trees located along field boundaries.
- 5.17 The site has no formal designations within it and the nearest listed building is approximately 500m away.

## Conclusion

- 5.18 The site aligns with the National Landscape Character of the South Hampshire Lowlands where the field pattern is intimate and enclosed, and the landscape is fragmented by major transport links. The rest of the key characteristics are not relevant to the site. The key features within the county and local studies describe more elements of the site and features within and adjacent to it – enclosed landscape, shady leafy lanes, short range views and distinctive linear development.
- 5.19 It can therefore be concluded that the site is seen as characteristic to the county and local character area, and partially of the national character area.

## Landscape Value

- 5.20 The study area is not located within a formal designated area.
- 5.21 Table 2.1 in the methodology identifies the range of factors that can be considered when identifying landscape value, many of which have been discussed under the previous 'Landscape Character' sub-heading. Table 5.1 below identifies how the site contributes to these factors.

Table 5.1 Landscape Value Indicators and the Site's Contribution

Factor	Contribution
Natural Heritage	Positive: Inclusion of veteran trees along site boundaries and significant hedgerows connecting to the wider green infrastructure network
Cultural Heritage	Limited: a number of PRow networks are in close proximity to the site as well as listed buildings.
Landscape condition	Positive: some good quality trees and hedgerow
Associations	None: no known associations of the site with notable peoples, events or the arts
Distinctiveness	Limited: the veteran trees and hedgerow create an identity to the site
Recreational	None: the site is not accessible to the public
Perceptual (Scenic)	None: the site is enclosed and offers only glimpsed views through the existing access roads and from the south along the PRow
Perceptual (Wildness and tranquillity)	Limited: the presence of the dual carriageway deters from any real perception of tranquillity
Functional	Positive: the established trees and hedgerows form part of the wider green infrastructure network

- 5.22 Overall, the site is of low value due to the limited number of positive characteristics and limited conservation and/or recreational/heritage interest. Such areas would generally be undesignated, offering scope for improvement.

## Landscape Receptors

- 5.23 A landscape receptor is 'a defined aspect of the landscape resource that has the potential to be affected by the proposal'. This can be the overall character of the study area or site or individual elements or features and specific aesthetic or perceptual aspects.
- 5.24 Within the study area the following character areas could potentially be affected by the proposed development:
- National Character Area 128: South Hampshire Lowlands
  - County Landscape Character Area LCA 2j: Copythorne and Ashurst Heath Associated Wooded Farmland
  - Local Character Area 11: Copythorne Forest Farmlands
- 5.25 Individual elements making up the site that could potentially be affected by the proposed development are as follows:
- Topography and drainage
  - Trees
  - Hedgerows
- 5.26 The site has some perceptual qualities making a limited contribution to the landscape value, which should be assessed. The following could potentially be affected by the proposed development:
- Tranquillity

## 6. Visual Baseline

### Introduction

- 6.1 The aim of the visual baseline is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views at those points.
- 6.2 The visual baseline study identifies and records the visibility of the site from the surrounding environment, which forms the baseline against which any changes can be assessed.
- 6.3 The establishment of the visual baseline uses a combination of desktop survey and field survey. A field survey was carried out on 3<sup>rd</sup> November 2023.

### Visual Receptor and Key Viewpoints

- 6.4 Following review of the landscape baseline data and the ZTV mapping exercise this provides a representational coverage of potential visual and landscape effects of the proposed development which can be assessed from the positions as described in table below. Locations of these can be found on drawing GLS\_110\_131\_1106 with annotated baseline views included in appendix C.
- 6.5 The viewpoints in table 6.1 will be assessed within this report. For each viewpoint the location and receptors have been identified along with a short description of the viewpoint. A full description of the viewpoints can be found in appendix D.

Table 6.1 Viewpoint and receptor summary table

No.	Location	Receptor Type	Description/Comments
1	View from PRoW on A36 looking south	Passing motorists and users of the PRoW	Close distance views from the northern site boundary along the A36 Salisbury Road. Filtered views are available from this location.
2	View looking south from gate along the A36 Salisbury Road	Passing motorists	Close distance view from gate along the A36 looking across to the northern boundary. The hedgerow boundary gives a partially obscured view from this point.
3	View from site access looking south	Users of the PRoW	Close distance view from the access road along the A36 looking south into the site. Open views are given here along the track into the site.
4	View from PRoW HP166 3/1 looking north	Users of the PRoW	Views representative of the users of the PRoW located to the south of the site boundary. There are filtered views into the site from this location.
5	View from PRoW HP166 3/1 looking north	Users of the PRoW	Views representative of the users of the PRoW located to the south of the site boundary. There are filtered views through boundary vegetation into the site from this location.
6	View from PRoW HP166 5/1 looking east	Users of the PRoW	View located on the edge of the New Forest National Park along a PRoW. Views from here are fully obscured by existing built form and mature forest.

No.	Location	Receptor Type	Description/Comments
7	View from PRoW within the New Forest National Park looking east	Users of the PRoW	No view – therefore dismissed from assessment.
8	View from PRoW with NP adjacent to an ancient monument looking north	Users of PRoW and visitors to the SAM	No view – therefore dismissed from assessment.
9	View from PRoW looking west. The SSSI is located about 300m further east from this point.	Users of the PRoW	No view – therefore dismissed from assessment.
10	View looking south from a PRoW	User of the PRoW	No view – therefore dismissed from assessment.

- 6.6 There is one open view into the site. Viewpoint 3 is taken from the current site access and as the site boundary is located adjacent to the road this is a direct view into the site. Filtered views are limited to areas immediately adjacent or slightly offset from the site itself. The viewpoints taken from the A36 Salisbury Road (viewpoints 1 and 2) and the PRoW off Pauletts Lane (viewpoints 4-5) demonstrate this.
- 6.7 Viewpoint 3 taken from Salisbury Road is where the proposed site access would be located and provides a direct view through the existing track through the site. The rest of the site is lined on all sides by existing mature trees and hedgerows providing the transient receptor with filtered views from the southern boundary and no direct open views from any other location in the surrounding wider landscape.
- 6.8 Locations in the wider landscape were included during the desktop site study. One from the west and one from the south within the New Forest National Park, one from the north and one from further east by the SSSI. Visiting these viewpoints 7-10 showed that there are no medium or long-distance views towards the site. These viewpoints were withdrawn from the study due to the enclosed envelope of the site.
- 6.9 The study area can then be reduced from the original 2.5km radius to 1km.

# 7. Proposed Development

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## Introduction

- 7.1 The proposed development will consist of up to six commercial units and associated infrastructure.
- 7.2 The development has been designed through the iterative design process taking into account inherent mitigation measures following a preliminary review of the development proposals and completion of the desktop studies in relation to potential adverse landscape and visual effects, with the aim of minimising these potential effects. The mitigation measures will be discussed in detail below, but can also be found on the Landscape Strategy in appendix B.

## Mitigation

- 7.3 The following elements have been included in the design of the development with the aim of minimising the potential adverse landscape and visual effects:
- Retention of the existing landscape structure. This includes hedgerows and trees as well as the veteran oaks located within the site boundaries.
  - The site layout should follow the Landscape Strategy including building heights.
  - Proposed buffer planting to the western and northern boundaries to be given adequate space to reach maturity.



# 8. Potential Effects of the Proposed Development

## Introduction

- 8.1 The landscape and visual assessment has followed the defined methodology as set out in Chapter 2 by assessing the receptor sensitivity against the magnitude of change to identify the effect of the development on that receptor.
- 8.2 The assessment is undertaken to assess the potential effects during the construction and operational phases. For the operational phase, effects are determined at day one and year 15 to allow for the maturing of proposed mitigation over time (i.e. vegetation).
- 8.3 An assessment of the individual landscape and visual receptors can be found in appendix D.

## Landscape Sensitivity

- 8.4 To assess the site and its potential effect on the current landscape, the susceptibility of the landscape receptor needs to be established. Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences.
- 8.5 The landscape receptors identified in the landscape baseline have each been assessed for their susceptibility to change, which ranges from high to low. High susceptibility has been given to the trees as there are veteran oaks located within the site boundary. Medium susceptibility has been given to the hedgerows as the site is bound by mature dense hedgerows that are important to the character of the site. The character areas, topography and tranquillity have been given low susceptibility as they will be potentially tolerant of the proposed changes.
- 8.6 The combination of the susceptibility and value of the landscape and the landscape receptors results in the sensitivity of that particular receptor. When looking at the low landscape value of the site and the high to low susceptibility of the landscape receptors, this has resulted in landscape receptors which are all low apart from the trees that have a medium sensitivity.

## Visual Sensitivity

- 8.7 To assess the visual effects of the receptors and key viewpoints identified in the baseline, the sensitivity of the receptors will need to be established first.
- 8.8 Each visual receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views. When determining the sensitivity of a visual receptor a range of parameters will need to be considered. Further information can be found in the methodology.
- 8.9 The visual assessment table found in appendix D identifies the receptors associated with each viewpoint, as well as the parameters. A judgement is then made identifying the sensitivity of each receptor which ranges from high to low.

## Construction Phase

- 8.10 Construction effects are those resulting from the temporary construction works associated with the build out of the proposals. As the development is constructed the permanent effects are also brought about. These are effects that result from the presence of the project, rather than the construction of it, and will therefore be discussed and assessed under the Operational Phase section of this report.
- 8.11 The construction phase could include the impact due to the following operations:
- Site access works and haul routes
  - Traffic and machinery movement
  - Changes to topography, due to cut and fill including temporary stockpiles
  - Type and location of construction equipment and plant
  - Temporary lighting
  - Scale, location and nature of temporary parking and on-site accommodation
  - Temporary protection of existing vegetation and temporary screening
- 8.12 A fully detailed description and assessment of both landscape and visual receptors can be found in appendix D.

## Landscape Effects

### Landscape Character

- 8.13 The different phases of construction activity will bring about direct but temporary changes to the character area that the site is in, as well as indirect effects on the adjacent character areas. The most notable changes would relate to the construction of the site access and increase in construction traffic. As construction progresses there will be a gradual change from part arable land to commercial, with associated infrastructure. The taller elements, i.e. works to roof structures, would be more visible to the surrounding area and provide a temporary greater magnitude of change. The early implementation of green infrastructure works around the perimeter of the site, would aid in softening these works, as well as the temporary site hoarding, details of which will be included in the CEMP.
- 8.14 Although there will be an expected adverse effect on the character at a local level during construction, the direct impact on the character area of the site would be temporary. The minor magnitude of change takes account of the erosion of the character areas, and the introduction of construction works, not necessarily unfamiliar in the area whilst protecting and retaining the majority of elements characteristic within the character area. This is then set against the low sensitivity of the character area, resulting in a minor adverse effect.

### Individual Landscape Elements

- 8.15 Site topography will be affected but limited to the removal and temporary storage of topsoil and the digging of foundations for the units and hard-surfaced areas. The temporary changes in topography create a magnitude of change as a minor adverse impact on a low sensitivity receptor resulting in a minor adverse effect.
- 8.16 The majority of vegetation within the site will be retained and protected. There is potential that a section of hedgerow of moderate quality will have to be removed to provide access to the site. The susceptibility of this receptor was given a value of medium due to the maturity of the hedgerow. The negligible magnitude of change combined with the low receptor sensitivity results in a neutral significant effect.



8.17 There will be a number of trees removed for the development to take place, however all veteran trees will be retained, and new trees will be planted. The susceptibility of this receptor was given high due to the presence of a number of veteran trees within the site. With a landscape value of low this results in an overall landscape sensitivity of medium. The high value of trees within the site has been given a minor adverse magnitude of change and this combined with a medium receptor sensitivity results in a minor/moderate adverse effect on this receptor.

### Perceptual Qualities

8.18 The site is not subject to high levels of tranquillity due to its location immediately adjacent to the busy roads of the A326 and A36. Due to the mature boundary vegetation surrounding the site there is an element of tranquillity when within the site and so the construction of the site will have some impact on these perceptual qualities. Although there will be an expected adverse effect on the tranquillity at a local level during construction, the direct impact would be temporary. The magnitude was assessed as moderate during the construction phase, combined with a low sensitivity resulting in a minor/moderate adverse effect.

## Visual Effects

8.19 Direct visual effects of the construction of the development would result from the temporary appearance of the site as construction work progresses and from the increased levels of activity in the landscape.

8.20 Visual changes resulting from the construction would be most pronounced in close proximity to the site and would diminish with distance to the point that individual construction activities would no longer be visible, merely the overall change in the appearance of the site.

8.21 Although there is not currently any construction works taking place in or around the site, it does form part of a wider allocation and numerous applications are currently being made for parcels near to the site (at time of writing).

### Close Distance Views

8.22 Close distance views are affected by the construction works from viewpoints where receptors are within 100m of the site boundaries, with the receptors being limited to the north and south of the site. In general, construction activity will have a significant but also temporary visual impact on close distance views.

8.23 Viewpoint 1 is taken from the end of a public right of way footpath that terminates at the A36. There are filtered views into the site from this location. The viewpoint is taken from the other side of the A36 looking across to the site. Mature hedgerow and trees screen the majority of the view, however glimpsed views into the site can be seen where the access to Four Acres Farm entrance is located. Public right of way users were assessed as having medium sensitivity and a major magnitude of change due to the location at the edge of the A36. This results in a moderate/major adverse effect.

8.24 Viewpoint 2 is taken from a gate located along the A36 looking across a section of field to the northern boundary of the site and is representative of road users. There is mature vegetation framing this view with dense hedgerow to the west of the boundary contains some evergreen species and the boundary to the east mainly consists of very tall mature trees. As road users experience the landscape in a transient way they were assessed as having low sensitivity and a moderate magnitude of change resulting in a minor/moderate adverse visual effect.

8.25 Viewpoint 3 is taken from the A36 Salisbury Road at the site entrance and is representative of road users. The current view from this location shows a track road, existing hedgerows, mature evergreen trees and the boundary fence of the existing residential property that is currently vacant. Glimpsed view of the house can be seen from here. The surface is tarmac with some vegetation showing through.

8.26 Even though road users experience the landscape in a transient way at this location there is a junction that means road users will be pausing here. They were assessed as having medium sensitivity and a major magnitude of change resulting in a moderate/major adverse visual effect and so will be most affected during the construction stage of development.

8.27 Viewpoint 4 was taken from along the public right of way that runs about 100m off the southern site boundary. The topography rises towards the site northwards from the public right of way. From viewpoint 4 location there are glimpsed views of some industrial buildings that are located along the southern site boundary. There is a metal railing along the site boundary and a post a wire fence along the public right of way.

8.28 As users of a public right of way experience the landscape at a more relaxed pace and viewpoint 4 was assessed as having high sensitivity and a moderate magnitude of change resulting in a moderate/major adverse visual effect.

### Medium Distance Views

8.29 Medium distance views are located along the public right of way to the south of the site towards Pauletts Lane and to the west along Loperwood Lane.

8.30 Viewpoint 5 was taken from along the public right of way that runs about 100m off the southern site boundary. The topography rises towards the site northwards from the public right of way. From this viewpoint there are glimpsed views of some industrial buildings that are located along the southern site boundary. There is a metal railing along the site boundary and a post a wire fence along the public right of way.

8.31 As users of a public right of way experience the landscape at a more relaxed pace viewpoints 5 was assessed as having a high sensitivity and a moderate magnitude of change resulting in a moderate/major adverse visual effect.

8.32 Viewpoint 6 was taken from where the public right of way joins Loperwood Lane to the west of the site where the boundary of the New Forest National Park is located. The site is fully obscured by existing large residential properties and their associated gates and fences as well as dense woodland trees located between the lane and the site location. Public right of way users were given a high sensitivity, however with a magnitude of no change results in a neutral effect during the construction period.

8.33 The site is well enclosed from a visual perspective with only open views from the close distance viewpoints. Filtered views are afforded from the medium distance views and no views from any other viewpoints. No other viewpoints will be affected during the construction phase of the development.

### Long Distance Views

8.34 There are no long distances views.

## Operational Phase

8.35 Operational effects have been defined as those resulting from both the existence and operation of the development. To show how effective mitigation measures are the magnitude of change for the operational stage will be assessed at both day one and after 15 years, to allow for the weathering of materials and the growth of vegetation. The landscape mitigation has been taken into account as this is seen as inherent to the scheme design and has been described in Chapter 7, with an Illustrative Landscape Masterplan included in appendix B.

### Landscape Effects

#### Landscape Character

8.36 Once the development is fully constructed and occupied there will be a minor alteration to the sites landscape character. Although there will be a change to the baseline of the site and loss of some small pastoral fields, the development does also contribute to the wider allocated site as important employment land.

8.37 The direct impact on the landscape character area of the site would have a minor magnitude on day one of the operational phase taking into account the adverse and beneficial elements, resulting in a minor adverse effect. This effect is then reduced to negligible and neutral once vegetation has matured and materials have weathered creating a character not dissimilar to the surround landscape.

#### Individual Landscape Elements

8.38 After the construction phase and the site is fully operational, there will be limited impact on the individual landscape elements.

8.39 The topography will not be far removed from the current baseline, and although the site is higher at the northern point of the site, the proposed and existing vegetation will provide adequate screening. The preliminary assessment has guided the proposed building heights. The topography was assessed as having moderate adverse magnitude at day 1 of the operational phase resulting in minor/moderate adverse effects, reducing to minor adverse after 15years.

8.40 The proposed development will retain the majority of the existing hedgerow vegetation with the exception of some potential removal at the site entrance. The proposals will include supplementary buffer planting to further enhance the boundaries with native species. Overall, there will be a minor beneficial magnitude of change on these landscape features on day one, raising to moderate beneficial after 15 years when hedgerows have had a chance to grow to maturity. This results in minor beneficial effects on day one, raising to minor/moderate beneficial effects after 15 years.

8.41 As discussed, there are a number of veteran oak trees located within the site that are to be retained. There will be some tree removal for the development to take place, however there will also be new tree planting proposed as part of the site development. With a medium receptor sensitivity there will be a minor beneficial magnitude of change on day one rising to moderate beneficial on after 15years. This results in minor/moderate beneficial effects on day one and moderate beneficial effects after 15 years.

#### Perceptual Qualities

8.42 As discussed previously the site is not subject to high levels of tranquillity due to its location immediately adjacent to the busy roads of the A326 and A36. Once the site is in the operational phase the magnitude of change would be minor on day one reducing to negligible on year 15. The overall effect on tranquillity on day one is minor adverse reducing to neutral after 15 years.

## Visual Effects

8.43 The introduction of commercial development on the existing site will result in some visual impact. This would be most pronounced in close proximity to the site, diminishing as the receptor distance is increased.

8.44 The site already contains a number of industrial buildings within it, and so built form is not alien to existing receiving landscape. Overall, the site is very well visually contained with all views discussed below seen in context of the existing built form.

### Close Distance Views

8.45 Viewpoint 1 is taken from the end of a public right of way footpath that terminates at the A36 and users of the public right of way were assessed as having medium sensitivity and a major magnitude of change due to the location at the edge of the A36. This results in a moderate/major adverse effect. At year 15, the enhanced boundary vegetation will have matured, and the magnitude reduces to moderate adverse with an overall moderate adverse effect.

8.46 Viewpoint 2 is taken from a gate located along the A36 looking across a section of field to the northern boundary of the site and is representative of road users. As road users experience the landscape in a transient way they were assessed as having low sensitivity and on day one of the site in operation and a minor magnitude of change resulting in a minor adverse visual effect. At year 15 this will reduce to a negligible magnitude and an overall neutral effect.

8.47 Viewpoint 3 is taken from the site entrance. The proposed buffer hedgerow and tree planting along the northern boundary will help screen the proposals helping reduce the visibility over time. The magnitude of change was assessed as major adverse on day one reducing to moderate adverse at year 15. The overall significance was assessed as moderate/major adverse on day one and finally moderate adverse at year 15.

8.48 Viewpoint4 were assessed as having a high sensitivity and a moderate magnitude of change resulting in a moderate/major adverse visual effect on day one of operation. After the proposed southern boundary vegetation has had time to mature and reduce the visibility of the site from the public right of way, the magnitude reduces to minor adverse with moderate adverse overall effect at year 15.

### Medium Distance Views

8.49 As discussed previously, the medium distance views are located along the public right of way to the south of the site towards Pauletts Lane and to the west along Loperwood Lane.

8.50 Viewpoints 5, taken from along the public right of way along the southern site boundary was assessed as having a high sensitivity and a moderate magnitude of change resulting in a moderate/major adverse visual effect on day one of operation. After the proposed southern boundary vegetation has had time to mature and reduce the visibility of the site from the public right of way, the magnitude reduces to minor adverse with moderate adverse overall effect.

8.51 Viewpoint 6 was taken from where the public right of way joins Loperwood Lane to the west of the site where the boundary of the New Forest National Park is located. Public right of way users were given a high sensitivity, however with a magnitude of no change results in a neutral effect during the construction period on day one and year 15 of the site in operation.

### Long Distance Views

8.52 There are no long distance views.

## 9. Conclusion

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- 9.1 The effect of the development will be most severe during the construction phase due to the intrusive nature of construction works and because proposed mitigation measures will not have had the time to establish.
- 9.2 Construction activity is predicted to have a minor adverse effect on the landscape character and the same for the topography and tranquillity. The majority of the hedgerows and trees are being retained and protected during the construction phase and so the effect for the hedgerows will be neutral and the trees will be minor/moderate adverse.
- 9.3 The construction of the development is predicted to have a temporary moderate/major effect on the close distance viewpoint 3. Viewpoint 2 was assessed as having a minor/moderate effect due to the road user receptor and for all other viewpoints a moderate/major adverse effect was recorded.
- 9.4 During the operation phase, the effect of the development will be permanent, but also change over time, with the negative impacts of the development reducing as proposed planting establishes.
- 9.5 Overall, the adverse effect of the development will decline across all landscape receptors, with the predicted effects on these receptors reduced to neutral by year 15.
- 9.6 Once established, there will be a minor/moderate beneficial effects expected for hedgerow and a neutral/minor beneficial effect for trees as the landscape proposals will have matured by year 15.
- 9.7 As with landscape receptors, the predicted adverse effects on the viewpoints are expected to decline, with the majority of visual receptors predicted to experience moderate to neutral adverse effects as a result of the proposed development.
- 9.8 Any residential development will change the character of a location to some degree. However, with the correct siting, design and landscape treatment, the visual impact of a development can be significantly reduced. To some extent the implementation of landscape mitigation measures can even provide an opportunity to enhance and improve the existing landscape.

# Appendices

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# Appendix A

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## List of abbreviations

AONB	Area of Outstanding Natural Beauty
CEMP	Construction Environmental Management Plan
DTM	Digital Terrain Model
GLVIA 3	Guidelines for Landscape and Visual Impact Assessment (Third Edition)
LPA	Local Planning Authority
NE	Natural England
PRoW	Public Right of Way
SAC	Special Area of Conservation
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
ZTV	Zone of Theoretical Visibility

## Photography Methodology

Photographs have been taken in accordance with the Landscape Institute's Technical Guidance Note 06/19 – Visual Representation of Development Proposals. The photographs have been presented as type 1 annotated baseline visualisations.

The baseline photographs have been taken using a Canon EOS 1300D camera with a fixed 35mm lens.

Photographs have been taken as panoramic shots, where a single image did not capture the extent of the site and surroundings sufficiently. The panoramic images have been taken sequentially from the same vertical angle as a series of images suitable for merging. A generous overlap of approximately 50% has been allowed for. Images have been combined into a panoramic using the photoshop 'Photomerge – Reposition' option and checked for accuracy.

Photographs have then been scaled and presented in line with the technical guidance and will therefore present an accurate depiction of the site on that day and time when printed to scale and held at arm's length (approx. 500-550mm).

Every photograph has been annotated to provide reference points/key features and the extent of the site.

For every photograph the following information has been recorded:

- Location;
- Camera type & lens type;
- Camera height
- Visualisation type;
- Time and date; and
- Display size

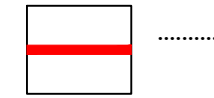
## Appendix B Landscape Plans

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LEGEND



Aerial photograph from Google Earth (Accessed 25.04.2023)

**FOR PLANNING**

Drawn by : SK      Checked by : JM

Scale @ A3:

Scale 1:15,000

NORTH

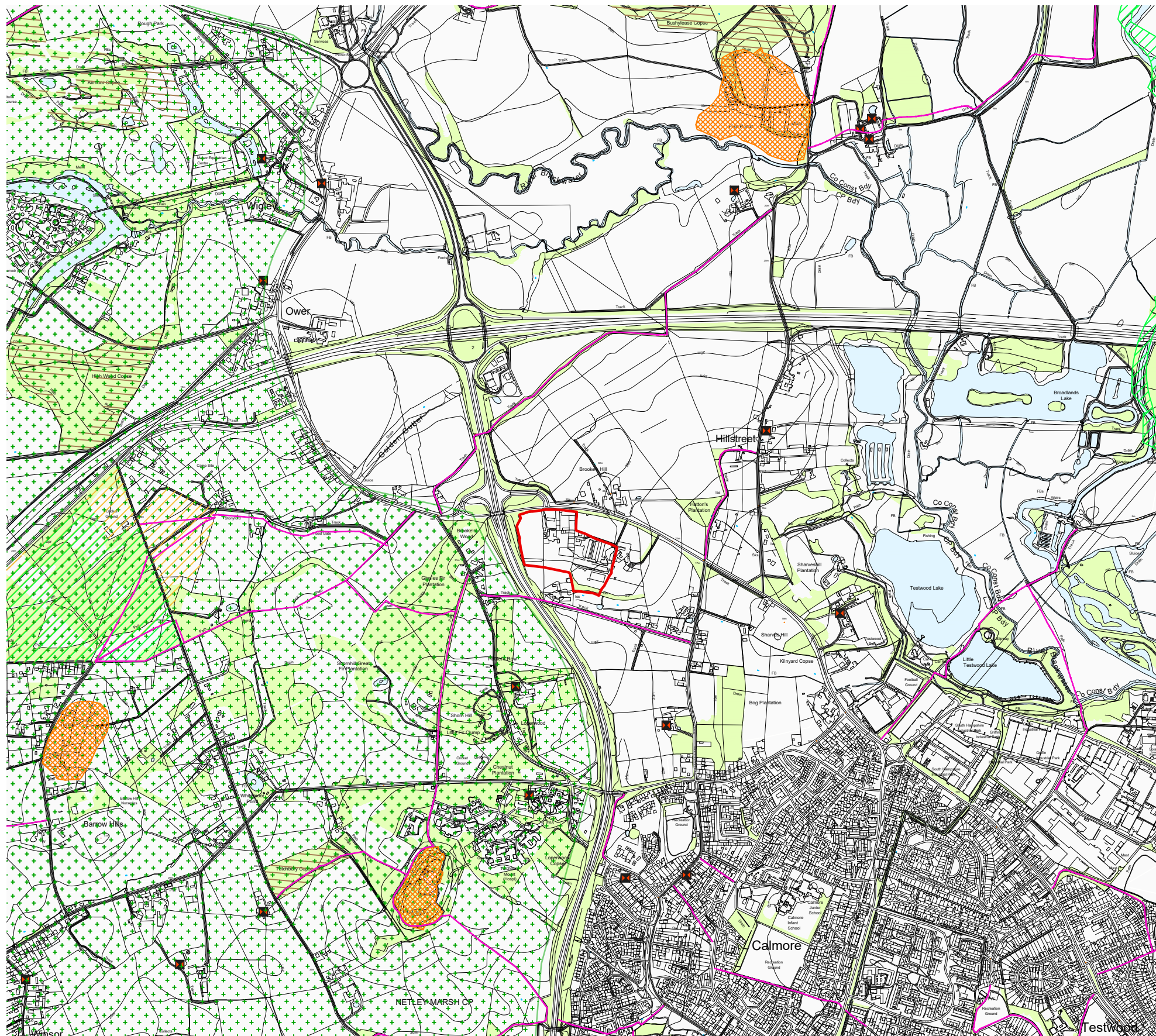
Date:	08.12.23		
Rev	Date	Drawn	Checked
Drg No:	GLS_110_131_1101	Rev:	

Project:	Land at Calmore Croft Farm Salisbury Road, Calmore
Title:	Aerial Photograph


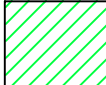

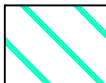







Client:  
McCarthy Investment Limited



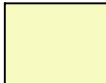





**LEGEND**

-  Site boundary
-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Ramsar Site
-  Ancient Semi Natural Woodland or Ancient Replanted Woodland
-  Ancient Monument
-  Listed building - Grade II\*
-  Listed building - Grade II
-  Public Right of Way - Footpath
-  National Park
-  Open Access Land (CROW 2000 Act)

**OS Map Legend**

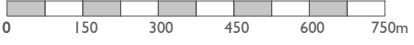
-  Vegetation
-  Water

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**FOR PLANNING**

Drawn by : SK      Checked by : JM

Scale @ A3:



Scale 1:15,000



Rev	Date	Drawn	Checked
	24.10.23		
Drg No:	GLS_110_131_1102	Rev:	

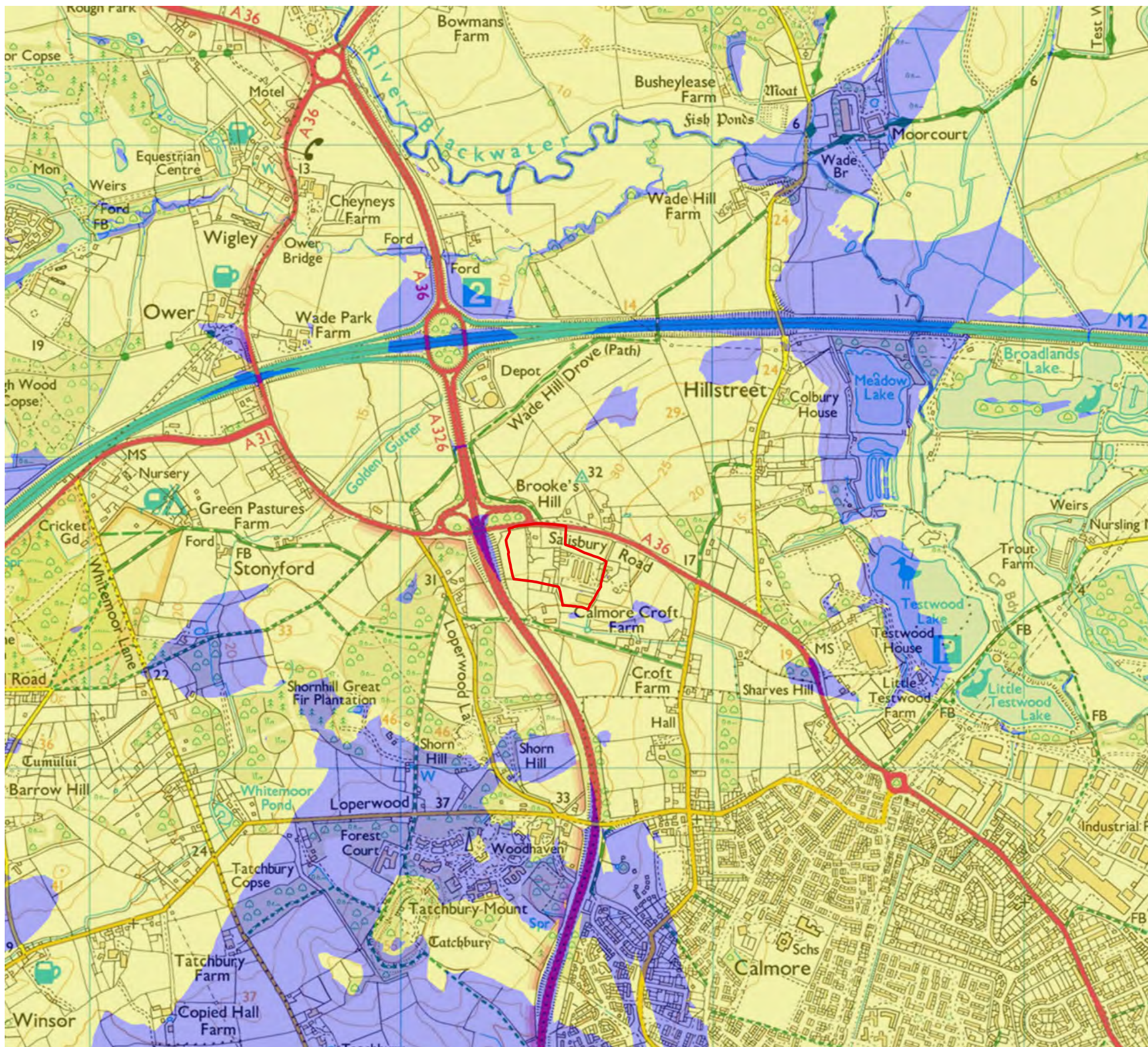
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Salisbury Road, Calmore

Title: Landscape Designations Plan

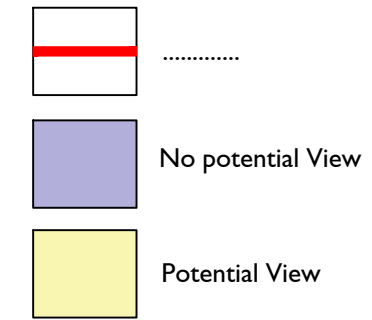
Client: McCarthy Investment Limited







LEGEND



Notes:

The viewshed analysis has been based on a max. building height of 12m and has used a central point within the development boundary. The viewer height was set at 1.6m high.

The analysis is based on surface topography only and does not take account of visual barriers in the form of vegetation, buildings or other manmade elements.

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**FOR PLANNING**

Drawn by : SK      Checked by : JM  
 Scale @ A3:  
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 Scale 1:15,000



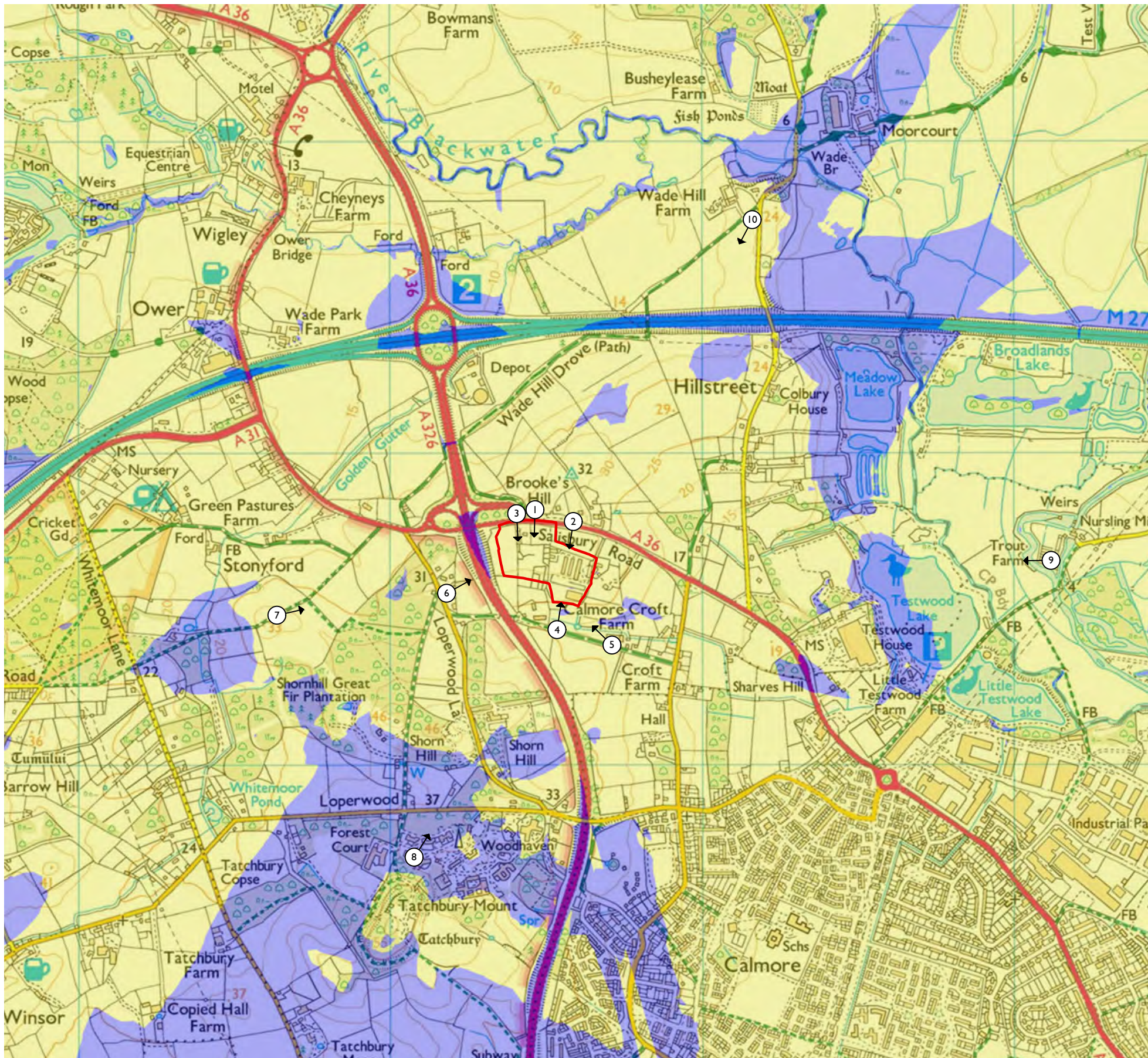
Date:	08.12.23	Drawn	Checked
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Drg No:	GLS_110_131_1103	Rev:	

Project: Land at Calmore Croft Farm  
 Salisbury Road, Calmore  
 Title: Zone theoretical visibility

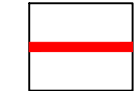
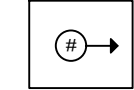

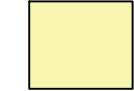
Client: McCarthy Investment Limited







LEGEND

-  Site boundary
-  Viewpoint location and direction of view
-  No potential View
-  Potential View

Notes:

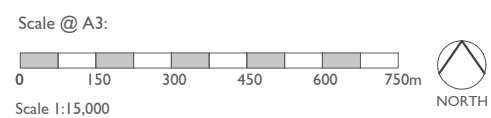
The viewshed analysis has been based on a max. building height of 12m and has used a central point within the development boundary. The viewer height was set at 1.6m high.

The analysis is based on surface topography only and does not take account of visual barriers in the form of vegetation, buildings or other manmade elements.

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**FOR PLANNING**

Drawn by : SK      Checked by :



Date: 08.12.23

Rev	Date	Drawn	Checked

Drg No: GLS\_110\_131\_1104      Rev:

Project:

Land at Calmore Croft Farm  
Salisbury Road, Calmore

Title:

Viewpoint location plan

Client:

McCarthy Investment Limited

