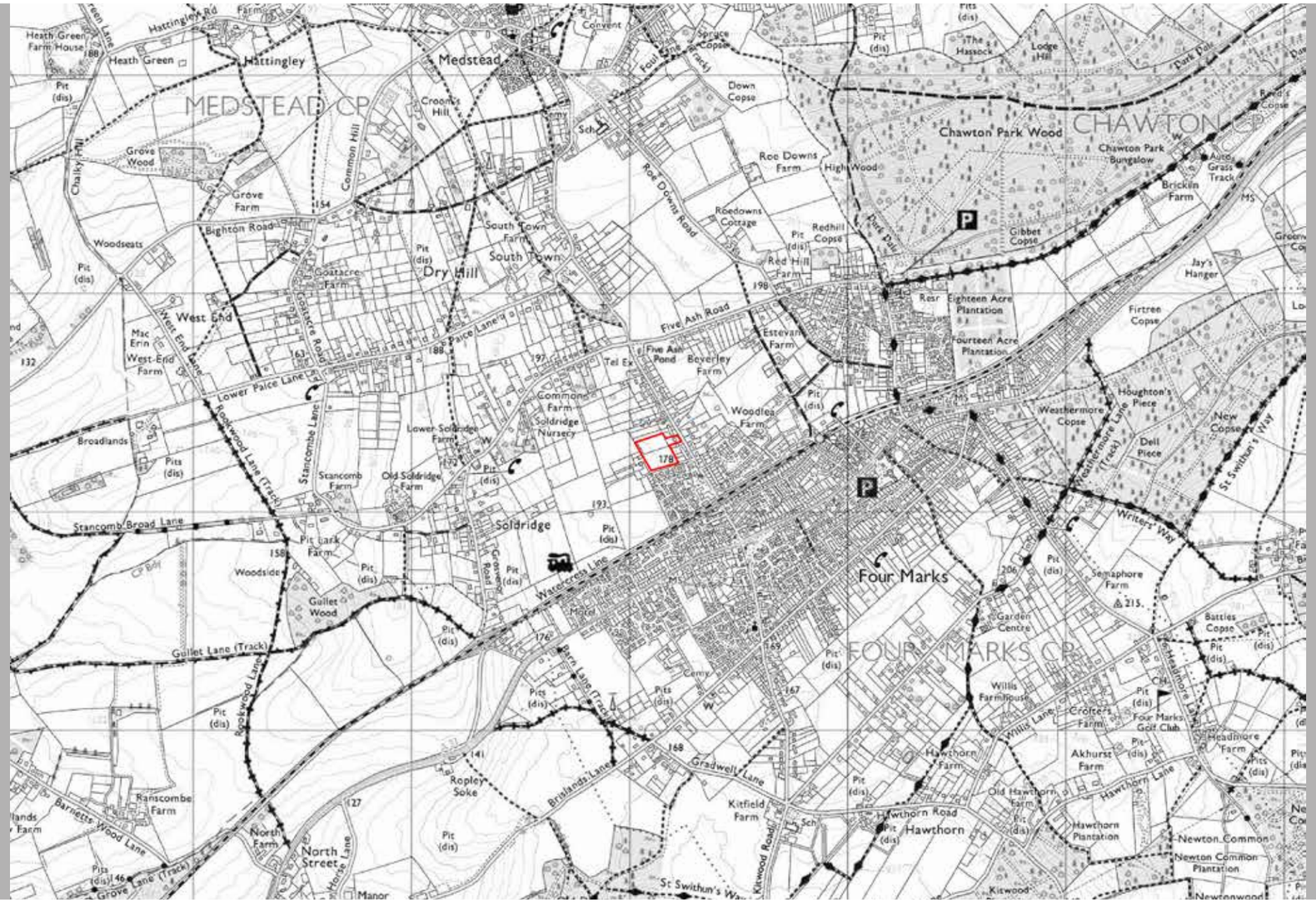
Land off Lymington Bottom Road, Medstead

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

On behalf of **Bewley Homes**

February, 2024



JAMES BLAKE ASSOCIATES

Revision	Purpose	Originated	Checked	Authorised	Date
B	FINAL	SPB	AS	JBA	February 2024
A	FINAL	SPB	AS	JBA	January 2024
	FINAL	SPB	AS	JBA	September 2023
~	DRAFT	SPB	AS	JBA	June 2023

Document Number:
JBA 23/154 - Doc 1

Document Reference:
LANDSCAPE AND VISUAL IMPACT ASSESSMENT
Land off Lymington Bottom Road, Medstead

JAMES BLAKE ASSOCIATES

CONTENTS

LIST OF FIGURES

APPENDICES

[This page is intentionally blank]

1. INTRODUCTION

1.1 Background

1.1.1 James Blake Associates Ltd. (JBA) has been instructed by Bewley Homes to prepare a Landscape and Visual Impact Assessment (LVIA) to accompany a planning application for the residential development of land west of Lymington Bottom Road, Medstead (the 'Site').

1.1.2 Medstead is a village and civil parish in the East Hampshire District of Hampshire, England. It is approximately 19km north east of Winchester and 15km south of Basingstoke.

1.2 Scope

1.2.1 The aims and objectives of this assessment are:

- To describe and evaluate the current landscape character of the site and its surroundings, including heritage assets, and identify potential landscape receptors with reference to published character types / areas and their characteristic landscape elements;
- To identify potential visual receptors (i.e. people who would be able to see the site and the proposed development) and their representative views;
- To evaluate the sensitivity of landscape and visual receptors to the type of development proposed;
- To describe and assess any impacts of the development in so far as they affect the landscape and/or views of it and to evaluate the magnitude of change and the scale of effect; and
- To identify any specific mitigation or monitoring measures that are required to reduce residual landscape and visual effects.

1.2.2 The methodology for undertaking the assessment is in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) and best practice.

1.2.3 The assessment has been carried out as an integral part of the design process. The initial evaluation (baseline) was used to identify the landscape and visual constraints as well as opportunities of both the site and its surrounding landscape. The potential landscape and visual effects subsequently informed a landscape strategy that was incorporated into the development masterplan as primary/embedded mitigation through an iterative design approach.

1.2.4 As such the assessment and design process aims to ensure that:

- Aspects which make an essential contribution to landscape character are maintained and managed;
- The development and associated change can be accommodated within the existing landscape and visual context; and
- Improvements and enhancements can be made where uncharacteristic features detract from the character and visual amenity of the area.

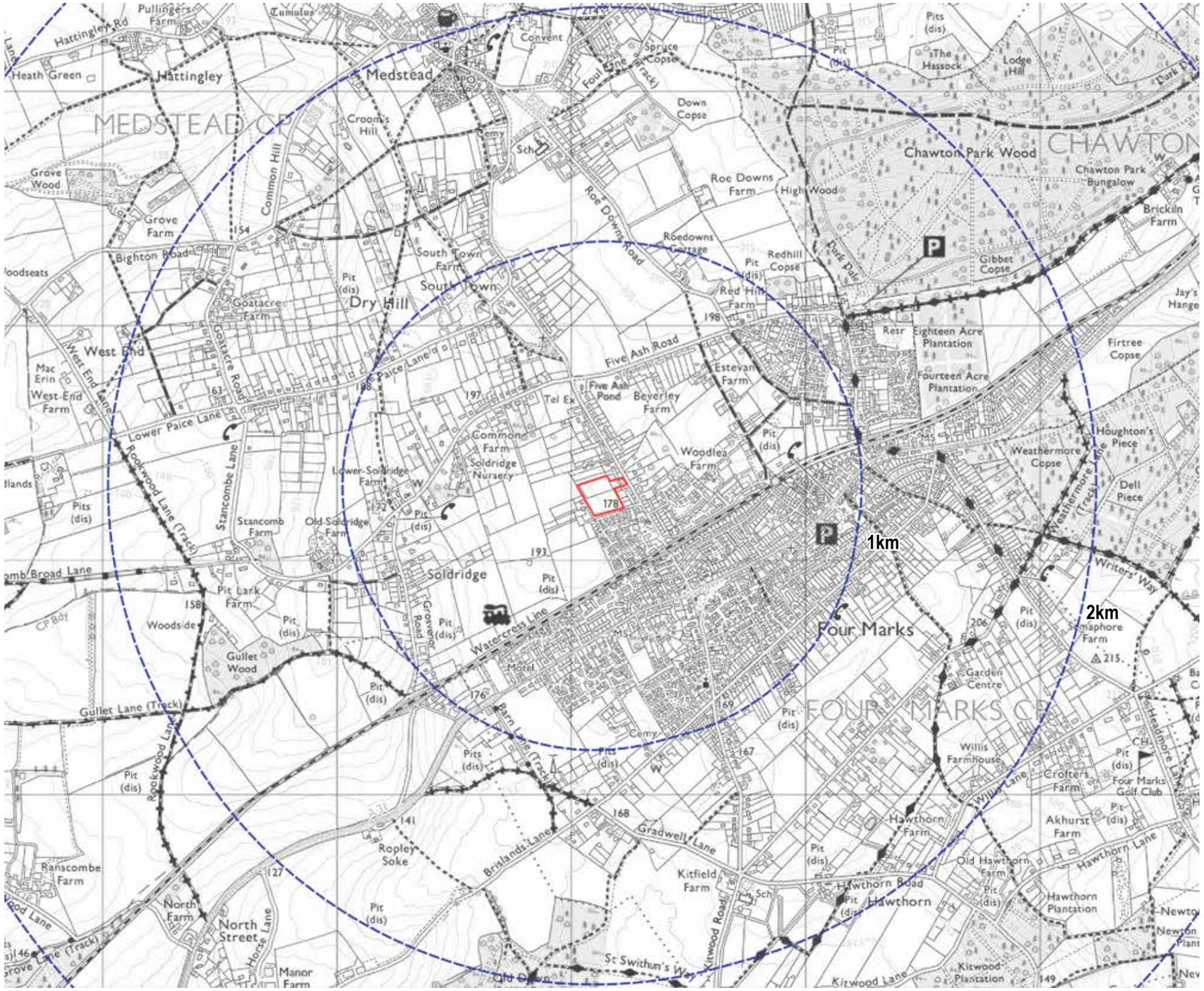


Figure 1: Site Location and Study Area. NTS
Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

1.3 Study Area and Landscape Context

1.3.1 Medstead is a village and civil parish in the East Hampshire District of Hampshire, England. It is approximately 19km north east of Winchester and 15km south of Basingstoke.

1.3.2 The proposed residential development extends westwards in an irregular rectangular shape off Lymington Bottom Road and currently comprises arable land. The site is bounded by recent residential development to the south, further dwellings to the north and east and arable agricultural land to the west.

1.3.3 The extent of the study area is based on the potential visual envelope of the Site and proposed development i.e. the area from which views of the development may be visible, informed by topographical maps and field survey. The study area is shown on **Figure 1** and extends by approximately 2km in all directions where views are then curtailed by existing vegetation and settlement.

1.3.4 The landscape within the study area comprises the Hampshire Downs National Character Area (NCA 130). More locally, the Site lies within the Four Marks Clay Plateau (2B) LCA (as identified by the East Hampshire Landscape Character Assessment). For further details as relevant to this assessment refer to **Section 5.0**.

2. METHODOLOGY

2.1 Background

2.1.1 This report identifies and assesses the landscape and visual effects of the proposed development over the course of the project from construction through to its completion.

2.1.2 Throughout the report a clear distinction is made between landscape (the landscape as a resource) and visual:

- **Landscape Assessment (Section 5.0)**: The landscape resource incorporates the physical characteristics or elements of the urban and rural environment which together establish the character of each area e.g. geology, soils, topography, hydrology, land cover, land use, vegetation and settlement and the way it is experienced. Landscape effects can arise from changes to individual landscape components, landscape character and sense of place. This includes effects on areas recognised for their landscape value.
- **Visual Assessment (Section 6.0)**: The visual assessment considers the nature of existing views and visual amenity including the extent of visibility of the site and the proposed development, and the people who might experience them. Visual effects considers the views of individuals and how they are perceived will change.

2.1.3 The assessment of the site, the surrounding landscape character and visibility are based on a period of desk study and field survey.

2.2 Assessment Approach

2.2.1 The assessment of landscape and visual effects is based on the following good practice guidelines:

- Landscape Character Assessment Guidance for England and Scotland[1]; and
- Guidelines for Landscape and Visual Impact Assessment (GLVIA3)[2].

2.2.2 In accordance with the guidelines and best practice, LVIA uses a combination of quantitative and qualitative information including informed and reasoned professional judgement. The assessment of the scale of landscape and visual effects follows a systematic and consistent step-by-step process so that rational and transparent conclusions can be drawn.

1 Landscape Character Assessment Guidance for England and Scotland, Countryside Agency and Scottish Natural Heritage, 2002

2 Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013

2.2.3 In accordance with GLVIA3 the approach and methodology used is proportional to the scale of the project and the nature of the likely effects; the emphasis being on those that are likely to be important.

2.2.4 The process of LVIA is based on the following process:

- Baseline appraisal including desk based and field surveys to identify the nature of the existing resource. Sources of information for the desk study are listed in **Appendix A**;
- Identification of the individual receptors likely to experience change from the proposal and a description of the impacts, both negative and positive;
- An assessment of the scale of the effects identified; and
- Identification of mitigation or monitoring measures that may be required.

2.2.5 For the purposes of this report, the term 'impact' refers to the cause of the change and 'effects' are the results or changes on the landscape and visual context.

2.2.6 It is recognised that the scale and nature of the change will vary throughout the course of the project. To provide an indication of the changes that will occur through the various stages, the magnitude of change and scale of effect is assessed at the following key points:

- Construction phase – estimated duration of 6months. Parts of the development may be completed and occupied within this time;
- Completion Year 1 – to represent the worst case scenario, where planting has been implemented, but before any planted mitigation can take effect. This commences on the full practical completion of the proposed development; and
- Completion Year 15 – to represent the best case scenario, where planting mitigation measures can be expected to be effective. These are considered to be the residual effects.

2.2.7 In terms of the description of visual effects it is acknowledged that this will vary according to the season based on the extent of vegetation cover. The assessment at all stages is based on the worst case scenario when vegetation is not in leaf.

2.2.8 The LVIA process is an integral part of the design process. Following an initial assessment of the baseline, primary mitigation measures (for example the retention of vegetation, the location of buildings / open space, building heights and new planting) were embedded into the design of the development proposals as part of an iterative approach. These measures are identified in the description of the development. The assessment of landscape effects is based on the final submitted scheme.

2.3 Landscape Assessment

2.3.1 The assessment of landscape effects addresses the effects of change and development on landscape as a resource i.e:

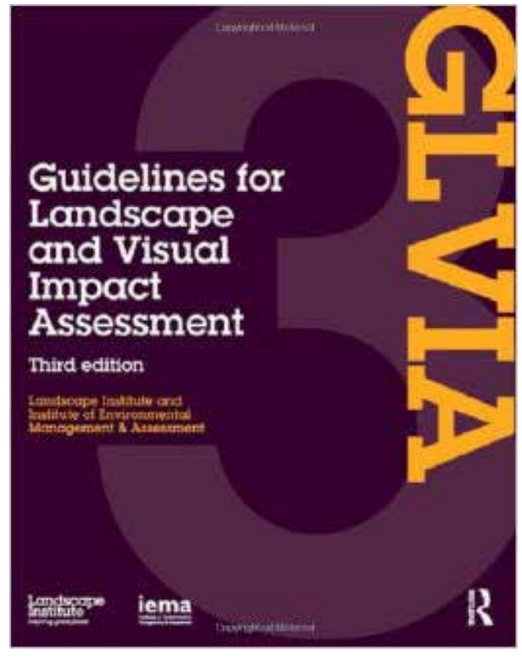


Plate 1: GLVIA3

- The landscape components within the site that contribute to the landscape - topography, land cover, land use, vegetation, settlement and buildings for example; and
- Landscape character and the key characteristics that contribute to it including aesthetic and perceptual aspects.

Landscape Baseline

2.3.2 The baseline study includes a combination of desk and fieldwork in order to identify the existing character of the landscape, and the elements, features and aesthetic and perceptual aspects that contribute to it. Landscapes that share similar components and characteristics can be classified into generic Landscape Character Types (LCTs) and/or locational specific Landscape Character Areas (LCAs) at a range of scales from national through to local.

2.3.3 Within the study area a hierarchy of published Landscape Character Assessments has been undertaken. The study of the assessments within the hierarchy is important to aid understanding of the landscape and to allow the identification of landscape components that may be present at different scales.

2.3.4 Published assessments at the national and county level were reviewed to provide a broad landscape context. These existing documents were used to determine the extent of different LCTs and LCAs within the study area, along with their key characteristics, condition and inherent sensitivity to change

along with any applicable management or development recommendations.

2.3.5 Field work was used to record the specific characteristics within the study area to determine the extent to which the site and its immediate surroundings are representative of the wider area, and to identify other characteristics potentially not identified in published documents, but which are important when considering the effects of the proposed development at a local level.

2.3.6 Following the baseline study, the potential landscape receptors (landscape components and character areas) were identified and their sensitivity to the proposed development assessed. Sensitivity is defined by a combination of value and susceptibility to change based on word based scales (for criteria refer to **Appendix B: Table B1**).

2.3.7 The value of each receptor is assessed taking into account the presence of statutory and non-statutory designations and the reasons for their designation, in conjunction with published Landscape Character Assessments and the findings of the baseline assessment including:

- The condition and overall strength of character of the site and its surrounding area;
- The importance, value or special qualities placed on the receptor; and
- The objectives of landscape strategies and guidance.

2.3.8 The susceptibility to the proposed development is assessed on:

- The capacity of the landscape to accommodate the proposed development;
- The extent of the proposals being in accordance with management or policy objectives; and
- The potential for mitigation.

2.3.9 The sensitivity of landscape components is classified on a sliding scale from high to low and is determined by combining value and susceptibility as set out in **Appendix B: Table B3.**

2.3.10 Those landscape components which make a notable contribution to the area and can not accommodate the proposed development without affecting the baseline situation and/or achievement of landscape planning strategies are of high sensitivity, while those which are replaceable or contribute little to the overall character of the landscape and can accommodate the change without affecting the baseline situation are of low sensitivity.

Identification and Description of Landscape Change

2.3.11 For each landscape receptor, the likely changes arising from the development during the construction and following its completion were identified and described. Such interactions include changes to or loss of existing elements, the introduction of new elements and the combined effect of these changes on the overall character of the area.

2.3.12 The magnitude of landscape impacts is classified on a sliding word based scale as set out **Appendix C: Table C1** from high to negligible. High is described as a prominent and notable change, while low or negligible applies where changes are small and/or localised. The nature of the impact can be positive or negative; however, there may be instances where an effect is neither. These effects are considered to be neutral in nature.

2.4 Visual Assessment

2.4.1 The visual assessment considers the direct effect of changes to existing views and the visual amenity arising from the proposed development.

Visual Baseline

2.4.2 The baseline for assessing visual effects establishes the area from which the site and proposed development may be visible and the nature and number of different groups of people who are likely to experience change.

2.4.3 For visual effects the receptors may include:

- Users of properties: such as residents, employees or visitors;
- Users of public rights of way: public footpaths, bridleways, byways and permissive paths;
- Users of transport routes: main roads and residential streets; and
- Places accessible to the public including open space areas, public gardens and other destinations.

2.4.4 The area from which the site and proposed development will be visible was determined using a Zone of Theoretical Visibility (ZTV).

2.4.5 Light Detection and Ranging (LIDAR) data was sourced from the Environment Agency. LIDAR is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

2.4.6 Composite data was used which is derived from a combination of the full dataset which has been merged and re-sampled. Due to gaps within the existing data, a combination of 50cm and 2m resolution was used in order to generate the best coverage.

2.4.7 Zones of Theoretical Visibility were plotted using two types of data. The first being a Digital Terrain Model (DTM) which represents the elevation of the bare earth without taking into account of any overground features. The second set of data used was the Digital Surface Model (DSM) which takes account of the height of features in the landscape (such as trees and buildings) as well as the topography of the land. Both sets of data were used to show how the intervening vegetation which surrounds the Site acts as a natural screen in both near and longer distance views.

2.4.8 This assessment assumes that the maximum height of development will be 8m with an assumed observer height of 1.65m (eye level).

2.4.9 In order to assess the theoretical visibility of the proposed development a set of points were plotted around the perimeter of the proposed development areas which will be refined at a reserved matters stage. These points are as accurate as reasonably possible when using the GIS software.

2.4.10 The search radius adopted was 3.5km. Across some parts of the study area no data was available, this data was given a value of 0 and as such the ZTV does not encompass these areas

2.4.11 The ZTV was then refined by manual analysis of topographical data combined with aerial images, this forms the visual envelope. As the extent of the VE is locally influenced by landform, vegetation and existing built development, fieldwork was used to verify the views actually available using publicly accessible locations.

2.4.12 The ZTV shows the cumulative effect a 8m high buildings at each of the points on the grid to illustrate a worst-case scenario in terms of maximum building height.

2.4.13 A number of viewpoints were selected for inclusion in the assessment to demonstrate the extent of visibility of the site and the future development as well as the visual amenity currently experienced. At each viewpoint, baseline photographs were taken to record the existing view. The viewpoints and supporting photographs do not provide continuous coverage of all locations within the vicinity, but provide a sample of the following:

- Representative: illustrating views from within a wider area e.g. views representative of a group of houses or a street or along a public right of way;
- Specific: demonstrating views from key locations such as visitor destinations or recognised viewpoints, views from protected landscapes or with particular cultural associations; and
- Illustrative: demonstrating a particular effect or specific issue e.g. restricted visibility in an area where views might be anticipated.

2.4.14 As such all views and visual amenity are best experienced in the field.

2.4.15 All photographs were taken during the day with a digital camera at a focal length of 35mm (equivalent to 50mm on a full frame sensor) and an eye height of 1.65m in accordance with technical guidance and best practice. To achieve a wider field of view, a series of overlapping photographs were taken, and later joined together to form panoramic images with minor retouching to eliminate slight variations in colour tone. For ease of reference, visible elements within the site and surrounding area, including the approximate extent of the site are identified.

2.4.16 Following the baseline study, the potential visual receptors were identified and their sensitivity to the proposed development assessed. Sensitivity is defined by a combination of value and susceptibility to change based on word based scales (for criteria refer to **Appendix B: Table B2**).

2.4.17 The value of existing views was identified taking into account the presence of statutory and non-statutory designations and with reference to other indicators such as their appearance in guidebooks or maps and the frequency of use.

2.4.18 The susceptibility of visual receptors is dependent on the location and context of the view, the number of people likely to be affected by the change, as well as the expectations and the occupation/activity of the receptor.

2.4.19 The sensitivity of visual receptors is classified on a sliding scale from high to low and is determined by combining value and susceptibility as set out in **Appendix B: Table B3.**

2.4.20 Those receptors which are classified as being of high sensitivity may include users of rights of way or nearby residents, while those of low sensitivity may include people in their place of work or travelling through the landscape in cars or other modes of transport. The assessment of views from private residences, particularly those bordering the site, is based on representative views from groups of dwellings or streets based on the nearest possible publicly accessible location.

Identification and Description of Visual Change

2.4.21 Changes to views identified during the baseline study and the subsequent effect on visual receptors were identified and described with reference to the following:

- The nature of the view of the development e.g. a full or partial view, or only a glimpse;
- The proportion of the development or particular features that would be visible;
- The distance of the viewpoint from the site and whether the viewer would focus on the development due to its scale and/or proximity or whether it would comprise a small, minor element in a panoramic view;
- Whether the view is stationary/fixed, transient, or one of a sequence of views experienced along a route or moving vehicle; and
- The nature of the change resulting from the development through the removal or introduction of features (both natural and man-made) and any associated changes to the profile of the skyline, visual simplicity/ complexity, enclosure/openness and scale.

2.4.22 The magnitude of visual effects is classified on a sliding scale as set out in **Appendix C: Table C2** from high to negligible where high is a prominent and notable change in the view to low or negligible where changes are small and/or barely perceptible. The nature of the impact can be either positive or negative; however, there may be instances where an impact results in an effect that is neither. These effects are considered to be neutral in nature.

2.5 Scale of Effects

2.5.1 The importance of landscape and visual effects is a function of the sensitivity of the landscape resource and visual receptors against the magnitude of change that they would experience. In accordance with GLVIA3, importance is not absolute and whilst a judgement is made on both the overall sensitivity of each identified receptor and the magnitude of change, the conclusion is based on the professional judgement of the assessor.

2.5.2 The nature and relative importance of the effects depends on the degree to which the development:

- Complements, respects and fits into the existing landscape and views;
- Enables the retention, enhancement or restoration of landscape character and visual amenity and delivers landscape guidelines and/or policy aspirations; and
- Influences the visual context and in particular strategic and important views.

2.5.3 The importance or scale of landscape and visual effects is determined by combining the sensitivity of the receptor and the magnitude of the change likely to occur. The scale effect is described as Major, Moderate, Minor or Negligible as set out in **Appendix C: Table C3**. Effects can be either adverse or beneficial.

2.5.4 The final assessment of the scale of effects can be summarised as:

- **Major adverse**: The development would cause a total permanent loss or major alteration to key elements or features of the landscape and/or introduce elements that are totally uncharacteristic of the surrounding area. The development would be visually intrusive and would result in a substantial deterioration to visual amenity;
- **Moderate adverse**: The development would cause a substantial permanent loss or alternation to one or more key elements or features of the landscape and/or introduce elements that are prominent but may not be substantially characteristic of the surrounding area. The development would be visually intrusive and would result in a noticeable deterioration to visual amenity.
- **Minor adverse**: The development would cause a minor permanent and/ or temporary loss or alteration to one or more key elements or features of the landscape and/or introduce elements that may not be uncharacteristic of the surrounding area. The development would cause limited visual intrusion and would result in a barely perceptible deterioration to visual amenity;
- **Negligible**: The development would result in very limited change to the existing landscape resource or visual amenity.
- **Minor beneficia**l: The development would complement the key elements or features of the landscape and/or introduce elements that are characteristic of the surrounding area maintaining landscape character. The development would visually complement the existing view and would result in a barely perceptible improvement to visual amenity;
- **Moderate beneficial**: The development would fit in well with and enhance the key elements or features of the landscape and/or introduce elements that maintain and/or enhance landscape character. The development would visually integrate into the existing view and would result in a noticeable improvement to visual amenity;
- **Major beneficia**l: The development would entirely fit in well with and substantially enhance the key elements or features of the landscape and/ or introduce elements that substantially enhance landscape character. The development would visually integrate into the existing view and would result in a substantial improvement to visual amenity.

2.6 Limitations and Assumptions

2.6.1 The visual survey and baseline photographs were completed in May 2023. Deciduous trees and hedgerows were in full leaf, representing a best case scenario in terms of the extent of visibility likely to be experienced. Winter months would present a worst case scenario in terms of visibility.

2.6.2 The assessment assumes that the proposed development will be constructed over a period of 1 year. Although parts of the development will be completed and occupied within this time, this represents the construction phase. Operational effects commence on the full completion of the proposed development (Year 1).

2.6.3 In assessing both landscape and visual effects the influence of time, particularly on the growth of new vegetation, can be substantial. The post-completion effects have therefore been assessed at two stages (Year 1 and Year 15). The time that new planting takes to establish is dependent on species, stock size, the nature of the growing conditions and other factors such as maintenance and vandalism. It is assumed that planting will be implemented following the substantial completion of each phase and fully implemented by Year 1 with an average growth rate of 300-400mm/year.

3. APPLICATION SITE AND PROPOSED DEVELOPMENT

3.1 Site Description

3.1.1 The Site is situated to the west of Lymington Bottom Road, Medstead. The Site is currently used as arable agricultural land. The boundaries are defined by existing dwellings and private gardens to the north, east and south and arable land to the west. A mature hedgerow defines the southern boundary and intermittent mature trees line the northern, western and eastern boundaries, screening the majority of views in and out of the Site from the main settlement area of Medstead. Refer to **Figure 2 - Site View Location Plan** and **Figure 3 - Site Photographs**.

3.2 Proposed Development

3.2.1 The proposal seeks for the construction of 53 residential dwellings and green open space, which will be accessed off Lymington Bottom Road.

Principles

3.2.2 The principles of the scheme are set out as below, as per the Development Framework Plan produced by Boyer, refer to **Figure 4**.

3.2.3 The main aspects of the development are outlined below:

Circulation and Access

3.2.4 The Site will be accessed off Lymington Bottom Road to the east of the Site. The primary route leads westwards into the site whereby secondary routes and private driveways lead off it.

3.2.5 Each dwelling will have private amenity space which will be defined by curtilage enclosures. Some will have garages, with other having parking bays or utilising parking courtyards.

Built Form

3.2.6 New dwellings will be;

- Dwellings are typically a mix of semi-detached and detached, predominantly 2 storey in height.
- A feature apartment unit is situated to the north western corner of the Site and is up to 3 storeys in height.

Landscape

3.2.7 The landscape proposals include:

- Existing trees and vegetation along boundaries are to be retained to help filter views of the proposed development, while acting as an ecological corridors around the site. Furthermore it will mean retention of the existing ecosystems.
- Public Open Space is located across the whole Site, with the main entrance drive off Lymington Bottom Road set alongside a green open space, defined by native hedgerows and trees and including some orchard trees. Trees and vegetation here will contribute to the character of the street, which is generally well vegetated, and will provide visual amenity along the road and beyond. These enhancements contribute to and connect to existing areas to the benefit of wildlife and biodiversity.
- Streets are lined with trees where possible, with feature trees where green space interrupts the built form.
- Green buffers to development are found along the southern, eastern and western boundaries, and allow for strengthening of the existing green framework within which the development sits. These areas provide multi functional spaces including informal play spaces and residents and visitors health and well being.
- A LAP play space is provided and located centrally, easily accessible and defined with trees and hedgerow, contributing to the greening of the street scene.

3.3 Constraints and Opportunities

3.3.1 Development of the Site presents various opportunities and constraints including:

- Existing dense semi-mature vegetation along the Site boundaries provides visual amenity and screening value which contributes to a well vegetated settlement edge, characteristic of the area;
- The nature of the site and the local topography ensure that development would generally be well contained on the edge of the settlement and the wider countryside;
- Use of strategic planting throughout the development to create a new landscape which is rural in character into which the buildings will sit. Native tree planting will improve landscape character and increase biodiversity;
- Opportunities to connect to the existing mature green infrastructure to the Site boundaries will maintain and enhance the connections to the existing mature field boundary vegetation and shrub ecosystems, and ensure the continuation of the habitat corridor;
- Views across to the Site from adjacent visual receptors, including local roads and residential properties.

Figure 2: Site Views Location Plan. Scale NTS@A3
Source: Base Aerial Map: Google Maps, 2024

Viewpoint A. View north west across the Site from the south eastern boundary.

Viewpoint B. View south west across the Site from the proposed access drive.

Viewpoint C. View south west across the Site from north east of the Site.

Figure 3: Site Views.
Source: JBA, May 2023

Viewpoint D. View south east across the Site from north of the Site.

Viewpoint E. View south east across the Site from the north west of the Site.

Viewpoint F. View north east from the western Site boundary.

Figure 3: Site Views.
Source: JBA, May 2023

Viewpoint G. View north east from the western Site boundary.

Viewpoint H. View north east from the south western Site boundary.

Viewpoint I. View north west from the southern Site boundary.

Figure 3: Site Views.
Source: JBA, May 2023

Figure 4: Development Framework Plan. Scale NTS@A3
Source: Boyer for Bewley Homes, December 2023.

3. PLANNING POLICY FRAMEWORK

3.1 Background

3.1.1 This section provides an overview of planning policy as relevant to landscape. The assessment includes the identification of both statutory and non-statutory designations within the study area (including protected landscapes, historical and ecological assets).

3.1.2 The assessment considers the following:

- The National Planning Policy Framework (NPPF September 2023);
- East Hampshire District Local Plan: Joint Core Strategy Part 1 (2014);
- East Hampshire District Local Plan: Joint Core Strategy Part 2 (2016);
- Medstead and Four Marks Neighbourhood Plan (2015-2028); and
- Medstead Village Design Statement (2003).

3.2 The National Planning Policy Framework

3.2.1 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF sets out a clear presumption in favour of sustainable development, which should be seen as a 'golden thread' running through plan-making and decision-taking. There are three dimensions to sustainable development: economic (sufficient land of the right type, in the right place at the right time), social (well-designed beautiful and safe places) and environmental (protect and enhance natural, built and historic environment and improving biodiversity).

3.2.2 NPPF Section 3: Plan-making states that the planning system should be genuinely plan-led, and sets out the need for Local Plans, Neighbourhood Plans and other Supplementary Planning Documents to succinctly set out the development needs and plans specific to the area they relate to. This section also emphasises the opportunities and platforms in which local people can shape their surroundings. As such *'once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'*

3.2.3 NPPF Section 8: Promoting healthy and safe communities sets out that planning decisions should achieve healthy, inclusive and safer places. An emphasis is placed on a number of design strategies to facilitate a holistic approach to community well-being. These include:

- Promotion of social interaction through the use of *'mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.'*
- Promotion of community of safety through the use of *'beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas.'*
- Promotion of strategies and features to support healthy lifestyles through '*the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*

3.2.4 These principles are supported by NPPG: Healthy and safe communities.

3.2.5 NPPF Section 12: Achieving well-designed places sets out that high quality, beautiful and sustainable buildings and places, that are safe, inclusive and accessible are fundamental to what the planning and development process should achieve. As such all new developments should *'function well and add to the overall quality of the area..;'* be *'visually attractive as a result of good architecture, layout and appropriate and effective landscaping' and 'sympathetic to local character and history, including the surrounding built environment and landscape setting'.*

3.2.6 Trees are also identified, in paragraph 136, as making important contributions to the character, quality and environmental credentials of urban environments, as such, *'Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*

3.2.7 NPPF Section 15: Conserving and Enhancing the Natural Environment sets out that the planning system should contribute to and enhance the environment by protecting and enhancing valued landscapes. This includes designated landscapes but also the wider countryside. In this respect Local planning authorities could achieve this by *'protecting and enhancing valued landscapes'; 'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services'* and *'minimising impacts on and providing net gains for biodiversity'.* These principles are supported by NPPG: Natural Environment including landscape, biodiversity and green infrastructure.

3.2.8 NPPF Section 16: Conserving and Enhancing the Historic Environment places emphasis on the conservation and enjoyment of the historic environment, recognising that *'heritage assets are an irreplaceable resource'* and should be *'conserved in a manner appropriate to their significance'.*

3.2.9 These principles are supported by NPPG: Historic Environment.

3.3 District Level Planning Policy

3.3.1 At the District level, Medstead lies within the authority of East Hampshire District Council.

3.3.2 The Local Plan: Joint Core Strategy is a long-term document that will shape and guide development in East Hampshire to 2028. The Local Plan was adopted by East Hampshire District Council in May 2014 and is split into two parts. Relevant policies included in the Local Plan are listed below:

3.3.3 **Joint Core Strategy Part 1 (2014)**

- Policy CP1 - Presumption in Favour of Sustainable Development
  - *'When considering development proposals the Council and National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). They will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.'*
- Policy CP2 - Spatial Strategy
  - *'The Council and National Park Authority will promote and secure sustainable development to maintain the vitality and viability of existing communities, to meet the need for new resource efficient housing and economic growth that is supported by necessary infrastructure and to ensure the protection and the enhancement of the built and natural environment in particular the protection of the special qualities of the South Downs National Park which is fundamental to the Local Plan: Joint Core Strategy.'*
- Policy CP11 - Housing Tenure, Type and Mix
- *'To address housing requirements and to help to create sustainable communities new residential development will be required to:*
  - *a) maximise the delivery of affordable housing;*
  - *b) provide a range of dwelling tenures, types and sizes to meet housing needs;*
  - *c) provide housing that meets a range of community requirements, including*
  - *retirement, extra care housing and other housing for the elderly. Those with*
  - *special or supported needs and people wishing to build their own homes; and*
  - *d) meet Lifetime Homes Standard as appropriate.'*
- Policy CP13 - Affordable Housing on Residential Development Sites
- *'In order to meet affordable housing needs, all residential development, which results in 1 or more additional dwellings (net), should contribute towards the provision of affordable housing. New residential development will be required to:*
  - *a) provide affordable housing to meet a range of requirements of the local*
  - *community, including the elderly and those with special or supported needs; and*
  - *b) provide a range of affordable housing types and sizes.'*
- Policy CP18: Provision of Open Space, Sport and Recreation and Built Facilities
  - *'All new residential developments will provide, as a minimum standard, the equivalent of 3.45 ha of public open space per 1,000 population to serve the needs generated by the new development. Contributions to built facility provision will also be required to meet various standards depending on the facility being provided. Standards for both open space and built facilities are set out in the East Hampshire PPG17 Open Space, Sport and Recreation study (including built facilities) 2008 (or the most up to date similar survey).'*

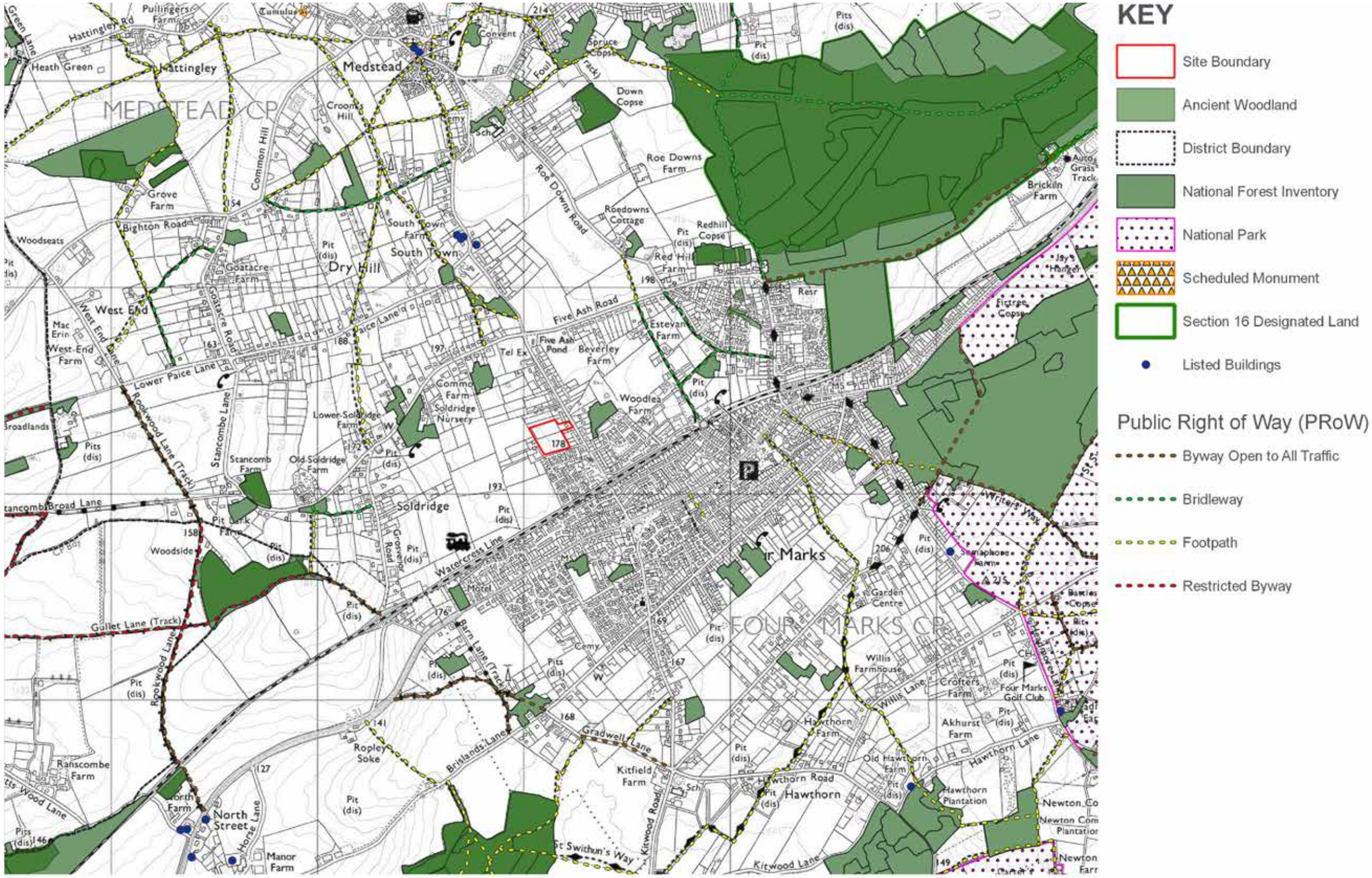


Figure 5: Designations Plan. Scale: 1:20,000 at A3.

- Policy CP20: Landscape
- *'The special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:*
  - *a) conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan;*
  - *b) protect and enhance local distinctiveness sense of place and tranquility by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;*
  - *c) protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;*
  - *d) protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;*
  - *e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;*
  - *f) maintain, manage and enhance the green infrastructure networks.'*
- Policy CP21: Biodiversity
  - *'Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment.'*
- Policy CP28: Green Infrastructure
  - *'Development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure. Development will need to take forward the objectives and priorities presented in the District's Green Infrastructure Study and Strategy, the South Hampshire Green Infrastructure Strategy and its Implementation Framework and the avoidance and mitigation measures set out in the Joint Core Strategy's Habitats Regulations Assessment. Account will also need to be taken of other relevant joint core strategy policies such as landscape, historic environment, biodiversity, flood risk and design. New green infrastructure must be provided either through on-site provision or financial contributions. The size of contribution will be linked to the scale of the development and the resulting new green infrastructure must be located as close as possible to the development it is intended to serve.'*
- Policy CP29: Design
  - *'The District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit.'*

3.3.4 **Joint Core Strategy Part 2: Housing and Employment Allocations (2016)**

3.3.5 Policy FM1: Lymington Farm, Four Marks

- 'Land at Lymington Farm is allocated for residential development for about 107 dwellings on 3.8ha.
- The site will be developed in accordance with the following site specific criteria.
- Development shall:
  - *provide vehicular access from Lymington Bottom Road designed to minimise the impact on the adjacent Doctors surgery;*
  - *b) ensure any significant negative traffic impact is mitigated on the local road network;*
  - *c) provide an on-site movement layout suitable for all potential users, linked to existing external routes;*
  - *d) be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site;*
  - *e) provide measures to prevent surface water from the site discharging onto the adjacent highway; and*
  - *f) provide noise mitigation measures to protect the occupants of dwellings located close to the railway line.'*

3.3.6 This land is now developed with a mix of residential and commercial settlement and a doctors surgery and sits immediately south of the Site boundary.

3.4 Other Guidance

3.4.1 **Medstead and Four Marks Neighbourhood Plan (2015-2028)**

3.4.2 *'The purpose of the Medstead & Four Marks Neighbourhood Plan (MFMNP) will be to make planning polic ies that c an be used to determine planning applications in the area. In some cases, its policies will encourage development proposals for the benefit of the local community. In others, its policies will aim to protect the special character of the parishes.'*

3.4.3 Policies relevant to the development proposal are set out below:

3.4.4 Policy 9: Medstead and Four Marks Green Infrastructure Network

- *'Development proposals that impact on the Green Infrastructure Network must demonstrate how any public space and related requirements align with, and/ or do not detract from, its objectives. Proposals to form, enhance and/ or maintain the Green Infrastructure Network will be supported.'*

3.4.5 Policy 10: Green Infrastructure & Biodiversity

- *'The retention of existing green infrastructure, corridors, ponds and other wildlife habitats; and the connection of wildlife habitats in the settlements to those in the countryside will be supported.'*

3.4.6 Policy 11: Sustainable Drainage System

- *'All proposals for major development, as defined by the Town and Country Planning Act, which are acceptable under other policies of the Neighbourhood Plan will be supported provided that they are able to demonstrate that, where appropriate, they include one or more of the following sustainable drainage design features, as part of the site's overall drainage strategy to manage the risk of surface water flooding:*
  - *i. permeable driveways and parking areas;*
  - *ii. water harvesting and storage features; and/ or*
  - *iii. soakaways designed with the necessary detention and infiltration*
  - *capacities.'*

3.4.7 **Medstead Village Design Statement (2003)**

- *'The linear nature of the development of the village must be respected and protected. Backland development should only e permitted, where appropriate, within the settlement policy boundary as defined in the Local Plan.*
- *The character of Medstead must be maintained by the protection from development both of large areas of open land which lie behind and between the ribbons of building and gaps which exist in otherwise developed frontages outside the settlement policy boundary.*
- *The characteristics of each part of the village should be maintained, and those features which separate them respected.*
- *Landmarks and strategic views in and out of the settlement must be protected and promoted.*
- *Green verges, a particular characteristic of the village, must be maintained, wildlife protected, and flora and fauna promoted.*
- *New development should include the provision of verges and small open spaces and any pathways should be incorporated within them.*
- *Hedgerows should be protected and new ones planted as boundaries. Naturally occurring species should be used.*
- *Trees should be maintained and naturally occurring species promoted.*
- *The majority of new housing units should be low-cost, smaller units.*
- *Proposals should provide for a range of house styles, with a strong preference for diversity in external appearance.'*

5. LANDSCAPE ASSESSMENT

5.1 Scope

5.1.1 In accordance with National and Local guidance, this section considers the existing landscape character of the site and its environs.

5.1.2 The character of the landscape evolves over time as a result of the interaction of human activity and the natural environment (people and place). Factors used to assess landscape character include:

- Physical – geology, land-form, climate, soils, fauna and flora;
- Cultural and Social – land-use, settlement, enclosure & history;
- Aesthetics – colour, texture, pattern, form and perception.

5.1.3 It should be noted that landscape is a continuum and character does not generally change abruptly on the ground. More commonly, the character of the landscape will change gradually and therefore the boundaries between both Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) should be considered to reflect zones of transition.

5.1.4 The published LCTs and LCAs from the national to local level within the study area are shown on **Figure 6** and are summarised in **Table 1** below:

Table 1: Hierarchy of Landscape Character Types and Character Areas

National: National Character Area Profiles, Natural England, 2014
Hampshire Downs National Character Area NCA 130
District: **East Hampshire District Landscape Character Assessment (2006)**
Clay Plateau (2) **(LCT)** Four Marks Clay Plateau (2B) **(LCA)** Froxfield Clay Plateau (2A) **(LCA)** Ropley Downland Mosaic (3E) **(LCA)**

5.2 National Character Baseline

5.2.1 At the national level (Natural England, 2012) the Site lies within the Hampshire Downs National Character Area (NCA 130).

5.2.2 The NCA is characterised by an elevated, open, rolling landscape dominated by large arable fields with low hedgerows on thin chalk soils, scattered woodland blocks (mostly on claywith-flint caps) and shelterbelts. To the east hedgerows are often overgrown and there are larger blocks of woodland. A fifth of the area is within the North Wessex Downs Area of Outstanding Natural Beauty and 6 per cent in the South Downs National Park due to the scenic quality of the landscape.

5.2.3 Key Characteristics of the Hampshire Downs National Character Area (NCA 130) of relevance to the proposals include:

- *'The rolling, elevated, chalk arable downland has an open, exposed character that provides open skies and long-distance views.*
- *Elevated plateaux and upper valley slopes are characterised by extensive open tracts of large, low-hedged fields with thin chalky soils, shelterbelts, and ancient semi-natural woodland blocks on clay-withflint caps on some of the steeper slopes.*
- *In contrast, within the sheltered valleys and to the east of the area, the network of hedgerows, interspersed by numerous areas of oak/ash or hazel woodland coppice and smaller meadow fields, gives a strong sense of enclosure.*
- *The settlement pattern varies between the relatively dense strings of villages along the lower river valleys and the very low-density, nucleated settlements in the upper reaches of the rivers and on the Downs.*
- *The ancient city of Winchester is located at the heart of this landscape and at the centre of the Itchen Valley, and the more modern, rapidly expanding towns of Basingstoke and Andover are on downland sites at the head of the Loddon and Test valleys.'*

5.2.4 **National: NCA Statements of Environmental Opportunity**

5.2.5 Statements of Environmental Opportunity for the Hampshire Downs of relevance to this proposal include:

- *'SEO 2: Ensure that the remnant areas of biodiversity-rich chalk grassland are retained and managed to ensure good condition, and seek opportunities to restore areas in poor condition and extend the area of this habitat. Protect and manage the associated historic features of these sites.*
- *SEO 4: Encourage woodland management regimes that: ensure good condition of priority habitats and species; maximise the potential ecosystem benefits of woodland such as carbon sequestration, water quality and regulation, timber provision, recreation and biomass potential; and enhance the landscape visually.'*

5.3 District Character Baseline

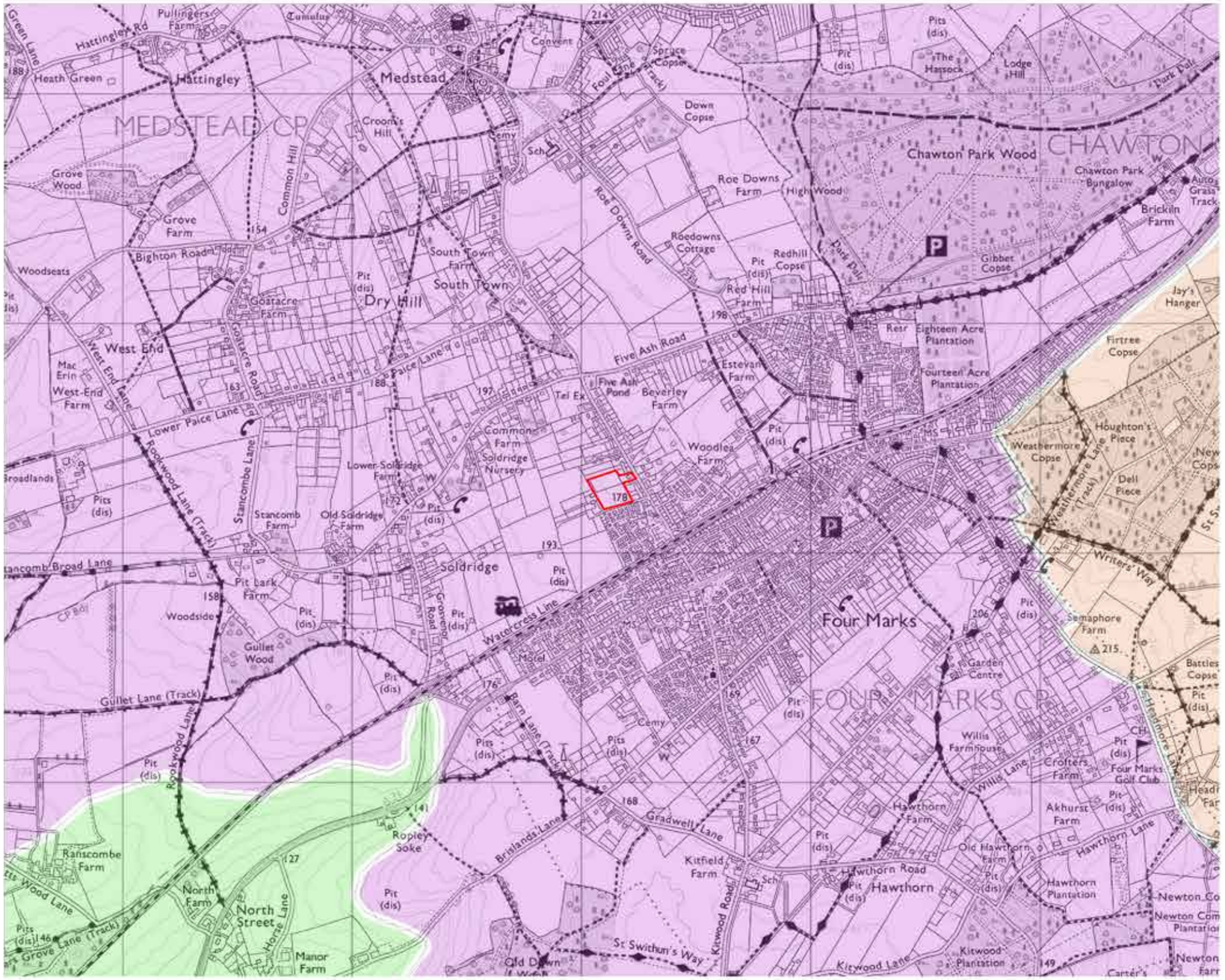
5.3.1 The East Hampshire District Landscape Character Assessment (2006) shows that the Site lies within the Clay Plateau (2) LCT.

5.3.2 Key characteristics of the Clay Plateau LCT include:

- *'Chalk overlain by shallow continuous clay capping resulting in poorer heavier soils.*
- *Large tracts of elevated gently undulating countryside.*
- *A predominantly pastoral farmland landscape with some arable fields.*
- *Varying enclosure - open and exposed in higher plateau areas with occasional long views, with a more enclosed landscape in relation to woodland cover.*
- *Survival of original pre 1800 woodland and presence of oak as a key species in hedgerows and woodland.*
- *Varied field pattern including irregular blocks of fields are evidence of 15th –17th century enclosure and a more regular field system represents 18th and 19th century enclosure.*
- *Limited settlement comprising dispersed farmsteads and occasional small nucleated villages/hamlets with church spires forming distinctive landscape features.*
- *Presence of round barrows indicative of a Bronze Age ritual landscape.*
- *Narrow, little used lanes bordered by wide verges and ditches and limited rights of way network.*
- *Small scale historic parkland landscapes, some relating to a history of hunting.*
- *A peaceful and in places a still and empty landscape.'*

5.3.3 Within this LCT, the Site lies within the Four Marks Clay Plateau (2B) LCA. Key characteristics of the LCA include:

- *'Elevated undulating plateau with an almost continuous clay cap overlying the chalk bedrock. A more rolling landform is evident to the north around Bentworth indicating the transition to the chalk downland.*
- *A landscape of dominated by pasture but also with some arable fields, reflecting variations in soil type and including considerable areas of pasture managed by horse grazing.*
- *Fields of late medieval origin in the north and south of the area with the central part of the character area comprising distinctive planned enclosure of the late 19th century (at Four Marks, Dry Hill and Medstead).*
- *Ancient woodlands have been replanted, and often comprise a mix of broadleaved and coniferous tree species. The majority are relatively small, although occasional large blocks such as Chawton Park Wood and Bushy Lease Wood occur.*
- *Occasional areas of neutral grassland and ponds and a relatively intact hedgerow network contribute to the ecological value of the landscape.*
- *Tree cover creates a secluded and enclosed landscape contrasting with the openness of the arable fields.*
- *Settlement includes isolated farmsteads of 18-19th century and of medieval origin and small nucleated villages of medieval origin (Medstead and Bentworth) and a higher settlement density and distinctive pattern of former small-holder plots of more recent origin around Four Marks.*
- *Cut by the A31 but otherwise a network of rural roads cross the area.*
- *A good rights of way network, including parts of the historic route of the Pilgrim's Way (linking Winchester and Canterbury - much of it now formed by the A31) and St. Swithun's Way between Winchester and Farnham, as well as a network of quiet rural lanes.*
- *Despite the density of settlement around the A31 at Four Marks this is a peaceful and in places a tranquil and rural landscape.'*



KEY

Site Boundary

Land Classification Areas

Four Marks Clay Plateau

Froxfield Clay Plateau

Ropley Downland Mosaic

N

Figure 6: Landscape Character Plan. NTS @ A3.
Source: Landscape Character of Maldon District (2006) & Colchester Borough Landscape Character Assessment (2005).

5.3.4 Closely bordering the Four Marks Clay Plateau LCA is the Froxfield Clay Plateau LCA to the east. Key characteristics of this LCA include:

- *'Elevated gently undulating domed plateau defined by the shallow continuous clay capping which overlies the chalk bedrock. .*
- *Fields are predominantly pasture for grazing with limited arable cropping. The field pattern includes some of late medieval origin and some relating to planned enclosure during the 18th-19th centuries.*
- *Woodland occurs throughout the plateau - significant areas of ancient woodland occur in the northern part of the character area (e.g. Dogford Wood, Plash Wood and Lord's Wood) with small copses, sweet chestnut coppice and game coverts elsewhere.*
- *Low settlement density with isolated farmsteads of 18th-19th century origin set within areas of recent enclosure, and small nucleated villages of medieval origin.'*

5.3.5 Also closely bordering the Four Marks Clay Plateau to the west is the Ropley Downland Mosaic LCA. Key characteristics of this LCA include:

- *'Undulating, low lying landscape gently sloping to the west.*
- *Small to medium sized fields of early enclosure are bound by beech and elm sucker hedgerows. There are in addition areas of large more open fields, particularly to the north of Ropley.*
- *Assorted fields carved from woodland form a mosaic with ancient woodland in the south of the area.*
- *Relatively densely settled with a linear dispersed pattern of settlement along the rural lanes. This forms a very different pattern to the small, nucleated settlements of other character areas of this type.*
- *Narrow rural roads cut through the landscape and form the structure of the linear settlements.'*

5.3.6 **County Management Guidelines**

5.3.7 The East Hampshire District Landscape Character Assessment (2006) provides both Landscape Management Considerations and Development Considerations for the Four Marks Clay Plateau LCA.

5.3.8 Landscape Management Considerations:

- *'Conserve the original pre-1800 woodland, tree cover, hedgerows and hedgerow trees which provide enclosure in this landscape and form a strong landscape pattern and important wildlife network.*
- *Seek to reinstate active management of ancient woodlands traditionally managed under a coppice with standards regime.*
- *Manage woodland to ensure a diverse (indigenous) species and age structure to minimise risk of damage as a result of increased storminess and high winds. Promote interest in, and marketing of, local wood products, including wood for fuel.*
- *Monitor regeneration of hedgerow trees and consider opportunities for replanting.*
- *Conserve areas of pasture and seek to ensure good management of horse grazing, including retention of hedgerow boundaries, management of the sward and avoiding proliferation of buildings/sheds etc.'*

5.3.9 Development Considerations:

- *'Conserve the current density of settlement, quiet roads and consequent peaceful and in places rural character of the landscape.*
- *The form of settlements should be perpetuated by limiting backland development, emphasising the existing street pattern and retaining the loose dispersed pattern. Seek to avoid redevelopment of smallholder plots with buildings of greater size/massing and incongruous (sub)urban style.*
- *Conserve and enhance the soft boundaries and verges of the small plots (Four Marks, Dry Hill and Medstead) particularly frontages along rural lanes. Ensure retention of existing native hedges as well as beech/laurel hedges and associated grass verges. Seek to limit construction of hard or ornamental boundaries fencing which create a more urban character.*
- *Maintain individual settlement identity and limit linear expansion and infilling between existing settlements e.g. Beech and Medstead, and Medstead to Four Marks. Retain an undeveloped rural road corridor along the A31 and important open gaps, for example between Alton and Four Marks.*
- *Ensure that new farm buildings and associated storage structures and working areas are sensitively sited and screened to reduce their impact in the landscape.*
- *Avoid road 'improvements' and addition of signage that would alter the rural character of the quiet lanes.*
- *Encourage sensitive integration of fencing, tracks, hardstanding, jumps and other paraphernalia that are associated with hobby farms or private stables and that fall outside planning control.'*

5.4 Local Character

5.4.1 Medstead is a village and civil parish in the East Hampshire District pf Hampshire, England. It is approximately 19km north east of Winchester and 15km south of Basingstoke.

5.4.2 The village is connected to its surrounds by local B roads, connecting to a wider network of A roads, including the A31 (Winchester Road) which runs from west to east through Four Marks, to the south of the Site, and connects the area surrounding Medstead to Winchester and Guildford. The immediate landscape surrounding the town comprises medium to large sized arable agricultural fields, interspersed by farmsteads and woodlands including Chawton Park Wood and Bushy Leaze Wood, before becoming more urban towards the Alton in the north east.

5.4.3 **Historical & Cultural Influences**

5.4.4 Medstead has a history dating back up to 3,000 years. The earliest evidence of settlement in the area comes from two Tumuli burial grounds which are believed to date from 1000 BC, as well as a ringfort which dates from approximately 500 BC.

5.4.5 The name has been spelt in many different ways in the Middle Ages, including: Maedstede, Maydstede, and Midsted. A theory for the name is that "Mid-Stead" signified a "half way place", as in feudal times the village was on a road from Farnham to Winchester.

5.4.6 Medstead Manor can be traced from the 14th century. In 1316, the Bishop of Winchester held the manor of Medstead and all adjacent land until 1346 when ownership was transferred. By the 18th century, Edward Rookes held Medstead Manor, although it is uncertain if he purchased or inherited it. In 1749, Rookes sold the manor to Sir William Jolliffe for £1400 (equivalent to £236,344 in 2021), after which the manor of Medstead disappeared from records.

5.4.7 The 1881 census for the Alton Union Workhouse included three paupers born in Medstead (then named 'Medsted'). Medstead's parish boundary was altered in 1973 after the ecclesiastical parish of Four Marks was created. An underground bunker for the Royal Observer Corps was built in the village in 1963 and was continuously used until its closure in 1968.

5.4.8 Medstead's railway station was first opened in August 1868. Having closed in 1973, the station was restored and re-opened in May 1983, following the reopening of the associated Watercress Line from New Alresford to Ropley having re-opened six years earlier in 1977; the decision was taken by Mid Hants Railway to restore the entire railway so that it could run its course to the town of Alton. Around 1.5 miles (2.4 km) of second hand track panels were purchased from Eastleigh for the Medstead and Four Marks section. The surviving buildings at the railway station were dilapidated, with one writer from a magazine suggesting they be demolished and replaced by a bus shelter. As the track was relaid at the station, a replacement wooden signal box was obtained from Wilton and placed into position near the track.

5.4.9 Medstead received broadband internet in 2003, becoming one of the first villages in the United Kingdom to be connected. In 2018, Medstead's upgrade to Superfast broadband was completed as part of a county-wide initiative.

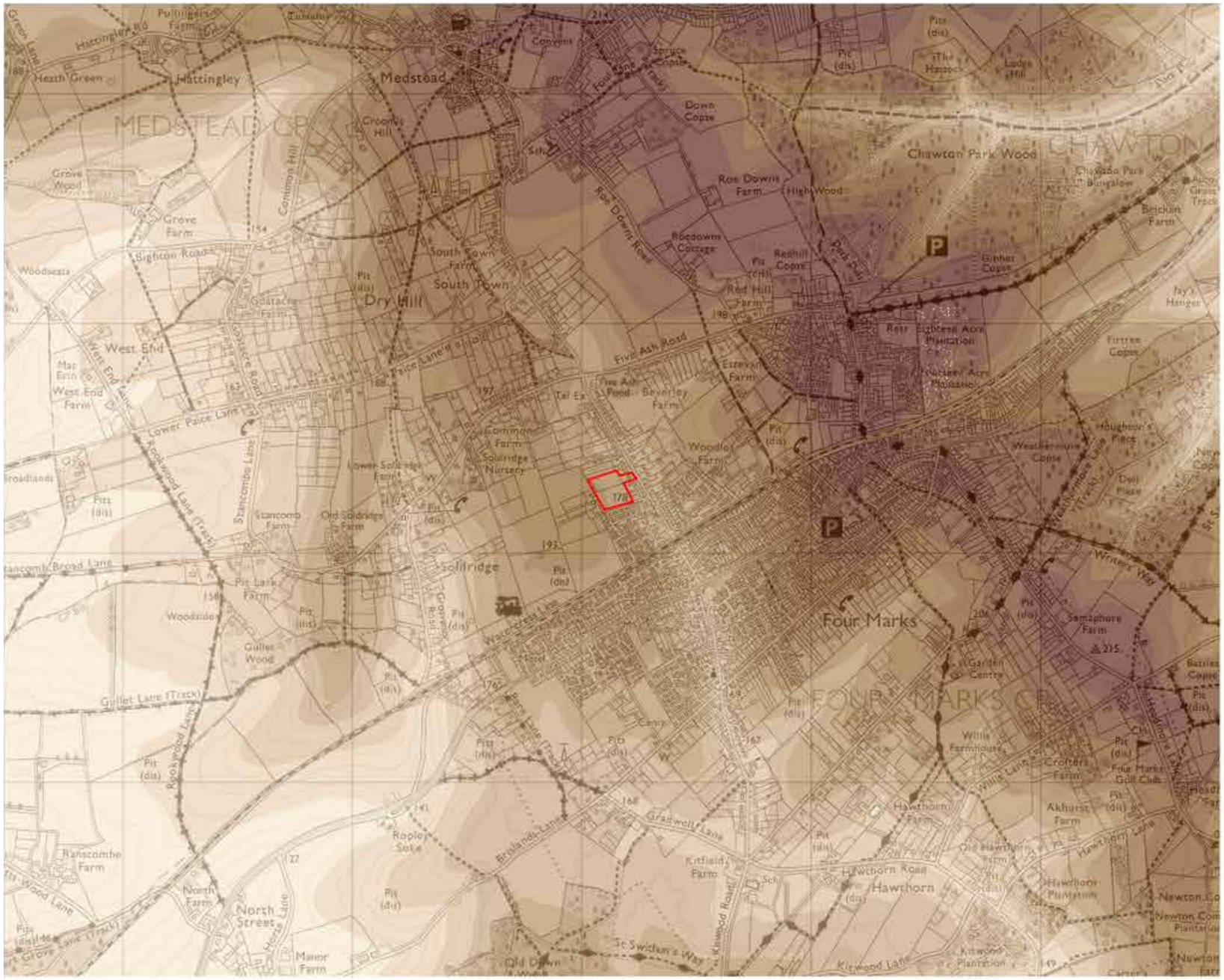


Figure 7: Landform Analysis. Scale 1:20 000 @ A3.

Settlement and Landuse

5.4.10 Medstead has developed gradually over time and is situated to the north east of the A31, adjacent to the village of Four Marks.

5.4.11 The land immediately surrounding the village has remained relatively free of development and is predominantly agricultural in land use. Building styles vary ranging from transitional builds to typical 60s and 70s builds to pockets of modern development, including immediately south of the Site to the west of Lymington Bottom Road.

5.4.12 Settlement is generally located in ribbons along the roads of the village and is interspersed by agricultural land. More recently developments such as Ivatt Way and Longbourn Way have extended off Lymington Bottom Road.

5.4.13 The village has services and facilities that serve the day-to-day needs of residents including a primary school, post office, doctors surgery, pubs and restaurants. These amenities are dispersed within the residential settlement.

5.4.14 A number of PRoWs connect Medstead to the surrounding villages, countryside and wooded areas. The village is immediately surrounded by agricultural fields on all sides and the Chawton Park Wood to the east.

Landscape Designations

5.4.15 As shown on **Figure 6: Designations Plan** the study area incorporates a number of statutory and non-statutory designations. These are summarised below:

- There are a small number of Listed Buildings within the village of Medstead and within the wider study area. The closest to the Site is the Grade II Listed Southdown Old Farmhouse which sits approximately 1km north west of the Site boundary and dates to the C18.
- Medstead Camp Scheduled Monument is located approximately 2km to the north east.
- The Site sits within the SSSI Impact Risk Zone for the Selbourne Common SSSI / SAC which sits approximately 7km to the south east of the Site and is located within the East Hampshire Hangers which form a line of hills with steep scarps that marks the eastern edge of the Hampshire Downs and its boundary with the Western Weald, an area of rolling countryside east of Petersfield and Liss.
- The itself site is not covered by any landscape designation.

5.4.16 The findings of the baseline analysis is such that these designations are not considered to be affected by the proposals due to distance from Site, intervening existing settlement and vegetation.

Topography, Hydrology and Geology

5.4.17 Medstead falls within the transition zone where the land form begins to fall steeply towards the River Alre in the south west. The topography of the village is gently undulating, falling from approximately 219m AOD at Kings Hill in the north east to approximately 186m AOD in the south closer to the Site.

5.4.18 A floodplain is the area that would naturally be affected by flooding if a river rises above its banks. There are three different types of flood zone shown on the Flood Map for Planning;

- Flood zone 3 - an area that could be affected by flooding if there were no flood defences. This area could be flooded from a river by a flood that has a 1 percent (1 in 100) or greater chance of happening each year.
- Flood zone 2 - additional extent of an extreme flood. These outlying areas are likely to be affected by a major flood, with up to a 0.1 percent (1 in 1000) chance of occurring each year.
- Flood zone 1 - an area where land and property have a low probability of flooding. This land has a less than 0.1 percent (1 in 1000) annual probability of flooding.

5.4.19 The Site, Medstead and the surrounding landscape is located within Flood zone 1.

5.4.20 The geology is sedimentary bedrock formed approximately in the Cretaceous Period, specifically of the Seaford Chalk Formation. Soils underlying the Site and the surrounding area are freely draining slightly acid loamy soils and are also of low fertility.

5.4.21 **Vegetation Cover**

5.4.22 Field sizes and shapes are varied from medium to large. Low hedgerows are a common boundary treatment in varying condition. A number of agricultural fields and small woodland blocks are noted outside of the village, such as Chawton Park Wood and Bushy Leaze Wood to the east and north east of Medstead.

5.4.23 Vegetation lines commonly align with watercourses, fields and communication routes. Arable lands are commonly separated by low hedgerows.

Access and Rights Way

5.4.24 The main transport infrastructure in Medstead includes predominantly B roads which connect to a wider network of A roads, including the A31 which runs from west to east to the south of the village and eventually to Winchester and Guildford. A number of local roads then connect to surrounding villages and hamlets.

5.4.25 There are a number of PRoWs within the wider countryside.

5.5 Site Location and Characteristics

5.5.1 The Site follows an irregular rectangular configuration, extending west from Lymington Bottom Road and west of existing dwellings. The Site is neighboured to the east, south and north by existing residential dwellings and private gardens. To the west lies arable agricultural land.

5.5.2 The southern boundary is well vegetated with dense and mature hedgerows. The northern boundary is defined by fence lines surrounding private gardens. Intermittent mature trees are scattered along the western and eastern boundaries. This vegetation and existing dwellings will act as partial buffer to screen the proposed development from the main settlement area of Medstead. Refer to **Figure 2 - Site View Location Plan** and **Figure 3 - Site Photographs**.

Figure 8: Flood Risk Map. Scale NTS
Source: Flood Map for Planning: Gov.UK, 2024

Context

5.5.3 Medstead is a village and civil parish in the East Hampshire District of Hampshire, England. It is approximately 19km north east of Winchester and 15km south of Basingstoke and contains its own primary school, post office, doctors surgery, pubs and restaurants.

5.5.4 The Site extends in an irregular rectangular configuration, leading off westwards from Lymington Bottom Road and west of existing dwellings. The immediate land use surrounding Medstead transitions to agricultural, and residential development becomes more sporadic and isolated to small villages and hamlets.

5.5.5 The Site is bound by existing residential development to the north, south and east and arable agricultural fields to the west.

Topography and Hydrology

5.5.6 The topography of the Site falls from approximately 190m AOD in the south west to approximately 187m AOD in the north east.

5.5.7 The Flood Map for Planning Service provides accurate mapping of the floodplain area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas. It illustrates the extent of the natural floodplain if there were no flood defences or certain other man-made structures and channel improvements. The proposal Site is not located within a flood zone. This can be seen in **Figure 9**.

Land Use, Land Cover and Vegetation

5.5.8 The Site comprises arable agricultural land which backs onto existing dwellings along Lymington Bottom Road and is bounded by existing dwellings and private gardens to the north, east and south and arable land to the west and mature hedgerows to the south and occasional trees to the west, north and east. Arable farmland extends westwards of the Site, and the main settlement area of Medstead is located north of the Site.

5.5.9 Surrounding the village of Medstead, the landscape quickly transitions to a more rural character, interspersed by small villages and wooded areas before becoming increasingly urban towards Alton in the north east.

5.6 Landscape Receptors

5.6.1 Based on the above assessment of landscape and settlement character, a number of landscape receptors have been identified. Within the study area, the following landscape elements and characteristic landscape components (in no particular order) that may be effected by the proposed development are:

- The Site including:
  - Topography;
  - Land use;
  - On Site Vegetation;
  - The overall Character of the Site;

- Landscape Character
  - Four Marks Clay Plateau (2B) **(LCA)**
  - Froxfield Clay Plateau (2A) **(LCA)**
  - Ropley Downland Mosaic (3E) **(LCA)**
  - Settlement character of Medstead.

5.6.2 An assessment of their sensitivity are described in **Table 2.** The table should be read in conjunction with **Tables B1 and B3** in **Appendix B** setting out the criteria used to determine sensitivity to change.

5.6.3 The wider LCTs / LCAs are considered not to be affected by the proposed development due to intervening vegetation, topography and/or the built environment.

5.7 Landscape Effects

5.7.1 The assessment of landscape effects during construction and after completion (Year 1 and Year 15) on the landscape resource identified in the baseline study is set out in **Table 2** and are described below.

5.7.2 The tables should be read in conjunction with the criteria for determining the magnitude of change in **Appendix C: Table C1**, the matrix of scale of importance in **Appendix C: Table C3** and the methodology described in **Section 2.0** of this report.

Construction and Temporary Effects

5.7.3 During the construction phase direct adverse effects to landscape components will result from changes in land cover and alterations to the existing topography, for example through excavation for foundations, access and services. This will occur alongside the provision of temporary infrastructure such as access, the storage of materials; the use of operational plant; and general construction works. All are uncharacteristic features of the landscape, but will generally be temporary and short-term. All construction works will be carried out in full accordance with best practice to avoid, reduce or limit the extent of effects as far as possible. The existing land cover within the area identified as developable, will be stripped and topsoil temporarily removed and stored.

5.7.4 Across the Site there will be a temporary disturbance of the existing ground levels arising from the removal and storage of topsoil and excavation for roads, foundations, services and sustainable drainage. However no large scale regrading will be required and therefore the scale of the effect on the topography of the Site during construction will be **Negligible**.

5.7.5 The proposed development will result in a permanent change in land use from arable agricultural land to residential development which will extend the existing edge of settlement. The existing land, within the area identified as developable, will be replaced with a temporary construction site. There will be a localised extent of change to land use within the Site boundary which partially alters the character or nature of the wider landscape. This change will result in a **Moderate Adverse** scale of effect at the site level.

5.7.6 Existing vegetation to the boundaries of the Site is to be retained where possible and protected during construction. There may be some limited removal and clearance of existing vegetation and scrub in order to implement the proposed scheme. Any vegetation removed will be replaced where possible, resulting in a **Negligible** scale of effect during construction.

5.7.7 The overall character of the Site will temporarily change from arable agricultural land to a construction site. Uncharacteristic components will be introduced alongside characteristic features or elements. There will be a noticeable, temporary and localised **Moderate Adverse** scale of effect on the character of the Site and its immediately surrounding area.

5.7.8 All construction works will be carried out in full accordance with best practice to reduce adverse landscape effects. Construction activity will introduce uncharacteristic elements to the landscape. However these will be short term and temporary in nature, as such the Four Marks Clay Plateau LCA will experience a temporary **Minor Adverse** effect during the construction phase.

5.7.9 The neighbouring Froxfield Clay Plateau LCA, and the Ropley Downland Mosaic LCA will experience **No** effects during the construction phase.

5.7.10 The effect on local existing settlement character of Medstead will be temporary and indirect, as such it will experience a **Minor Adverse** effect during the construction phase.

Permanent Development and Effects at Year 1 / Year 15

5.7.11 The Proposed Development has been designed to minimise its effects and to integrate the Site into the wider landscape to include the retention and enhancement of the existing landscape structure.

5.7.12 There will be a permanent change to the topography of the Site however this will not alter once the development has been completed resulting in a permanent scale of effect of **Negligible** at Year 1 with no further change.

5.7.13 The Proposed Development would result in the permanent change from arable agricultural land to the construction of residential dwellings, and the associated access and planting. There will be a permanent change in land use, of the identified developable area, to a development consisting residential dwellings, new open space, and strategic landscape. The Site abuts existing residential areas to the north, east and south, therefore residential land use is considered appropriate on the Site. There will be a permanent **Moderate Adverse** scale of effect on land use at the site level.

5.7.14 The retained boundary vegetation will provide some maturity to the landscape setting to the proposed development. Proposed Development includes strategic green infrastructure and internal planting within the Proposed Development. The effect of new planting will initially be limited resulting in a **Negligible** scale of effect. As this planting matures, improving both landscape and ecological diversity, the scale of effect will decrease to **Minor Beneficial** by Year 15.

5.7.15 The area of the Site identified as developable, will permanently change from arable agricultural land to a residential development. The design, scale, layout and landscape of the proposed development considers the character of the edge of settlement setting and the surrounding landscape. Vegetation to the site boundaries, within residential areas and open space areas will incorporate retained vegetation and introduce locally appropriate native species, with a mix of native and ornamental species to complement and integrate the built form. The effect on the character of the Site will initially be **Moderate Adverse** decreasing to **Minor Adverse** over time as vegetation matures and the proposals integrate into the surrounding landscape.

5.7.16 The proposed development of land identified as developable will be relatively contained by the existing well vegetated boundaries and settlement edge of Medstead, settling into the landscape over time as the enhanced green framework matures. The overall scale of effect on the wider Four Marks Clay Plateau LCA will be **Minor Adverse** in Year 1 and decreasing over time. By Year 15 the effect on the LCA is considered to be **Negligible** as a result of enhancements to the local vegetation framework and the creation of a defensible settlement edge.

5.7.17 The neighbouring Froxfield Clay Plateau LCA, and the Ropley Downland Mosaic LCA will experience **No** effects in Year 1 with no further change.

5.7.18 The proposed development respects the setting of the surrounding area and will be carefully positioned to maximize the value of existing vegetation. In landscape terms the overall scale of effect on the setting of the residential settlement of Medstead will be **Minor Adverse** at Year 1, decreasing to **Negligible** at Year 15.

Table 2: Landscape Receptors and Sensitivity

Receptor	Value	Susceptibility	Description	Sensitivity	Development Phase	Magnitude of Change size/scale: extent:	Scale of Effect
Site features							
Topography	Medium	Low	The Site has a very slight slope, falling from approximately 190m AOD in the south west to approximately 187m AOD in the north east. The proposed construction of new residential dwellings will not require any large scale regrading of the existing land form to facilitate its construction.	Low	Construction	Low Negative	**Negligible**
					Completion Year 1	Low Negative	**Negligible**
					Completion Year 15	Negligible	**Negligible**
Land use	Medium	Low	The Site backs onto existing dwellings along Lymington Bottom Road and is bounded by existing dwellings and private gardens to the north, east and south and arable land to the west. Arable farmland extends westwards of the Site, and the main settlement area of Medstead is located north of the Site.	Low	Construction	High Negative	**Moderate Adverse**
					Completion Year 1	High Negative	**Moderate Adverse**
					Completion Year 15	High Negative	**Moderate Adverse**
On-site vegetation	Medium	Medium	The Site comprises arable agricultural land and is bounded by existing dwellings and private gardens to the north, east and south, and arable land to the west. The southern boundary is well vegetated with dense and mature hedgerows. The northern boundary is defined by fence lines surrounding private gardens. Intermittent mature trees are scattered along the western and eastern boundaries. Development proposals protect, retain and enhance existing vegetation and provide landscape buffers along boundaries with accompanying areas of green open space and strategic green infrastructure, connecting to existing ecosystems.	Medium	Construction	Negligible	**Negligible**
					Completion Year 1	Negligible	**Negligible**
					Completion Year 15	Low Positive	**Minor Beneficial**
Landscape Character							
Character of the Site	Medium	Low	The Site extends in an irregular rectangular configuration, extending west from Lymington Bottom Road to the west of existing dwellings. The Site is neighboured to the east, south and north by existing residential dwellings and private gardens. To the west lies arable agricultural land.	Low	Construction	High Negative	**Moderate Adverse**
					Completion Year 1	High Negative	**Moderate Adverse**
					Completion Year 15	Medium Negative	**Minor Adverse**
The character of the Four Marks Clay Plateau LCA	Medium	Medium	Key characteristics of the Four Marks Clay Plateau LCA include: *'Elevated undulating plateau; A landscape of dominated by pasture but also with some arable fields, and including considerable areas of pasture managed by horse grazing; Tree cover creates a secluded and enclosed landscape contrasting with the openness of the arable fields; Settlement includes isolated farmsteads of 18-19th century and of medieval origin and small nucleated villages of medieval origin (Medstead and Bentworth) and a higher settlement density and distinctive pattern of former small-holder plots of more recent origin around Four Marks; A good rights of way network, as well as a network of quiet rural lanes; Despite the density of settlement around the A31 at Four Marks this is a peaceful and in places a tranquil and rural landscape.''* The Site forms a small part of this wider LCA. Development proposals protect, retain and enhance existing vegetation belt to boundaries, which provides strategic green infrastructure, connecting to existing ecosystems, and eventually a well vegetated edge to settlement.	Medium	Construction	Low Negative	**Minor Adverse**
					Completion Year 1	Low Negative	**Minor Adverse**
					Completion Year 15	Negligible	**Negligible**
The character of the Froxfield Clay Plateau LCA	Medium	Medium	Key characteristics of the Froxfield Clay Plateau LCA include: *''Elevated gently undulating domed plateau defined by the shallow continuous clay capping which overlies the chalk bedrock; Fields are predominantly pasture for grazing with limited arable cropping. The field pattern includes some of late medieval origin and some relating to planned enclosure during the 18th-19th centuries; Woodland occurs throughout the plateau - significant areas of ancient woodland occur in the northern part of the character area (e.g. Dogford Wood, Plash Wood and Lord's Wood) with small copses, sweet chestnut coppice and game coverts elsewhere; Low settlement density with isolated farmsteads of 18th-19th century origin set within areas of recent enclosure, and small nucleated villages of medieval origin.'* The Site sits outside this LCA, separated by existing vegetation, settlement of Four Marks village and topography.	Medium	Construction	None	**None**
					Completion Year 1	None	**None**
					Completion Year 15	None	**None**

Receptor	Value	Susceptibility	Description	Sensitivity	Development Phase	Magnitude of Change size/scale: extent:	Scale of Effect
The character of the Ropley Downland Mosaic LCA	Medium	Medium	Key characteristics of the Ropley Downland Mosaic LCA include: *'Undulating, low lying landscape gently sloping to the west; Small to medium sized fields of early enclosure are bound by beech and elm sucker hedgerows. There are in addition areas of large more open fields, particularly to the north of Ropley; Assorted fields carved from woodland form a mosaic with ancient woodland in the south of the area; Relatively densely settled with a linear dispersed pattern of settlement along the rural lanes. This forms a very different pattern to the small, nucleated settlements of other character areas of this type; Narrow rural roads cut through the landscape and form the structure of the linear settlements.'* The Site sits outside this LCA, separated by existing vegetation, settlement and topography. Development proposals protect, retain and enhance existing vegetation and provide strategic green infrastructure, connecting to existing ecosystems, and eventually a well vegetated edge to settlement.	Medium	Construction	None	**None**
					Completion Year 1	None	**None**
					Completion Year 15	None	**None**
The Settlement Character of Medstead	Medium	Medium	Medstead is a village and civil parish in the East Hampshire District pf Hampshire, England. The village has services and facilities that serve the day-to-day needs of residents including a primary school, post office, doctors surgery, pubs and restaurants. These amenities are dispersed within the residential settlement. The Site abuts existing residential settlement to the north, east and south. To the west of the Site, the landscape transitions to a primarily arable agricultural landscape. The development proposals will introduce permanent dwellings and therefore extend the edge of settlement slightly to the west. In addition to the dwellings, the proposals will introduce a substantial amount of vegetation and retain the existing vegetation to the boundaries, creating a green framework for development and a defensible settlement edge. The character of Medstead will barely change.	Medium	Construction	Low Negative	**Minor Adverse**
					Completion Year 1	Low Negative	**Minor Adverse**
					Completion Year 15	Negligible	**Negligible**

6. VISUAL ASSESSMENT

6.1 Scope

6.1.1 The following section examines the visibility of the site from the surrounding area. This appraisal is based on a zone of theoretical visibility and aerial images which have then been refined by the field survey.

6.1.2 The zone of theoretical visibility demonstrates the extent of potential visibility to or from a specific area. The approximate visibility of the Site west of Lymington Bottom Road, Medstead is demonstrated in **Figure 9** and **Representative Views 1-12**.

6.2 Visual Receptors

6.2.1 The visual receptors and an assessment of their sensitivity are described below. The table should be read in conjunction with **Section 2.0** and **Tables B1 and B4** in **Appendix B** setting out the criteria used to determine sensitivity to change.

6.2.2 Within the visual envelope, visual receptors i.e. those individuals who will see the Site and may experience a change in their view as a result of the proposed development have been identified as follows:

- Users and/ or residents of local roads:
  - Lymington Bottom Road
  - Penrose Way
  - Grosvenor Road
  - Solridge Road
  - Roe Downs Road
  - Beechlands Road
  - Stoney Lane
- Users of Public Rights of Way (PRoW):
  - PRoW Restricted Byway 619 719/2
  - PRoW Bridleway 155 20/2
  - PRoW 155 30/1
  - PRoW Bridleway 155 32/1

6.2.3 This includes receptors within the secondary visual envelope where views are predominantly glimpsed or filtered by intervening vegetation and development and as such the proposal is likely to form a minor aspect of the views currently experienced.

6.2.4 GLVIA3 places emphasis on assessing visual effects on public areas and viewpoints, rather than individual private residential properties; however, it is acknowledged that residents may be particularly sensitive to changes in their visual amenity. As part of this assessment the combined effects on a number of different groups of residential properties within the visual envelope have been considered to assess the effect on the community as a whole. When considering views from groups of properties, views from ground floor windows and garden space (which are occupied during waking/daylight hours) are considered to be the most sensitive. It should be noted that in planning terms there is not a private right to a view.

6.3 Representative Views

6.3.1 Within the study area a number of representative and illustrative views of the site have been selected to demonstrate the existing visual amenity and the change likely to be experienced. The viewpoint locations have been chosen based on distance, the degree of visibility, the nature of the view and the anticipated number or type of potential receptors.

6.3.2 Photographs were taken in May 2023 where vegetation is in full leaf. Visibility will be high in winter months when deciduous vegetation is not in full leaf, demonstrating a worst case scenario.

6.3.3 For each viewpoint the visual receptors are identified and their sensitivity assessed. The effects of the proposed development are then subsequently described and assessed.

6.4 Zone of Theoretical Visibility

6.4.1 The extent of potential visibility of the proposed development has been informed by a Zone of Theoretical Visibility (ZTV). Whilst the ZTV is able to give a reasonably accurate representation of where views may be possible, it should be noted that landscapes can change between data collections resulting in potential views being screened.

6.4.2 Following the Site visit the ZTV has been refined to omit areas where the Site is not visible beyond layers of intervening vegetation and/or built development.

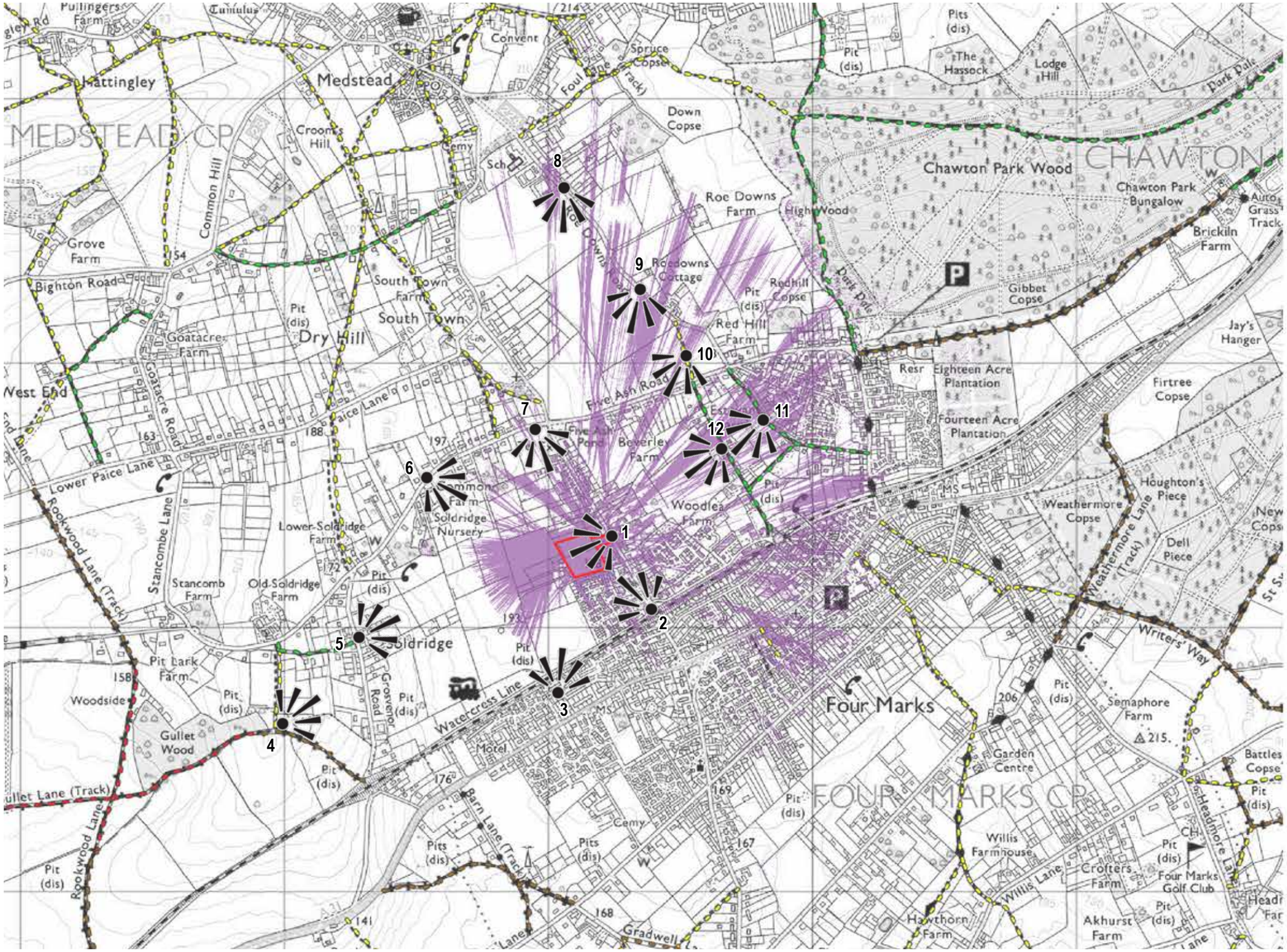


Figure 9: Visual Analysis and Locations of Representative Views.
Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

VIEWPOINT 1

View west towards the Site from Lymington Bottom Road.

Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

Distance from site: 14m	**Viewpoint height (AOD):** 185m
OS grid reference: 466242, 135355	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

SUSCEPTIBILITY: MEDIUM

VALUE: MEDIUM

SENSITIVITY: MEDIUM

Description of View

Viewpoint taken from Lymington Bottom Road, looking west towards the Site.

From this viewpoint, the extent of proposed Site frontage can be viewed, with the rest of the Site extending beyond and therefore screened by existing residential dwellings along Lymington Bottom Road. Mature hedgerows typically define plot frontages with mature trees in rear gardens and paddocks visible interspersing the horizon line.

Receptors

- Users / residents of Lymington Bottom Road.

Magnitude of Change

Construction	Completion Year 1	Completion Year 15
In the short term, there will be disturbance of existing ground levels arising from demolition, removal/ storage of topsoil and excavation for foundations, access driveway, and services. There will be clear views of construction activities at the new vehicular access point here and above the existing vegetation bounding the Site. The magnitude of change will be ***Medium Negative.***	New access road will front onto the main road, with new dwelling to the north and green space to south. The new dwelling reflects existing street scene, with rest of development set back beyond existing rear gardens, glimpsed along access road, majority screened by existing vegetation and built form. Initially soft landscape mitigation will provide minimal softening / screening effects, so built form will have greater influence. The magnitude of change will remain as ***Medium Negative.***	Over time existing and enhanced strategic green infrastructure will mature, strengthening existing well vegetated boundaries. Although the access road extending off Lymington Bottom Road will remain clearly visible, well vegetated boundaries will screen and soften views of the development, such that it integrates with existing village views. The magnitude of change will reduce to ***Low Negative.***

SIGNIFICANCE

MODERATE ADVERSE	**MODERATE ADVERSE**	**MINOR ADVERSE**

VIEWPOINT 2

View north west towards the Site from Lymington Bottom Road.

Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

Distance from site: 233m	**Viewpoint height (AOD):** 181m
OS grid reference: 466400, 135069	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

SUSCEPTIBILITY: MEDIUM

VALUE: MEDIUM

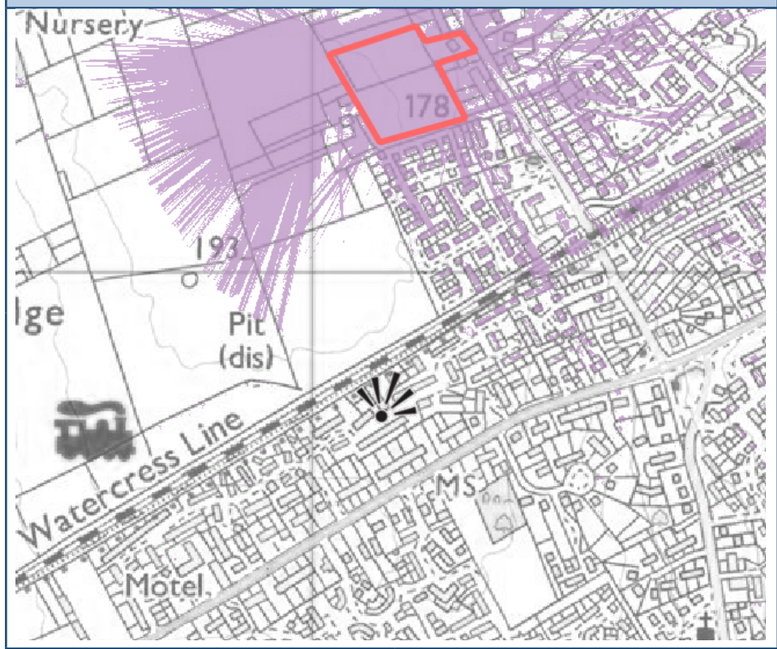
SENSITIVITY: MEDIUM

Description of View	Magnitude of Change		
	Construction	**Completion Year 1**	**Completion Year 15**
Viewpoint taken from Lymington Bottom Road, at the point where the railway line bridges over the road, looking north west towards the Site. From this viewpoint, due to the distance, and layering effects of mature hedgerows and trees, and intervening settlement, the Site is not visible. The view extends along the road, with residential dwellings typically set back from the road behind a mature dense hedgerow. The well vegetated settlement along the road curtails views to the road and immediate surrounds. **Receptors** • Users / residents of Lymington Bottom Road.	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***
SIGNIFICANCE	**NONE**	**NONE**	**NONE**

Approximate extent of Site

VIEWPOINT 3

View north east towards the Site from Penrose Way.



Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

Distance from site: 482m	**Viewpoint height (AOD):** 187m
OS grid reference: 466000, 134726	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

SUSCEPTIBILITY: MEDIUM

VALUE: MEDIUM

SENSITIVITY: MEDIUM

Description of View

Viewpoint taken from Penrose Way, looking north east towards the Site.
From this viewpoint, large detached dwellings and mature trees curtail views to the near distance. Gaps between the dwellings afford glimpses of the mature tree line that defines the Watercress Railway Line. The Site itself is not visible.

Receptors

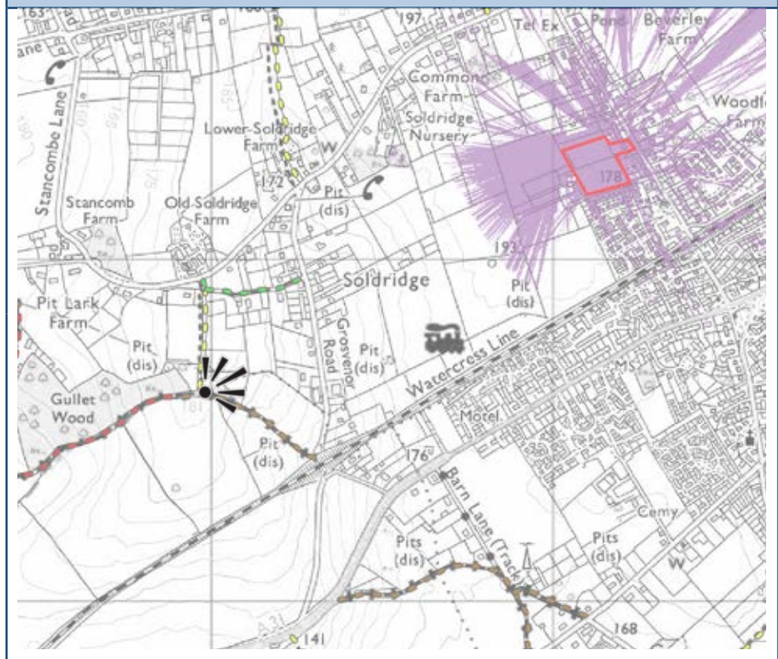
- Users / residents of Penrose Way.

Magnitude of Change		
Construction	**Completion Year 1**	**Completion Year 15**
The Site is not visible.	The Site is not visible.	The Site is not visible.
There will be ***no change in view.***	There will be ***no change in view.***	There will be ***no change in view.***
SIGNIFICANCE		
NONE	**NONE**	**NONE**

Approximate extent of Site

VIEWPOINT 4

View north east towards the Site from PRoW Restricted Byway 019 719/2.



		Description of View	Magnitude of Change		
			Construction	Completion Year 1	Completion Year 15
SUSCEPTIBILITY: HIGH	SENSITIVITY: HIGH	Viewpoint taken from PRoW Restricted Byway 019 719/2, looking north east towards the Site. From this viewpoint location, mature tree and hedgerow vegetation obstruct views and focus them along the PRoW. **Receptors** • Users of PRoW Restricted Byway 019 719/2.	V The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***
VALUE: MEDIUM		**SIGNIFICANCE**	**NONE**	**NONE**	**NONE**

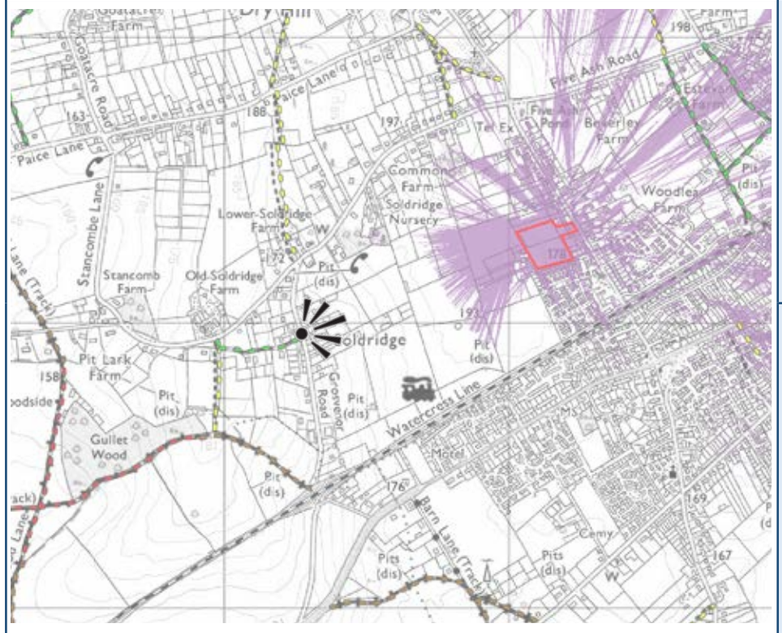
Distance from site: 1,828m	**Viewpoint height (AOD):** 149m
OS grid reference: 464459, 134368	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

Approximate extent of Site

Grosvenor Road

VIEWPOINT 5

View east towards the Site from PRoW Bridleway 155 20/2 at the junction with Grosvenor Road.



		Description of View	Magnitude of Change		
			Construction	Completion Year 1	Completion Year 15
SUSCEPTIBILITY: HIGH VALUE: MEDIUM	SENSITIVITY: HIGH	Viewpoint taken from PRoW Bridleway 155 20/2 at the junction with Grosvenor Road, looking east towards the Site. From this viewpoint, large detached dwellings and mature trees curtail views to the near distance. Gaps between the dwellings afford glimpses of mature trees of this well vegetated settlement. The Site itself is not visible. **Receptors** • Users of PRoW Bridleway 155 20/2 • Users / residents of Grovsvenor Road.	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***
		SIGNIFICANCE	**NONE**	**NONE**	**NONE**

Distance from site: 846m	**Viewpoint height (AOD):** 165m
OS grid reference: 465279, 134942	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

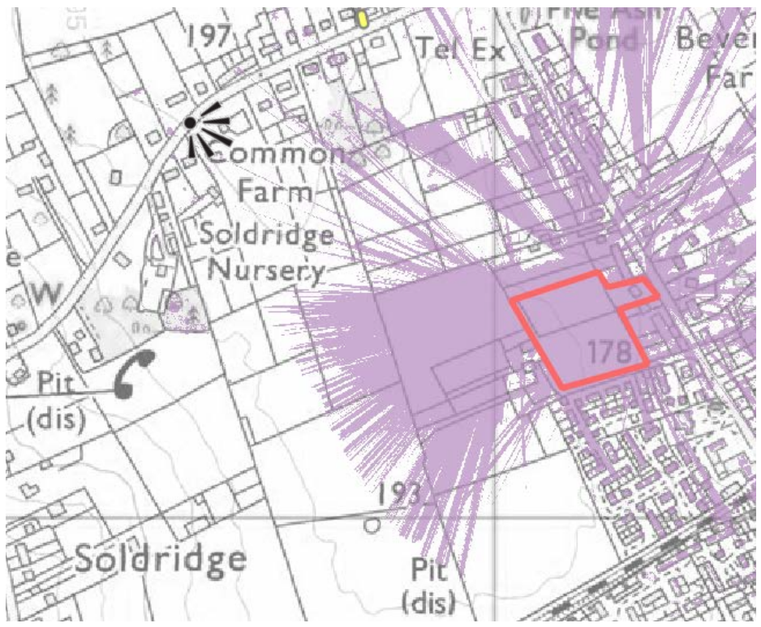
Approximate extent of Site

Existing dwellings of Barnhall Road

PRoW 151 4

VIEWPOINT 6

View south east towards the Site from Soldridge Road.

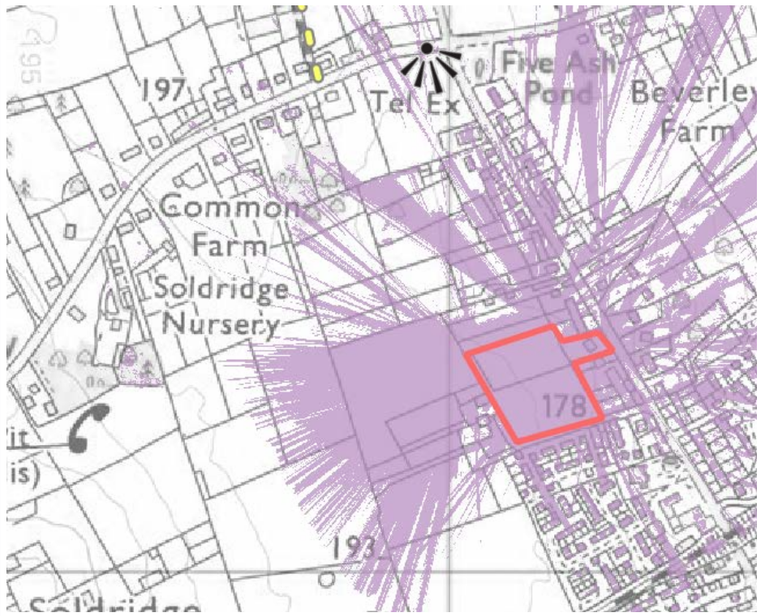


			Description of View	Magnitude of Change		
				Construction	Completion Year 1	Completion Year 15
	SUSCEPTIBILITY: MEDIUM	SENSITIVITY: MEDIUM	Viewpoint taken from Soldridge Road, looking south east towards the Site. Similarly to the previous viewpoint, the Site is completely screened by mature vegetation and existing settlement along Soldridge Road. In this well vegetated settlement, views are typically focussed along the roads. **Receptors** • Users / residents of Soldridge Road.	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***
	VALUE: MEDIUM					
			SIGNIFICANCE	**NONE**	**NONE**	**NONE**

Distance from site: 557m	**Viewpoint height (AOD):** 198m
OS grid reference: 465542, 135563	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

VIEWPOINT 7

View south east towards the Site from Soldridge Road.



Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

Distance from site: 436m	**Viewpoint height (AOD):** 194m
OS grid reference: 465986, 135771	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

SUSCEPTIBILITY: MEDIUM

VALUE: MEDIUM

SENSITIVITY: MEDIUM

Description of View

Viewpoint taken from further east along Soldridge Road, looking south east towards the Site.

Similarly to the previous viewpoint, the Site is completely screened by mature vegetation and existing settlement along Soldridge Road. In this well vegetated settlement, views are typically focussed along the roads.

Receptors

- Users / residents of Soldridge Road.

Magnitude of Change		
Construction	**Completion Year 1**	**Completion Year 15**
The Site is not visible.	The Site is not visible.	The Site is not visible.
There will be ***no change in view.***	There will be ***no change in view.***	There will be ***no change in view.***
SIGNIFICANCE		
NONE	**NONE**	**NONE**

Approximate extent of Site

Mill Mound Scheduled Monument

VIEWPOINT 8

View south west towards the Site from Roe Downs Road.

Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

Distance from site: 1,250m	**Viewpoint height (AOD):** 208m
OS grid reference: 466056, 136660	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

SUSCEPTIBILITY: MEDIUM

VALUE: MEDIUM

SENSITIVITY: MEDIUM

Description of View	Magnitude of Change		
	Construction	**Completion Year 1**	**Completion Year 15**
Viewpoint taken from Roe Downs Road, looking south west towards the Site from adjacent to the edge of settlement of the northern area of Medstead. From this viewpoint, the Site is not visible in the distance due to existing mature tree and hedgerow vegetation. There are glimpses out to the rolling plateau landscape beyond, which is also well vegetated and rural in character. The horizon comprises layers of mature vegetation which contributes to a wooded horizon and rural landscape appearance. **Receptors** • Users / residents of Roe Downs Road.	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***
SIGNIFICANCE	**NONE**	**NONE**	**NONE**

Approximate extent of Site

Roe Downs Road

VIEWPOINT 9

View south east towards the Site from Roe Downs Road.

Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

Distance from site: 946m	**Viewpoint height (AOD):** 213m
OS grid reference: 466313, 136325	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

SUSCEPTIBILITY: MEDIUM

VALUE: MEDIUM

SENSITIVITY: MEDIUM

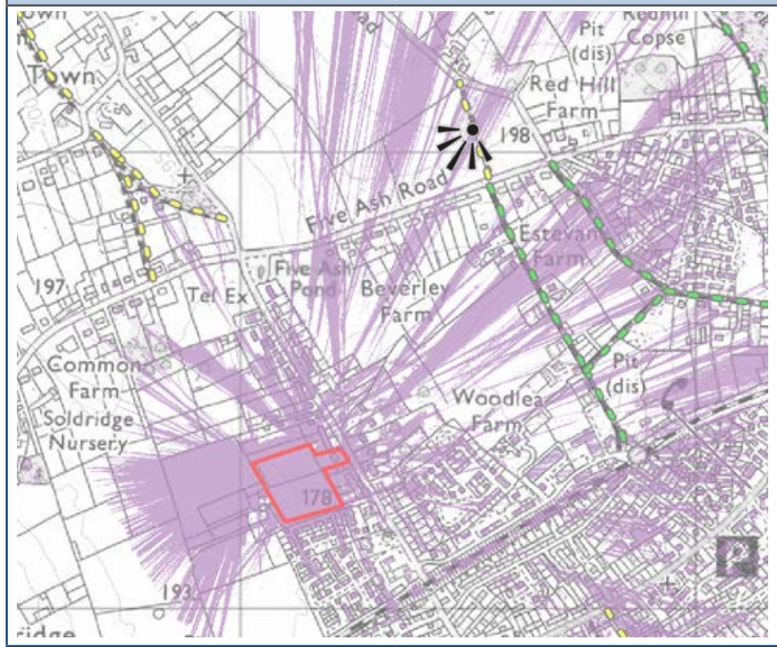
Description of View	Magnitude of Change		
	Construction	Completion Year 1	Completion Year 15
Viewpoint taken from further south along Roe Downs Road, looking south west towards the Site. From this viewpoint, the Site is not visible in the distance due to existing mature tree and hedgerow vegetation. There are long views over the rolling plateau landscape, which is well vegetated and rural in character. Telegraph poles traverse the fields. The horizon comprises layers of mature vegetation which contributes to a wooded horizon and rural landscape appearance. **Receptors** • Users / residents of Roe Downs Road.	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***
SIGNIFICANCE	**NONE**	**NONE**	**NONE**

Approximate extent of Site

PRoW 155 30/1

VIEWPOINT 10

View south west towards the Site from PRoW 155 30/1.

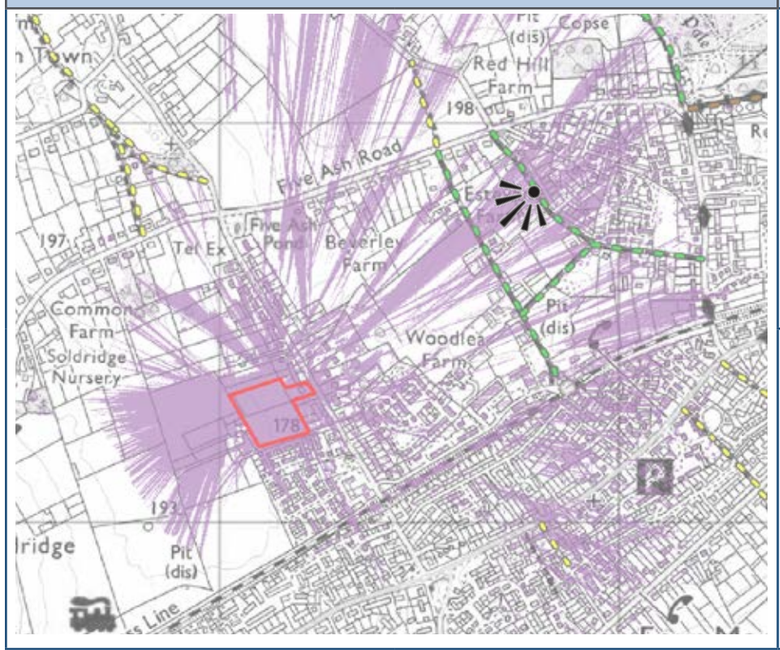


		Description of View	Magnitude of Change		
			Construction	Completion Year 1	Completion Year 15
SUSCEPTIBILITY: HIGH	SENSITIVITY: HIGH	Viewpoint taken from PRoW 155 30/1, looking south west towards the Site. From this viewpoint, mature trees form a dense horizon line. Views are afforded over arable agricultiral land in the foreground. Telegraph poles traverse the fields. The horizon comprises layers of mature vegetation which contributes to a wooded horizon and rural landscape appearance. **Receptors** • Users of PRoW 155 30/1.	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***
VALUE: MEDIUM		**SIGNIFICANCE**	**NONE**	**NONE**	**NONE**

Distance from site: 794m	**Viewpoint height (AOD):** 209m
OS grid reference: 466510, 136062	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

VIEWPOINT 11

View south west towards the Site from Beechlands Road and PRoW Bridleway 155 32/1.



Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

Distance from site: 733m	**Viewpoint height (AOD):** 208m
OS grid reference: 466780, 135851	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

SUSCEPTIBILITY: HIGH

VALUE: MEDIUM

SENSITIVITY: HIGH

Description of View

Viewpoint taken from Beechlands Road and PRoW Bridleway 155 32/1, looking south west towards the Site.

From this viewpoint location, the Site is not visible due to the existing mature and dense hedgerow which bounds the road at this point and curtails views to the west. The view is directed along the road until it is curtailed by existing vegetation.

Receptors

- Users / residents of Beechlands Road
- Users of PRoW Bridleway 155 32/1.

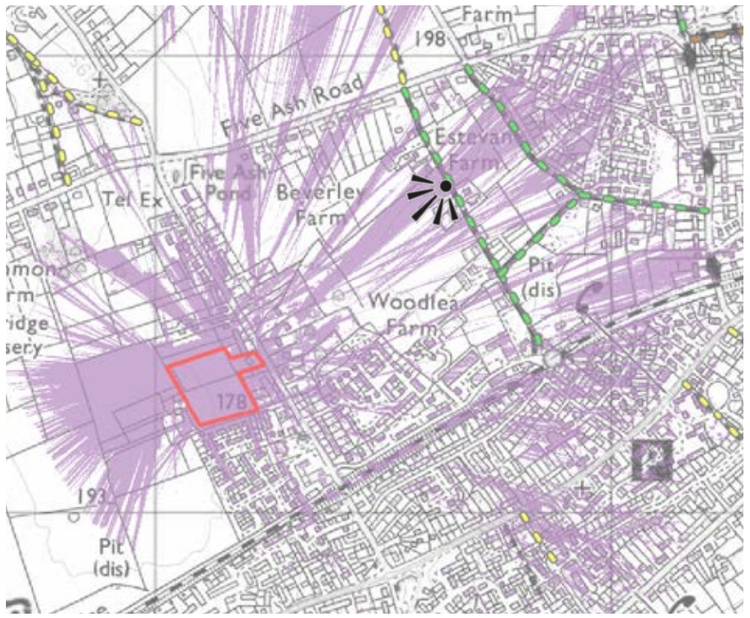
Magnitude of Change		
Construction	**Completion Year 1**	**Completion Year 15**
The Site is not visible.	The Site is not visible.	The Site is not visible.
There will be ***no change in view.***	There will be ***no change in view.***	There will be ***no change in view.***
SIGNIFICANCE		
NONE	**NONE**	**NONE**

Approximate extent of Site

Stoney Lane

VIEWPOINT 12

View south west towards the Site from Stoney Lane and PRoW Bridleway 155 31/1.



		Description of View	Magnitude of Change		
			Construction	Completion Year 1	Completion Year 15
SUSCEPTIBILITY: HIGH / VALUE: MEDIUM	SENSITIVITY: HIGH	Viewpoint taken from Stoney Lane and PRoW Bridleway 155 31/1, looking south west towards the Site. From this viewpoint location, the Site is not visible due to the existing mature vegetation, layers of which merge together to form a wooded horizon. The view is rural in character along the lane, interspered with individual dwellings. **Receptors** • Users / residents of Stoney Lane • Users of PRoW Bridleway 155 31/1.	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***	The Site is not visible. There will be ***no change in view.***
		SIGNIFICANCE	**NONE**	**NONE**	**NONE**

Distance from site: 536m	**Viewpoint height (AOD):** 202m
OS grid reference: 466662, 135690	
Camera make + model: NIKON D3200	**Date of photograph:** 31.05.2023

6.5 Visual Effects

6.5.1 Initially a broad study area extending to 3km and beyond from the Site boundary was adopted as a desk study to understand the relationship of the Site with its wider surroundings. Following the assessment in the field, views are classified as either:

- Near Distance 0-0.5km
- Middle Distance Views 0.5-0.1km
- Long Distance Views 1.0km +

6.5.2 The Site is primarily is enclosed by existing boundary vegetation, and the well vegetated existing residential settlement to the north, east and south. Layers of existing vegetation within the surrounding landscape are dense and mature enough to provide a good level of filtering and screening during winter months. The settlement of Medstead, built form settled in a mature well vegetated landscape, is all but hidden from view from the immediate surrounds and only partially viewed when travelling through it itself.

6.5.3 Due to existing settlement and layers of existing vegetation, views towards the Site are screened in the majority of views.

6.5.4 The 12 viewpoints appraise the Site and surroundings and the potential effects of the residential development. One view experiences effects, determined as Minor Adverse, taken from the near distance.

6.5.5 Of the eleven remaining viewpoints, all would experience no change in view following development of the Site as proposed.

6.5.6 The Zone of Theoretical Visibility, or Influence (ZTV), the area from within which the proposed development may have an effect, is well contained and the majority of near distance views and all middle and long distance views are screened by intervening vegetation. Located within a gently undulating landscape with mature well vegetated field boundaries, views are restricted to a select few near distances vantage points.

Table 3 - Summary of Visual Effects

Viewpoint	Distance of View	Significance of Effect Post Completion 15 Years
1	Near	Minor Adverse
2	Near	None
3	Near	None
4	Long	None
5	Middle	None
6	Middle	None
7	Near	None
8	Long	None
9	Middle	None
10	Middle	None
11	Middle	None
12	Middle	None

6.5.7 The spatial layout of development areas, open space and strategic green infrastructure, as well as existing features to be retained, has been designed to complement and respect the character and context of the settlement and the surrounding countryside.

6.5.8 New structural planting will soften views of the proposed development from the surrounding landscape and road network. At Year 1 of completion, planting will have a minimal effect and there is generally no change to the scale of visual effects. As planting matures the magnitude of change will decrease, reducing the significance of effect by Year 15.

6.5.9 Following the completion of the Proposed Development the greatest levels of effects will still be experienced by those receptors in close proximity to the Application Site. Such effects have been mitigated by the design of the Proposed Development in conjunction with planting, which over time will become established and help to integrate the built form, and define the new settlement edge.

7. MITIGATION AND MONITORING MEASURES

7.1 Primary Mitigation and Design Measures

7.1.1 The purpose of assessing landscape character and visual amenity is to ensure that any proposed changes will maintain, complement or enhance the landscape of the area. Where required, proposed mitigation and enhancement should be informed by landscape character, to ensure that this in itself does not have an impact. These are inherent parts of the design included in the project description and are considered in the assessment of landscape and visual effects.

7.1.2 The following layout principles should be considered as part of the masterplan as primary mitigation to reduce the potential impact on landscape character and visual amenity:

- The retention and incorporation of features of landscape, ecological and amenity value. Opportunities should be explored to enhance such features as part of green infrastructure and the biodiversity network:
  - Retain and enhance existing boundary vegetation through appropriate management and planting where required.
  - Enhance the setting of existing trees wherever possible and enhance their setting, retaining key vistas.
- Well sited buildings, structures and spaces:
  - Adequate space should be provided between buildings to incorporate strategic landscape including trees;
  - The layout, character and design of the development should reinforce local character through appropriate building styles, materials and planting.
- Integral provision of native structural landscape, planting and links:
  - Reinforce existing vegetation along the site boundaries, creating continuous line of vegetation along all site boundaries in order to provide ecological connectivity; and
  - In conjunction with proposed buildings, establish a sensitive and visually interesting landscape-led development integrating the Site into the wider rural character. Incorporate native species of local provenance wherever possible.

7.2 Secondary Mitigation and Monitoring Measures

7.2.1 The following section identifies and describes secondary mitigation and monitoring measures to minimise the probability of landscape and visual effects occurring, and ensure the successful completion of the scheme.

7.2.2 Such measures are identified at the key stages of the project post planning namely detailed design (including discharge of planning conditions); demolition and construction; implementation and monitoring; and long-term management.

Detailed Design

7.2.3 As highlighted a number of aspects of the proposed development will form part of the detailed design. The key issues relating to secondary mitigation are set out below:

- Proposed external ground and finished floor levels: Levels (unless otherwise agreed) should broadly follow the existing contours of the site as far as possible. Significant changes in level (such as retaining walls) should be avoided;
- External building materials: The specification of materials including colour and finish with samples to be submitted and agreed by the local planning authority. Materials should match existing to minimise visual effects;
- Proposed drainage and services: The detailed design of proposed drainage and services, including the location of the proposed surface water attenuation. The details should be fully coordinated with the landscape scheme;
- External lighting: The detailed lighting design should comply with British Standards, Codes of Practice and County Council street lighting specification. Consideration should be given to the location of lighting, light source and the type of luminaries to ensure that the effects of light pollution and sky glow are kept to a minimum.
- Hard landscape: The arrangement and specification of hard surfacing, enclosures / fencing, street furniture and other structures. The proposals should be in accordance with the submitted Landscape Masterplan;
- Tree retention and protection: A final Arboricultural Method Statement, Tree Protection Plan and Schedule of Tree Works must be prepared to ensure the retention of important existing vegetation as identified in this report. The details shall be in accordance with the submitted Arboricultural Impact Assessment and should include full consideration of proposed changes in level, construction of hard surfaces, services and drainage as well as the monitored required during and post construction.
- Soft landscape: The detailed design of all landscaped areas including existing vegetation to be retained, in conjunction with details of proposed planting. The proposals must be in accordance with the submitted Landscape Masterplan. Particular details must include the following:
- The detailed design of soft landscape including species, planting density, and stock size. The size of plant stock should provide some immediate impact in key areas whilst predominantly utilising stock of more modest size to naturally succeed larger stock and deliver a mature green framework in the long-term;
- A specification setting out the standards and time frames for the implementation of soft landscape to include soil preparation / cultivation, details of planting and seeding, along with initial maintenance to ensure the successful establishment of vegetation; and
- An implementation programme. The implementation of planting (and in particular strategic vegetation to the site boundaries) should be phased in conjunction with the substantial completion of each area.
- Management: A Landscape and Ecological Management Plan (LEMP) to ensure the long-term management and maintenance. The management plan should include appropriate measures for the management of strategic planting to ensure its successful establishment and long-term maintenance. This should include the implementation of replacement vegetation as may be required to develop and maintain the landscape framework.

7.2.4 All of these measures can be successfully addressed and monitored by the local planning authority prior to the commencement of the development via conditions of the planning consent.

Construction

7.2.5 A number of residual adverse landscape and visual effects are highlighted during the construction phase. To manage the potential effects arising during construction work, it is recommended that in advance of works commencing a Construction Management Plan is prepared. The Construction Management Plan will include an outline of the proposed development, the sequencing of construction works and the management controls required with consideration of environmental effects.

7.2.6 The Construction Management Plan will include:

- The location and arrangement of site access, compounds (including accommodation and cabins) and parking;
- The use of hoardings and fencing (including temporary fencing);
- The storage of construction materials and waste;
- The handling and storage of topsoil (including imported topsoil);
- Measures for the protection of existing vegetation and landscape areas (in accordance with BS5837:2012);
- Permitted working hours and use of lighting, including a detailed lighting specification;
- The implementation of planting (and where necessary proposed protection on the substantial completion of each phase); and
- Responsibilities, and monitoring/reporting measures including supervision by appropriately qualified personnel.

Implementation and Monitoring

7.2.7 During demolition and construction and at suitable intervals post completion the protection and condition of existing vegetation should be monitored by a qualified arboriculturist. The details for monitoring should be established in the Arboricultural Method Statement.

7.2.8 The influence of vegetation is highlighted in the assessment of both landscape and visual effects as it provides the structure and framework for the new buildings. All new planting must therefore be implemented in accordance with the detailed landscape drawings, specification and implementation programme and must be monitored by an appropriate qualified landscape professional.

Long-term Management

7.2.9 Landscape conditions should be used to ensure that planting within areas conveyed to owners is retained for at least a minimum period of five years. This can be supported by guidance on general landscape maintenance included with information provided at the point of purchase.

7.2.10 All such areas should be managed in accordance with the standards and annual maintenance regime set out in the Landscape and Ecological Management Plan to ensure that it is retained in a sustainable and well maintained condition in perpetuity.

8. SUMMARY AND CONCLUSIONS

8.1 General

8.1.1 This report assesses the landscape and visual impact of the application for the residential development at the land west of Lymington Bottom Road, Medstead.

8.1.2 The report assesses the effects of the scheme on landscape character and visual amenity from the surrounding properties, roads, footpath network and public open spaces; from construction to completion. The assessment of effects is based on the submitted planning application drawings.

8.1.3 The principles of the proposed residential development have been developed from the Landscape baseline as part of a landscape led approach. Throughout the landscape and visual assessment, potential effects were reviewed and assessed as part of this iterative design process.

8.2 Baseline Conditions

8.2.1 The proposed residential development extends westwards in an irregular rectangular shape off Lymington Bottom Road and currently comprises arable land. The site is bounded by recent residential development to the south, further dwellings to the north and east and arable agricultural land to the west.

8.2.2 The extent of the study area is based on the potential visual envelope of the Site and proposed development i.e. the area from which views of the development may be visible, informed by topographical maps and field survey. The study area extends approximately 2km in all directions where views are then curtailed by existing vegetation and settlement.

8.2.3 The landscape within the study area comprises the Hampshire Downs National Character Area (NCA 130). More locally, the Site lies within the Four Marks Clay Plateau (2B) LCA (as identified by the East Hampshire Landscape Character Assessment).

8.3 Landscape and Visual Effects

8.3.1 Land use of the Site, and hence character, will alter as a direct result of development of the Site. However the Site itself has a backdrop of existing residential development to the north, east and south. The majority of the residual landscape effects are considered to be Negligible to None.

8.3.2 The surrounding gently undulating topography and layers of existing mature, vegetation, establishes a Visual Envelope (VE), which is generally curtailed to the near distance, with all middle and longer distance views being screened. Sensitive receptors within the near distance VE include local PRoWs and the local road networks which surround the Site.

8.3.3 The greatest level of visual effects will be experienced by those receptors within the near distance. Such effects will be mitigated by the design of the Proposed Development in terms of the retained existing vegetation in conjunction with new tree and hedgerow planting, although it will take time for new planting to become established. Long-term adverse effects are considered to be None in the majority.

8.4 Mitigation and Enhancement

8.4.1 The Proposed Development has been designed to minimise landscape and visual effects and create a positive setting to the surrounding area. As primary mitigation, the proposed landscape strategy seeks to deliver long-term landscape and biodiversity benefits. Residual adverse effects can be mitigated following the secondary mitigation strategy set out in section 7.2. Detailed design will incorporate comprehensive information on the specification and implementation of strategic planting.

8.5 Conclusion

8.5.1 It should be acknowledged that any development will give rise to change in the landscape of the area and the views of receptors. The degree of change will influence the judgement on acceptability and will need to be balanced with the overall benefits delivered by the scheme.

8.5.2 Although there will be localised visual and landscape effects, the sensitively considered and designed layout, strategic landscape infrastructure and enhancement of existing vegetation, along with new internal development planting will ensure a successful new area of settlement set within the wider landscape.

8.5.3 On balance, the Site is nestled against the existing settlement edge of Medstead, screened in the majority of views, well contained within the wider landscape, and therefore effects are localised. In conclusion, in landscape terms there are no overriding landscape or visual effects that should prevent the development of the Site as proposed.

APPENDICES

Appendix A: Sources of Information

Planning

- The National Planning Policy Framework (NPPF), September 2023;
- East Hampshire District Local Plan: Joint Core Strategy Part 1 (2014);
- East Hampshire District Local Plan: Joint Core Strategy Part 2 (2016);
- Medstead and Four Marks Neighbourhood Plan (2015-2028); and
- Medstead Village Design Statement (2003).

Mapping and Other Data

- Ordnance Survey maps (1:20,000 Explorer Series);
- Historic Ordnance Survey maps;
- All LIDAR data © Environment Agency copyright and/or database right 2015. All rights reserved;
- Aerial images--;
- Multi-Agency Geographic Information for the Countryside (MAGIC) (http://magic.gov.uk/).

Landscape Character Documents

- National Character Area Profiles: NCA 130 Hampshire Downs (Natural England, 2012); and
- East Hampshire Landscape Character Assessment (2006).

General

- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013);
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage, 2002);
- Visual Representation of Development Proposals. Technical Guidance Note 06/19. Landscape Institute, September 2019; and
- BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BSi, April 2012).

APPENDIX B: Criteria for Assessing Sensitivity

Table B1: Landscape Receptor Value and Susceptibility

Level	Value	Susceptibility
High	Landscape elements that are in good to excellent condition and are a fundamental component of landscape character. Alternatively a distinctive or rare landscape feature. These are likely, but not necessarily subject to statutory protection e.g. TPO's or Listed Buildings and/or given significant protection by planning policy. Landscapes that are in good condition, with a high prevalence of important landscape elements giving rise to a strong or unique character and sense of place. There are generally few detractors or uncharacteristic features present. These are likely, but not necessarily, statutory protected landscapes e.g. AONB, National Park, Registered Parks and Gardens recognised for their quality or cultural associations. Management objectives generally focused on conservation of landscape character.	• Low potential for mitigation. • No or very limited potential for substitution or replacement. • Limited / no capacity to accommodate the proposed development or change without affecting the baseline situation. • Proposals may substantially contradict management or policy objectives.
Medium	Landscape elements that are in good to average condition and make a contribution to defining landscape character. Elements may be protected by local planning policy. Landscapes that are in good to average condition with some important landscape elements giving rise to a positive character and recognisable sense of place, although some detracting features may be present. These may include local landscape designations e.g. Special Landscape Areas or other designations indicating local cultural or historic value. Management objectives generally focused on conservation and enhancement of landscape character.	• Some potential for mitigation. • Some potential for substitution or replacement. • Some capacity to accommodate the proposed development or change without affecting the baseline situation. • Proposals may be partly, but not entirely, in accordance with management or policy objectives.
Low	Landscape elements that are in average to poor condition. They may make a limited contribution to the character of the area or their contribution is reduced by their condition. Features or elements that are uncharacteristic and detract from the landscape character of the area. Landscapes that are in average to poor condition with evidence of erosion and limited sense of place. Some important landscape elements, however, detracting features notable. Designations are unlikely. Management objectives generally focused on enhancement and restoration of landscape character.	• Good or significant opportunities for mitigation. • Good potential for substitution or replacement. • Capacity to accommodate the proposed development / change without affecting the baseline situation, or with potential to enhance it. • Proposals generally in accordance with management or policy objectives.

Table B2: Visual Receptor Value and Susceptibility

Level	Value	Susceptibility
High	Visual amenity assessed as good to excellent; an area of high scenic value to include: Nationally recognised or important views such as those protected by policy e.g. National Park / AONB or a national trail / route. Designed views. Views to or from designated heritage assets. Views from recognised tourist destinations, views marked on maps or referred to in art / literature.	• Observers whose attention or interest may be focused on the landscape to include: • Users of rights of way and recreation trails • Users of land with public access including Open Access and National Trust land. • Residential properties with views from rooms occupied during daylight / waking hours (predominantly ground floor).
Medium	Visual amenity assessed as average to good to include: Views which are locally recognised including those protected by local policy eg. visually important open space or special landscape area. To or from locally important heritage assets. Views from local destinations and well used footpath routes.	• Observers where views of the landscape are part of, but not the sole purpose of the activity to include: • Those playing or spectating at outdoor sports or undertaking formal outdoor recreation. • Users of local roads where there are clear / open views across the landscape and low levels of traffic. • Residential properties with views from rooms unoccupied during daylight / waking hours (predominantly first floor rooms).
Low	Areas of average to low visual amenity to include: Views which are not recognised or have limited value, such as footpaths which are not well used. Detracting features may be clearly apparent.	• Observers where attention is focused upon the activity and not the wider landscape to include: • Receptors engaged in sports or other activities. • Users of main roads travelling at speed, or local roads where the focus is on the road ahead. • Places of work / study.

Table B3: Sensitivity

		VALUE		
		HIGH	MEDIUM	LOW
SUSCEPTIBILITY	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

APPENDIX C: Criteria for Assessing Magnitude of Change and Scale of Effect

Table C1: Magnitude of Landscape Change.

Magnitude of Effect ***Extent of change***	**Change Experienced as a result of development**	
High	• Result in the permanent loss of characteristic landscape elements and features and/or their setting. • Introduce uncharacteristic or dominant elements. • Be at complete variance with the landform, scale and pattern of the landscape. • Substantially erode the landscape character and/or condition of the area. • Undermine any designation or the nature of a vulnerable landscape.	**NEGATIVE**
	• Retain the majority of existing landscape components and/or enable the full restoration and/or replacement of characteristic landscape elements and features. • Introduce new landscape elements and features that through good design enables a sense of place to be fully restored. • Have a strong contextual fit with the scale, landform and pattern of the landscape. • Substantially enhance the landscape character and/or condition of the area.	**POSITIVE**
Medium	• Result in the partial loss or alteration of characteristic landscape elements and features and/or reduce or remove their setting. • Introduce uncharacteristic components alongside characteristic features or elements. • Be at odds with the landform, scale and pattern of the landscape. • Be a noticeable change, although not necessarily uncharacteristic when set within the attributes of the receiving landscape. • Result in a deterioration of landscape character and/or condition.	**NEGATIVE**
	• Retain existing key features and/or enable partial restoration of characteristic landscape elements and features. • Introduce new landscape elements and features that through good design enables sense of place to be restored. • Fits well with the landform, scale and pattern of the landscape. • Enhance the landscape character and/or condition of the area.	**POSITIVE**

Table C1: Magnitude of Landscape Change. Continued

Magnitude of Effect ***Extent of change***	**Change Experienced as a result of development**	
Low	• Result in the temporary or minor loss or alteration of landscape elements and features and/or reduce their setting. • Introduce some uncharacteristic components alongside characteristic features or elements. • Not quite fit with the landform, scale and pattern of the landscape. • Be a discernible change, although not uncharacteristic when set within the attributes of the receiving landscape. • Result in a minor deterioration of landscape character and/or condition.	**NEGATIVE**
	• Retain existing key features and/or allow limited restoration of characteristic landscape elements and features. • Introduce new landscape elements and features that through good design enables some sense of place to be restored. • Respects the landform, scale and pattern of the landscape. • Enables limited enhancement of the landscape character and/or condition of the area.	**POSITIVE**
Negligible	The development would introduce barely discernible elements or physical change to the landscape. Key characteristics of the landscape and its integrity are unaffected.	

Table C2: Nature and Magnitude of Visual Effects

Magnitude of Effect *Extent of change*	**Change Experienced**	
High	• Proposal results in the total, permanent loss of a highly valued view. • Proposal introduces dominant or discordant elements altering the composition or balance of the view. • Proposal introduces features not already present on / or part of the skyline.	NEGATIVE
	• Proposal removes substantial visual detractors. • Proposal introduces positive elements that substantially enhance the composition of the view. • Development introduces an immediately apparent landmark or feature.	POSITIVE
Medium	• Proposal is clearly visible and recognisable but not prominent in views. • Proposal introduces elements that are not necessarily already characteristic and/or are incongruous; • Development may form skyline features amongst existing development and/or vegetation.	NEGATIVE
	• Proposal removes some visual detractors. • Proposal is a visible but characteristic element complementing the composition of the view.	POSITIVE
Low	• Proposal is only a minor component or slightly uncharacteristic part of the view and does not introduce incongruous features and subsequently • Proposal does not alter the overall composition of the view or dominance or balance of elements within it and therefore might by missed by a casual observer.	NEGATIVE
	• Proposal removes limited visual detractors. • Proposal is only a minor component of the view and compliments the composition and balance of existing elements.	POSITIVE
Negligible	• Proposals perceived as a background component in view or are subservient to other elements within it. • The development would be barely discernible.	

Table C3: Scale of Effect for Landscape and Visual Effects

		MAGNITUDE OF CHANGE			
		HIGH	**MEDIUM**	**LOW**	**NEGLIGIBLE**
SENSITIVITY	**HIGH**	Major	Major	Moderate	Minor
	MEDIUM	Major	Moderate	Minor	Negligible
	LOW	Moderate	Minor	Negligible	Negligible

James Blake Associates Ltd • Chartered Landscape Architects
34 - 52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA
tel. 01284 335797 e-mail. jamesblake@jba-landmarc.com