



Beechlands Road, Medstead

Landscape and Visual Appraisal

Bargate Homes Ltd

The New Barn, Vicarage Farm Business Park, Winchester Road, Far Oak, Hants, SO50 7HD

SLR Consulting Limited

Suite 5, Brindley Court, Gresley Road, Shire Business Park, Worcester, WR4 9FD

SLR Project No.: 433.000068.00002

Client Reference No: 118040

29 April 2024

Revision: 00

BASIS OF REPORT

This document has been prepared by SLR Consulting Limited with reasonable skill, care and diligence, and taking account of the manpower, timescales and resources devoted to it by agreement with Bargate Homes Ltd (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



Contents

1.0 INTRODUCTION	1
1.1 Methodology	1
1.1 Study Area	1
2.0 PLANNING CONTEXT	2
2.1 National Policy: National Planning Policy Framework (NPPF, Dec 2023)	2
2.2 Designations	3
2.3 Local Plan	3
2.3.1 Joint Core Strategy (Local Plan – Part 1. Adopted May 2014)	4
2.3.2 Medstead and Four Marks Neighbourhood Plan 2015 - 2028 (Made January 2016)	5
2.3.3 Draft Local Plan 2021 - 40 (Reg 18. 2024)	6
2.4 Open Space, Sport and Recreation Needs and opportunities Assessment 2018 to 2028 (2018) and Open Space Assessment (2018)	8
2.5 Setting of the South Downs National Park	9
2.6 Relevant Planning History	11
2.7 Summary of Planning Context	12
3.0 ASPECTS OF THE DEVELOPMENT WHICH HAVE THE POTENTIAL TO CAUSE LANDSCAPE AND VISUAL EFFECTS	13
3.1 Location	13
3.2 Design Process	13
3.3 Height and Density	15
3.4 Lighting	15
3.5 Loss of Landscape Elements	15
3.6 Proposed Mitigation	15
3.7 Green Infrastructure and Public Open Space Proposals	16
4.0 Potential Landscape Effects	17
4.1 Introduction	17
4.2 Existing Landscape Character Assessments	17
4.2.1 National Landscape Character	17
4.2.2 County Landscape Character	17
4.2.3 East Hampshire Landscape Capacity Study (September 2018)	19
4.3 The Landscape of the Site and its Context	20
4.3.1 Individual Elements and Features	20
4.3.2 Aesthetic and Perceptual Aspects	20
4.3.3 Overall Character	21
4.3.4 The Changing Landscape	22



4.4	Landscape Receptors.....	22
4.5	Sensitivity of Landscape Receptors.....	22
4.5.1	Value of the Landscape.....	22
4.5.2	Susceptibility of Landscape Receptors to the Proposed Development.....	23
4.5.3	Sensitivity of Landscape Receptors.....	23
4.6	Magnitude of Landscape Change.....	24
4.6.1	Assessment of Landscape Effects.....	25
4.7	Summary of Landscape Effects.....	26
5.0	Potential Visual Effects.....	27
5.1	Introduction.....	27
5.2	Overall Visibility.....	27
5.3	Visual Receptors.....	28
5.4	Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint.....	28
5.5	Assessment of Potential Visual Effects for Visual Receptors.....	28
5.5.1	Recreational Walkers, Pedestrians, Cyclists and Horse Riders.....	28
5.5.2	Vehicle Users.....	31
5.5.3	Residents.....	32
5.5.4	Users of the Public Open Space at Wadebridge Rise.....	34
5.6	Summary of Visual Effects.....	34
6.0	SUMMARY AND CONCLUSIONS.....	36
6.1	Introduction.....	36
6.2	Planning Context.....	36
6.3	Landscape Effects.....	36
6.4	Visual Effects.....	37
APPENDIX A.....	38
	Landscape Sensitivity.....	40
	Magnitude of Landscape Change.....	44
	Assessment of Landscape Effects and Significance.....	46
	Visual Effects.....	48
	Visual Sensitivity.....	48
	Magnitude of Visual Change.....	51
	Assessment of Visual Effects and Significance.....	54
APPENDIX B.....	56
APPENDIX C.....	58
APPENDIX D.....	67



APPENDIX EError! Bookmark not defined.

DOCUMENT REFERENCES

APPENDICES

- Appendix A: Criteria and definitions used in assessing landscape and visual effects
- Appendix B: Methodology for Preparing Zone of Theoretical Visibility (ZTV)
- Appendix C: Assessment of potential landscape effects
- Appendix D: Assessment of potential visual effects

DRAWINGS

- M-01: Landscape Designation Plan
- M-02A: Landscape Character Plan
- M-02B: Landscape Capacity Plan
- M-03: Zone of Theoretical Extents
- M-04: Viewpoint Location Plan
- M-05 – M-22: Viewpoint Photography
- M-23: Illustrative Landscape Masterplan



1.0 INTRODUCTION

SLR Consulting Ltd (SLR) was instructed by Bargate Homes Ltd to undertake a Landscape and Visual Appraisal (LVA) to accompany an *'outline application with all matters reserved except for access for up to 70 dwellings with vehicular and pedestrian accesses, public open space, landscaping, drainage and associated works'* at Beechlands Road, Medstead.

The findings of this assessment have been based upon the site layout (BARG220428 IMP-01 P1), parameters plans (found within the Design and Access Statement – April 2024) and illustrative landscape masterplan (M-23).

In accordance with best practice, SLR has worked with the wider design team to help shape the proposed masterplan for the development to reduce landscape and visual effects and to provide mitigation which is appropriate in the local context. This has included providing a preliminary Landscape and Visual Review and design guidance in 2023, and later providing this report along with actively working with the wider design team to develop an appropriate scheme.

The main objectives of this report are to identify potential landscape and visual effects of the proposed development. This report is not seeking to identify significant effects, however the appraisal follows the same format as an LVIA and important planning considerations are identified.

1.1 Methodology

This appraisal has been carried out by an experienced Chartered Landscape Architect in accordance with the recommendations of the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment) and TGN 02/21. The full methodology is provided in Appendix A. All judgements have been discussed and agreed with another Chartered Landscape Architect in accordance with best practice and reviewed by another experienced Chartered Landscape Architect.

The appraisal is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as a thorough site assessment carried out in March 2024.

Landscape, as defined in the European Landscape Convention, is *"an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"*, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside. Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

It is important to note that it is best practice in landscape and visual appraisal to conclude that the introduction of built form to a green field site will result in negative landscape and visual effects. However, notwithstanding this, it is possible that good design of the proposed building and landscaping could still create successful places with attractive scenic qualities. It is therefore important to consider placemaking and design alongside the conclusions of the LVA.

1.1 Study Area

The study area is illustrated on drawing M-01 and M-02.

In line with paragraph 5.2 of GLVIA 3, the study area includes *"the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner"*. To determine the study area for this proposal a combination of desk top analysis of plans, aerial photographs and the nature of the proposed development was carried



out, followed by a site assessment and review of the Zone of Theoretical Extents (ZTV). The study area is larger than the potential area of visibility for the purposes of providing landscape context.

2.0 PLANNING CONTEXT

2.1 National Policy: National Planning Policy Framework (NPPF, Dec 2023)

Paragraph 11 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved *“without delay”* and that *“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date”* permission should be granted for development *“unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.”*

In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *“natural, built and historic environment”* (paragraph 8).

Paragraph 104 relates to rights of way and access, stating that these should be *“protected and enhanced”*. It is noted that better facilities should be provided for users of rights of way, for example by *“adding links to existing rights of way including National Trails”*.

Paragraph 131 also states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”*.

Paragraph 135 states that developments should (at point b) be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* and at (c), be *“sympathetic to local character and history, including the surrounding built environment and landscape setting”*, whilst also at (d) *“establish or maintain a strong sense of place”*.

Paragraph 136 states that *“Trees make an important contribution to the character and quality of urban environments”* and notes that *“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”*.

Paragraph 180 (a) of the NPPF states that the planning system, *“should contribute to and enhance the natural and local environment by [inter alia] ...protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”* and (b) by *“recognising the intrinsic character and beauty of the countryside”*.

Paragraph 181 states that the planning system should *“distinguish between the hierarchy of international, national and locally designated sites”*.

Paragraph 182 of the NPPF states that *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”*.



2.2 Designations

Relevant planning designations are shown on drawing M-01. The site is not located within a landscape or landscape related (particularly heritage or ecology) designation. The closest notable landscape designations are as follows:

- The South Downs National Park is located approximately 940m to the south-east of the site at its closest point;
- The site itself is not publicly accessible, but there are numerous public rights of way (PRoW) in the site's vicinity; Bridleway HP/155/31 is adjacent to the site's western boundary along Stoney Lane, Bridleway HP/155/33 is adjacent to the southern boundary along Boyneswood Lane and Bridleway HP/155/32 is adjacent to the eastern boundary along Beechlands Road. These routes extend into a wider network of PRoWs that connect South Medstead with the wider countryside. Other key routes to note are footpath HP/155/30 to the north of the site and long distant trail Writers' Way approximately 350m to the east of the site;
- National Cycle Route 224 extends along Roe Downs Road and Red Hill approximately 100m to the north of the site; and
- There are various ancient woodlands in the context of the site. The key one to note is Chawton Park Wood which is approximately 500m to the north-east of the site. The woodland contains numerous PRoWs and the National Cycle Route and is also access land.

Other planning considerations within the East Hampshire Local Plan (2016) are as follows:

- The site is located outside of the settlement policy boundary which extends along the site's eastern boundary; and
- A housing allocation is located approximately 70m to the east of the site which has since been built out.

The closest designations within the Medstead and Four Marks Neighbourhood Plan (2015) are as follows:

- The Local Gap between Medstead and Four Marks is approximately 90m to the north of the site.

Within the Draft Local Plan (Reg 18) the site remains outside of the settlement policy boundary and the Local Gap remains to the north of the site. Additional Housing allocations are also proposed, the closest is approximately 850m to the south-west of the site.

2.3 Local Plan

The site is located within East Hampshire. The Local Plan for this particular site comprises the following documents;

- Joint Core Strategy (Local Plan – Part 1. Adopted May 2014);
- Housing and employment allocations (Local Plan – Part 2. Adopted April 2016)
- Saved Policies from the East Hampshire District Local Plan Second Review (Adopted March 2006); and
- Medstead and Four Marks Neighbourhood Plan 2015 - 2028 (Made January 2016).

East Hampshire District Council are currently in the process of producing a new Local Plan (2021 – 2040). Recently consultation on the draft Local Plan (Reg 18) has concluded and responses are currently being reviewed. As it is inevitable that changes to this plan are still to



occur, very limited weight is given to this document. However, for completeness, it has been referred to within this section.

The following section identifies policies of relevance to the proposed development.

2.3.1 Joint Core Strategy (Local Plan – Part 1. Adopted May 2014).

This is a long-term document that shapes and guides development in East Hampshire until 2028 by providing a set of policies. Those policies relevant to both the site and landscape have been set out below;

Policy CP18 Provision of Open Space, Sport and Recreation and Built Facilities. This policy sets out how much public open space needed to be provided within new residential developments, which was drawn from East Hampshire’s Open Space, Sport and Recreation Study (2008). However, since the Core Strategy was adopted, this study has been replaced by an Open Space Assessment published in 2018. This latest Open Space Assessment is referred to in section 2.4 and has been adhered to when establishing the proposed design.

Policy CP20 Landscape states that *“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 tranquillity 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; and*
- f) *maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure)”.*

Policy C21 Biodiversity states that *“New development will be required to:*

- a) *extend specific protection to..... features which are of local value for wildlife, for example important trees, rivers, river corridors and hedgerows, but which are not included in designated sites;*
- b) *contribute towards maintaining a district-wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space; and*
- c) *ensure wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided where possible or, if unavoidable, they are appropriately mitigated for, with compensatory measures only used as a last resort”.*



Policy CP23 Gaps between Settlement states that “*development will only be permitted within gaps if:*

- a) *it would not undermine the physical and/or visual separation of settlements;*
- b) *it would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; and*
- c) *it cannot be located elsewhere”.*

Policy CP28 Green Infrastructure states that “*Development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure”.*

Policy CP29 Design states that “*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.*

New development will be required to:

- a) *seek exemplary standards of design and architecture with a high quality external appearance that respect the area’s particular characteristics;*
- b) *take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park’s setting is affected;*
- c) *reflect national policies in respect of design, landscape, townscape and historic heritage;*
- d) *ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features; and*
- e) *be accessible to all and designed to minimise opportunities for crime and anti-social behaviour without diminishing the high quality of the overall appearance”.*

2.3.2 Medstead and Four Marks Neighbourhood Plan 2015 - 2028 (Made January 2016).

This Neighbourhood Plan has been prepared by Medstead Parish Council and Four Marks Parish Council to guide development within the area to ensure that future development is beneficial to the local community. The plan includes both a vision and policies to help steer and determine future planning applications and thus development. Those policies that are relevant to both the site and landscape have been set out below;

Policy 2: Local Gap between Medstead Village & South Medstead states that “*the generally open and undeveloped nature of the Local Gap between Medstead and South Medstead, shown on the Policies Map and accompanying Local Gap Map, will be protected to help prevent coalescence and retain the separate identity of the settlements. Development will only be permitted within the Local Gap if:*

- a) *it would not undermine the physical and/ or visual separation of settlements;*
- b) *it would not compromise the integrity of the Local Gap, either individually or cumulatively with other existing or proposed development; and*
- c) *it cannot be located elsewhere”.*



Policy 10 Green Infrastructure & Biodiversity states that *“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”*.

2.3.3 Draft Local Plan 2021 - 40 (Reg 18. 2024).

Policy NBE 2 Biodiversity, Geodiversity and Nature Conservation states that *“Development proposals will be permitted where they protect and enhance biodiversity and geodiversity features..... and demonstrates that development proposals:*

- a) *Will retain, protect and enhance biodiversity features, including priority habitat types and irreplaceable habitats;*
- b) *Will incorporate a minimum of 10% measurable biodiversity net gain;*
- c) *Will protect and support the recovery of protected and notable priority species;*
- d) *Will contribute to the protection, restoration and enhancement of existing wildlife habitats, the creation of new wildlife habitats and to the maintenance of existing and the creation of new habitat linkages between sites and ecological features which thereby create and enhance local ecological networks;*
- e) *Any residual losses of biodiversity must be delivered first and foremost on-site or offset as a last resort; and*
- f) *Will enable biodiversity to respond and adapt to the impacts of climate change”*.

Policy NBE 10 Landscape states that *“Development proposals must conserve and wherever possible enhance the special characteristics, value, features and visual amenity of the Local Plan Area’s landscapes.*

Development proposals will be supported where there will be no significant impact to:

- a) *The qualities and principles identified within the relevant landscape character assessments, capacity study and relevant guidance;*
- b) *The visual amenity and scenic quality of the landscape;*
- c) *Important local, natural and historic landscapes and features; and*
- d) *The setting of the South Downs National Park, with regard to its special qualities (including dark skies), tranquillity and essential characteristics of the National Park. Development proposals must be sensitively located and designed to avoid or minimise adverse impacts on the South Downs National Park.*

Where appropriate, proposals will be required to include a comprehensive landscape strategy to ensure that the development would successfully integrate with the landscape and surroundings”.

Policy NBE 12 Green and Blue Infrastructure states that *“Development will be supported provided that:*

- a) *it maintains, protects and enhances the function, integrity, quality, connectivity and multi-functionality of the existing green and blue infrastructure network and individual sites thereby supporting the findings and guidance set out in the East Hampshire Green Infrastructure Strategy, GI Framework Urban Greening Factor Standard and Natural England’s 15 GI Principles;*
- b) *it protects existing trees and hedges and ensures no loss of canopy cover as a minimum. Proposals will be supported which incorporate existing trees and hedges into the new development and provide an uplift in canopy cover including*



tree lined streets and the consideration of the location and species of new trees with regards to biodiversity, connectivity, climate change and adaption;

- c) any adverse impacts on or loss of the green and blue infrastructure network should be fully mitigated and/or compensated through the provision of green and/or blue infrastructure on site. Where it can be proven that on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site by site basis;*
- d) where new green infrastructure is provided within new development, suitable arrangements should be in place for its future funding, maintenance and management long term; and*
- e) A Green Infrastructure Plan should be submitted as part of the application process detailing how the development responds to Natural England's 15 GI Principles and how it responds to the EHDC GI Strategy's seven themes".*

Policy DES 2 Responding to Local Character states that *"Detailed proposals for the design and layout of new development will be required to:*

- a) Ensure that the layout of new development is sympathetic to its immediate setting in terms of its relationships to adjoining buildings, spaces around buildings and landscape features;*
- b) Ensure that building facades, fenestration, roofs, boundary treatments, street furniture and green spaces respect or improve the character and appearance of the local area;*
- c) Take particular account of local landscape and townscape features such as those identified within neighbourhood plans, design statements or guides, or townscape character assessments;*
- d) Ensure that areas of new public open space are easily accessible, attractive to use and designed to serve all of their intended functions (e.g. recreation, leisure, social interaction, food production, sustainable drainage, supporting local wildlife) in complementary ways; and*
- e) Provide enough room within the public realm, including street spaces and along new pedestrian and cycle routes, to allow for the planting and growth of contextually appropriate vegetation, including native tree species that would offer shade and shelter".*

Policy DGC 5 Provision and enhancement of Open Space, Sport and Recreation states that *"New residential development will be required to provide new or enhanced provision of useable public open space, sports and recreation facilities in accordance with the standards set out in Appendix E and in compliance with the latest Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) or its subsequent replacement.*

However, consideration will also be given to the improvement and enhancement of nearby sports and recreation facilities that are of a low-quality standard or a poor state of repair.

Open space, sports and recreation provision requirements should:

- a) be provided on-site or within close proximity to the site, in a suitable location;*
- b) be multifunctional, fit for purpose, publicly accessible, support healthy lifestyles and meet the demands for participation now and in the future for outdoor recreation;*
- c) consider the context of any existing provision (including deficiencies in particular types of open space or identified priorities in terms of facilities) and maximise any*



opportunities for improvement within the wider area where these are relevant to the development of the site; and

- d) secure (when new provision is provided), appropriate mechanisms which will ensure the future satisfactory maintenance and management of the open space, sports and recreational facility in the long term.*

A holistic approach to the design of new open space should be taken including considering the contribution to place making, the green network and protecting and enhancing nature conservation and the water environment.

New provision should also protect, enhance and manage path networks for active travel and/or recreation, including new and existing links to the wider countryside”.

Policy DM 1 The Local Ecological Network states that *“Development which results in harm to the local ecological network will not be permitted unless the need for and benefits of the development outweighs the harm, if harm cannot be avoided measures which mitigate or compensate that harm will be required”.*

Policy DM 2 Trees, Hedgerows and Woodland states that *“Planning permission will be granted where the approach to the planting, retention and protection of trees, hedgerows and woodlands:*

- a) reflects, conserves or enhances the existing landscape and integrates the development into its surroundings taking account of local distinctiveness and local character by adding scale, visual interest and amenity;*
- b) facilitates adaptation to climate change by providing shade, shelter and cooling through new tree planting;*
- c) facilitates the provision of tree-lined streets and tree planting as an integral part of new development where appropriate;*
- d) adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process;*
- e) would not result in the loss or deterioration of irreplaceable habitats including ancient woodland and ancient or veteran trees.*
- f) includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes; and*
- g) adequately protects, and not damage or destroy one or more trees protected by a tree preservation order or in a conservation area unless removal would be in the interests of good arboricultural practice.*

The Local Planning Authority will refuse planning permission for proposals that threaten the retention of trees, hedgerows, and other woodland or adversely affects the importance to the site’s character, an area’s amenity or the movement of wildlife”.

2.4 Open Space, Sport and Recreation Needs and opportunities Assessment 2018 to 2028 (2018) and Open Space Assessment (2018)

In 2018 East Hampshire published these two documents. Together they review the current provision of Open Spaces and Sports facilities in East Hampshire and in response provide standards for future provision. The following table provided a summary of the quantity and accessibility standards for open space and play provision.



Typology	Quantity Standard	Accessibility Standard	Notes
Parks and Gardens	1.03ha/1000 people	400m	On-site provision of allotments and parks and gardens is normally sought above 250+ dwellings.
Natural and Semi-Natural Green Space	1.8ha/1000 people	400m	Informal open spaces supporting a range of wildlife habitats and contributing to the biodiversity and environmental education awareness.
Green Corridor	N/A	N/A	Linear open spaces providing walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
Amenity Green Space	0.31ha/1000 people	400m	Incidental open spaces providing opportunities for informal activities close to home or work. Amenity green spaces provide a less formal green space experience than parks and gardens, and generally provide fewer habitats.
Allotments	0.1ha/1000 people	1.2km	On-site provision of allotments and parks and gardens is normally sought above 250+ dwellings.
Provision for Children or Young People	Play Spaces 0.53 sites per 1000 people Teen/Youth Facilities 0.27 sites per 1000 people	Play Spaces 480 m Teen/Youth Facilities 600m	

2.5 Setting of the South Downs National Park

To determine whether there is a relationship between the site and the South Downs National Park and consequently whether it is within the setting of the South Downs National Park, the following planning law, policy, guidance and precedent studies have been reviewed;

1. **The National Park and Access to the Countryside Act 1949, as amended by the Environment Act 1995, sets out the dual purpose of National Parks “to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park,” and also “to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public”.**



2. The Special Qualities of the South Downs National Park have been reviewed and considered when assessing the proposed development. Those that are of most relevance as the site may currently contribute to the key attributes are; 1: ***“Diverse, inspirational landscapes and breathtaking views”*** and 2: ***“Tranquil and unspoilt places”***.
3. There is no formal mention or definition of the setting of AONBs and National Parks in the NPPF. However, paragraph 182 within the 2023 NPPF does state that ***“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”***.
4. Additional considerations which could identify a parcel of land as part of the setting of a national designation include the importance of that parcel in providing access towards and from the designation. For example, in the Inspector’s decision for the the *‘Land East of Station Road, Oakley’* appeal, (PINS Ref: APP/H1705/W/21/3269526) it was determined that because footpaths led past the site from Oakley to the North Wessex Downs National Landscape the site did indeed form part of the setting of this designation, even though it was over half a kilometre from the National Landscape.

In response to the National Park and Access to the Countryside Act 1949, as amended by the Environment Act 1995, the SDNP is located almost 1km from the South Downs National Park and the gap between the site and the National Park is formed by part of the existing settlements of Four Marks and South Medstead. As determined later in this assessment, there is also no intervisibility between the site and the National Park and there would also be no intervisibility between the proposed development and the National Park. Therefore, it is fair to assume that the site would not contribute to conserving or enhancing *“the natural beauty, wildlife and cultural heritage of the National Park”* nor would it demote *“opportunities for the understanding and enjoyment of the special qualities of the National Park”*.

As there is no intervisibility between the site and the National Park, the site does not contribute to the *‘breathtaking views’* referred to within Special Quality 1. There would also be no intervisibility between the proposed development and the National Park and therefore these *‘breathtaking views’* would remain regardless of whether the proposed development were to be built out or not. Similarly, with no intervisibility between the site and the National Park, and almost 1km in distance between the two which is formed by part of the settlements of Four Marks and South Medstead, it is fair to assume that the site does not contribute to the tranquillity of the National Park. As there would be no intervisibility between the proposed development and National Park, it is also fair to assume that the tranquillity of the National Park would not be affected by the proposed development.

Paragraph 182 of the NPPF indicates that the setting of the National Park is partly defined by the nature of the proposed development. For instance, a larger or more anomalous development close to the National Park may have more potential to affect the special qualities of the National Park compared to a smaller development that is already characteristic of the landscape. As the proposed residential development would be located in the context of South Medstead and the existing settlements of South Medstead and Four Marks form the gap between the site and the National Park, it would be unlikely that the proposed residential development would have any notable, adverse impacts on the National Park.

To determine whether the site forms an important part in providing access to and from the National Park, routes that connect the National Park with South Medstead and Medstead have



been accessed. The nature of these routes and the role the site plays within the routes has also been assessed. There is no direct route between Medstead, and later South Medstead, and the National Park. Rather a network of PRowS and rural roads that together provide various indirect routes. The two main indirect routes are; along Roe Downs Road, HP/115/32 (adjacent to the site) and then Writers' Way, or along the various footpaths to the east of Medstead, HP/045/3 through Chawton Park Wood and then along Writers' Way. Both routes contain sections that cross more rural, attractive landscapes and other sections that are heavily influenced by existing settlements. The site contributes to the route along Roe Downs Road, HP/115/32 and then Writers' Way as clear views across the site are available from along HP/115/32. However, this section of the route is heavily influenced by the residential dwellings along Beechlands Road and therefore isn't deemed a particularly attractive section of the route that initiates the arrival to the National Park. Therefore, to conclude, the site does not contribute to a direct route between Medstead/ South Medstead and the National Park. There are various indirect routes that connect Medstead/ South Medstead and the National Park, and where the site forms part of a route between Medstead/ South Medstead and the National Park it isn't viewed to be particularly attractive or initiate the arrival to the National Park. Therefore, the site isn't deemed as playing an important role in providing access to or from the National Park.

To conclude, this review has found that there is no relationship between the site and the South Downs National Park for the following reasons;

- There is no intervisibility between the site and the South Downs National Park and there would be no intervisibility between the proposed development and the National Park;
- There is almost 1km between the site and the National Park and the gap is formed by parts of the existing settlements of South Medstead and Four Marks;
- The site isn't deemed as playing an important role in providing access to or from the National Park as it does not form part of a direct route between Medstead/ South Medstead and the National Park, there are various indirect routes that connect Medstead/ South Medstead and the National Park, and where the site contributes to a route between Medstead/ South Medstead and the National Park it isn't viewed to be a particularly attractive or initiating the arrival to the National Park; and
- The proposed residential development would be within the context of South Medstead and would form a small part of this settlement.

Consequently, the site does not form part of the Setting of the South Downs National Park.

As noted previously, effects on the National Park have been assessed within both the landscape and visual appraisals of this report to help determine whether the site was within the setting of the National Park and for completeness.

2.6 Relevant Planning History

The site has not been subject to any previous planning applications.

South Medstead has been subject to various planning applications over recent years resulting in numerous residential developments being built out. Most of these developments respond to the housing allocations implemented within the latest Local Plan (Adopted April 2016). Those closest to the site are the residential development at Mulberry Gardens, 70m to the south-east of the site, and the development at Ivatt Way, 400m to the south-west of the site.

In March 2023, an outline planning application was submitted "*for demolition of 46 Lymington Bottom, Four Marks and the erection of up to 60 dwellings with vehicular access point, public open space, landscaping and sustainable drainage systems (SuDS)*". The council did not determine the application and it consequently went to public inquiry in February 2024 (Ref:



APP/M1710/W/23/3329928). Whilst at public inquiry, the Inspector's key point of concern recognised in the Council's Statement of Case (SOC) was *"the effect of the proposal on the character and appearance of the area"*. During the inquiry it was acknowledged that the proposed development would conflict with various policies within the Core Strategy such as CP10; Housing outside of the settlement boundary. However, given that the proposed development would result in limited landscape harm and would be provide a significant area of public open space, overall, the Inspectorate found that *"the proposal would be contrary to the Development Plan"*. This conclusion, along with other non-landscape related conclusions, resulted in the appeal being allowed and planning permission granted.

Currently there are no planning applications or permissions within the vicinity of the site that would alter its context.

2.7 Summary of Planning Context

The site is not located within or nearby to any landscape or landscape-related designations. However, PRoWs are adjacent to the southern, eastern and western boundaries, and the site is immediately outside of the settlement policy boundary.

The South Downs National Park is located approximately 940m to the south-east of the site at its closest point. However, it has been determined that the site does not form part of the setting of the South Downs National Park.

The site has not been subject to any previous planning applications nor are there any planning applications or permissions within the vicinity of the site that would alter its context.



3.0 ASPECTS OF THE DEVELOPMENT WHICH HAVE THE POTENTIAL TO CAUSE LANDSCAPE AND VISUAL EFFECTS

The following attributes of both the site and the proposed development are those which are the most likely to result in landscape and visual effects. This Section also describes how the design of the proposals have evolved.

3.1 Location

The site is approximately 3.1 hectares (ha) in size and comprises two small-scale, grassland fields currently used for horse grazing and a small fenced off area in the north-west corner comprising horse stables.

The site is located on the settlement edge of South Medstead. However, as South Medstead is fragmented, another portion of the settlement is also located approximately 180m to the south-west of the site as its closest point. South Medstead is a fragmented village which is linked by a network of secondary roads. The village is primarily residential development with pockets of agricultural fields, a small area of industrial development, facilities and the railway line and station immediately south.

To the south of the railway line is Four Marks; a larger village with a population of approximately 5,000 people and is supported by a range of shops, facilities and railway station. The majority of Four Marks is located to the south of the railway line and is relatively dense and urbanised. Where the site is located, both settlements are fragmented and well-connected.

The village of Medstead is located approximately 85m to the north of the site, beyond the designated 'Local Gap'.

The site is located within a complex of roads, residential dwellings and grassland fields within South Medstead.

Immediately to the east of the site is Beechlands Road, whereas to the south is Boyneswood Lane and to the west is Stoney Lane. Each of these are also designated as public bridleways.

Existing dwellings are located to the north, east, south-east and west of the site. Dwellings immediately to the north and east are single storey, whereas immediately to the south-east and west dwellings are two-storey.

Immediately north-east and south-west of the site there are small scale grassland fields used for grazing. Further west, beyond the dwellings associated with Stoney Lane, and south, beyond Boyneswood Lane, there are also small to medium scale grassland fields.

Beyond this complex of residential dwellings and grassland fields, the landscape generally becomes more rural; settlements are smaller and more dispersed and agricultural fields become the primary land use. Woodlands are also common, with Chawton Park Wood being the obvious example. The exception to this more rural landscape is to the south where the settlement of Four Marks is located.

The South Downs National Park is located approximately 940m to the south-east of the site at its closest point and extends south and west, together covering over 1,600km² of valued lowlands.

3.2 Design Process

In order to produce a design that is feasible and sustainable across all disciplines the proposed development has gone through various design stages and internal reviews. Landscape has



been a key focus throughout this process to ensure the proposed development responds well to the site's context and character, visual effects are minimised and that the proposed development meets the relevant open space and biodiversity net gain (BNG) requirements. The key steps throughout the process have been set out below along with indications of landscape involvement;

- Before the planning of the application commenced and various disciplines were involved, SLR was instructed to produce a preliminary landscape review to determine whether the site has capacity for residential development and what would be the likely landscape and visual effects. This process also provided an opportunity to set out key design recommendations which included the following;
 - o To retain and reinforce existing hedgerows to provide an effective screening/ filtering element;
 - o Provide a green arrival space at the entrance of the development to reflect local the characteristic of enclosed pastures in residential context; and
 - o Incorporate a small play area within the arrival space to fulfil public open space (POS) requirements.

By doing so, the proposed development would respond to local character and POS requirements, and landscape and visual effects would also be managed and where possible minimised and/ or mitigated.

- Later SLR was then commissioned to work with a multi-disciplinary team to prepare an outline planning application for the proposed residential development. To initiate the design process each discipline was required to carry out a site assessment and input into an overall constraints and opportunities plan. For landscape this involved walking both the site and the wider study area to understand and assess the landscape's character and visual sensitivities and provide initial feedback on key constraints and opportunities such as the adjacent PRow's and existing hedgerows and trees;
- The architects were then tasked with drawing up a draft layout that fulfilled the client's criteria and incorporated each discipline's constraints and opportunities;
- Disciplines were then individually requested to review the layout and feedback if any further changes were required. For landscape, all initial design recommendations and constraints and opportunities had been taken on board and the layout fulfilled the POS criteria. Therefore, at this stage we began to explore the landscape design in further detail, determining appropriate locations for street trees, native planting within open spaces etc. This initial sketch was then circulated to the wider team for comment, concurrently to the architects finalising the layout;
- At this point SLR also attended a meeting with the ecologists working on the project to ensure that the landscape design fulfilled the needs of biodiversity net gain (BNG) and ecology, as well as the landscape and visual requirements. This included substituting some areas of modified grassland with other neutral grassland and removing some hedgerow trees to ensure that the site maximises its ecological potential;
- Once the design was fixed, the landscape design was then rendered up to produce the landscape masterplan, providing a greater level of detail and realism to the landscape proposals and demonstrating how the design would sit within the site's context; and
- Simultaneously, assessments were finalised and calculations such as Drainage, BNG and POS were completed to ensure that the design was feasible for all disciplines.



3.3 Height and Density

The majority of the proposed dwellings would be 2-storey, with the exception being the east extent, adjacent to Beechlands Road which would be 1 to 1.5 storey.

The scheme comprises of 70 dwellings at a net density of 36.8dph and a gross density of 21.3dph.

3.4 Lighting

The proposed development would require the introduction of street lighting which has potential to introduce new light emissions. As shown by the extract from the CPRE's Dark Skies map (Figure 1), included in Section 4.0 of this report, the site and its immediate context is already influenced by medium levels of light emissions. Therefore, the potential for lighting associated with the proposed development to cause landscape and visual effects is reduced.

3.5 Loss of Landscape Elements

The development of the site for new homes would require the loss of two small-scale, grassland fields.

Two sections of hedgerow, equating to 29m in length, would be removed along the eastern boundary, adjacent to Beechlands Road, to incorporate vehicular and pedestrian accesses. The proposed development would also require the removal of a 5m section of hedgerow along the southern boundary to provide pedestrian connections to the adjacent bridleway. The proposed pedestrian connection along the western boundary has been positioned to align with the existing gated access and therefore no hedgerow removal is required. All other sections of hedgerow would also be retained and reinforced to maintain a strong landscape structure and help mitigate landscape and visual effects.

The proposed development would require the loss of three trees within the site; T4 (cat. C), T5 (cat. C) and T29 (cat. U). These are either category C trees which indicates low quality or category U trees which indicates trees unsuitable for retention (for more information refer to Barrell Tree Consultancy Arboricultural Impact Appraisal and Method Statement – April 2024).

Elsewhere, new, native planting, which is characteristic of the area, would be introduced across the site to help integrate the proposed development into the area, mitigate landscape and visual effects, and ensure the open spaces are designed to fulfil the POS criteria.

Ornamental planting would also be proposed throughout the development parcel to further soften visual effects, provide seasonal interest and stepping-stone habitats between larger habitats and help define public-private boundaries.

3.6 Proposed Mitigation

Landscape mitigation would be incorporated as shown on the illustrative landscape masterplan (M-23). The following landscape mitigation proposals aim to minimise landscape and visual effects;

- Existing native hedgerows and trees would, where possible, be retained and reinforced with native planting to help filter views of the proposed development and retain a strong and extensive landscape structure;
- An additional native hedgerow has been proposed along the southern boundary, around the existing dwelling to the west of Beechlands Road, which would further filter views of the proposed development and compensate for the sections of hedgerow removed at the vehicular and pedestrians accesses;



- Public open spaces would be positioned along the eastern and western boundaries to set back areas of development and integrate structural planting along these edges so that together the development frontages are softened;
- The proposed development has been set back from the southern boundary by approximately 15m, so that the combination of the offset and existing, well-established hedgerow would contain the majority of views from the adjacent bridleway/ Boyneswood Lane; and
- Proposed street trees and ornamental planting would be distributed throughout the development parcel to help break up the mass of hard materials and progressively filter views from elevated ground to the north.

3.7 Green Infrastructure and Public Open Space Proposals

As shown on the illustrative landscape masterplan (M-23) green infrastructure and public open space proposals have been incorporated to respond to the context of the development and create a greener and more desirable development. These areas have been shaped to respect the site's location and existing green infrastructure network. These open spaces have also been designed to adhere with the East Hampshire Open Space Assessment (2018). Key elements of the proposed green infrastructure and open spaces are listed below;

- The existing hedgerows and trees would be retained where possible and reinforced with native planting where necessary;
- An area of public open space would be proposed at the entrance to the site to form an attractive, green arrival space. This would comprise a play area, benches, pedestrian route, native planting and informal amenity space;
- Another area of public open space would be proposed in the north-western corner. This area would provide informal amenity space comprising native planting and benches, and also offer a connection to the adjacent bridleway along Stoney Lane;
- Landscape buffers have been incorporated around the periphery of the site to allow for existing hedgerows and trees to be retained and reinforced, and for new hedgerow planting to be proposed along the southern boundary, adjacent to the existing dwelling to the west of Beechlands Road;
- The well-established trees along the eastern boundary have secured a linear section of open space along this edge. This area would comprise native, reinforcement planting along the boundary, native grasslands and recreational benches so that residents can enjoy this naturalistic landscape buffer;
- Pedestrian links have been proposed along the southern and western boundaries to form direct connections into the adjacent bridleways; and
- Street trees and ornamental planting would be proposed throughout the development parcel to provide habitat and foraging opportunities for wildlife, and also form stepping-stone habitats between larger, nearby habitats.



4.0 Potential Landscape Effects

4.1 Introduction

The following landscape assessment is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the potential for significant landscape effects has been assessed.

Detailed aspects of the landscape impact assessment are included in Appendix C, but the key themes and overall results are explained within this section of the report.

4.2 Existing Landscape Character Assessments

There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing M-02A illustrates the classification provided by these assessments, but further details of each are set out below.

4.2.1 National Landscape Character

Natural England National Character Areas (2014)

At a national scale the site is located within Natural England's National Character Area (NCA) 130: Hampshire Downs. The key characteristics of NCA 130, of relevance to the application site, include the following:

- *“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-with-flint 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; and*
- *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”.*

4.2.2 County Landscape Character

East Hampshire Landscape Character Assessment (July 2006)

At a county scale the site is identified within the East Hampshire Landscape Character Assessment (July 2006). The assessment classifies the site into landscape character type 2: “Clay Plateau” and landscape character area 2B: “Four Marks Clay Plateau”. The landscape



character type provides broad characteristics whilst the landscape character area is more detailed.

The key characteristics of landscape character area 2B: *“Four Marks Clay Plateau”* that are of relevance to the site and its immediate context are as follows:

- *Elevated undulating plateau with an almost continuous clay cap overlying the chalk bedrock;*
- *A landscape 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; and*
- *Despite the density of settlement around the A31 at Four Marks this is a peaceful and in places a tranquil and rural landscape.”*

The assessment also contains *“Landscape Management Considers”* and *“Development Considerations”*. The following are relevant to this assessment:

- *“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;*
- *Monitor regeneration of hedgerow trees and consider opportunities for re-planting;*
- *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;*
- *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; and*
- *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”.*

4.2.3 East Hampshire Landscape Capacity Study (September 2018)

East Hampshire Landscape Capacity Study provides a useful indication of where there is capacity for development across the district. Drawing M-02B illustrates the areas assessed within this study.

Within the East Hampshire Landscape Capacity Study, the site is within area 2B.5 – Medstead Clay Plateau. This area is assessed as having Medium Capacity. The assessment states that *“capacity of the area is constrained by its rural and generally tranquil character, the distinctive historic parliamentary field pattern.... its role as an integral part of the rural setting of the settlements [and]..... views to and across the area from public rights of way, rural lanes and National Cycle Route”*. However, it does also state that *“it is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape”*.



4.3 The Landscape of the Site and its Context

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity)
- Aesthetic and perceptual aspects
- The overall character of the area.

An assessment of the landscape baseline is set out in the following paragraphs.

4.3.1 Individual Elements and Features

The site is formed by two grassland fields and stables located on the settlement edge of South Medstead.

The boundaries of the site are formed by various features; the northern boundary is formed by stables in the north-west corner and a combination of fences and hedgerows which are associated with residential gardens. The eastern boundary comprises a section of well-established trees and shrubs but with some gaps and a well-established native hedgerow along Beechlands Road. The southern boundary comprises a timber fence associated with the adjacent residential dwelling and a well-established native hedgerow along Boyneswood Lane. The western boundary is formed by hedgerows, primarily native and well-established although one of which is associated with the adjacent residential dwelling and non-native. Within the wider landscape well-established vegetation remains a key feature in the form of hedgerows, treebelts, copses and woodlands.

The site is located on the settlement edge of South Medstead. The settlement of South Medstead is fragmented and therefore is also located approximately 180m to the south-west of the site as its closest point. The settlement of Medstead is located approximately 85m to the north of the site, beyond the designated 'Local Gap'. The settlement of Four Marks is located to the south of the railway line, approximately 280m away.

The landform within the site gently slopes from the eastern corner at an elevation of approximately 208m Above Ordnance Datum (AOD), down to the north-western corner at 193m AOD. This is a 15m change in elevation across the site.

Beyond the site, the landform rises to the north and east, whereas to the south the landform is broadly flat and to the west the landform gradually falls away. This varying topography continues into the wider landscape, forming an undulating landform.

From within the site there are views of this elevated, agricultural land to the north. Similarly, distance views of the dwellings along Lymington Bottom Road to the west are available due to the drop in landform and limited, well-established vegetation in this area. Otherwise, views from within the site are contained by the well-established vegetation and existing built form in the site's immediate vicinity.

4.3.2 Aesthetic and Perceptual Aspects

The site is of a small scale.

Due to the combination of landscape's well-established vegetation, the rise in landform to the north and east and the presence of existing development to the north, east and west, the site is primarily contained. However, as indicated above, exceptions are the more distant views available to the north and west, although these are still relatively localised and filtered.

The site is influenced by various suburban features which provide a diversity of colours, textures, noise, movement and lighting;



- Views of residential dwellings at South Medstead to the north, east and west can be experienced throughout the site, along with noise, movement and lighting associated with this built form;
- A route of overhead cables also extends along the western boundary; and
- Frequent noise and movement associated with the nearby road network can be experienced from within the site.

However, despite these features, the site still comprises some sense of tranquillity.

As demonstrated by the interactive “England’s Light Pollution and Dark Skies” map provided by the CPRE (see extract in **Figure 1, below**), the site and its immediate context is influenced by medium levels of light emissions. This influence increases to the south of the site, towards the centre of Four Marks, and reduces beyond the settlement of Four Marks where the landscape becomes more agricultural and built form becomes sparser. The site is within the mid – low category of light emissions (green) which demonstrates lighting levels of 1-2 NanoWatts/cm²/sr. This increases towards a maximum of 4 – 8 NanoWatts/cm²/sr towards the centre of Four Marks.



Figure 1: CPRE's Dark Skies map

These interactive maps were produced with satellite images captured at 1.30 am throughout September 2015. The detailed map illustrates the level of lighting across 9 colour bands: <0.25 NanoWatts/cm²/sr identifying the darkest skies, and >32 NanoWatts/cm²/sr identifying the brightest level of lighting. The darkest areas grade from dark blue through to green, whereas the brightest areas grade from yellow through to dark red.

4.3.3 Overall Character

Within the East Hampshire Landscape Character Assessment (July 2006), the site is located within Landscape Character Area 2B: “*Four Marks Clay Plateau*”.

The site largely aligns with the character area's key characteristics such as “*A landscape dominated by pasture*”, “*distinctive planned enclosure*” and “*Tree cover creates a secluded and enclosed landscape*”. The character area also recognises Four Marks as a key settlement within the area which has a higher density compared to surrounding settlements such as Medstead. However, the character area description doesn't entirely reflect the level of urban influence that is experienced within the site and its immediate context from the adjacent built form and associated infrastructure, and for this reason the site it's entirely reflective of the



character area and is rather a sub-type; LCA 2B: “*Four Marks Clay Plateau*” but with greater urban influence from adjacent settlement.

4.3.4 The Changing Landscape

GLVIA3 recommends that consideration should be given to the site not only as it is, but also as it would become.

Currently there are no planning applications within the context of the site which would alter the envelope of the settlement and therefore will not form part of the baseline for this application.

4.4 Landscape Receptors

The main landscape receptors which are likely to be affected by the development include the following individual elements and features:

- Sloping grassland fields and stables on the settlement edge of South Medstead; and
- Network of hedgerows and trees along field boundaries.

As well as the following aesthetic and perceptual aspects:

- Small scale and primarily enclosed site; and
- Simple grassland but some diversity, noise and movement from the settlement and associated infrastructure.

The landscapes to be assessed would be:

- LCA 2B: “*Four Marks Clay Plateau*” but with greater urban influence from adjacent settlement.

The extent of this LCA that has been assessed lies between Lymington Bottom Road and South Town Road to the west, Hussell Lane to the north, public bridleways HP/115/701 and HP/046/3 and Boyneswood Road to the east, and Winchester Road to the south. This area has been chosen as its size is more appropriate for accessing effects of the proposed development compared to the entire LCA and the area captures all the key characteristics of the LCA that are found within the context of the site.

- South Downs National Park.

The area of the South Downs National Park that is to the North of Mary Lane and to the west of the A32 has been assessed. This area has been chosen as it is closest to the site and therefore most likely to experience adverse landscape effects. It also holds homogeneous attributes and its size is more appropriate for accessing effects of the proposed development compared to the entire National Park.

4.5 Sensitivity of Landscape Receptors

In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

4.5.1 Value of the Landscape

In determining the value of landscapes, GLVIA3 recommends that the starting point should be to consider landscape-related designations. In this context it is important to note that neither the site nor its immediate vicinity is included within a statutory or non-statutory landscape designation.

GLVIA3 states that the value of undesignated sites should also be considered. Table 1 of Landscape Institute Technical Guidance Note 2/21 supersedes Box 5.1 of GLVIA3 and



provides a helpful guide for assessing these sites. A full assessment against these criteria is included in Table C1, Appendix C.

Using these criteria (see Table C1 in Appendix C), it has been concluded that the value of the site and its immediate context is generally of **Community/ Low**. There are no landscape or landscape related designations within the site, nor are there any ecological or heritage designations. There is also no recreational access and the site is influenced by South Medstead and associated infrastructure. However, the site itself is primarily in good condition and does contain some rural and peaceful aspects.

The site has no demonstrable physical attributes that elevate this landscape above an ordinary landscape, nor is it located within the setting of the South Downs National Park. Therefore, the site is not considered to be a “*valued landscape*” for the purposes of NPPF paragraph 180 (a).

The South Downs National Park is of **National** Value given it is a National Designation.

4.5.2 Susceptibility of Landscape Receptors to the Proposed Development

The susceptibility of the landscape receptors is assessed within Table C2, Appendix C.

In overview, the sloping grassland fields and stables on the settlement edge of South Medstead would have a **high/ medium** susceptibility to the proposed development as the undeveloped land has a high susceptibility to residential development. However, the influence of South Medstead and dwellings along Stoney Lane reduces the site’s susceptibility.

The network of hedgerows and trees along field boundaries would have a **low** susceptibility to the proposed development as only two sections of hedgerow and three trees would be removed to incorporate the proposed development.

The small scale and primarily enclosed site would have a **medium** susceptibility to the proposed development; the site would be divided into areas of built form and open space which would reduce its scale and increase its sense of enclosure. However, as the site is already primarily enclosed and of small scale the susceptibility is reduced.

The simple grassland but with some diversity, noise and movement from the settlement and associated infrastructure would have a **high/ medium** susceptibility to the proposed development as it would introduce new colours, textures, movement, noise and lighting into the site that has some rural and peaceful attributes. However, as the site is already influenced by the existing built form, susceptibility is reduced.

LCA 2B “*Four Marks Clay Plateau*” but with greater urban influence from adjacent settlement would have a **low** susceptibility to the proposed development as whilst it would result in the loss of grassland and the introduction of additional settlement, existing residential development is already characteristic of the area. Therefore, the landscape would be able to accommodate the proposed development without transformational adverse effects.

The South Downs National Park is generally rural in character. However, the closest part of the National Park is already influenced by the settlement of Four Marks and therefore has some ability to accommodate the proposed development without resulting in transformational adverse effects. The proposed development would also not directly affect the landscape. Together resulting in a **low** susceptibility.

4.5.3 Sensitivity of Landscape Receptors

The overall sensitivity of landscape receptors is assessed in Table C2 of Appendix C.

In summary, the sloping grassland fields and stables would have a **medium** sensitivity due to their high/ medium susceptibility and community/ low value.



The existing vegetation is of **low** sensitivity due to its community/ low value and low susceptibility.

The small scale and primarily enclosed site is of **medium/ low** sensitivity due to its medium level of susceptibility and community/ low value.

The simple grassland but with some diversity, noise and movement from the settlement and associated infrastructure is of **medium** sensitivity due to its community/ low value and high/medium susceptibility.

LCA 2B “*Four Marks Clay Plateau*” but with greater urban influence from adjacent settlement would have a **medium/ low** sensitivity to the proposed development due to its community/ low value and low susceptibility.

The South Downs National Park would have a **medium** sensitivity to the proposed development due to its national value and low susceptibility.

4.6 Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to:

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

Below provides a summary of the magnitude of landscape change, refer to Table C3 in Appendix C for full details.

The proposed development would be permanent.

The proposed development would result in a **substantial/ medium** magnitude of change for the sloping grassland fields and stables on the settlement edge of South Medstead. The proposed development would introduce new built form into the undeveloped land and therefore the existing land uses would not remain. The sloping landform would also become less apparent. However, as the landscape effects would be focused on the site itself, the magnitude of change is reduced.

There would be a **slight** magnitude of change for the network of hedgerows and trees along field boundaries. Three trees and two sections of hedgerow would be removed to incorporate the proposed development and all remaining hedgerows would be reinforced where necessary. New native trees, shrubs, ornamental planting and species-rich grassland would also be incorporated across the site to enhance the landscape and green infrastructure network, and effects would be localised.

The magnitude of effects upon the small scale and primarily enclosed site would be **medium/ slight**. The proposed built form would increase the site’s enclosure and reduce its scale. However, as the site is already primarily enclosed and of a small scale, the extent of change is limited. Effects would also be focused on the site itself.

The magnitude of effects upon the simple grassland but with some diversity, noise and movement from the settlement and associated infrastructure would be **medium/ slight**. The proposed development would introduce a greater variety of colours, textures, noises, movement and lighting into a site that currently contains some peaceful attributes. However, as existing built form and infrastructure already influence the site, no new elements would be introduced. Effects would also be localised, resulting in a small geographical extent.

In relation to character, LCA 2B “*Four Marks Clay Plateau*” but with greater urban influence from adjacent settlement would be affected to a **slight** magnitude of change. The landscape



is already characterised by South Medstead, Medstead and Four Marks and therefore no new elements or features would be introduced into the landscape. The proposed development would also be a small element within the landscape and elsewhere grassland fields would remain in the landscape. Together, this would result in the overall balance of the landscape remaining comparable. Effects would also be focused on the site itself, resulting in a small geographical extent.

The South Downs National Park would experience **no change**. As the proposed development is located almost 1km away from the National Park there would be no direct landscape effects. As the National Park is already influenced by the settlement of Four Marks, the proposed development would form a small element of South Medstead and part of the existing settlement is located between the site and the National Park, the composition of the landscape would not change. Perceptual aspects such as movement, noise and lighting associated with the proposed development would also not affect the National Park as they would be minor in comparison to existing perceptual aspects associated with South Medstead and Four Marks and would also be at a distance from the National Park, beyond those associated with the existing settlement.

4.6.1 Assessment of Landscape Effects

Table C4 in Appendix C summarises the potential effects on each of the landscape receptors.

In overview, the landscape effects resulting from the proposed development would be localised as the landscape is already influenced by existing built form and surrounding infrastructure.

The **effects on the sloping grassland fields would be major/ moderate and negative** since the entire site would be affected, changing from grazing land to residential development. However, as the field is already influenced by existing built form and effects would be localised, landscape effects are slightly reduced.

The effects on the existing vegetation would be minor/ negligible and neutral as two sections of hedgerow and three trees would be removed to incorporate the proposed development. All retained hedgerows would also be reinforced with native planting where necessary. Additional planting such as native trees, shrubs, ornamental planting and species-rich grassland would be proposed throughout the site to enhance the landscape and further strengthen the green infrastructure network.

The proposed development would have a **minor and negative effect on the small scale and primarily enclosed site**. The proposed built form would result in the landscape's sense of enclosure increasing and scale of the site reducing. However, as the site is already primarily enclosed and of a small scale, landscape effects are limited. Landscape effects would also be reduced as the effects would be localised.

The proposed development would have a **moderate/ minor and negative effect on the simple grassland but with some diversity, noise and movement from the settlement and associated infrastructure** as the proposed development would introduce a variety of colours, textures, noise, movement and lighting into a site that contains some peaceful attributes. However, as the surrounding built form already influences the site, the extent of this change is reduced. Landscape effects would also be localised and focused on the site itself.

The effects on LCA 2B "*Four Marks Clay Plateau*" but with greater urban influence from adjacent settlement **would be minor and negative** as despite the site going from grassland fields to residential development, residential development is already characteristic of the area and grassland fields would remain elsewhere within the character area. The proposed development would also be a small element within the character area and the influence of the settlement would remain comparable.



Finally, there would be **no landscape effects on the South Downs National Park**. As the proposed development is located outside of the National Park there would be no direct landscape effects. There would also be no indirect effects as the National Park is already influenced by the settlement Four Marks, the proposed development would be almost 1km away from the National Park and part of the existing settlement forms the gap between the site and the National Park.

4.7 Summary of Landscape Effects

The landscape appraisal has been based upon a desk top assessment and a site visit carried out in March 2024.

In the East Hampshire Landscape Character Assessment (July 2006) the site is located in Landscape Character Area (LCA) 2B: *“Four Marks Clay Plateau”*. The site largely aligns with the character area’s key characteristics with the exception being that the description doesn’t entirely reflect the level of urban influence experienced within the site and its immediate context due to the site’s positioning on the settlement edge of South Medstead.

In the East Hampshire Landscape Capacity Study the site is within area 2B.5 – Medstead Clay Plateau. This area is assessed as having Medium Capacity. Within the assessment it states that *“it is possible that some development could be accommodated adjacent to or within existing clusters of denser settlement provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape”*. As the site is largely enclosed by existing dwellings associated with South Medstead, it is assumed that development could be accommodated if the design is sensitive and appropriate to its context.

The site is located 940m to the north-west of the South Downs National Park but isn’t located within its setting. There are also no demonstrable physical attributes within the site and therefore is not considered to be a *“valued landscape”* for the purposes of NPPF paragraph 180 (a)

The appraisal has concluded that the landscape effects resulting from the proposed development would be highly localised. The site itself would experience notable negative effects such as the proposed development would result in **major/ moderate and negative** landscape effects on the sloping grassland fields and **moderate/ minor and negative** landscape effects on the simple grassland but with some diversity. All other effects referring to the site itself would be no greater than **minor and negative**. As the landscape is already influenced by existing built form north, east and west of the site, the level of urban influence on the landscape would remain comparable. Therefore, landscape effects on the wider landscape would be **minor and negative**.

In regard to the South Downs National Park; the proposed development would be almost 1km away and would not change the composition of the National Park. For these reasons the proposed development would not alter the tranquillity of the National Park, as referred to within Special Quality 2, and therefore it has been concluded the proposed development would result in **no landscape effects on the South Downs National Park**.

As noted in section 1.0 of this report, the introduction of built form to a green field site will always result in negative landscape effects. However, in this case, the location of the site means that the landscape effects would be localised and focused upon an area which is already influenced by built form.



5.0 Potential Visual Effects

5.1 Introduction

The following visual assessment is based upon a desk top review and site-based assessment carried out in March 2024.

Numerous locations were visited during the site visit, but for this assessment they have been reduced to thirteen viewpoint locations. The objective in selecting these locations has been to represent the range of views of the proposed development which would be available and capturing the worst case scenario of visibility. Various locations within the South Downs National Park were also visited during the site visit and a single viewpoint has been selected to represent the visual effects for these receptors. Sensitive locations which are not publicly accessible but may also be affected by the proposed development have also been accessed, however understandably there is no representative viewpoints.

The location of all viewpoints is illustrated on drawing M-04. For each of the viewpoints, photographs of the existing views have been included (see drawings M-05 to M-22).

In accordance with the recommendations of GLVIA3 the sensitivity of the potential visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effects. Full details of the assessment are included in Appendix D, but the results are summarised within this chapter.

5.2 Overall Visibility

The visibility of the proposed development has been determined with the aid of specialist software, and then checked by site assessment. Drawing M-03 illustrates the Zone of Theoretical Visibility (ZTV) for residential development at Beechlands Road. The ZTV has been based on a detailed terrain model and takes into consideration the landform, existing built form, tree belts, copses and significant hedgerows. However, it does not include proposed vegetation or smaller areas of vegetation, and the height estimates for existing vegetation are conservative (for example existing woodland blocks, trees and hedgerows outside of the site have been modelled at heights of 2.5, 5, 7 and 10m, and categorised conservatively, and therefore significant proportions of these trees and hedgerows are notably largely than what they have been modelled at. The ZTV is therefore a worst-case assessment of visibility and provides a starting point for determining potential visual receptors that could be affected by views of the proposed development.

Within the ZTV visibility has been categorised into 3 groups which are shown in shades of orange and yellow. These illustrate the vertical angle of visibility, subtended at the eye: darker orange shading indicates areas with a potential for obtaining views with an angle greater than 3 degrees, orange shading denotes areas that could obtain angles between 1 and 3 degrees, and yellow shading indicates areas that could potentially obtain angles of view between 0.25 and 1 degree. The methodology for the production of the ZTV is included at Appendix B.

The ZTV demonstrates, and the site assessments confirmed, that visibility of the proposed development would be highly localised.

Clear views of the proposed development would be experienced from the adjacent, existing residential dwellings to the east and west, and from the adjacent bridleways.

Filtered or partially screened views would also be experienced from Five Ash Road, Roe Downs Road, the development at Wadebridge Rise and from the residential dwellings along South Town Road.



From further afield, the combination of the existing settlements, landscape's well-established vegetation and undulating landform screens the majority of views. Distant glimpses of the proposed development may be available from areas of higher ground, however the proposed development would always be seen in the context of the existing settlements and be a small element within the view.

On all accounts, proposed planting within the site would also progressively filter views of the proposed dwellings and therefore in the long-term this extent of visibility would reduce.

5.3 Visual Receptors

Within the visual envelope of the proposed development the following types of visual receptors have the potential to experience changes in their views:

- Recreational Walkers, Cyclists and Horse Riders
 - o On PRowS such as HP/115/19, HP/155/30, HP/155/31, HP/155/32 and HP/155/33;
 - o From National Cycle Route 224/ Roe Down Road;
 - o From long distant trails; Writers' Way and St Swithun's Way; and
 - o Those within the South Downs National Park.
- Pedestrians, cyclists and vehicle users
 - o To the east along Beechlands Road, Red Hill etc;
 - o To the south along Boyneswood Lane, Alton Lane etc;
 - o To the west along Stoney Lane and South Town Road etc; and
 - o To the north along Five Ash Road and Roe Down Road etc.
- Residents
 - o To the east along Beechlands Road, Red Hill etc;
 - o To the south along Boyneswood Lane, Alton Lane etc;
 - o To the west along Stoney Lane, South Town Road and Wadebridge Rise etc; and
 - o To the north along Five Ash Road and Roe Down Road etc.
- Users of the Public Open Space at Wadebridge Rise

5.4 Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint

Tables D1, D2 and D3 in Appendix D summarise the sensitivity of the receptors at each of the viewpoints, the magnitude of potential visual effects, and the overall level of effects. The criteria used for this analysis are set out in the methodology (Appendix A) and taken from GLVIA 3 paragraphs 6.31 to 6.41.

Further reference to the effects on individual viewpoints is made in the overall appraisal of visual effects for each receptor group, below.

5.5 Assessment of Potential Visual Effects for Visual Receptors

5.5.1 Recreational Walkers, Pedestrians, Cyclists and Horse Riders

These receptors have been grouped together as they have a **High** susceptibility to the proposed development since they are likely to be focused on views of the countryside.



Some of the following viewpoints have a **High** (National) value as they are located either along a National Cycle Route or within the South Downs National Park. As a consequence, the receptors in these locations are assessed as being of **High** sensitivity.

Some of the viewpoints are of **Medium** (Local Authority) value as they are located along public rights of way. As a consequence, the receptors in these locations are assessed as being of **High/Medium** sensitivity.

For those viewpoints along a standard, non-designated road of **Low** value, the receptors have been given a **Medium** sensitivity.

Immediately to the east of the proposed development, recreational walkers, cyclists and horse riders would experience clear views of the proposed development from along PRow HP/155/32, located on Beechlands Road (viewpoint 4). The proposed development would be seen above the existing hedgerow and through the proposed gap in the existing hedgerow which would be cleared to provide space for the vehicular access. Due to the proximity to the site, the proposed development would cause a large change in the composition of the view. The proposed development would also be seen from the majority of Beechlands Road/ PRow HP/155/32, together resulting in a **Substantial** magnitude of change at Year 1. Overtime the proposed shrub and tree planting at the entranceway would filter and soften views of the proposed development, reducing the magnitude of change to **Substantial/ Medium** by Year 15. Further east of the site, views of the proposed development would become screened by the existing built form and well-established vegetation at South Medstead (viewpoint 10). Resulting in **no change in view** at both Year 1 and 15. **Overall, recreational walkers, cyclists and horse riders along PRow HP/155/32/ Beechlands Road would experience Major/ Moderate and Negative visual effects at Year 1. These effects would remain at Year 15 but gradually reduce overtime as the proposed planting establishes. Further east, no visual effects would be experienced as the proposed development would be screened by existing dwellings and vegetation.**

Immediately south of the site along HP/155/33 which is located along Boyneswood Lane, views of the proposed development would be limited by the well-established hedgerow along the site's southern boundary. However, a clear view of the proposed development would be available where there is a breach in this hedgerow (viewpoint 6). The proposed development would cause a notable change in view, however, as the proposed development would be seen in the context of existing dwellings and seen from less than half of Boyneswood Lane, the magnitude of change would be reduced to **Substantial/ Medium** at Year 1. Overtime, the reinforced hedgerow would soften this view, reducing the magnitude of change to **Medium** by Year 15. Further east along Boyneswood Lane (PRow HP/155/32) views of the proposed development would be largely screened by the intervening vegetation and built form. Exceptions are where PRow HP/155/32 intersects HP/155/33 (viewpoint 5). The proposed development would be largely screened by intervening vegetation and built form, and therefore only narrow views of the proposed development would be available. This would result in a **Slight** magnitude of change at Year 1. In the long term views of the proposed development would become increasingly filtered by the proposed planting, although at Year 15 a **Slight** magnitude of change would remain. **Overall, recreational walkers, cyclists and horse riders along PRow HP/155/33 would at most experience a Major/ Moderate and Negative visual effect at Year 1. This effect would reduce to Moderate and Negative by Year 15 as the proposed planting would progressively filter this view. For recreational walkers, cyclists and horse riders along PRow HP/155/32, the proposed development would be primarily screened, resulting in no visual effects. Exceptions would be where PRow HP/155/32 intersects HP/155/33 and Moderate/ Minor and Negative visual effects would be experienced at both Year 1 and 15.**

For those further south of the site (viewpoint 12), including those within the South Downs National Park (viewpoint 13), views of the proposed development would be entirely screened



by the combination of the intervening built form and vegetation. **This would result in no visual effects for recreational walkers, cyclists, horse riders and pedestrians further south of the site, including within the South Downs National Park.**

Immediately to the west of the site, recreational walkers, cyclists and horse riders would experience clear views of the proposed development from PRow HP/155/31, along Stoney Lane, above the existing hedgerow (viewpoint 1). The proposed development would be seen in the context of existing dwellings and only from approximately half of Stoney Lane, reducing the magnitude of change to **Substantial/ Medium** at Year 1. Overtime the proposed planting along the boundary, within the public open space and throughout the development would soften views, reducing the magnitude of change to **Medium** by Year 15. Further north and south along PRow HP/155/31/ Stoney Lane, views of the proposed development would be screened by intervening vegetation, resulting in **no change in view**. Further to the west of the site, recreational walkers, pedestrians, cyclists and horse riders would experience no change in view as the proposed development would be screened by the combination of the existing settlement, well-established vegetation and undulating landform from all publicly accessible routes (viewpoint 7). **Overall, recreational walkers, cyclists and horse riders along PRow HP/155/31/ Stoney Lane would experience Major/ Moderate and Negative visual effects when immediately west of the site. These visual effects would reduce to Moderate and Negative by Year 15 as the proposed planting would progressively filter views. Elsewhere along PRow HP/155/31/ Stoney Lane, no visual effects would be experienced as the proposed development would be screened by intervening vegetation. Further west, recreational walkers, pedestrians, cyclists and horse riders would experience no visual effects as the proposed development would be entirely screened by the intervening settlement, vegetation or undulating landform.**

To the north of the site, glimpsed views of the proposed development would be available from along Five Ash Road (viewpoint 2). The proposed development would be seen through gaps in the existing housing and would be set back in comparison to these dwellings. Existing vegetation within back gardens would also filter views, together resulting in a **Medium/ Slight** magnitude of change at Year 1. Overtime the proposed vegetation to the north of the proposed dwellings would further filter views of the proposed development. However, the proposed development would continue to cause a perceptible change in view and so a **Medium/ Slight** magnitude of change would remain at Year 15. Further north, recreational walkers, cyclists and horse riders would continue to experience glimpsed views of the proposed development from the elevated ground (viewpoint 3 and 8). The greater distance from the site would mean that the proposed development would form a smaller element within the view. The proposed development would also always be seen in the context of existing dwellings either at South Medstead or along Roe Downs Road. Together, this would result in a **Slight** magnitude of change at Year 1. Over time the proposed vegetation throughout the development would further filter views of the proposed development as it establishes, however, by Year 15 the proposed development would continue to be perceptible within the view during the winter months and therefore a **Slight** magnitude of change would remain. Further north again, the proposed development would become screened by the undulating landform as the landform falls away (viewpoint 9), resulting in **no change in view**. **Overall, recreational walkers, pedestrians, cyclists and horse riders along Five Ash Road would experience Moderate and Negative visual effects at Year 1 and 15. Further north, these receptors would continue to experience glimpsed views from the elevated ground, resulting in Slight and Negative visual effects at Year 1 and 15. Further north again, views of the proposed development would become screened as the landform falls away, resulting in no visual effects.**



5.5.2 Vehicle Users

Vehicle Users are more likely to experience transitional views and are often less focused on views of the countryside: as a consequence, they are less susceptible to visual change and would have a **Medium** susceptibility.

Some of the following viewpoints have a **High** (National) value as the roads are associated with a National Cycle Route. As a consequence, the receptors in these locations are assessed as being of **High/ Medium** sensitivity.

Some of the viewpoints are of **Medium** (Local Authority) value as the roads are associated with public rights of way. As a consequence, the receptors in these locations are assessed as being of **Medium** sensitivity.

For those viewpoints along a standard, non-designated road, these are of **Low** value and the receptors have been given a **Medium/ Low** sensitivity.

Vehicle users immediately east of the proposed development, along Beechlands Road, would experience clear views of the proposed development above the existing hedgerow and through the site entrance where a length of hedgerow would be removed (viewpoint 4). Due to the proximity to the site, the proposed development would cause a large change in the composition of the view. The proposed development would also be seen from the majority of Beechlands Road, together resulting in a **Substantial** magnitude of change at Year 1. Overtime the proposed planting would progressively filter views of the proposed development, reducing the magnitude of change to **Substantial/ Medium** by Year 15. Further east of the site, views of the proposed development would become screened by the existing built form and well-established vegetation at South Medstead (viewpoint 10), resulting in **no change in view** for vehicle users at both year 1 and 15. **Overall, vehicle users along Beechlands Road would experience Major/ Moderate and Negative visual effects at Year 1. These visual effects would reduce to Moderate and Negative by Year 15 as the proposed planting would progressively soften views. Further east, no visual effects would be experienced as the proposed development would be screened by existing dwellings and vegetation.**

Immediately south of the site, along Boyneswood Lane, views of the proposed development would be largely contained by the well-established hedgerow along the site's southern boundary. However, a clear view of the proposed development would be available where there is a breach in this hedgerow (viewpoint 6). The proposed development would cause a notable change in view, however, as the proposed development would be seen from less than half of Boyneswood Lane and in the context of existing dwellings, the magnitude of change would be reduced to **Substantial/ Medium** at Year 1. Overtime, the reinforced hedgerow would soften this view, reducing the magnitude of change to **Medium** by Year 15. Further east along Boyneswood Lane views of the proposed development would be largely screened by the intervening vegetation and built form. Exceptions are on the corner of Boyneswood Lane (viewpoint 5) where narrow views of the proposed development would be available through a gap in the intervening vegetation and either side of the of existing dwelling. This would result in a **Slight** magnitude of change at Year 1. In the long term views of the proposed development would become increasingly filtered by the proposed planting although a **Slight** magnitude of change would remain at Year 15. **Overall, at most vehicle users along Boyneswood Lane would experience a Moderate and Negative visual effect at Year 1, when immediately south of the site. This Moderate and Negative visual effect would continue at Year 15, but would gradually reduce overtime as the proposed planting along the boundary establishes. For vehicle users further east on Boyneswood Lane, the proposed development would be primarily screened, resulting in no visual effects. Exceptions would be on the corner of the road where a Minor and Negative visual effect would be experienced at Year 1 and 15.**



For those further south of the site (viewpoint 12), including those within the South Downs National Park, views of the proposed development would be entirely screened by the combination of the intervening built form and vegetation. **This would result in no visual effects for vehicle users further south of the site, including within the South Downs National Park.**

Immediately west of the site, vehicle users would experience clear views of the proposed development from Stoney Lane, above the existing hedgerow (viewpoint 1). The proposed development would be seen in the context of existing dwellings and from only half of Stoney Lane, reducing the magnitude of change to **Substantial/ Medium** at Year 1. Overtime the proposed planting along the boundary, within the public open space and throughout the development would soften views, reducing the magnitude of change to **Medium** by Year 15. Further north and south along Stoney Lane, views of the proposed development would be screened by intervening vegetation, resulting in **no change in view**. Further to the west of the site, vehicle users would experience no change in view as the proposed development would be screened by the combination of the existing settlement, well-established vegetation and undulating landform from all roads (viewpoint 7). **Overall, vehicle users along Stoney Lane would experience Moderate and Negative visual effects when immediately west of the site. Moderate and Negative visual effects would continue at Year 15, however overtime visual effects would gradually reduce as the proposed planting along the boundary establishes. Elsewhere along Stoney Lane, the proposed development would be screened by intervening vegetation resulting in no visual effects. Further west, vehicle users would experience no visual effects as the proposed development would be entirely screened by the intervening settlement, vegetation or undulating landform.**

To the north of the site, vehicle users would experience glimpsed views of the proposed development from along Five Ash Road (viewpoint 2). The proposed development would be seen through gaps in the existing housing and vegetation and would be set back in comparison to the dwellings. Together resulting in a **Medium/ Slight** magnitude of change at Year 1. Overtime the proposed vegetation to the north of the proposed dwellings would further filter views of the proposed development. However, by Year 15 the proposed development would continue to cause a perceptible change in view and so a **Medium/ Slight** magnitude of change would remain. Further north, vehicle users along Roe Down Road would also experience glimpsed views of the proposed development from the elevated ground (viewpoint 3 and 8). However, the greater distance from the site would mean that the proposed development would form a smaller element within the view and therefore the magnitude of change would be reduced to **Slight** at Year 1. Over time the proposed street trees throughout the development would further filter views of the proposed development as they establish, however, during the winter months the proposed development would continue to be perceptible within the view and therefore a **Slight** magnitude of change would remain at Year 15. Further north again, the proposed development would become screened by the undulating landform as the landform falls away (viewpoint 9), resulting in **no change in view. Overall, vehicle users along Five Ash Road would experience Moderate/ Minor and Negative visual effects at Year 1 and 15. From along Roe Down Road, vehicle users on the elevated ground would also experience Moderate/ Minor and Negative visual effects at Year 1 and 15. However, further north, the proposed development would become screened by the intervening landform, resulting in no visual effects.**

5.5.3 Residents

Residents have a **High** susceptibility to the proposed development since they are likely to experience visual changes regularly.

Within this assessment, some of the locations of existing dwellings have a **High** (National) value as they are located along roads associated with a National Cycle Route. As a consequence, the residents in these locations are assessed as being of **High** sensitivity.



Some of the existing dwellings are of **Medium** (Local Authority) value as they are located along roads associated with public rights of way. As a consequence, the receptors in these locations are assessed as being of **High/ Medium** sensitivity.

For those dwellings along standard, non-designated road, these are of **Low** value and the receptors have been given a **Medium** sensitivity.

As noted previously, views of the proposed development would be available from Beechlands Road above the existing hedgerow and through the site entrance where a length of hedgerow would be removed (viewpoint 4). Views would be experienced from the majority of dwellings along Beechlands Road; however, the worst case scenario would be for those immediately east of the site where the proposed development would cause a large change in the composition in the view and result in a **Substantial** magnitude of change at Year 1. Overtime the proposed planting would progressively filter views of the proposed development, reducing the magnitude of change to at most **Substantial/ Medium** by Year 15. Further east, views of the proposed development would quickly become screened by the existing built form and well-established vegetation at South Medstead (viewpoint 10), resulting in no change in view for residents at both year 1 and 15. **Overall, residents along Beechlands Road would experience at most Major/ Moderate and Negative visual effects at Year 1. These visual effects would remain at Year 15 but gradually reduce overtime as the proposed planting establishes. Further east, no visual effects would be experienced as the proposed development would be screened by existing dwellings and vegetation.**

To the south of the site, residents along Boyneswood Lane would experience no views of the proposed development as all views would be screened by intervening vegetation. For those further south within Four Marks (viewpoint 12) and within the South Downs National Park, views of the proposed development would also be entirely screened by the combination of the intervening built form and vegetation. **As a result, residents to the south of the site would experience no visual effects, including those within the South Downs National Park.**

Immediately west of the site, residents along Stoney Lane would experience clear views of the proposed development above the existing hedgerows (viewpoint 1). The proposed development would be seen in the context of existing dwellings and from only half of Stoney Lane, reducing the magnitude of change to **Substantial/ Medium** at Year 1. Overtime the proposed planting to the west of the dwellings and throughout the development would soften views, reducing the magnitude of change to **Medium** by Year 15. Further north and south along Stoney Lane, views of the proposed development would be screened by intervening vegetation, resulting in **no change in view**. Further to the west of the site, the proposed development would become largely screened by the well-established vegetation. It is assumed that some residents along Wadebridge Rise (viewpoint 11) and South Town Road would experience distant glimpses of the proposed developments roofline, however, the proposed development would be seen in the context of existing dwellings and from at least 400m away. Therefore, resulting in a **Slight** magnitude of change at Year 1. By year 15, the proposed planting would not further filter views and therefore a **Slight** magnitude of change would remain. Further west again, views of the proposed development would be entirely screened by the intervening vegetation, dwellings and undulating landform, resulting in **no change in view** for residents. **Overall, residents along Stoney Lane would experience Major/ Moderate and Negative visual effects when immediately west of the site. However, these effects would reduce to Moderate and Negative by Year 15 as the proposed planting along the boundary and within the development would filter and soften views. Elsewhere along Stoney Lane, the proposed development would be screened by intervening vegetation resulting in no visual effects. Further west, residents along South Town Road and Wadebridge Rise would experience Minor and Negative visual effects at Year 1 and 15. Finally, those residents further west again would experience no visual effects as the proposed development would be entirely screened by the intervening dwellings, vegetation or undulating landform.**



To the north of the site, residents along Five Ash Road would experience glimpsed views of the proposed development through gaps in the intervening vegetation from rear windows and gardens (viewpoint 2). Due to the depth of rear gardens, the proposed development would be set back by approximately 70m and would also be seen in the context of existing dwellings along Stoney Lane. Together resulting in a **Medium** magnitude of change at Year 1. Overtime the proposed vegetation to the north of the proposed dwellings would further filter views of the proposed development, reducing the magnitude of change to **Medium/ Slight** by Year 15. Further north, some residents along Roe Down Road would also experience glimpsed views of the proposed development from the elevated ground (viewpoint 8). The proposed development would be seen from over 400m away and would therefore form a small element within the view. The proposed development would also be seen in the context of the existing development, together resulting in a **Slight** magnitude of change at Year 1. Over time the proposed street trees throughout the development would further filter views of the proposed development, however, during the winter months the proposed development would continue to be perceptible within the view and therefore a **Slight** magnitude of change would remain at Year 15. Further north again, the proposed development would become screened by the undulating landform as the landform falls away (viewpoint 9), resulting in **no change in view for those residents. Overall, residents along Five Ash Road would experience Moderate and Negative visual effects at Year 1. Overtime, proposed planting would further filter these views, however Moderate and Negative visual effects would remain at Year 15. From Roe Down Road, residents on the elevated ground would also experience Moderate and Negative visual effects at Year 1 and 15. However, further north, the proposed development would become screened by the intervening landform, resulting in no visual effects for those residents.**

5.5.4 Users of the Public Open Space at Wadebridge Rise

From the public open space at Wadebridge Rise, users would experience distant, glimpsed views of the proposed developments roofline (viewpoint 11). The proposed development would be seen from approximately 400m away and in the context of existing dwellings, and therefore no new elements would be introduced into these views. Therefore, the proposed development would only partially alter the composition of these views, resulting in a **Slight** magnitude of change at Year 1. By year 15, the proposed planting would not have established to the extent that it would further filter views of the proposed development roofline, and therefore a **Slight** magnitude of change would remain. **Overall, users of the public open space at Wadebridge Rise would experience Minor and Negative visual effects at Year 1 and 15. However, in the long term there is potential for these visual effects to reduce as the proposed tree planting establishes and further filters these views.**

5.6 Summary of Visual Effects

The visual appraisal of the proposed development has been based upon a desk top review and site-based assessment carried out in March 2024.

Numerous locations were visited during the site visit, but for this assessment they have been reduced to thirteen viewpoint locations to represent the range of views and receptors likely to be affected by the proposed development.

In line with the ZTV, the appraisal found that negative, visual effects would be primarily limited to the site's immediate context; along the adjacent roads, along Five Ash Road and Roe Downs Road. This is due to the existing settlement and the landscape's well-established vegetation largely containing the proposed development. However, due to the distribution of roads, PRow's and dwellings around the site, there would be a number of potential visual receptors. Visual effects would **Major/ Moderate and Negative** in locations but would always



reduce over time as the proposed vegetation establishes and filters views of the proposed development.

Beyond the immediate context, views of the proposed development would only be available from the elevated ground to the north of the site, residential dwellings at South Town Road and Wadebridge Rise, and the public open space at Wadebridge Rise. In these cases, the proposed development would always be filtered by intervening vegetation, seen in the context of existing dwellings and seen from a distance. Therefore, visual effects would not exceed **Moderate and Negative**, and would always reduce overtime as the proposed vegetation establishes and further filters views of the proposed development.

Elsewhere, views of the proposed development would be screened by the combination of the existing settlement, well-established vegetation and undulating landform, resulting in no visual effects.

For these reasons, there would be no intervisibility between the proposed development and the South Downs National Park. Therefore, the proposed development would not alter the “*breathhtaking views*” referred to within Special Quality 1, and therefore it has been concluded the proposed development would result in **no visual effects on the South Downs National Park**.

As noted in section 1.0 of this report, the introduction of built form in a green field is likely to result in negative visual effects. However, due to the site’s positioning on the settlement edge and the site and its immediate context being largely enclosed by the existing built form, well-established vegetation and undulating landform, these effects would often be localised. The proposed development would also always be viewed in the context of the existing settlement and visual effects would always reduce in the long-term as the proposed planting establishes.



6.0 SUMMARY AND CONCLUSIONS

6.1 Introduction

SLR Consulting Ltd (SLR) was instructed by Bargate Homes Ltd to undertake a Landscape and Visual Appraisal (LVA) to accompany an *'outline application with all matters reserved except for access for up to 70 dwellings with vehicular and pedestrian accesses, public open space, landscaping, drainage and associated works'* at Beechlands Road, Medstead.

The assessment is based upon a desk top assessment of all relevant character assessments, maps and policies and site visit carried out in March 2024.

The proposed layout (Site Layout – XXXX and Illustrative Landscape Masterplan - M-23) has been prepared with regular guidance and input from SLR on landscape and visual matters.

6.2 Planning Context

The site is not located within or nearby to any landscape or landscape-related designations. However, PRowS are adjacent to the southern, eastern and western boundaries, and the site is immediately outside of the settlement policy boundary.

The South Downs National Park is located approximately 940m to the south-east of the site at its closest point. However, it has been determined that the site does not form part of the setting of the South Downs National Park.

The site has not been subject to any previous planning applications nor are there any planning applications or permissions within the vicinity of the site that would alter its context.

6.3 Landscape Effects

The site is located in Landscape Character Area (LCA) 2B: *"Four Marks Clay Plateau"* within the East Hampshire Landscape Character Assessment (July 2006). The site largely aligns with the character area's key characteristics with the exception being that the description doesn't entirely reflect the level of urban influence experienced within the site and its immediate context due to the site's positioning on the settlement edge of South Medstead.

Whilst the site is located 940m to the north-west of the South Downs National Park, isn't located within its setting. There are also no demonstrable physical attributes within the site and therefore is not considered to be a *"valued landscape"* for the purposes of NPPF paragraph 180 (a).

The landscape appraisal concluded that the landscape effects resulting from the proposed development would be highly localised. The site itself would experience some notable negative effects such as **major/ moderate and negative** landscape effects on the sloping grassland fields and **moderate/ minor and negative** landscape effects on the simple grassland but with some diversity. However, all other effects referring to the site itself would be no greater than **minor and negative**. Landscape effects on the wider landscape would also be **minor and negative** as the landscape is already influenced by existing settlements and the proposed development would not notably increase the level of urban influence on the surrounding landscape due to the site being largely surrounded by existing built form. There would also be **no landscape effects on the South Downs National Park**.

As noted in section 1.0 of this report, the introduction of built form to a green field site will always result in negative landscape effects. However, in this case, the location of the site means that the landscape effects would be localised and focused upon an area which is already influenced by built form.



6.4 Visual Effects

Numerous locations were visited during the site visit, but for this assessment they have been reduced to thirteen viewpoint locations to represent the range of views and receptors likely to be affected by the proposed development.

The visual appraisal found that negative, visual effects would be primarily limited to the site's immediate context due to the existing settlement and the landscape's well-established vegetation largely containing the proposed development. Visual effects would be **Major/Moderate and Negative** in locations but would always reduce overtime as the proposed vegetation establishes and filters views of the proposed development.

Beyond the immediate context, views of the proposed development would only be available from the elevated ground to the north of the site, residential dwellings at South Town Road and Wadebridge Rise, and the public open space at Wadebridge Rise. In these cases, the proposed development would always be filtered by intervening vegetation and seen in the context of existing dwellings. Therefore, visual effects would not exceed **Moderate and Negative**, and would always reduce overtime as the proposed vegetation establishes.

Elsewhere, views of the proposed development would be screened by the combination of the existing settlement, well-established vegetation and undulating landform, resulting in no visual effects. This includes **no visual effects on the South Downs National Park**.

As noted in section 1.0 of this report, the introduction of built form in a green field is likely to result in negative visual effects. However, due to the site's positioning on the settlement edge and the site and its immediate context being largely enclosed, these effects would often be localised. The proposed development would also always be viewed in the context of the existing settlement and visual effects would reduce in the long-term as the proposed planting establishes.



APPENDIX A

Method used in Assessing Landscape and Visual Effects



Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on “*landscape as an environmental resource in its own right and on people’s views and visual amenity*” (GLVIA3, paragraph 1.1). GLVIA3¹ (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view.

In LVIAs which form part of an EIA, it is necessary for identify significant and non-significant effects. In non-EIA LVIAs, also known as appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

¹ Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)



Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	International
National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National



Designation	Description	Value
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation but which are assessed as having value to local communities, perhaps on the basis of demonstrable physical attributes which elevate it above ordinary countryside.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures. Landscapes with no demonstrable physical attributes which elevate it above ordinary countryside.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 2/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

Table A2: Factors Considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
Associations	Landscape which is connected with notable people, events and the arts.



Factor	Criteria
Distinctiveness	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
Recreational	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
Perceptual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “*accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies*”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.



Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

Figure A1: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

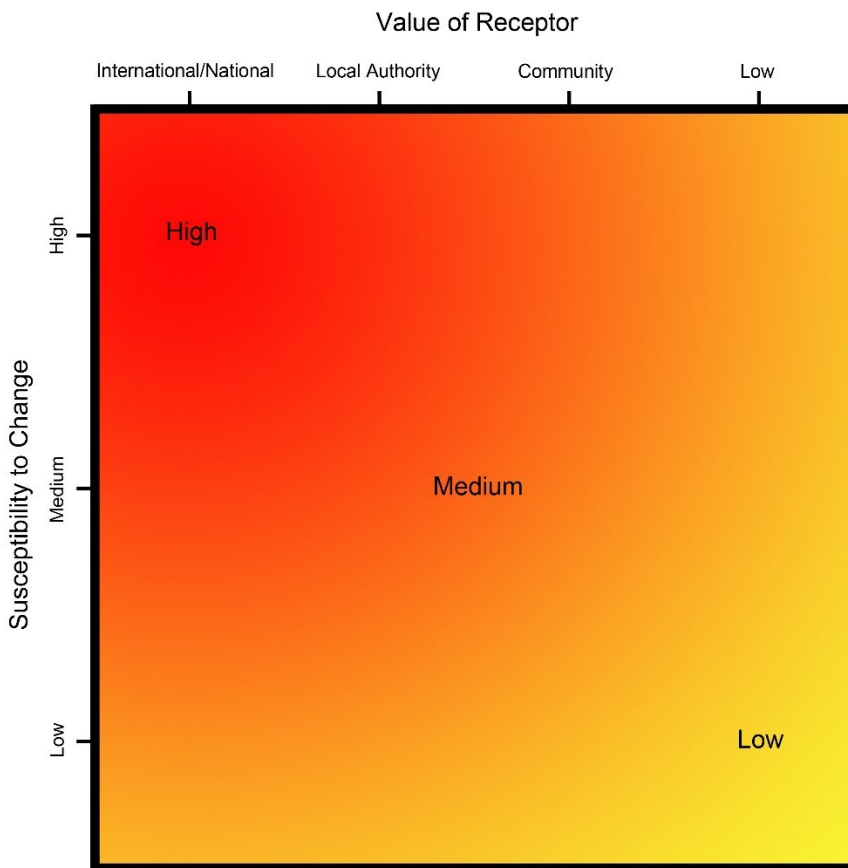


Table A4: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Criteria
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.

Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.

Table A5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: <ul style="list-style-type: none"> • becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or



Category	Description
	<ul style="list-style-type: none"> would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	<p>There would be a medium level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	<p>There would be a small level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	<p>There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.</p>

Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table A6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	Affects a wider area, far from the site itself.
Medium extent of landscape change	Landscape change extends beyond the site boundaries.
Small extent of landscape change	Change affecting a localised area, often focused on the site itself.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.

Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Magnitude of change that will last for 25 years or more is deemed permanent or irreversible.
Long term reversible	Effects that are theoretically reversible but will endure for between 10 and 25 years.
Medium term reversible	Effects that are reversible and/or will last for between 5 and 10 years.

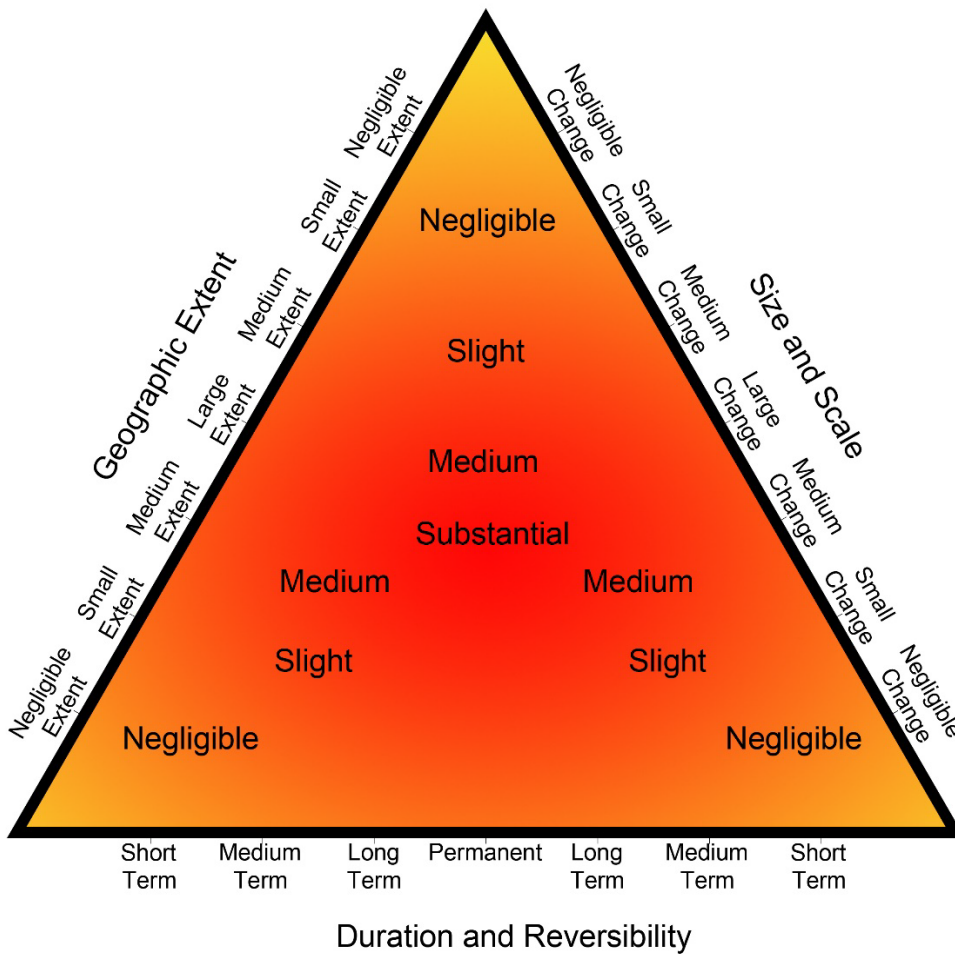


Category	Description
Temporary/Short term reversible	As above that are reversible and will last from 0 to 5 years - includes construction effects.

Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Diagram A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

Figure A2: Determining the Magnitude of Landscape Change



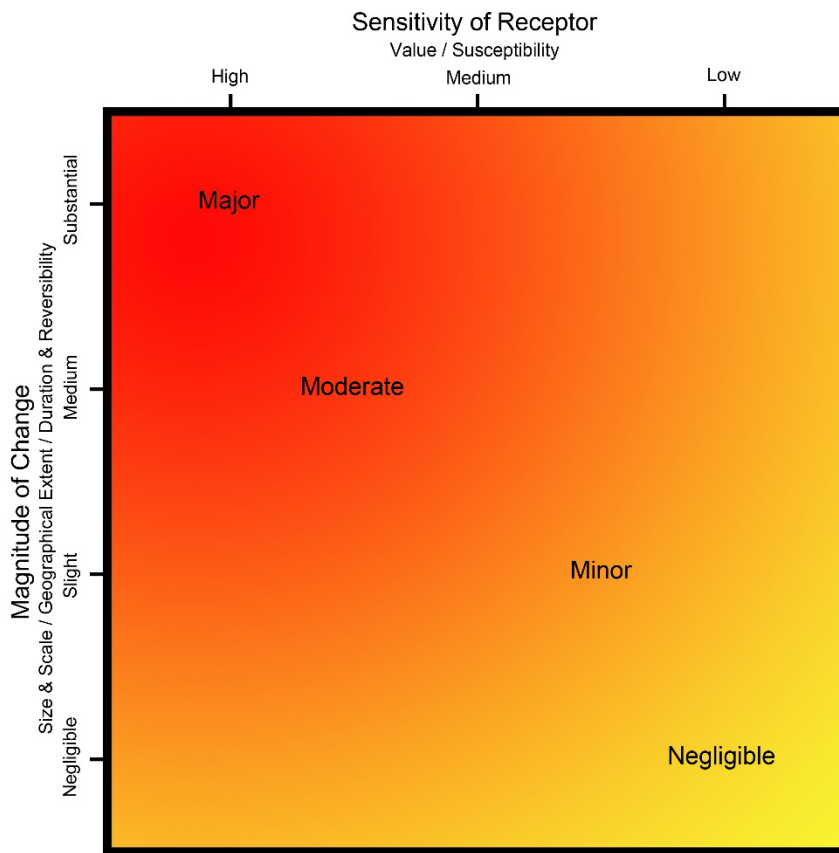
Assessment of Landscape Effects and Significance

The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not considered to be important planning considerations/significant effects, although it is possible that a concentration of such effects could be considered to be an important planning consideration/significant effect.



Figure A3: Assessment of Landscape Effects



Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.



The assessment of the value of views is summarised in Table A8 below. These criteria are provided for guidance only.

Table A8: Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	<p>Views from nationally (and in some cases internationally) known viewpoints, which:</p> <ul style="list-style-type: none"> • have some form of planning designation; or • are associated with internationally or nationally designated landscapes or important heritage assets; or • are promoted in sources such as maps and tourist literature; or • are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important cultural associations. <p>Also may include views judged by assessors to be of high value.</p>
Medium	<p>Views from viewpoints of some importance at regional or local levels, which:</p> <ul style="list-style-type: none"> • have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or • are promoted in local sources; or • are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important local cultural associations. <p>Also may include views judged by the assessors to be of medium value.</p>
Low	<p>Views from viewpoints which, although they may have value to local people:</p> <ul style="list-style-type: none"> • have no formal planning status; or • are not associated with designated or otherwise high quality landscapes; or • are not linked with popular visitor attractions; or • have no known cultural associations. <p>Also may include views judged by the assessors to be of low value.</p>

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A9 below. However, as noted in GLVIA3 *“this division is not black and white and in reality there will be a gradation in susceptibility to change”*. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A9: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents;



Susceptibility	Criteria
	People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

Defining Sensitivity

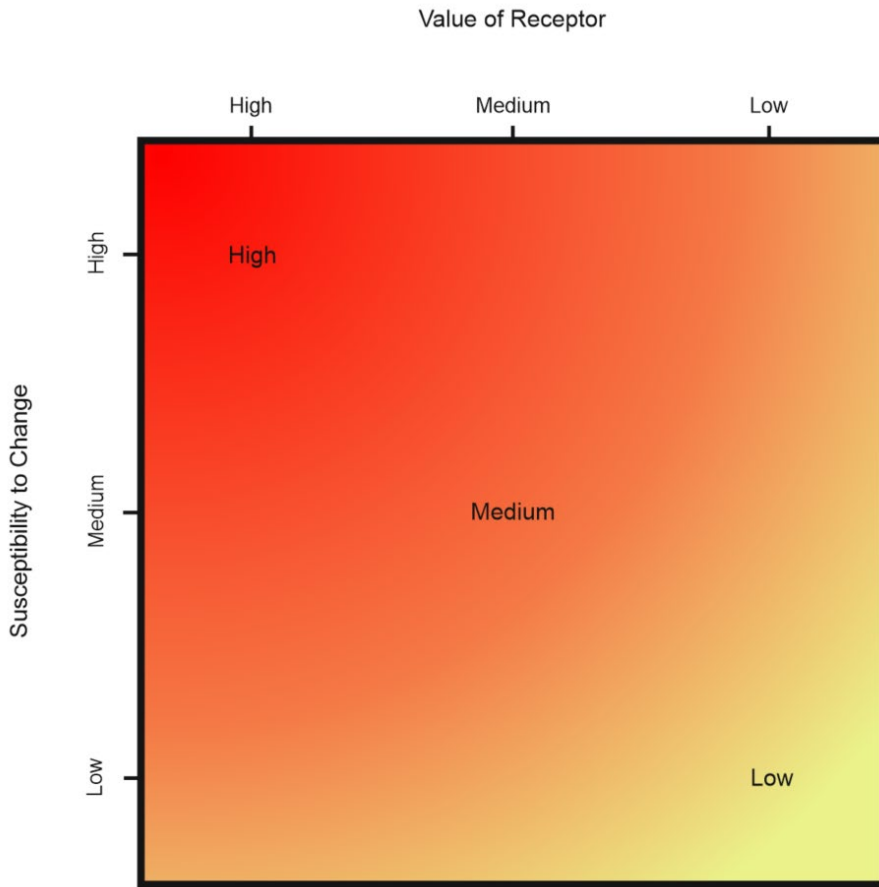
The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure A4 below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A10 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

Table A10: Example Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level.
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.



Figure A4: Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups



Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A11 below.



Table A11: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A12 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

The following factors are considered for each representative viewpoint:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

Table A12: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.



Category	Description
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A13 below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table 13: Duration and Reversibility

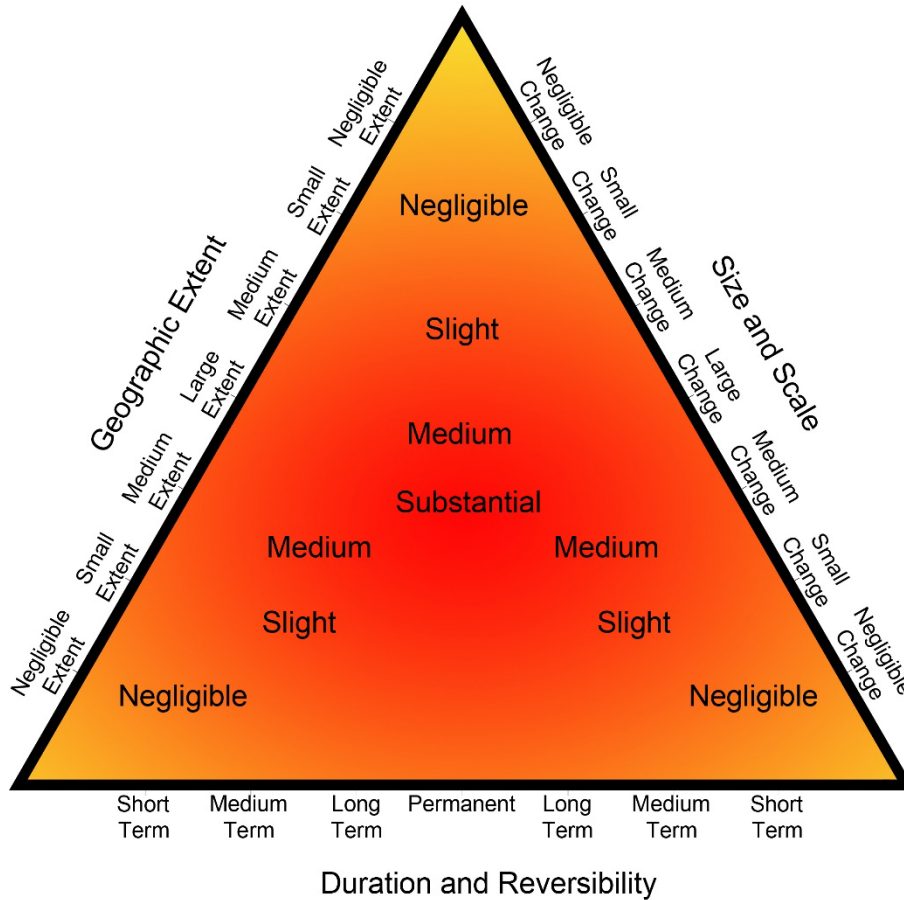
Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.



Figure A5: Determining the Magnitude of Visual Change

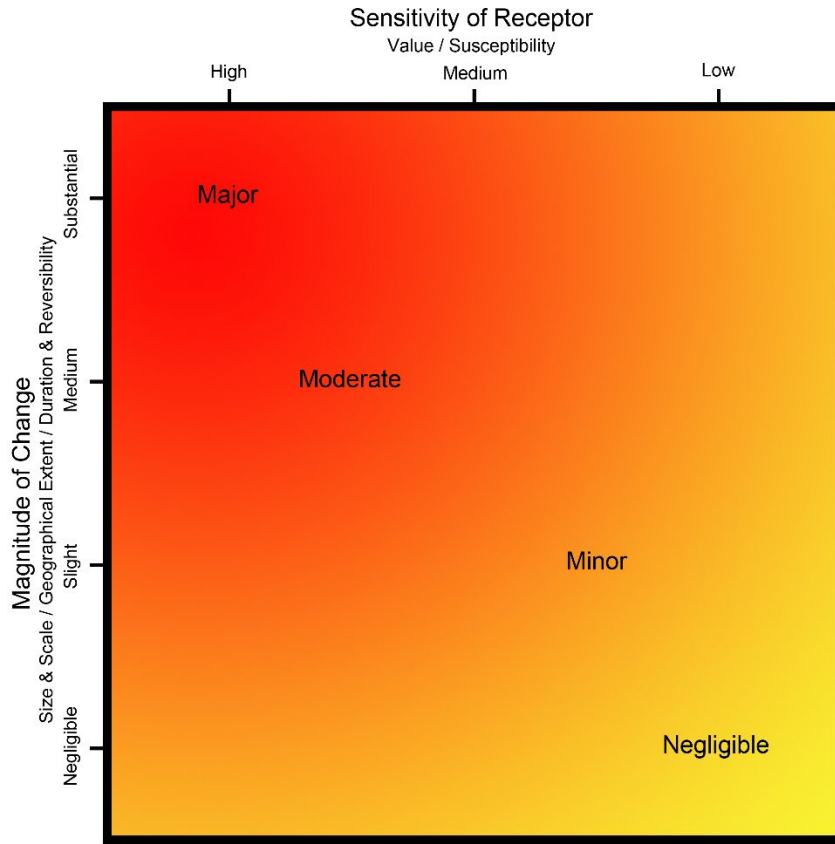


Assessment of Visual Effects and Significance

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (Figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.



Figure A6: Assessment of Visual Effects



Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not considered to be important planning considerations/significant effects, although it is possible that a concentration of such effects could be considered to be an important planning consideration/significant effect.



APPENDIX B

Methodology for Preparing Zone of Theoretical Visibility (ZTV)



A Zone of Theoretical Visibility (ZTV) has been produced (refer to drawing M-03) to provide an objective assessment of the potential theoretical visibility of the proposed development. A site layout of the proposed development has been supplied by Thrive Architects. The proposed dwellings have then been computer modelled and placed in a detailed terrain model along with;

- An arboricultural model of existing on-site vegetation (information taken from Barrell Tree Consultancy Tree Schedule 2024 - 18206-LandatBeechlandsRoad&BoyneswoodLane-CA and 18206-WIP-2024-Mar.15);
- Proposed platform levels appended to OS Terrain 5 data;
- Existing buildings and significant areas of vegetation outside of the site taken from Vector Map Local Mapping; and
- Additional vegetation shown at a conservative estimate of 2.5m to 10m respectively within 2km of the site which has been recognised through desk top and on site assessment.

The ZTV includes existing vegetation but **does not include any proposed trees**. Therefore, the extent of visibility is defined by topography, existing/proposed buildings and vegetation.

Existing Features

Topographic data for the landform is derived from OS Terrain 5 data. For barriers offsite, vegetation and building heights are given arbitrary heights providing an approximation of existing land features.

Proposed Development

The ZTVs have been based on a site layout provided by Thrive.

To generate the ZTV the receptor point grid interval was set to a 10m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 10 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points (up to 40) were selected across the target area.

The ZTV output file from LSS calculates, for every receptor point, not just whether the development can be seen, but also what vertical angle of the development can be seen. This provides a useful guide as to what the likely magnitude of visual impact will be at any point around the site. For comparison, a two-storey house, at an average height of 8m, would subtend a vertical angle of 4.58° at 100m, 2.29° at 200m, 0.92° at 500m and 0.46° at 1km.

This ZTV assessment includes all visible angles over 0.25 degrees. Field survey identified that visibility was only likely to be possible for angles over 0.25 degrees.



APPENDIX C

Assessment of potential landscape effects



The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development. A commentary on the significance of landscape effects is also included in this section.

These tables should be read in conjunction with section 4.0 of the report, which provides an overview of the potential landscape effects of the development.

Table C1: EVALUATION OF THE VALUE OF THE SITE AND ITS IMMEDIATE CONTEXT IN ACCORDANCE WITH TABLE 1 OF ‘ASSESSING LANDSCAPE VALUE – A TECHNICAL GUIDANCE NOTE’

Factor	Assessment	Notes
Natural Heritage	Community	<p>The site is located on the settlement edge of Medstead and primarily comprises two horse-grazed paddocks of moderately species-rich, neutral grassland which are bordered by native hedgerows and one non-native hedgerow, with some scrub, scattered trees and scattered debris also present.</p> <p>In the north-western corner of the site there is a small fenced-off area which includes horse stables, ruderal vegetation, a line of mature beech (<i>Fagus sylvatica</i>) trees, and scattered debris.</p> <p>The majority of trees and hedgerows are classed as category B or C indicating moderate to low quality, with the exception being a Beech and Oak which are category A (high quality) and a hawthorn which is category U (unsuitable for retention). For further detail, please refer to Barrell Tree Consultancy Arboricultural Impact Appraisal and Method Statement – April 2024.</p> <p>The site has been identified to support a good population of slow-worm (<i>Anguis fragilis</i>) and a low population of grass snake (<i>Matrix helvetica</i>), the site also provides foraging and commuting habitat for a number of bat species. For further detail, please refer to LC Ecological Services Ecological Impact Assessment (April 2024).</p> <p>There are no ecological designations within the site area.</p>
Cultural Heritage	Low	<p>There are no known heritage features within the site or its immediate context.</p> <p>The closest heritage feature is a Grade II Listed Building ‘Southdown’ which is approximately 900m to the north-west of the site.</p>
Landscape condition	Community/ Low	<p>The Ecological Impact Assessment found that the grassland fields are in good condition.</p> <p>The native hedgerows along the site’s boundary are primarily well-established although classed as low quality within the Barrell Tree Consultancy Arboricultural Impact Appraisal and Method Statement – April 2024.</p> <p>The site is directly influenced by the existing settlement of South Medstead and overhead cables.</p> <p>Frequent noise and movement associated with the nearby roads can be experienced across the site.</p>
Associations	Low	No associations in literature, art or other media.
Distinctiveness	Community	<p>The site largely aligns with LCA 2B’s key characteristics such as “A landscape of dominated by pasture”, “distinctive planned enclosure” and “Tree cover creates a secluded and enclosed landscape”. The character area also refers to Four Marks and</p>



		recognises its higher density compared to surrounding settlements such as Medstead. However, the character area doesn't entirely reflect the level of urban influence that can be experienced within the site and its immediate context from the adjacent built form and associated infrastructure, and for this reason the site it's entirely reflective of the character area.
Recreational	Community	There is no formal public access to the site, although public bridleways are adjacent to the southern, western and eastern boundaries and do experience views across these grassland fields.
Perceptual (Scenic)	Community	From within the site the grasslands, well-established field boundaries and views to elevated land to the north provide a moderate degree of scenic quality. However, views, movement, noise and lighting associated with South Medstead, the overhead cables and nearby roads mean that this scenic quality is partially reduced.
Perceptual (Wilderness and tranquillity)	Community	With the site being located on the settlement edge and adjacent to the road network, the possibility for wilderness and tranquillity within the site is limited. However, the grassland fields, well-established vegetation, views to the north and the bird song that can be heard within the site do provide rural characteristics and aspects of peacefulness.
Functional	Community/ Low	The landscape within the site does not contribute to the healthy functioning of the landscape or have a strong physical or functional link to a national landscape designation. However, the primarily well-established, existing hedgerows and trees within the site do contribute to local green infrastructure network.

There are no landscape related designations or known heritage features within the site, nor are there any associations in literature, art or other media or recreational access. The site is also influenced by the adjacent settlement and associated infrastructure. However, the site itself is primarily of good condition and despite the urban influence, still comprises some scenic and tranquil attributes. It is also largely representative of the area. Therefore, when considering all of these factors the overall value of the site is assessed as **Community**.



Table C2: Assessment of Sensitivity of Landscape Receptors

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features				
Sloping grassland fields and stables on the settlement edge of South Medstead.	Community/ Low	High/ Medium	Medium	The agricultural fields have an inherently high susceptibility to residential development, although this susceptibility is partly reduced by the influence of the existing settlement and associated infrastructure.
Network of hedgerows and trees along field boundaries.	Community/ Low	Low	Low	Only two sections of existing hedgerow (29m+5m) would be removed to incorporate the proposed pedestrian and vehicular accesses. All other hedgerows would be retained and reinforced where necessary. Three existing trees within the site (one of which is category U and not suitable for retention) would be removed to incorporate the proposed development. Altogether only small sections of existing vegetation would be removed to accommodate the proposed development, resulting in a low susceptibility.
Aesthetic and Perceptual Aspects				
Small scale and primarily enclosed site.	Community/ Low	Medium	Medium/ Low	The site would be divided into areas of built form and public open space. This would reduce the site's sense of scale. However, as the site is already of a small scale, susceptibility is reduced. The introduction of residential dwellings and additional planting would increase the site's sense of enclosure. However, as the site is already primarily enclosed by the well-established vegetation, landform and existing settlement, susceptibility is reduced. Together these two factors reduce susceptibility from High to Medium.
Simple grassland but some diversity, noise and movement from the settlement and associated infrastructure.	Community/ Low	High/ Medium	Medium	The proposed development would introduce new colours, textures, movement, noise and lighting into a site that currently contains some peaceful and rural attributes. However, as the site is also already influenced by movement, noise and lighting associated with the adjacent settlement and infrastructure, susceptibility is reduced to High/ Medium.
Overall Character				

<p>LCA 2B: "Four Marks Clay Plateau" but with greater urban influence from adjacent settlement.</p>	<p>Community/ Low</p>	<p>Low</p>	<p>Medium/ Low</p>	<p>The proposed development would result in the loss of grassland and the introduction of additional settlement. However, as stated in Section 4.3.3, the character area is already influenced by residential development, and the site and its immediate context experience a greater level of influence due to their close proximity to South Medstead. Therefore, the characteristics of the landscape are able to accommodate the proposed development without transformational adverse effects, resulting in a low susceptibility.</p>
<p>South Downs National Park.</p>	<p>National</p>	<p>Low</p>	<p>Medium</p>	<p>The South Downs National Park is generally rural in character which would have a High Susceptibility to the proposed development. However, as the proposed development would not directly affect the National Park, and there is no intervisibility with the SDNP, susceptibility is reduced. The closest section of the National Park also abuts the existing settlement of Four Marks and is notably influenced by the settlement. Consequently, the landscape has the ability to accommodate the proposed development without transformational adverse effects. Therefore, together susceptibility would be low.</p>

Table C3: Assessment of Magnitude of Landscape Change

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Individual Elements and Features					
Sloping grassland fields and stables on the settlement edge of South Medstead.	Large	Small	Permanent	Substantial/ Medium	<p>The proposed development would introduce buildings into an area that is currently grassland. Therefore, the existing land use would not remain and the proposed development would become a dominant feature within the landscape. The sloping landform would also become less apparent as the residential parcels would be partially levelled. Together this would result in a large size and scale of change.</p> <p>However, the proposed development would only alter the land use and topography within the site, resulting in a small geographical extent.</p>
Network of hedgerows and trees along field boundaries.	Small	Small	Permanent	Slight	<p>The proposed development would require two sections of hedgerow and three trees to be removed to incorporate the proposed development. All remaining hedgerows would be reinforced where necessary to form a strong, landscape structure. Additional planting, both native and ornamental, would also be proposed throughout the site. This would extend the existing green infrastructure network, provide additional habitat and foraging opportunities and enhance the site's landscape value. Together, this would result in a small size and scale of change.</p> <p>There would be no effect on the vegetation outside of the site and connectivity with green infrastructure outside of the site would either remain or improve. Resulting in a small geographical extent.</p>
Aesthetic and Perceptual Aspects					
Small scale and primarily enclosed site.	Medium	Small	Permanent	Medium/ Slight	<p>The proposed development would introduce new aspects of enclosure. This would increase the overall sense of enclosure and reduce the sense of scale within the site. However, as the site is already primarily enclosed and of a small scale, the extent of the size and scale of change is limited, resulting in a medium size and scale of change.</p>

					As the surrounding landscape is primarily small scale and already influenced by aspects of enclosure such as the existing built form, well-established vegetation and rising landform to the north, the change would be focused within the site, resulting in a small geographical extent.
Simple grassland but some diversity, noise and movement from the settlement and associated infrastructure.	Medium	Small	Permanent	Medium/ Slight	<p>The proposed development would result in a greater variety of colours, textures, lighting, noise and movement within the site that currently has peaceful attributes. However, as diversity, noise, lighting and movement associated with the nearby settlement and road network can already be experienced across the entire site, no new elements would be introduced. Therefore, the size and scale of change is reduced to Medium.</p> <p>Landscape effects would be localised and focused on the site itself due to the surrounding landscape already being influenced by existing suburban features. This would result in a small geographical extent.</p>
Overall Character					
LCA 2B: "Four Marks Clay Plateau" but with greater urban influence from adjacent settlement.	Small	Small	Permanent	Slight	<p>As the landscape is already influenced by existing residential development, the proposed development would not introduce any new features or significantly alter the balance of the landscape. The proposed development would also be a small element within the landscape. Therefore, the level of urban influence on the wider landscape would remain comparable. Elsewhere, grassland fields would also remain within the assessed area. Together these factors would result in the proposed development not substantially changing the composition of the landscape, resulting in a small size and scale of change.</p> <p>Landscape effects would be localised and focused on the site itself due to the surrounding landscape already being influenced by the existing settlements of South Medstead, Medstead and Four Marks. This would result in a small geographical extent.</p>
South Downs National Park.	No Change	No Change	Permanent	No Change	As the proposed development is located almost 1km away from the National Park there would be no direct effects on this landscape.

					<p>As the settlement of Four Marks already influences the National Park, the proposed development would only form a small element of Medstead and the proposed development is located almost 1km from the National Park with parts of Four Marks and Medstead forming the gap between the site and the National Park, the proposed development would not result in the composition of this landscape changing.</p> <p>The additional movement, noise and lighting associated with the proposed development would also not affect the National Park as it would be located beyond the existing movement, noise and lighting associated with Four Marks and Medstead and would be a small element in comparison to the existing noise, movement and lighting of Four Marks and Medstead. Therefore, there would also be no indirect effects on the National Park.</p> <p>Together this results in no change to the landscape.</p>
--	--	--	--	--	---

Table C4: Assessment of Landscape Effects

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects (Bold type = important planning consideration)	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features				
Sloping grassland fields and stables on the settlement edge of South Medstead.	Medium	Substantial/ Medium	Major/ Moderate	Negative
Network of hedgerows and trees along field boundaries.	Low	Slight	Minor/ Negligible	Neutral
Aesthetic and Perceptual Aspects				
Small scale and primarily enclosed site.	Medium/ Low	Medium/ Slight	Minor	Negative
Simple grassland but some diversity, noise and movement from the settlement and associated infrastructure.	Medium	Medium/ Slight	Moderate/ Minor	Negative
Overall Character				
LCA 2B: "Four Marks Clay Plateau" but with greater urban influence from adjacent settlement.	Medium/ Low	Slight	Minor	Negative
South Downs National Park.	Medium	No Change	No Change	Neutral

APPENDIX D

Assessment of potential visual effects

The following tables set out the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development. A commentary on the significance of visual effects is also included in this section.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects approximately 15 years after construction once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with section 5.0 of this report, which provides a full explanation of the potential visual effects of the development.

Table D1: Analysis of Sensitivity of Viewpoints/Visual Receptors

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Sensitivity	Notes
1. Looking south-east into the site from Stoney Lane/ PRoW HP/155/31.	Medium	Recreational Walkers/ Cyclists/ Horse Riders Vehicle Users Residents	High Medium High	High/ Medium Medium High/ Medium	Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead. Residents are susceptible to changes in views.
2. Looking south-east towards the site from where Five Ash Road intersects PRoW HP/155/30.	Medium	Recreational Walkers Cyclists/ Horse Riders Vehicle Users Residents	High High Medium High	High/ Medium High/ Medium Medium High/ Medium	Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead. Residents are susceptible to changes in views.
3. Looking south towards the site from Roe Downs Road/ National Cycle Route 224.	High	Cyclists Vehicle Users	High Medium	High High/ Medium	Cyclists are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead.
4. Looking west into the site from Beechlands Road/ PRoW HP/155/32.	Medium	Recreational Walkers/ Cyclists/ Horse Riders Vehicle Users Residents	High Medium High	High/ Medium Medium High/ Medium	Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead. Residents are susceptible to changes in views.

<p>5. Looking north-west into the site from where PRoW HP/155/32 intersects HP/155/33 along Boyneswood Lane.</p>	<p>Medium</p>	<p>Recreational Walkers/ Cyclists/ Horse Riders Vehicle Users Residents</p>	<p>High Medium High</p>	<p>High/ Medium Medium High/ Medium</p>	<p>Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead. Residents are susceptible to changes in views.</p>
<p>6. Looking north into the site from Boyneswood Lane/ PRoW HP/155/33.</p>	<p>Medium</p>	<p>Recreational Walkers/ Cyclists/ Horse Riders Vehicle Users</p>	<p>High Medium</p>	<p>High/ Medium Medium</p>	<p>Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead.</p>
<p>7. Looking south-east towards the site from where South Town Road intersects PRoW HP/115/19.</p>	<p>Medium</p>	<p>Recreational Walkers Cyclists/ Horse Riders Vehicle Users</p>	<p>High High Medium</p>	<p>High/ Medium High/ Medium Medium</p>	<p>Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead.</p>
<p>8. Looking south towards the site from Roe Downs Road/ National Cycle Route 224, within the Local Gap.</p>	<p>High</p>	<p>Pedestrians/ Cyclists Vehicle Users Residents</p>	<p>High Medium High</p>	<p>High High/ Medium High</p>	<p>Pedestrians are likely to be focused on views. Cyclists are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead. Residents are susceptible to changes in views.</p>
<p>9. Looking south-east towards the site from Roe Downs Road/ National Cycle Route 224, on the settlement edge of Medstead.</p>	<p>High</p>	<p>Pedestrians/ Cyclists Vehicle Users Residents</p>	<p>High Medium High</p>	<p>High High/ Medium High</p>	<p>Pedestrians are likely to be focused on views. Cyclists are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead. Residents are susceptible to changes in views.</p>

<p>10. Looking south-west towards the site from where Red Hill/ National Cycle Route 224 intersects long distance path; Writers' Way.</p>	<p>High</p>	<p>Recreational Walkers/ Cyclists/ Horse Riders Vehicle Users Residents</p>	<p>High Medium High</p>	<p>High High/ Medium High</p>	<p>Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead. Residents are susceptible to changes in views.</p>
<p>11. Looking north-east towards the site from the public open space at Wadebridge Rise.</p>	<p>Low</p>	<p>Residents Users of the Public Open Space</p>	<p>High High</p>	<p>Medium Medium</p>	<p>Residents and Users of the Public Open Space are highly susceptible to changes in views.</p>
<p>12. Looking north towards the site from Alton Lane/ long distance path; St Swithun's Way.</p>	<p>Medium</p>	<p>Recreational Walkers/ Cyclists/ Horse Riders Vehicle Users Residents</p>	<p>High Medium High</p>	<p>High/ Medium Medium High/ Medium</p>	<p>Recreational walkers are likely to be focused on the countryside. Cyclists and Horse Riders are likely to be focused on views but are transitional viewers. Vehicle users are focused on the journey ahead. Residents are susceptible to changes in views.</p>
<p>13. Looking north-west towards the site from PRow HP/087/8 within the South Downs National Park.</p>	<p>High</p>	<p>Recreational Walkers</p>	<p>High</p>	<p>High</p>	<p>Recreational walkers are likely to be focused on the countryside.</p>

Table D2: Analysis of Magnitude of Visual Change

Viewpoint	Size and Scale of Change (after Construction)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1 - after Construction)	Magnitude (after 15 years)	Notes
1. Looking south-east into the site from Stoney Lane/ PRow HP/155/31.	Large	Large/ Medium	Medium	Permanent	Substantial/ Medium	Medium	<p>Clear views of the proposed development would be available above the existing hedgerow. Despite being seen in the context of the existing settlement and the proposed development being set back from the north-western corner by approximately 40m, the proposed development would cause a large change in the composition of the view and result in a large size and scale of change at Year 1.</p> <p>As the enhanced hedgerow and proposed trees and shrubs in the public open space and streets establish, views of the proposed dwellings would become increasingly filtered and softened. This would reduce the size and scale of change to large/ medium by Year 15.</p> <p>The proposed development would be visible from approximately half of Stoney Lane, resulting in a Medium geographical extent.</p>

<p>2. Looking south-east towards the site from where Five Ash Road intersects PRoW HP/155/30.</p>	<p>Small (Medium/ Small for Residents)</p>	<p>Small (Small for Residents)</p>	<p>Medium</p>	<p>Permanent</p>	<p>Medium/ Slight (Medium for residents)</p>	<p>Medium/ Slight (Medium/ Slight for residents)</p>	<p>For recreational walkers, cyclists, horse riders and vehicle users, glimpsed views of the proposed development would be seen through gaps in the housing along Five Ash Road and the intervening vegetation when primarily north of the site. The proposed development would also be set back in comparison to the existing dwellings and be approximately 100m away. Together this would result in a small size and scale of change at Year 1 for pedestrians, cyclists, horse riders and vehicle users.</p> <p>For residents, views would be seen from rear gardens and rear elevations through gaps in the intervening vegetation. The proposed development would be set back from existing dwellings by approximately 70m and would still be seen in the context of the existing dwellings along Stoney Lane. Together, this would result in a medium/ small size and scale of change at Year 1 for residents.</p> <p>Over time the proposed hedgerow and trees along the northern boundary and the proposed trees within the street scenes would establish and further filter views of the proposed development. However, the proposed development would continue to cause a perceptible change in view for pedestrians, cyclists, horse riders and vehicle users and therefore a small size and scale of change would remain at Year 15.</p> <p>For residents, the establishment of the proposed trees and hedgerow along the northern boundary would result in the proposed development only partially altering the composition of the view. Therefore, by Year 15 the size and scale of change would be small.</p>
---	--	--	---------------	------------------	--	--	---

							Filtered views of the proposed development would be available from approximately half of Five Ash Road, resulting in a medium geographical extent.
3. Looking south towards the site from Roe Downs Road/ National Cycle Route 224.	Small	Small	Small	Permanent	Slight	Slight	<p>The proposed development would be seen from approximately 300m away. The proposed development would be heavily filtered by the intervening vegetation (and largely screened during the summer months) and seen in the context of the existing settlement. Therefore, no new elements would be introduced into the view. Together, these factors would result in the proposed development at most partially altering the composition of the view, causing a small size and scale of change.</p> <p>Over time the proposed vegetation throughout the development would further filter these views due to the elevation of the viewpoint and the slope of the site. However, the proposed development would continue to cause a perceptible change in view during winter months and therefore a small size and scale of change would remain at Year 15.</p> <p>The proposed development would be seen from a short section of Roe Downs Road, resulting in a small geographical extent.</p>
4. Looking west into the site from Beechlands Road/ PRow HP/155/32.	Large	Large/ Medium	Large	Permanent	Substantial	Substantial/ Medium	<p>Clear views of the proposed development would be available along Beechlands Road both above the existing hedgerow and through the proposed gap which would be formed for the vehicular access. Despite the proposed development being seen in the context of the existing dwellings and therefore no new elements would be introduced into the view, the proposed development would still cause a large change in the composition of the view. Resulting in a large size and scale of change at Year 1.</p>

							<p>As the proposed trees and shrubs in the public open space and along the street scene establish, views of the proposed dwellings would become increasingly filtered and softened. This would reduce the size and scale of change to large/ medium by Year 15.</p> <p>The proposed development would be seen from the majority of Beechlands Road, resulting in a large geographical extent.</p>
<p>5. Looking north-west into the site from where PRoW HP/155/32 intersects HP/155/33 along Boyneswood Lane.</p>	Negligible	Negligible	Medium	Permanent	Slight	Slight	<p>Two narrow views of the proposed development would be seen through the gap in the intervening vegetation, either side of the existing dwelling. As the proposed development would be seen immediately alongside the existing dwelling, no new elements would be introduced into the view. The proposed development would also be set back in comparison to the existing dwelling. Together these factors would result in the proposed development barely altering the composition of the view, causing a negligible size and scale of change at Year 1.</p> <p>Whilst the proposed hedgerow and trees along the site boundary would gradually filter and soften the views of the proposed dwellings, the dwellings would remain perceptible within the view. Therefore, a negligible size and scale of change would remain at Year 15.</p> <p>The proposed development would be seen from less than half of Boyneswood Lane, resulting in a medium geographical extent.</p>

<p>6. Looking north into the site from Boyneswood Lane/ PRow HP/155/33.</p>	<p>Large/ Medium</p>	<p>Medium</p>	<p>Medium</p>	<p>Permanent</p>	<p>Substantial/ Medium</p>	<p>Medium</p>	<p>A clear view of the proposed development would be available through a breach in the hedgerow, resulting in an extensive change in view. However, the proposed development would be seen in the context of an existing dwelling and the proposed development would also be set back from the boundary by approximately 15m. Therefore, when considering all factors, a Large/ Medium size and scale of change would be experienced at Year 1, from this single location.</p> <p>The reinforced hedgerow would progressively filter these views of the development. Therefore, by Year 15 the size and scale of change would reduce to Medium.</p> <p>The proposed development would be seen from less than half of Boyneswood Lane, resulting in a medium geographical extent.</p>
<p>7. Looking south-east towards the site from where South Town Road intersects PRow HP/115/19.</p>	<p>No Change</p>	<p>No Change</p>	<p>No Change</p>	<p>Permanent</p>	<p>No Change</p>	<p>No Change</p>	<p>There would be no views of the proposed development as the intervening vegetation and undulating landform would screen all views.</p>
<p>8. Looking south towards the site from Roe Downs Road/ National Cycle Route 224, within the Local Gap.</p>	<p>Negligible</p>	<p>Negligible</p>	<p>Medium</p>	<p>Permanent</p>	<p>Slight</p>	<p>Slight</p>	<p>The proposed development would be seen from over 400m away. The proposed development would be heavily filtered by the intervening vegetation (and largely screened during the summer months). It would also form a very small element in the view and be seen in the context of the existing dwellings along Roe Downs Road. Together, these factors would result in the proposed development barely altering the composition of the view, causing a negligible size and scale of change at Year 1.</p>

							<p>Over time the proposed vegetation throughout the development would further filter views of the proposed development due to the elevation of the viewpoint and the slope of the site. During the summer months, the proposed development would therefore be entirely screened by the combination of the proposed and existing vegetation. However, during the winter months the proposed development would continue to be perceptible within the view and therefore a negligible size and scale of change would remain at Year 15.</p> <p>The proposed development would be seen from a short section of Roe Downs Road, resulting in a small geographical extent.</p>
9. Looking south-east towards the site from Roe Downs Road/ National Cycle Route 224, on the settlement edge of Medstead.	No Change	No Change	No Change	Permanent	No Change	No Change	There would be no views of the proposed development as the intervening undulating landform would screen all views.
10. Looking south-west towards the site from where Red Hill/ National Cycle Route 224 intersects long distance path; Writers' Way.	No Change	No Change	No Change	Permanent	No Change	No Change	There would be no views of the proposed development as the intervening vegetation and built form would screen all views.

<p>11. Looking north-east towards the site from the public open space at Wadebridge Rise.</p>	<p>Small</p>	<p>Small</p>	<p>Small</p>	<p>Permanent</p>	<p>Slight</p>	<p>Slight</p>	<p>It is predicted that distance views of some proposed rooflines would be available from this open space. The proposed development would be primarily screened by the intervening vegetation and would be seen from approximately 400m away. The proposed development would also be seen in the context of existing dwellings along Stoney Lane and at Wadebridge Rise. Therefore, no new elements would be introduced into the view. Together, these factors would result in the proposed development partially altering the composition of the view, causing a small size and scale of change.</p> <p>At year 15, the proposed tree planting would not have grown to the extent that it would result in additional screening. Therefore, a small size and scale of change would remain.</p> <p>The proposed development would be seen from only a small section of this new development, resulting in a small geographical extent.</p>
<p>12. Looking north towards the site from Alton Lane/ long distance path; St Swithun's Way.</p>	<p>No Change</p>	<p>No Change</p>	<p>No Change</p>	<p>Permanent</p>	<p>No Change</p>	<p>No Change</p>	<p>There would be no views of the proposed development as the intervening vegetation and built form would screen all views.</p>
<p>13. Looking north-west towards the site from PRow HP/087/8 within the South Downs National Park.</p>	<p>No Change</p>	<p>No Change</p>	<p>No Change</p>	<p>Permanent</p>	<p>No Change</p>	<p>No Change</p>	<p>There would be no views of the proposed development as the intervening vegetation and built form would screen all views.</p>

Table D3: Assessment of Visual Effects

Viewpoint	Potential Receptors	Sensitivity	Magnitude (after Construction)	Magnitude (after 15 years)	Visual Effects (after Construction) (Bold type = Important Planning Consideration)	Visual Effects (after 15 years) (Bold type = Significant Effect)	Nature of Effect (Negative, Positive, Neutral)
1. Looking south-east into the site from Stoney Lane/ PRow HP/155/31.	Recreational Walkers/ Cyclists/ Horse Riders	High/ Medium	Substantial/ Medium	Medium	Major/ Moderate	Moderate	Negative
	Vehicle Users	Medium			Moderate	Moderate	Negative
	Residents	High/ Medium			Major/ Moderate	Moderate	Negative
2. Looking south-east towards the site from where Five Ash Road intersects PRow HP/155/30.	Recreational Walkers	High/ Medium	Medium/ Slight (Medium for residents)	Medium/ Slight (Medium/ Slight for residents)	Moderate	Moderate	Negative
	Cyclists/ Horse Riders	High/ Medium			Moderate	Moderate	Negative
	Vehicle Users	Medium			Moderate/ Minor	Moderate/ Minor	Negative
	Residents	High/ Medium			Moderate	Moderate	Negative
3. Looking south towards the site from Roe Downs Road/ National Cycle Route 224.	Cyclists	High	Slight	Slight	Moderate	Moderate	Negative
	Vehicle Users	High/ Medium			Moderate/ Minor	Moderate/ Minor	Negative
4. Looking west into the site from Beechlands Road/ PRow HP/155/32.	Recreational Walkers/ Cyclists/ Horse Riders	High/ Medium	Substantial	Substantial/ Medium	Major/ Moderate	Major/ Moderate	Negative
	Vehicle Users	Medium			Major/ Moderate	Moderate	Negative

	Residents	High/ Medium			Major/ Moderate	Major/ Moderate	Negative
5. Looking north-west into the site from where PRoW HP/155/32 intersects HP/155/33 along Boyneswood Lane.	Recreational Walkers/ Cyclists/ Horse Riders	High/ Medium	Slight	Slight	Moderate/ Minor	Moderate/ Minor	Negative
	Vehicle Users	Medium			Minor	Minor	Neutral
	Residents	High/ Medium			Moderate/ Minor	Moderate/ Minor	Negative
6. Looking north into the site from Boyneswood Lane/ PRoW HP/155/33.	Recreational Walkers/ Cyclists/ Horse Riders	High/ Medium	Substantial/ Medium	Medium	Major/ Moderate	Moderate	Negative
	Vehicle Users	Medium			Moderate	Moderate	Negative
7. Looking south-east towards the site from where South Town Road intersects PRoW HP/115/19.	Recreational Walkers	High/ Medium	No Change	No Change	No Change	No Change	Neutral
	Cyclists/ Horse Riders	High/ Medium					
	Vehicle Users	Medium					
8. Looking south towards the site from Roe Downs Road/ National Cycle Route 224, within the Local Gap.	Pedestrians/ Cyclists	High	Slight	Slight	Moderate	Moderate	Negative
	Vehicle Users	High/ Medium			Moderate/ Minor	Moderate/ Minor	Negative
	Residents	High			Moderate	Moderate	Negative
9. Looking south-east towards the site from Roe Downs Road/ National Cycle Route 224, on the settlement edge of Medstead.	Pedestrians/ Cyclists	High	No Change	No Change	No Change	No Change	Neutral
	Vehicle Users	High/ Medium					
	Residents	High					

<p>10. Looking south-west towards the site from where Red Hill/ National Cycle Route 224 intersects long distance path; Writers' Way.</p>	<p>Recreational Walkers/ Cyclists/ Horse Riders Vehicle Users Residents</p>	<p>High High/ Medium High</p>	<p>No Change</p>	<p>No Change</p>	<p>No Change</p>	<p>No Change</p>	<p>Neutral</p>
<p>11. Looking north-east towards the site from the public open space at Wadebridge Rise.</p>	<p>Residents Users of the Public Open Space</p>	<p>Medium Medium</p>	<p>Slight</p>	<p>Slight</p>	<p>Minor Minor</p>	<p>Minor Minor</p>	<p>Negative Negative</p>
<p>12. Looking north towards the site from Alton Lane/ long distance path; St Swithun's Way.</p>	<p>Recreational Walkers/ Cyclists/ Horse Riders Vehicle Users Residents</p>	<p>High/ Medium Medium High/ Medium</p>	<p>No Change</p>	<p>No Change</p>	<p>No Change</p>	<p>No Change</p>	<p>Neutral</p>
<p>13. Looking north-west towards the site from PRow HP/087/8 within the South Downs National Park.</p>	<p>Recreational Walkers</p>	<p>High</p>	<p>No Change</p>	<p>No Change</p>	<p>No Change</p>	<p>No Change</p>	<p>Neutral</p>

EUROPEAN OFFICES

UNITED KINGDOM

AYLESBURY
T: +44 (0)1844 337380

BELFAST
T: +44 (0)28 9073 2493

BRADFORD-ON-AVON
T: +44 (0)1225 309400

BRISTOL
T: +44 (0)117 906 4280

CAMBRIDGE
T: + 44 (0)1223 813805

CARDIFF
T: +44 (0)29 2049 1010

CHELMSFORD
T: +44 (0)1245 392170

EDINBURGH
T: +44 (0)131 335 6830

EXETER
T: + 44 (0)1392 490152

GLASGOW
T: +44 (0)141 353 5037

GUILDFORD
T: +44 (0)1483 889800

IRELAND

DUBLIN
T: + 353 (0)1 296 4667

LEEDS
T: +44 (0)113 258 0650

LONDON
T: +44 (0)203 691 5810

MAIDSTONE
T: +44 (0)1622 609242

MANCHESTER
T: +44 (0)161 872 7564

NEWCASTLE UPON TYNE
T: +44 (0)191 261 1966

NOTTINGHAM
T: +44 (0)115 964 7280

SHEFFIELD
T: +44 (0)114 245 5153

SHREWSBURY
T: +44 (0)1743 23 9250

STAFFORD
T: +44 (0)1785 241755

STIRLING
T: +44 (0)1786 239900

WORCESTER
T: +44 (0)1905 751310

FRANCE

GRENOBLE
T: +33 (0)4 76 70 93 41

